

AUSTRAL TASMANIA

BRIDGEWATER CROSSING: GRANTON INTERCHANGE Historic Heritage Assessment

Final Report prepared for
GHD Pty Ltd

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1.0 INTRODUCTION

1.1 Client and project details

The Department of Infrastructure, Energy and Resources (DIER) has proposed the construction of a new bridge crossing of the Derwent River at Bridgewater. The proposed crossing requires a new interchange arrangement at Granton. Austral Tasmania Pty Ltd have been engaged by GHD Pty Ltd (on behalf of DIER) to undertake an assessment of historic heritage values of the proposed Granton interchange location. The study area for these investigations is shown in Figure 1.



Figure 1: Extent of the study area (outlined in orange).

1.2 Authorship

This report was prepared by David Parham, Malcolm Hutchinson and James Puustinen (Austral Tasmania).

1.3 Limitations and constraints

This assessment is limited to consideration of historic heritage values. The assessment of Aboriginal cultural values and social values is beyond the scope of this study.

The results and judgements contained in this report are constrained by the limitations inherent in overview type assessments (including accessibility of historical information, ground surface visibility conditions and related access restrictions).

Although extensive research was conducted in the Tasmanian Archives and Heritage Office and the Land Titles Office, many records pertaining to very early European settlement of the study area were not located. This has left significant temporal holes in the historic narrative.

Whilst every effort has been made to gain insight to the historic heritage profile of the subject study area, Austral Tasmania Pty Ltd cannot be held accountable for errors or omissions arising from such constraining factors.

All maps are oriented with North at the top of the page unless otherwise assigned.

1.4 Acknowledgements

The assistance of the following people and organizations is gratefully acknowledged:

- Jenny Leaman, GHD
- Lyndon & Jill Dickenson
- Damian Daniels, Section Manager – Plan Records Land Titles Office
- Anna Watson - Executive Assistant - Heritage Tasmania
- Staff of the Tasmanian Archives and Heritage Office

2.0 HISTORIC HERITAGE ASSESSMENT

2.1 Desktop review of registered and listed heritage places

Both Federal and State Acts of Parliament may have a bearing on the management of cultural heritage within or adjacent to the subject study area. Key legislation is summarised below. The summary is intended as a guide only and should be confirmed with the administering agency and, where necessary, specialist legal opinion.

2.1.1 World/National/Commonwealth Heritage Lists

A new national heritage system commenced on 1st January 2004. This established a framework for the identification, protection and care of places of significance to the nation and/or Commonwealth. Entry in the National and/or Commonwealth Heritage Lists triggers statutory processes under the terms and provisions of the *Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)*. Actions which will or may have a significant impact upon the recognised values of a listed place are required to be referred to the Australian Government Minister for the Environment, Heritage, Water and the Arts, after which a judgement will be made as to whether the proposed action will require formal assessment and approval. The Act also provides for consideration of actions that may occur outside of a listed place that may have significant impact upon national heritage values, or actions taken on Commonwealth land or by Commonwealth agencies that are likely to have a significant impact on the environment (anywhere). Listing occurs by nomination which may be made by any one at any time. The Act also provides for emergency listing where National Heritage values are considered to be under threat.

There are currently no places listed on the World, National or Commonwealth Heritage Lists within or adjacent to the study area.

2.1.2 Tasmanian Heritage Register¹

Entry in the Tasmanian Heritage Register (THR) triggers statutory processes under the terms and provisions of the *Historic Cultural Heritage Act 1995*. Places are eligible for entry to the Register provided they satisfy at least one of seven criteria. Anyone (including the Tasmanian Heritage Council) may nominate a place for entry to the Register at any time. Under Section 32 (1) of the Act a person must not carry out any works in relation to a Registered place or a place within a Heritage Area which may affect the historical cultural significance of the place unless the works are approved by the Tasmanian Heritage Council. The Heritage Council may only approve works that are likely to destroy or reduce the significance of a Registered place if satisfied there is no prudent and feasible alternative to carrying out the works. The Act also provides the Heritage Council or Minister with scope to protect the heritage values of (both Registered and unregistered places) through provisional listing and issue of Stop Work Orders.

In 2009 Heritage Tasmania released its pre-development assessment guidelines.² Although non-statutory, these guidelines are designed to provide guidance to both public and private developers in the identification and management of historic heritage values. This report has been prepared cognisant of the principles outlined in this guide.

¹ Query submitted: 29 September 2010.

² Heritage Tasmania, November 2009, *Pre-development assessment guidelines*.

At present, there are no places in the study area either included or nominated to the THR. The following table summarises the THR places pertaining to the broader locality. The provisions of the *Historic Cultural Heritage Act 1995* do not apply to works occurring adjacent to a place included in the THR.

THR ID	NAME & ADDRESS	STATUS	TITLE REF	Within study area (Y/N)
618	Bridgewater Bridge, Esplanade, Bridgewater	Permanently Registered		No
1178	Commandant's Cottage, RA 4 Forest Road Granton 7030	Permanently Registered	234735/1	No
1182	Watch House, RA 1 Lyell Highway Granton 7030	Permanently Registered		No
1611	Duke of York Hotel, Main Road Granton 7030	Permanently Registered	142062/5	No
1612	Former Black Snake Inn, 650 Main Road Granton	Permanently Registered	246061/1	No
7158	Granton Convict Quarry, RA 3 Lyell Highway Granton 7030	Permanently Registered		No
9937	Granton (fmr South Bridgewater) Convict Site, 19 Tarrants Road, Granton	Permanently Registered	107883/1	No
9939	Granton (fmr South Bridgewater) Convict Site, RA 6 Forest Road, Granton	Permanently Registered	26118/1	No
9940	Granton (fmr South Bridgewater) Convict Site, 2 Forest Road, Granton	Nominated to the Register	211424/8	No
9941	Granton (fmr South Bridgewater) Convict Site, Forest Road, Granton	Nominated to the Register		No
9942	Old St Peter's Cemetery, 612 Main Road Granton 7030	Permanently Registered	125322/1	No

See Figure 2 for the location of these places.

2.1.3 Glenorchy Planning Scheme 1992

The Glenorchy Planning Scheme 1992 states that before deciding on an application for a permit for a heritage place, the Council must consider the cultural heritage significance of the place and whether the proposal will adversely affect that significance. The Council must also take into consideration the conservation principles, processes and practices set down in the Australia ICOMOS charter for the conservation of places of cultural heritage significance (Burra Charter). The provisions of the Scheme do not apply to use or development adjacent to a place of heritage significance.

Schedule 5 of the Glenorchy Planning Scheme lists places in Glenorchy of heritage value. There are currently two places of historic cultural heritage interest listed in the suburb of Granton. The provisions of the Scheme do not apply to development occurring adjacent to a heritage place.

NAME	ADDRESS	Within study area (Y/N)
Duke of York Hotel	622-624 Main Road	No
Black Snake Inn	650 Main Road	No

See Figure 2 for the location of these places.

2.1.4 New Norfolk Council Planning Scheme

The study area is also on the boundary between the Glenorchy and Derwent Valley municipal areas, and is equally subject to heritage considerations as included in Section 8.4 (*Historic buildings, structures and objects*) of the New Norfolk Council Planning Scheme. The Scheme requires that a planning permit be obtained for any works or development or use with respect to a building or structure listed in Schedule 4. The provisions of the Scheme do not apply to use or development adjacent to a place of heritage significance.

Schedule 4 *Buildings and structures of heritage significance* of the New Norfolk Council Planning Scheme lists four places within the Granton area:

NAME	ADDRESS	Within study area (Y/N)
Commandant's Cottage	Cnr. Tarrant's Road and Lyell Highway	No
House	Cnr. Turners Road and Lyell Highway	No
Lime kiln	(opposite side of highway to Mount Nassau), Lyell Highway	No
"Mount Nassau" (2 houses)	Lyell Highway approx 3.5 km west of Granton	No

2.1.5 Register of the National Estate

As of February 2007 the Register of the National Estate (RNE) ceased to be an active register, with places no longer able to be added or removed. Many places in the RNE are included in state and local government registers and therefore receive protection under those mechanisms, with others included in the National Heritage List or the Commonwealth Heritage List (where applicable). However, the RNE is still considered to be a statutory, albeit static, register until 2012, with the Minister for the Environment, Heritage, Water and the Arts required to consider the register when making some decisions under the *EPBC Act*.

There are three sites listed on the RNE in the vicinity of the study area.

RNE ID	NAME	ADDRESS	Within study area (Y/N)
10944	Black Snake Inn (Former)	650 Main Rd, Granton, TAS, Australia	No
101213	Bridgewater Causeway	Midland Hwy, Granton, TAS, Australia	No
101345	Granton Convict and Memorial Group	Lyell Hwy, Granton, TAS, Australia ³	No

See Figure 2 for the location of these places.

³ NOTE: The Granton Convict and Memorial Group (RNE ID 101345) includes The Bridgewater Quarry Face, the Watch house, the Bridgewater Convict Station (Bridgewater Road Probation Station), the Commandant's Cottage, the Granton Memorial Hall, and the Chichester Elm, none of which lie within the study area.

2.1.6 Tasmanian Historic Places Inventory

The Tasmanian Historic Places Inventory (THPI) is currently managed by the Historic Heritage Section of Parks and Wildlife Service, Tasmania. It is a non-statutory database, however, coincidence with other heritage lists and registers (including the RNE, THR and planning scheme heritage schedules) is not uncommon. Where an activity will potentially impact upon identified cultural values, specialist advice should be sought to allow these impacts to be evaluated as part of the historic heritage assessment process.

Sites listed in THPI pertaining to the study area:

Place Name	Register	Within study area (Y/N)
Bridgewater Road Probation Station	8312.132	No
Bridgewater Watch house	8312.144	No

See Figure 2 for the location of these places.

2.1.7 Summary

There are fourteen separately listed historic places within the general location of the study area. These are:

- Black Snake Inn
- Bridgewater causeway
- Bridgewater Watch house
- Granton (Former South Bridgewater) Convict Sites (inclusive of five individual registrations)
- Duke of York Hotel
- Granton Convict Quarry
- House on Turner's Road/Lyell Highway
- Lime Kiln
- Mount Nassau Houses
- Old St Peter's Cemetery

None of these places fall within the boundary of the study area.

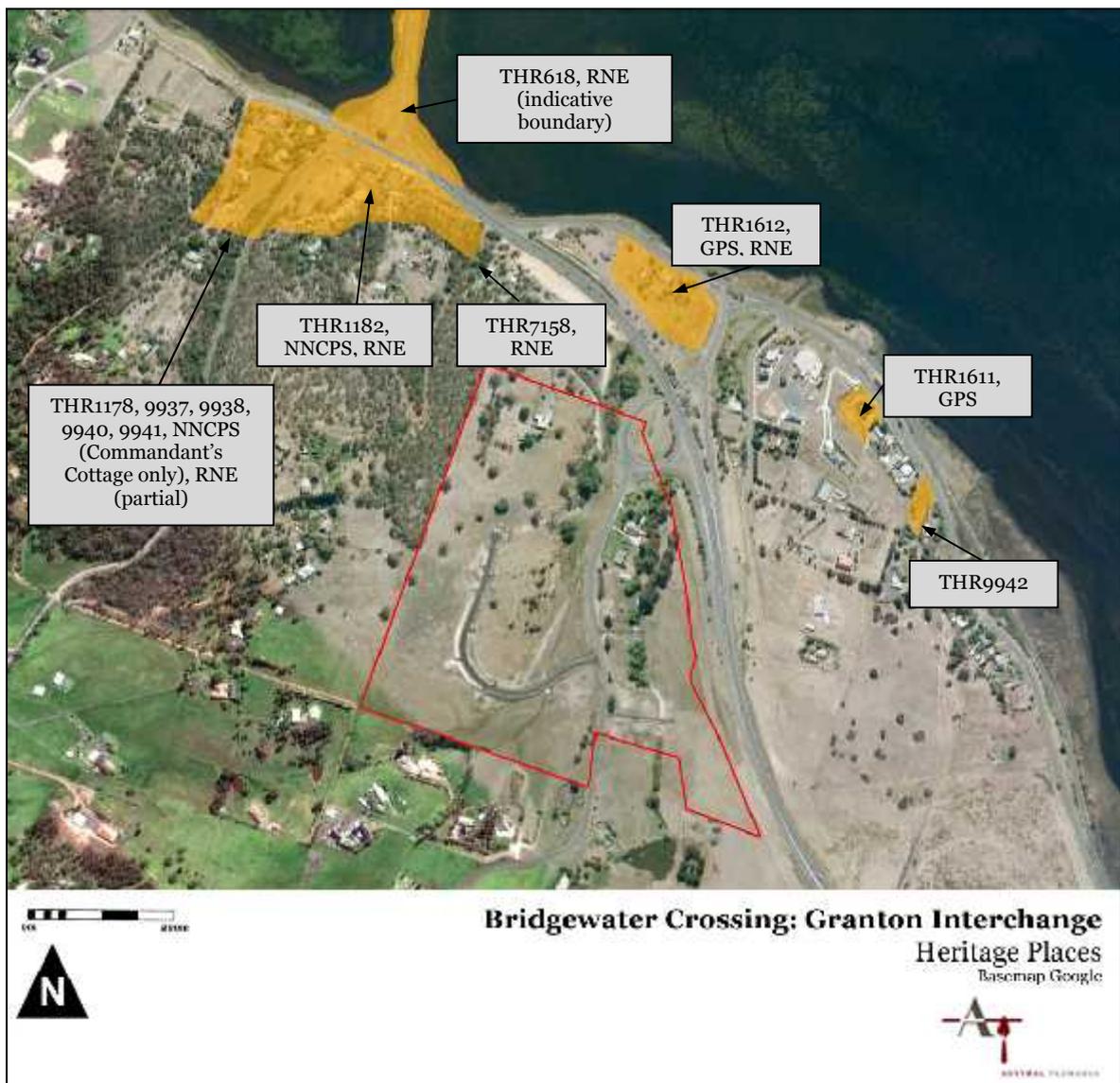


Figure 2: Map showing location of heritage places (cadastre boundaries are indicative)

3.0 HISTORICAL OVERVIEW

3.1 Introduction

The study area comprises approximately 20 ha adjacent and to the west of the Brooker Highway at Granton, some 350 m south of where that highway crosses the River Derwent at the Bridgewater causeway and bridge. This area today is characterised by rural land use and small-scale residential development. Historically, the broader Granton/Bridgewater area had a more diverse thematic context. The key historical themes relevant to this site include:

1. The Aboriginal people of the area and interaction with early European explorers;
2. Early European settlement;
3. Convict activity associated with road-building and the construction of the Bridgewater causeway; and
4. Rural development.

3.2 The Aboriginal people of the area and interaction with early European explorers

The study area is located within the traditional lands of the South East Tribe, although sharing a border in the River Derwent with the Oyster Bay Tribe. Their territory extended from the River Derwent in the north to South Cape including the Huon and Picton valleys, D'Entrecasteaux Channel and Bruny Island. Living in the Derwent estuary were the Mouheneener Band, while the Nuenonne occupied Bruny Island, the Mellukerdee lived in the Huon Valley and Lyluequonny band ranged in more southerly parts of the territory.⁴ These groups were predominantly coastal, although often exploiting resources available in inland river systems. Their diet mainly comprised shellfish, seals, seabirds, kangaroos, possums, and a variety of marine and terrestrial vegetable foods.⁵

Ryan writes of frequent and seasonal maritime journeys made by people of the South East Tribe, working their bark catamarans inland up the major river systems, along the coast to Recherche Bay and South East Cape, across the D'Entrecasteaux Channel to Bruny Island and even across Storm Bay. As a result of this voyaging they would have had direct interactions with neighbouring group the Pydairrermé of the Oyster Bay tribe in the Tasman Peninsula. These interactions were often for hostile purposes like the kidnapping of women.⁶

European interaction with the Aboriginal people of the study area began in the late eighteenth century with the voyages of the maritime explorers. In April 1792, Rear Admiral D'Entrecasteaux located the Channel which now bears his name. During his exploration of the coast he named many features along the way. On his return visit the following year, further surveys of the Derwent were conducted.

Brown, in his compilation of ethnological observations in south east Tasmania, records Peron's encounters on the Derwent River near Granton in 1802. Peron reported fourteen huts or break-winds of bark with several fires still burning in front of them. The fires held flat stones, warm and greasy, where it was supposed they had been grilling meat. Scattered about were the bones of kangaroos and birds.⁷

With permanent European settlement in 1804, interaction between Aboriginal people and European settlers in the area quickly diminished.

3.3 Early European settlement

British settlement of Van Diemen's Land began in September 1803 with the landing of a small group of people under command of the young naval Lieutenant John Bowen.⁸ The colony settled at Risdon

⁴ Ryan, Lyndall; *The Aboriginal Tasmanians* (2nd Ed) Allen & Unwin, NSW 1996; pp 15-16.

⁵ *Ibid* p 42.

⁶ *Ibid*, p 44.

⁷ Peron, as reported in Brown, 1986, p 167.

⁸ Bolt, Frank; *The Founding of Hobart 1803 - 1804*. Peregrine Pty, Kettering Tasmania, 2004, p 32.

Cove, on the north western shore of the River Derwent, but was soon abandoned when Lieutenant-Governor David Collins arrived in February 1804, and favoured a location at Sullivan's Cove, where the waterfront of Hobart now stands.⁹ Within months, surveyors had laid out grants and free settlers were establishing themselves north of the camp in the New Town area.

Land grants were taken up by 1813 close to the study area, in what is now Granton but was then confusingly referred to as Bridgewater.¹⁰ A parcel of land west of the Black Snake Rivulet was reserved for the town of Bridgewater, but this site was abandoned and the Bridgewater settlement later developed on the northern shore of the Derwent. The reserve at Granton was later used for the Bridgewater Road Probation Station.

In 1811 Governor Macquarie, in his diary, makes mention of a trip to the New Norfolk area, where he and his party breakfasted en-route at a farm at Black Snake Point.¹¹ The diary entries of Reverend Robert Knopwood also record frequent visits to the Black Snake Inn (often referred to as the "Halfway House") between 1819 and 1825.¹²

3.4 Convict road-building and the Bridgewater Causeway

Construction on the Main Road between Hobart Town and New Norfolk began in 1818, and spurred further development of the region.

In the 1830s there were many convict road gangs at work constructing the Main Road between Hobart Town and New Norfolk.¹³ Coach travel became more popular, and bridges were built at Claremont and Austin's Ferry. A road and bridge were built at the Black Snake where previously the road had skirted swampy and sandy areas subject to inundation.¹⁴

Ferry services transported people, livestock and equipment across the River Derwent at both Austin's Ferry and Black Snake. However, travel by ferry was sometimes dangerous and often inconvenient, being dependant on the weather, conditions in the river and the ferryman's whim. Richard Burroughs operated the Black Snake Ferry from his public house, complimenting the more frequently used service offered by James Austin at Roseneath. The dangerous nature of ferry travel was illustrated by a tragic event in 1818 when Burroughs' ferry capsized, drowning 11 of its 12 passengers, including Burroughs himself.¹⁵

In 1826 the Land Commissioners were moved to consider other, more certain means of crossing the Derwent. After some deliberation a site at the Black Snake was declared preferable due partly to the abundance of timber available at nearby Mt Direction. The solution to the problem was the construction of the causeway, an item of infrastructure some 730 metres long, and extending from the southern shore of the Derwent.¹⁶

In 1831, the chain gang at Bridgewater numbered 100 men.¹⁷ These men cut and shaped stone from the quarry near the foot of the intended causeway at Bridgewater (now Granton) and flung these into the river to form the foundation. The existing Watch House was built within the quarry in 1838. Construction of the causeway took six years and moved an estimated 1.80 million tons of rock and clay.¹⁸

⁹ *Ibid*, p 79.

¹⁰ Alexander, Alison. 1986. *Glenorchy 1804 - 1964*. Glenorchy City Council, p 4.

¹¹ Macquarie, L. Governor of New South Wales; *Journals of his Tours in New South Wales and Van Diemen's Land, 1810 - 1822*. Library of Australian History. Entry for Wednesday 27 November 1811, pp 58 -59.

¹² Cerchi, D.; 1988. *The Black Snake Inn: Sources for the Black Snake Inn and the Black Snake District*. Privately produced, unpublished document.

¹³ Alexander, op cit, p 29.

¹⁴ *Ibid*, p 29

¹⁵ *Ibid*, p 9

¹⁶ Austral Archaeology, 1996. *Midland Highway: Black Snake Lane to East Derwent Highway*. Unpublished report for the Road & Environmental Planning Group, Department of Transport. p 5

¹⁷ Robson, Lloyd. 1985.

¹⁸ Austral Tasmania 1996. *Midland Highway: Black Snake Lane to East Derwent Highway, Historical Archaeological Survey Report*. p 8.

3.5 Rural development

By 1820 a good deal of the land in Glenorchy had been granted.¹⁹ A County chart of Buckingham dated 1895 (Figure 3) indicates land surrounding the study area had been granted to:

- F. C. Smith (53 acres, 2 roods and 29 perches);
- N. H. Olding (15 acres and 20 perches);
- T. Stump (20 acres, 2 roods and 7 perches); and
- William Champion (1 acre and 21 perches).

Plan 65, Buckingham (undated), which deals in finer detail with the land surrounding the study area, introduces the names Joseph Allport and James Gill, Duncan McPherson and Henry Morris as grantees to parcels in the location. This plan also indicates the existence of the Main Road from Hobart Town to New Norfolk, hugging the southern bank of the River Derwent; an area of reserve for the township of Bridgewater (which was never built here, but across the river on the northern bank); and three streets called Washington (later Black Snake Road), Union (no longer in existence) and George (later Dickenson Road). See Figure 4.

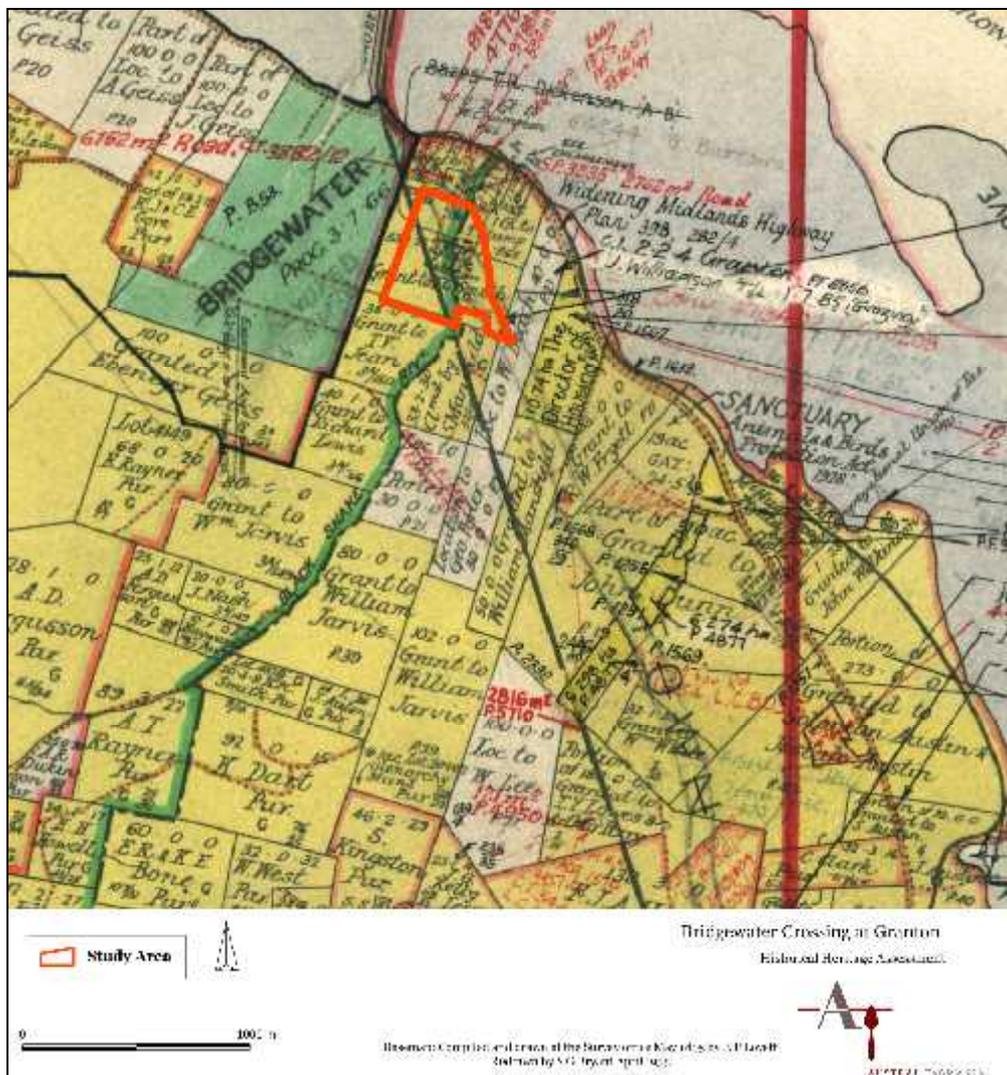


Figure 3 County of Buckingham survey plan showing grantees, 1895 (© State of Tasmania, reproduced with permission)

¹⁹ Alexander, op cit, p 11.



Figure 4. Buckingham Plan 65 (undated) (© State of Tasmania, reproduced with permission)

The largest portion of the land within the current study area was granted to Frederick Coape Smith, in 1847.²⁰ A Captain in the Honourable The East India Company Bengal Native Infantry, Smith retired from the military and came to Tasmania in 1837.²¹ By 1838 Smith was engaged in land transactions pertaining to the Black Snake area with prominent local lawyers George Cartwright, Gamaliel Butler and Joseph Allport.²² Smith was for many years a resident in Macquarie Street in Hobart and became the Postmaster General to the colony in 1853.²³ He sold his entire grant of 53 acres, 2 roods and 22 perches to Joseph Allport in July 1852,²⁴ along with a second parcel of 2 acres and 20 perches, for five shillings.²⁵ Later that year, Allport sold the same parcels to William Champion.²⁶

²⁰ Grant Book 22/50

²¹ *The Mercury* (Hobart) 19 October 1882, p 2.

²² Deeds. 2/1665. 30 January 1838.

²³ *The Mercury*, 19 October 1882, p 2.

²⁴ Deeds. 3/6882. 22 July 1852.

²⁵ Deeds. 3/6882. 22 July 1852.

William Champion is listed in historical deeds records as a “Licensed Victualler” and it appears he was proprietor or at least publican of the Black Snake Inn for a time before he began releasing his holdings in the area in 1855. He had earlier been the publican at the Jolly Hatters in Melville Street, Hobart.²⁷

Champion conveyed his grant of 15 acres and 20 perches to John King and William Ivey in July 1855,²⁸ along with three other parcels of 1 acre 21 perches; 53 acres 2 roods 22 perches; and 2 acres 20 perches. The 53 acre parcel originally granted to F.C. Smith comprised the largest proportion of land within the study area. Champion may have fallen on hard times, as several deeds bearing his name in the 1850s have the appearance of mortgages and indentures, most frequently involving Mr Joseph Allport. Also, his will states that he died in October 1871, and describes him as “former licensed victualler, but now out of business” and that his estate “did not exceed in value the sum of fifty pounds”.²⁹

It was during King’s ownership that a house was constructed on the property. This building was initially a single storey brick building of pit-sawn framing on sandstone foundations, with a skillion kitchen to the rear (see Figures 6-9).³⁰

Four years later these parcels went to Thomas Horne,³¹ and in the same year (1859) advertisements appear offering the lease of the Black Snake Inn.³²

All that is known of Nathaniel Henry Olding (original owner of the 15 acres and 20 perches parcel) is that he was clerk to the lawyer George Cartwright for a time in the 1830s, as his name appears as witness to several of Cartwright’s land dealings in the area. At some time before 1851 he disposed of his Granton land to John Hedger.³³ Olding’s grant was part of Richard Burrough’s original Black Snake Inn holdings.

Thomas Stump was granted 20 acres 2 roods and 7 perches, and appears to have acquired further holdings in the area, as by 1858 the Glenorchy Valuation Rolls list him as the proprietor and occupier of 70 acres, and the owner of a further 25 acres occupied by one William Spriggs.³⁴

For the majority of the study area, it has not been possible to construct a history of land transactions, primarily because of the complexity of the dealings. However, it has been possible to trace an unbroken chain of title with respect to a small portion of the current study area. This portion is that which was granted to Thomas Stump, lying in the north east corner of the study area and bounded on the west by Washington Street (now Black Snake Road), on the south by Union Street (now no longer extant) and on the east by George Street (now Dickenson Road).

An 1854 deed between Thomas and Margaret Stump and Thomas Giblin relates to the transaction of five parcels of land, which, with the exception of the first, are all within the present study area. These parcels passed into possession of Mr Giblin via the estate of one Frederick Emanuel Moore. Giblin was the Managing Director of the Bank of Van Diemen’s Land at that time. Valuation rolls from 1868 also list T. Giblin as the executor of the estate of T. Stump, with holdings of 40, 30 and 1 acre properties. A further holding appears to have remained in possession of the Stump family as the Valuation Rolls of the same year state an area of 40 acres containing a house and farm owned by Mark, Thomas and Henry Stump, and occupied by Mark Stump (Jr).³⁵ However, it has not been possible to determine whether this is land within the current study area or elsewhere in Glenorchy.

The latest Valuation Roll to mention land in Glenorchy owned by a member of the Stump family is 1903, when one Henry Stump is recorded as possessing and occupying 90 acres in South Bridgewater (i.e. Granton).

²⁶ Deeds. 3/9687. 26 May 1854.

²⁷ *Colonial Times*, 16 October 1838, p 8

²⁸ Deeds. 4/1630. 21 July 1855.

²⁹ Will No 1510.

³⁰ L Dickenson, pers. comm.

³¹ Deeds. 4/7034. 1859.

³² *Hobart Town Daily Mercury*, Tuesday 1 March, 1859, p 4; *The Courier*, Thursday 12 May 1859, p 1.

³³ *Launceston Examiner*, 13 September 1851, p 8.

³⁴ Tasmania Valuation Rolls, 1858.

³⁵ Valuation Rolls, 1868.

The land parcels held by the Giblins remained in their ownership until April 1881, when Mary Ann Giblin, William Giblin's widow, sold the land to John Dickenson.³⁶

Other names associated from time to time with parcels of land within or adjacent to the study area include George William Robinson and William Cutts (1838);³⁷ John Clare, Thomas Horne, Thomas Porter Bonell Biscoe and John Roberts (1841);³⁸ Edward Abbott (1843);³⁹ Marion Eliza Clarke (1887 - 1891);⁴⁰ John Henry Peacock Oldmeadow (1892);⁴¹ and Roy Lionel Beresford (1926).⁴²

3.5.1 The Dickenson Family

Currently, all the land within the study area is owned by members of the Dickenson family.⁴³ The land has been in possession of the Dickenson family since at least 1881, when John Dickenson purchased it from Mary Ann Giblin (see above). However, it appears that the Dickenson's interest in the area began at an earlier date as Valuation Rolls show 30 acres containing a house and orchard owned by Thomas Giblin and occupied by John Dickenson in 1872.

John Dickenson died in August 1894, leaving his estate to his sons John Henry, Frank and Alfred Rowley Dickenson.⁴⁴ Their names begin appearing on deeds pertaining to land in the study area in 1891,⁴⁵ when the family purchased back a tract of land sold to Marion Eliza Clarke by John Dickenson in 1887.⁴⁶ From that date, the Dickenson brothers appear to mortgage tracts of land to each other on several occasions, but the majority of the holdings remain within the extended family. John Henry Dickenson is listed as occupying the land in Valuation Rolls from 1897, 1898, 1899 and 1903.⁴⁷

Douglas Dickenson, father to Raymond Douglas, appeared to acquire ownership of the land in 1926 when he purchases five parcels from John Henry, Frank and Alfred Rowley Dickenson, being 7 acres one rood and 21 perches; 1 rood and 39 perches; 3 acres 2 roods and 3 perches; 7 acres 27 perches; and 13 acres 1 rood and 21 perches.⁴⁸ All this land then passed into the possession of Douglas Dickenson's sons when he died in December 1955.⁴⁹

3.6 Late 20th Century to the present

The land in the study area has been used for agricultural, pastoral and horticultural purposes since the first grants were taken up in the 1820s. The District Valuation Rolls make frequent reference to "cultivated land", "House and orchard" and "House and farm". It is also apparent from a 1946 aerial photograph of the area that parcels of land bordering the study area were under cultivation, while the study area itself appears to be in pasture.

Significantly, the air photo shows only two groups of structures within the study area - three small buildings at the north east corner on the western side of Black Snake Road, and a cluster of structures some 150 m south, on the other side of the road (see Figure 5). It is likely this cluster represents some of the buildings visible in current aerial imagery.

Historical photographs from the early to mid twentieth century are also useful in understanding the built and landscape development of the property (see Figures 6-9). The original brick homestead

³⁶ Deeds. 6/8201. 19 April 1881.

³⁷ Deeds. 2/1665. 30 January 1838.

³⁸ Deeds. 2/4243. 11 March 1841.

³⁹ Deeds. 2/5937. 4 February 1843.

⁴⁰ Deeds. 7/9492. 23 February 1887. John Dickenson, Marion Eliza Clarke. Deeds. 8/5903. 12 February 1891. Marion Eliza Clarke, John Dickenson, John Henry Dickenson, Frank Dickenson, Alfred Rowley Dickenson.

⁴¹ Deeds. 8/8143. 2 April 1892. John Henry Dickenson, Frank Dickenson, Alfred Rowley Dickenson, John Henry Peacock Oldmeadow.

⁴² Deeds. 17/2355. 9 August 1926.

⁴³ City of Glenorchy Plan of Survey. Registered Number SP156256. 8 July 2010.

⁴⁴ Will No 4944.

⁴⁵ Deeds. 8/5903. 12 February 1893.

⁴⁶ Deeds. 7/9492. 23 February 1887.

⁴⁷ See the list of Valuation Roll records in Appendix 2.

⁴⁸ Deeds. 17/2354. 9 August 1926.

⁴⁹ Will No 37700.

constructed by John King in 1855 continued to exist until its substantial renovations in 1955. These renovations included the removal of the external kitchen, the addition of a second storey, western and eastern wings and a new verandah to the front. New buildings were also added to the site, including a workers hut and associated shed being relocated from elsewhere on the property, and a shed from the Granton Railway complex brought to the property during the late twentieth century.⁵⁰

In 1952 construction began on the Brooker Highway between Hobart and Glenorchy, and was later extended to Bridgewater through Granton. The highway itself lies just outside the study area to the east, but an interchange with the Black Snake Road lies partially within the north eastern corner of the area.

Recently Dickenson Drive has been established from the Black Snake Road into the middle of the study area and 21 parcels located for further subdivision.⁵¹

⁵⁰ L Dickenson, pers. comm.

⁵¹ Plan of Survey, S Roberts. City of Glenorchy. Registered Number SP156256.



Figure 5. Aerial photograph from 1946 (Tasmanian Archives and Heritage Office, LSD 353/1/3, Hobart, Run 1, 1946, Photo 19748, 1946, reproduced with permission)



Figure 6. Mid-twentieth photograph of homestead prior to 1955 renovations, looking to the south east. Note the number of outbuildings and surrounding orchard (photograph provided by L Dickenson and included with permission)



Figure 7. Mid-twentieth photograph of homestead prior to 1955 renovations, looking to the south east. The house at the bottom left of picture was destroyed during construction of the Brooker Highway interchange (photograph provided by L Dickenson and included with permission)



Figure 8. Early photograph of the rear of the homestead showing skillion kitchen area, the coach house and other outbuildings (photograph provided by L Dickenson and included with permission)



Figure 9. Early photograph of the homestead complex, looking to the north east (photograph provided by L Dickenson and included with permission)

4.0 FIELDWORK RESULTS & ASSESSMENT

4.1 Overview

As part of the fieldwork completed for this historic heritage assessment, one site complex, two associated tree groups and a potential archaeological site were identified resulting in the preparation of 3 separate data sheets.

4.2 Preamble to the Inventory

4.2.1 Field Methods

This report presents the results of fieldwork within the study area as defined in Figure 1. This was informed by the results of the desktop assessment and took the form of both targeted and systematic pedestrian field survey. The attributes of sites, places, items and/or features identified during the field component were recorded and the information transferred to a series of illustrated inventory data sheets (see section 4.3 for the location of places recorded and section for 4.4 for the individual data sheets pertaining to those places).

4.2.2 Background to the Inventory

The inventory data sheets and associated mapping form the principal output of the project. Data sheets may refer to more than one site, place, item or feature comprising a complex, or groupings of features where their type is related. In these instances the individual elements have been given an alphabetical suffix (i.e. 1a, 1b, 1c etc).

Each data sheet contains a **history** field where summary contextual information is included. This is not intended to replace the need for full and direct reference to information contained in the historical overview or any other sources cited.

The attributes of each place, site, item or feature are included in the **description** field. This information is supplemented by captioned photographs cross-referenced to descriptions in the text. In some instances a **discussion** field has been incorporated, enabling a more comprehensive explanation of significance or process not possible in the history and description fields.

Significance is ascribed according to High, Medium or Low ratings. High significance ratings are generally accorded to sites which, in the opinion of the authors, would potentially satisfy sufficient criteria for heritage listing at State level (e.g., in the Tasmanian Heritage Register) were they to be nominated. Medium significance ratings are generally accorded to sites which, in the opinion of the authors, would potentially satisfy the requirements for entry in planning scheme lists/schedules and are of regional or local importance. Low significance ratings are afforded to sites of limited or no heritage significance. The applicable categories of significance are described in parentheses to provide an indication of the attributes considered to be of importance at the specified level.⁵²

The evaluation of significance has a practical application as it provides the basis for determining how places, sites, items and/or features identified during the field survey should be managed. In general terms, active management is recommended for those places rated as being of either High or Medium significance. Within these two categories, the prescriptions vary considerably, although in framing recommendations with regard to places of High significance a proactive approach often involving design reviews and third party consultation is advocated to avoid, as far as possible, the need for late notice (time consuming and costly) recycling through process. In contrast, places of Medium significance may be more appropriately managed through internal decision-making procedures assuming mitigation measures are fully implemented. No further action is recommended for the majority of sites assessed as being of Low significance.

A key to the data sheets is included as Figure 10.

⁵² The assessment of social significance was beyond the scope of the study.

In all cases, site-specific recommendations for management of historic heritage values should be read in conjunction with the overarching guidelines presented in Section 5.0 of this report.

Data sheet Number	Data sheet title		
	8. HAWTHORN AND POPLAR PLANTINGS, EARLY HIGHWAY FORMATION/ROBLIN ROAD	Grid co ordinates (AGD 94):	E.0517158, N.5287144 E.0517060, N.5287240
Photographs	 <p>Figure 2: Looking south east toward the hawthorn and poplar plantings</p>  <p>Figure 3: Facing north west</p>	Location map	
			GPS position (AGD 94)
			History Drawn from the historical research completed for this particular study. Where necessary, sources are cited
			Description Field observations
Discussion (optional) Some items require further discussion or explanation not possible in the History or Description sections			Significance (see explanation above)
			Recommendations Site specific management recommendations, which should be read in conjunction with those in section 5.0 of the report.

Figure 10: Key to the Data sheets

4.3 Inventory Data sheets – Reference Map

4.3.1 Entire study area

The following overlay (Figure 11) shows the places, sites and features identified during the assessment. Further details are provided in three data sheets in section 4.4.



Figure 11: Map showing the entire study area

4.3.2 Detail map 1

The following annotated map (Figure 12) shows the key elements and features comprising the property at 37 Black Snake Road.

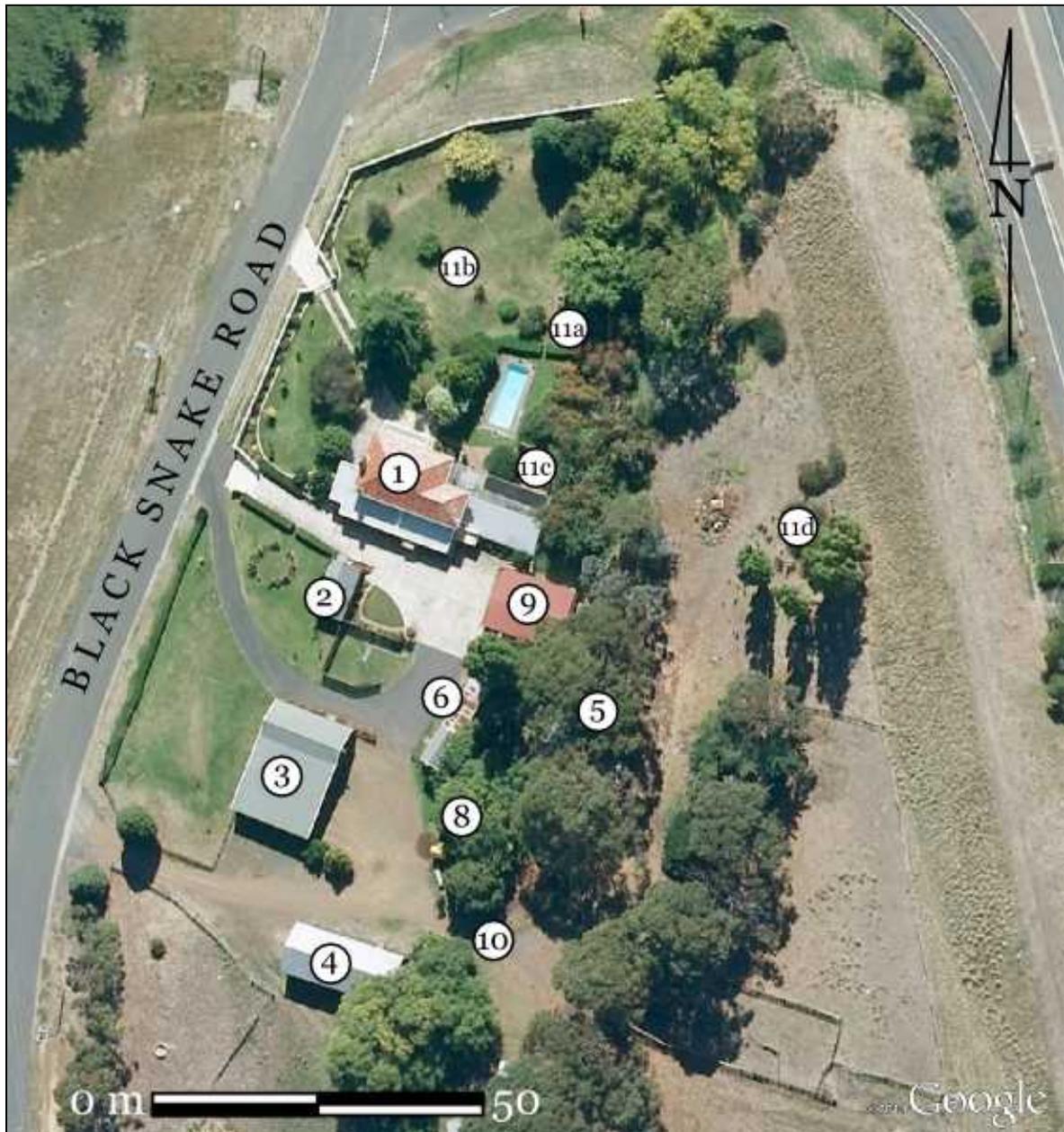


Figure 12: Map showing the site complex at Black Snake Road (see Inventory Sheet 1 for further details)

4.4 Inventory Data sheets

1.	37 BLACK SNAKE ROAD, GRANTON	
Grid co-ordinates (GDA 94):		E.518697, N.5266423
		
<p>Illustration 2: Front of Main House showing balcony and columns added in 1955.</p>		
		
<p>Illustration 3: Detail of wing of house showing hand pressed clay bricks and sandstone construction.</p>	<p>Illustration 1: Map showing location of buildings within the property.</p>	
	<p>History: The property at 37 Black Snake Road was granted to Frederick Coape Smith in 1847, purchased by John King in 1855, and taken up by John Dickenson sometime before 1875. It has remained in possession of the Dickenson family since then, being a farm and orchard as well as the family domicile.</p> <p>The house was constructed by John King after 1855 and appears to have taken the form of a single storey construction of hand-pressed brick and pit-sawn framing founded on sandstone blocks, with an attic and dormer window, and an external kitchen appended to the rear. Successive generations of the Dickenson family have lived on the property and the vast majority of changes and improvements have occurred over a period well in excess of a century. The house was substantially renovated in 1955. This saw removal of the external kitchen, the addition of a full second storey, western and eastern wings, and a portico and columns supporting a veranda at the front – with large parts of the amalgamated structure rendered and painted (Illustration 2).</p> <p>Other structures were added from time to time in response to the practical requirements of a working property, with the worker's hut and associated sheds being brought to the current site from elsewhere on the property, and a shed relocated from the Granton Railway Station in the 20th Century.</p>	
<p>Illustration 4: External view of the cottage from the east.</p>		
		
<p>Illustration 5: Detail of interior ground floor. Timbers are pit-sawn.</p>		



Illustration 6: Exterior view of the stable.



Illustration 7: Interior of north wall showing framing and weatherboard construction.



Illustration 8: Former rail shed relocated to its present site from the Granton Railway Station.



Illustration 9: Exterior (east wall) of the smith's shop.

Description:

The complex comprises a substantial house and a number of outbuildings straddling the Black Snake Rivulet between Black Snake Road in the west and the Brooker Highway in the east (Illustration 1). Extant buildings include a small cottage (originally the maid's quarters), stable, various sheds and huts, and a blacksmiths shop. A sandstone arch culvert bridge spanning the Black Snake Rivulet is located along what was once Union Street but now forms an internal access track to the eastern part of the complex.

The house (1) comprises a main body in rendered brick with a wing protruding to each side (west and east). A hipped roof over the main structure is clad with tiles, and two sandstone-clad chimneys protrude from the western wall and south western corner. The front of the house faces towards the north, and is approached via an oblique path leading from a gate onto Black Snake Road. The northern wall hosts a portico with iron columns recovered from a railway station in Brisbane, which support an open balustraded balcony at the first floor. Interior walls in the main part of the building are as much as 300 mm thick. Window and door frames are white-painted wooden joinery, and the interior skirting boards and scotia are also painted white. Sash windows adorn the upper and lower stories. The east wing does not have interior or exterior walls rendered, leaving the original brickwork and sandstone foundation blocks exposed (Illustration 3).

The cottage (2) is a two-storied brick structure with a hipped roof at the south end and a gable at the north (facing the house). Bricks are hand-pressed and set with lime mortar. A wooden staircase affords access via the gabled end to the upstairs space, which sits inside the pitch of the roof. The east wall hosts a doorway to the lower (ground) floor and two windows with sandstone lintels and sills (Illustration 4). Pit-sawn timbers are visible in the timber bearers (Illustration 5). Mortice and tenon joinery is also evident at the junction of the ground floor ceiling and wall plate. Wooden pegs, which may have supported an earlier staircase are visible embedded between the brickwork of the north wall. A stamp depicting the letters JD&c (John Dickenson and Company) has been impressed several times into the interior wood frame of the door. The upper floor has been lined, although evidence of toileting facilities was reportedly present prior to this, suggesting the structure was used for occupation, possibly as a maids quarters (Lyndon Dickenson pers. comm.).

The stable (3) is a large shed with four vehicle bays in the open north wall of the building. Erected by John Dickenson c.1898, it is constructed of weatherboard over timber framing with a broken-backed pitched and gabled roof. The north wall hosts three timber-framed lighted windows and a single hinged door constructed of vertical timber boards. Cast-iron hinges on the door have been recently installed by the current owner. The lack of interior cladding reveals the framing and weatherboard construction (Illustration 7). One interior timber wall remains from its use as a stables and this holds sliding hatches used during the feeding of the horses.

Railway shed (4). A timber framed weatherboard shed with a gable roof lies at the southern end of the complex (Illustration 8). This was originally a railway shed sited at the Granton Railway Station and brought onto the property sometime in the 1950s by Mr Lyndon Dickenson's father. Large barn-style doors open on the west wall and the north wall supports three heavy sliding doors. The northern edge of the shed stands on a concrete foundation approximately 1.2 m high. A finial comprises a decorative detail at



Illustration 10: Hand-made hinges on cupboard doors, smith's shop.



Illustration 11: Workers hut showing relationship to sheds.



Illustration 12: Pickers hut



Illustration 13: Former coach house (extensively modified)

the western gable end.

The blacksmiths shop (5) on the eastern bank of the Black Snake Rivulet is a low, gable-roofed weatherboard and timber framed structure. This building has a barn-door entrance in the east wall (Illustration 9) and a half cylindrical tin sheet, presumably a vent, covering an opening in the roofline at the ridge. A large eucalypt stands by the north east corner of the building which has distorted the walls and roof.

Inside the smith's shop, the forge stands next to a rack containing a collection of hand-made tongs and pincers. The bellows have been replaced with an electric-powered fan. Boxes of materials and tools surround the interior walls, including a hand-powered mechanical drill press mounted to the west wall, and a large cast-iron vice on a bench attached to the north wall. The doors of a wooden cupboard on the west wall are hinged with two tidy creations of fencing wire and staples (Illustration 10).

The southern wall has been removed and a larger weatherboard shed structure attached at right-angles to the original building.

Workers huts (6). A row of three small weatherboard structures stand along the western bank of the Black Snake Rivulet (Illustration 11). The southernmost one is a gable-roofed hut with a wooden door in the centre of the west (front) wall, between two six pane timber framed windows. A brick chimney stands at the centre of the southern (end) wall. The other two buildings are skillion-roofed sheds, each with two board and batten doors either side of a pair of windows.

Pickers hut (8). A small vertical board pickers hut (Illustration 12).

Coach house (9). Formerly the coach house, this structure has been extended and altered. It has a modern rendered and painted blockwork façade and garage door openings and a concrete block extension to the rear. [Interior not inspected], (Illustration 13).

Sandstone culvert (10). A sandstone arch comprising a keystone and five voussoirs on either side is founded on sandstone blocks with filling abutments constructed of coursed sandstone blocks (Illustration 14). The interior barrel of the arch appears partly rendered. The structure is surfaced with gravel. Timber railings have been added.

Historic plantings (11) on the property may date to the time of first European occupation on the block. The cherry tree is mentioned in pages of a diary by a Miss Emma Padman, who visited the Dickenson Family in April 1875 and described it as "... the largest cherry tree I have seen in my life."

The cherry tree (Illustration 15, **11a**) in the front garden to the north of the main house has been heavily pruned and now comprises a trunk of some 500 mm circumference and several large branches terminating in cut stumps from which a profusion of new growth emerges. The tree stands approximately three metres tall.

There are two fig trees (Illustration 16, **11b**) in the front garden, both of which have enjoyed the continuing attention of an orchardist in a similar manner to the cherry tree.

A coral tree (Illustration 17, **11c**) stands in a courtyard in front of the eastern wing of the house. This has also been continuously pruned over a period of many years.

A stand of five poplar trees (Illustration 18, **11d**) is located on the eastern extremity of the property, near the base of the noise mound bordering the Brooker Highway. These appear to have been planted

during the mid-late 20th Century.



Illustration 14: Upstream side of stone bridge/culvert



Illustration 15: Cherry tree



Illustration 16: Fig tree



Illustration 17: Coral tree

Discussion:

The property at 37 Black Snake Road has a long and continuing association with the Dickenson family, having hosted six generations, with the current family being direct descendants of John Dickenson.

It contains a range of built elements, fabric, plantings, fixtures and fittings that reflect this association. Its significance lies not so much in the integrity of the complex as an exemplar of a particular period but more so in its ability to demonstrate the evolution in tastes, standards of living and functional requirements of a comparatively small rural holding over time. In this respect it has been assigned an overall medium level rating at the local level.

The house, although substantially altered from its earlier Georgian form, demonstrates the change in tastes and the architectural responses (including form, finishes and materials) to changing standards of living during the mid-late 20th Century.

The maids quarters although altered in part is a stand alone element of the 19th Century form of the property. Whilst the function is established by recourse to oral testimony, the fabric, the techniques of construction and the materials represented are all very typical of those favoured during the mid 19th Century.

The stable recalls the property’s ongoing use as a working farm, and demonstrates response to changing modes of transport in rural settings. It also demonstrates the manner in which functional buildings are modified to meet changing needs.

The Blacksmith’s shop demonstrates the ongoing use of the property as a working farm from an early age, and suggests continuity in this activity until near the present time. The replacement of the bellows demonstrates technological adaptation. The hinges on the cupboard door demonstrate a vernacular tradition of finding simple, cost effective yet innovative solutions to day-to-day problems.

The culvert has links with the earliest development on the site, being the apportionment of land and the establishment of what was formerly known as Union Street.

Plantings in the front garden recall the history of orcharding on the property. The Diary of Miss Emma Padman describes an orchard in this area, and photographs of the property from the 1950s show this practice continuing well in to the 20th Century.

Significance:

Value	Level	Justification
Historical Value	Medium at a local level	Through built elements, fabric, plantings, fixtures and fittings, the property demonstrates the evolution of a rural complex over a century and a half.
Rarity	N/A	-
Research Potential	Medium at a local level	Information and knowledge in the possession of the



Figure 18: Poplar trees

		Dickenson family (and extending back numerous generations), coupled with the evidence of change and evolution represent an opportunity to gain insight to the development of a working farm over a period well in excess of a century.
Representativeness	Medium at a local level	The complex contains elements broadly representative of a predominately rural nature.
Technical Achievement	Medium at a local level	Applies to the techniques of stone masonry used in the construction of the sandstone culvert.
Social Value	N/A	-
Associative Value	Medium at a local level	The Dickenson family have been locally prominent in the business and agricultural sectors over an extended period of time.
Aesthetic Value	Medium at a local level	The complex is set within an established landscape that contains a combination of formal garden elements, structures and established trees in the functional areas, all of which lend the place an aesthetic quality that is distinctive at the local level.

Recommendations:

1/1: In the event that impacts to the site complex arising from design and construction of the proposed new Bridgewater crossing are found to be unavoidable, carry out the following to mitigate impacts to the identified historic heritage values:

- (a) Prepare an illustrated archival record of the key attributes of the complex. The record should contain detailed descriptions and annotated photographs of the key buildings named in this data sheet; an inventory of moveable heritage items including the contents of the Blacksmith's shop; a detailed recording and measured drawing of the sandstone culvert, and; a full description of the setting and, production of an annotated overlay showing key plantings. The information gathering phase should be completed prior to any salvage of items (as recommended in (c), below).

	<p>(b) (Subject to his agreement) conduct a recorded oral history interview with Mr Lyndon Dickenson to gather information on the evolution of the property and associated changes in land use over time. The interview should be transcribed and included as an appendix to the illustrated archival record (as recommended in (a), above).</p> <p>(c) In acknowledgement of the Dickenson family's long association with the property, make provision for salvage of specific fabric comprising the place by the family prior to any future demolition (where applicable) of the property to make way for road construction activity. Salvage rights to be negotiated between the property owner and DIER as part of any acquisitions process. Salvage to take place after the information gathering phase is complete (as recommended in (a), above).</p> <p>(d) On fulfilment of recommendations (a) and (c), and following acquisition of the property and prior to demolition (where applicable) seek advice from Heritage Tasmania regarding any opportunity to undertake further salvage and stockpiling of heritage fabric for use in conservation works at other heritage places.</p>
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2. MATURE CONIFERS WEST OF BLACK SNAKE ROAD



Grid co-ordinates (GDA 94):

E.518645, N.5266487
E.581605, N.5266417



Illustration 2: Southern pair of conifers (viewed from 37 Black Snake Road).



Illustration 3: Northern pair of conifers (viewed from 37 Black Snake Road).



Illustration 1: Map of location of large conifers west of Black Snake Road

History: No specific historical context was established for these trees. They are, however, clearly visible on an aerial photograph dated 1946 (refer to Figure 5). In that photograph, by comparison, the northern-most pair appears to be large and therefore, potentially of a greater age than its southern-most counterpart (although environmental factors may also explain the differential growth rates). The latter grouping appears associated with plantings lining either side of an internal access track (no longer discernible in the present) that appears to trend in a north-easterly direction to the top of the ridge.

Description: Two pairs of large conifers (*Cupressus macrocarpa*?) each situated at the base of the large ridge that rises to the west, are located on the western side of Black Snake Road (Illustrations, 1, 2 & 3).

Discussion: Conifer plantings occur throughout the State. Many of the current stands were planted as boundary markers and windbreaks in the first half of the twentieth century, and are relatively commonly encountered as screening or specimen trees in gardens. In urban areas they were frequently grown close together and regularly pruned to form substantial hedges whereas in rural areas they were usually allowed to grow to their full heights.⁵³ While Tassell notes that

⁵³ CB Tassell, 1988, *Tasmanian Rural Cultural Landscapes: A Study*. Queen Victoria Museum & Art Gallery, Launceston, p 47.

	<p>Monterey pines (<i>Pinus radiata</i>) were commonly used for these purposes,⁵⁴ other species were also planted in Tasmania. Of these Monterey cypresses (<i>Cupressus macrocarpa</i>) remain particularly conspicuous in the State's rural landscapes. Conifers were commonly planted in rows or lines of variable length and around house sites.</p> <p>Tassell observes that, like broad leafed deciduous trees (such as oaks, plane trees, etc), conifers are 'an important element in the Tasmanian landscape', introducing 'colour, shape and form that is in distinct contrast to the indigenous flora' helping to create in Tasmania what he describes as 'an evocative English landscape ... in which numerous elements typical of the English landscape are combined into a generalised rather than specific fashion'.⁵⁵</p> <p>While conifer plantings remain widespread in rural Tasmania, McConnell notes that they are diminishing.⁵⁶ Using the Tasmanian Heritage Council application guidelines, it is arguable that <i>Cupressus macrocarpa</i> and <i>Pinus radiata</i> plantings are becoming endangered due to senescence and progressive tree removal.⁵⁷ While they cannot be said to be sufficiently rare or in immediate danger to be included in the Tasmanian Heritage Register under this criterion at present, it is clear that their status may rapidly alter and that stands may become eligible in the future.</p> <p>The conifers recorded west of Black Snake Rd have historical value for their age and demonstration of past landscaping practices. The trees also have some aesthetic value from their distinctive height and form.</p>																								
	<p>Significance:</p> <table border="1" data-bbox="646 1016 1399 1464"> <thead> <tr> <th>Value</th> <th>Level</th> <th>Justification</th> </tr> </thead> <tbody> <tr> <td>Historic Value</td> <td>Medium at a local level</td> <td>The mature conifers have some historic value as a demonstration of past landscaping practices.</td> </tr> <tr> <td>Rarity</td> <td>N/A</td> <td></td> </tr> <tr> <td>Research Potential</td> <td>N/A</td> <td></td> </tr> <tr> <td>Representativeness</td> <td>N/A</td> <td></td> </tr> <tr> <td>Technical Achievement</td> <td>N/A</td> <td></td> </tr> <tr> <td>Social Value</td> <td>Not assessed</td> <td></td> </tr> <tr> <td>Associative Value</td> <td>Medium at a local level</td> <td>The mature conifers have some aesthetic value arising from their distinctive height and form.</td> </tr> </tbody> </table>	Value	Level	Justification	Historic Value	Medium at a local level	The mature conifers have some historic value as a demonstration of past landscaping practices.	Rarity	N/A		Research Potential	N/A		Representativeness	N/A		Technical Achievement	N/A		Social Value	Not assessed		Associative Value	Medium at a local level	The mature conifers have some aesthetic value arising from their distinctive height and form.
Value	Level	Justification																							
Historic Value	Medium at a local level	The mature conifers have some historic value as a demonstration of past landscaping practices.																							
Rarity	N/A																								
Research Potential	N/A																								
Representativeness	N/A																								
Technical Achievement	N/A																								
Social Value	Not assessed																								
Associative Value	Medium at a local level	The mature conifers have some aesthetic value arising from their distinctive height and form.																							
	<p>Recommendations:</p> <p>2/1: Where practicable, design and construct the interchange to avoid the need to impact upon the trees (i.e., survey tree locations and seek advice from a qualified arboriculturalist to determine extent of a protective exclusion zones required to avoid root pruning and any other prescriptions to ensure the trees are maintained in a safe, healthy state).</p>																								

⁵⁴ Ibid, p 47.

⁵⁵ Ibid, pp 9 & 47.

⁵⁶ McConnell, pers comm.

⁵⁷ See Tasmanian Heritage Council, p 3.

3. POSSIBLE RUBBISH PIT



Grid co-ordinates (GDA 94):

E.518802, N.5266005



Illustration 2: Possible rubbish dump outside south-eastern boundary of the study area



Illustration 1: Map showing location of possible rubbish pit just beyond the study area (red line).

History: This was reported by Lyndon Dickenson as a possible former dump site.

Description: A patch of what appears to be disturbed ground colonised by exotic shrubs (Illustration 1).

Discussion: A potential archaeological site, not assessed in detail due to its location outside the south-eastern boundary of the study area.

Significance:

Value	Level	Justification
Historic Value	Not assessed	
Rarity	Not assessed	
Research Potential	Not assessed	
Representativeness	Not assessed	
Technical Achievement	Not assessed	
Social Value	Not assessed	
Associative Value	Not assessed	

Recommendations:

3/1: Carry out research and investigate the site environment in the event that this site (currently outside the study area) will be subject to ground disturbance arising from proposed road works or ancillary activities.

5.0 Overall Historic Heritage Management Guidelines

5.1 Management

1. Site-Specific Recommendations:
 - Proceed to implement heritage management recommendations as per individual data sheets, noting the need to commence certain actions as early as possible in the design development phase of the project (refer to section 4.4 for details).
 - Trees: Wherever tree removal is proposed, and in addition to site-specific recommendations contained in data sheets, consult with the relevant local government authorities to establish any additional requirements in light of planning scheme tree preservation or related provisions.
2. Statutory Authority Consultation: As a courtesy, commence consultation with Heritage Tasmania and the relevant local government authorities to:
 - Seek in principle endorsement of the site-specific recommendations and management guidelines presented in this report, to ensure that any additional matters requiring attention are disclosed as early as possible (and can be factored into the heritage assessment and advisory processes at the planning stage of the project).
3. Further Work: It is recommended that a further assessment be undertaken if it becomes apparent that the Bridgewater crossing upgrade will extend beyond the nominated study area (as depicted in Figure 1) to ensure that known and/or potential historic heritage values in adjacent areas are fully articulated.

6.0 REFERENCES

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Brown, Steve, 1986. *Aboriginal Archaeological Resources in South East Tasmania: An Overview of the Nature and Management of Aboriginal Sites*. National Parks and Wildlife Service, Occasional Paper No. 12

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6.2 Primary References

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New Norfolk Council Planning Scheme 1993. Municipality of New Norfolk

6.2.2 Tasmanian Archives and Heritage Office

LSD 353/1/3, Hobart, Run 1, 1946, Photo 19748, 1946

Valuation Rolls 1858.

Valuation Rolls 1868.

Valuation Rolls 1872.

Valuation Rolls 1903.

Will No 1510. William Champion, died 27 October 1871.

Will No 4944. John Dickenson, died 23 August 1894.

Will No 37700. Douglas Dickenson, died 9 July 1957

6.2.3 Central Plan Office

Buckingham No 1. County chart. Compiled and drawn at the Survey Office May 1895.

Plan 65 Buckingham. Diagram of Property at the Black Snake, Wellington and Glenorchy Parishes.

6.2.4 Deeds Office

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4/1630. 21 July 1855. William Ivey, John Horne.

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8/5903. 12 February 1893. Marion Eliza Clarke, John Dickenson, John Henry Dickenson, Frank Dickenson, Alfred Rowley Dickenson.

17/2354. 9 August 1926. John Henry Dickenson, Frank Dickenson, Alfred Rowley Dickenson, Douglas Dickenson.

17/2355. 9 August 1926. Douglas Dickenson; Roy Lionel Beresford.

APPENDIX 1: SELECT CHAIN OF TITLE

(Deeds Office)

Reference	Date	From/Details of transaction	To	Acreage
Memorial of Indenture 2/1665	30 January 1838	George William Robinson, William Cutts, Frederick Coape Smith	George Cartwright, Gamaliel Butler, Joseph Allport	3 acres 2 roods 4 perches
Memorial of Indenture 2/4243	17 October 1840	Frederick Coape Smith, John Clare	Thomas Porter Bonell Biscoe, John Roberts	60a
Memorial of Indenture 2/4244	28 October 1840	Frederick Coape Smith, John Clare	Thomas Porter Bonell Biscoe	49a 3r 72p
Memorial of Indenture 2/5937	28 October 1843	Nathaniel Henry Olding, Thomas Porter Bonell Biscoe	Edward Abbott, John Hedger	15a 20p
Memorial of Indenture 3/6882	22 July 1852	Frederick Coape Smith	Joseph Allport	53a 2r 25p
Memorial of Indenture 3/9423	20 February 1854	Thomas Stump and Margaret his wife	Thomas Giblin	50a; 7a 1r 21p; 1r 37p; 7a 27p
Memorial of Indenture 3/9687	20 March 1855	Joseph Allport, Mary Morten	William Champion	15a 20p
Memorial of Indenture 4/1630	21 July 1855	William Champion	John King, William Sey	15a 20p
Memorial of ? 4/7034	1859	William Sey	Thomas Horne	15a 20p
Memorial of Indenture 6/8201	20 April 1881	Mary Ann Giblin, Bank of Van Diemen's Land	John Dickenson	3a 2r 5p
Memorial of Indenture 7/9492	23 February 1887	John Dickenson	Marion Eliza Clark	3a 2r 3p
Memorial of Indenture	12 February 1891	Marion Eliza Clark	John Dickenson	3a 2r 3p
Memorial of Indenture 8/8143	2 April 1892	John Henry Dickenson, Frank Dickenson, Alfred Rowley Dickenson	John Henry Peacock Oldmeadow	7a 1r 21p; 1r 37p; 3a 2r 3p; 7a 27p; 13a 1r; 21p
Memorial of Re-conveyance 17/2353	9 August 1926	The Trustees of the Property of the Church of England in Tasmania	John Henry Dickenson, Frank Dickenson, Alfred Rowley Dickenson	7a 21p; 1r 37p; 3a 2r 3p; 7a 27p; 13a 1r 21p
Memorial of a Conveyance 17/2354	9 August 1926	John Henry Dickenson, Frank Dickenson, Alfred Rowley Dickenson	Douglas Dickenson	7a 1r 21p; 1r 37p; 3a 2r 3p; 7a 27p; 13a 1r 21p
Memorial of a Mortgage 17/2355	9 August 1926	Douglas Dickenson	Roy Lionel Beresford	7a 1r 21p; 1r 37p; 3a 5r 3p; 7a; 27p; 13a; 1r; 21p
Memorial of Indenture 17/2356	9 August 1926	Douglas Dickenson	Henry Dickenson, Frank Dickenson, Alfred Rowley Dickenson	7a 1r 20p; 1r 37p; 3a 5r 3p; 7a 27p; 13a 1r 21p
Memorial of Mortgage 17/2357	9 August 1926	Douglas Dickenson	Alfred John Dickenson	7a 1r 20p; 1r 37p; 3a 5r 3p; 7a 27p; 13a 1r 21p
Memorial of Conveyance 22/7522	20 December 1945	Percy William Bloomfield	Raymond Douglas Dickenson	48a 5p; 38a; 12a 1r 9p; 11a 2r 13p; 12a 1r 8p; 11a 2r 12p
Memorial of Re-conveyance 31/2135	31 July 1958	Keith Dickenson, Raymond Douglas Dickenson, Trevor Rex Dickenson	Raymond Douglas Dickenson	Not stated
Memorial of a Conveyance 31/2553	19 August 1958	Raymond Douglas Dickenson	Alan John Page	
Memorial of a Conveyance 32/6861	16 May 1960	Raymond Douglas Dickenson	Max Edward McDonnell	27p & 8/10p
Memorial of a Conveyance 33/1525	4 November 1960	Raymond Douglas Dickenson	Hayden Barry Stevenson	27p & 2/10p

APPENDIX 2: VALUATION ROLLS (SELECT)

Description	District	Occupier	Proprietor	Area (acres)	Value £
1858					
House and farm	Glenorchy	Christopher Bonney	Thomas Stump	70	140
Public house and farm (Old Fox)	Glenorchy	William Spriggs	Thomas Stump	25	100
1860					
Cultivated land	Bridgewater	John King	John King	18	15
1872					
House and orchard	Glenorchy	John Dickenson	Thomas Giblin	30	20
Cultivated Land	Glenorchy	John King	John King	18	15
1868					
Cultivated land	Glenorchy	Empty	T. Giblin, executor, late T Stump	40	40
House and orchard	Glenorchy	Joshua John Hayes	T. Giblin, executor, late T Stump	30	20
House and stables	Glenorchy	Samuel Page	T. Giblin, executor, late T Stump	1	10
House and farm	Glenorchy	Mark Stump (Jr)	Mark, Thomas and Henry Stump	40	40
1873					
House and orchard	Glenorchy	John Dickenson	Thomas Giblin	30	20
House and farm	Glenorchy	Henry Stump	Mr T & H Stump	40	40
1877					
House and land	Bridgewater	John Dickenson	T. Giblin	30	20
Cottage and land	Bridgewater	Henry Stump	Mr T & H Stump	40	40
1878					
Cottage and land	Bridgewater	Henry Stump	Mr T & H Stump	40	40
1885					
Cultivated land	South Bridgewater	John Dickenson	John Dickenson	30	20
Cottage and farm	South Bridgewater	Jeremiah Howells	Henry Stump	100	40
1895					
Cultivated Land	South Bridgewater	Dickenson Bros	Dickenson Bros	30	22
Cottage and Farm	South Bridgewater	Henry Stump	Henry Stump	100	36
1897					
Cultivated land	South Bridgewater	Dickenson, J. H.	Dickenson Bros	30	22
Farm	South Bridgewater	Dickenson, J. H.	Bros Dickenson	18	16
Cottage and farm	South Bridgewater	Henry Stump	Henry Stump	100	36
1898					
Cultivated land	South Bridgewater	Dickenson, J. H.	Bros Dickenson	30	22
Farm	South Bridgewater	Dickenson, J. H.	Bros Dickenson	18	16
Cottage and farm	South Bridgewater	Henry Stump	Henry Stump	100	36
1899					
Orchard and land	South Bridgewater	Dickenson, J. H.	John H. Dickenson, Alfred R. Dickenson, Frank Dickenson	25	22
Land	South Bridgewater	Dickenson, J. H.	John H. Dickenson, Alfred R. Dickenson, Frank Dickenson	18	16 (capital value 180)
Cottage and land	South Bridgewater	Henry Stump	Henry Stump	100	36 (cap. val. 700)
1901					
Hut and land	South Bridgewater	Dickenson Bros	John H, Alfred R, Frank Dickenson	25	25 (cap. val. 500)
Land	South Bridgewater	Dickenson Bros	John H, Alfred R, Frank Dickenson	18	15 (cap. val. 180)
Cottage, land and orchard	South Bridgewater	Henry Stump	Henry Stump	92	36 (cap. val. 860)
1903					
Orchard and land	South Bridgewater	Dickenson, J. H.	John H, Alfred R, Frank Dickenson	25	25 (cap. val. 500)
Land	South Bridgewater	Dickenson, J. H.	John H, Alfred R, Frank Dickenson	18	15 (cap. val. 180)
Cottage, land and orchard	South Bridgewater	Henry Stump	Henry Stump	90	30 (cap. val. 700)

1912					
Farm and cottage	Dromedary	Dickenson, Albert and John	Dickenson, Albert and John	347	27
