

**TASMANIAN HERITAGE COUNCIL  
WORKS APPLICATION ASSESSMENT COMMITTEE  
MINUTES**

**MEETING No. 312**

Wednesday, 30 September, 2009  
Meeting Room in Heritage Tasmania  
Level 1, 103 Macquarie Street, Hobart

**1. OPENED** at 10:05am

**2. PRESENT**

**Committee:**

Roger Howlett (**Chair**), Michael Lynch, David Button, Brad Williams and Allan Thompson.  
Tim Domeney by video link.

**In Attendance:**

Deirdre Macdonald, Stephan Haberer and Ian Boersma.

**3. APOLOGIES / LEAVE OF ABSENCE –** Paul Johnston (Leave of absence),  
Danielle Pacaud and Chris Bonner.

**4. MINUTES OF MEETING NO. 311, WEDNESDAY 16 September 2009**

David Button advised the committee that the bridge referred to in item 9.2.1 (B)(iii) is called a “Bascule” bridge rather than a “Bass Gill” bridge. The minutes were otherwise considered a true and accurate record of meeting 311.

**5. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**6. DEPUTATIONS/PRESENTATIONS –**

**6.1 11:00am Tim Lord Bushy Park**

The committee welcomed Tim Lord of Hop Products Australia at 11am. Tim spoke to the application for works number 3324, Bushy Park Estates (see item 7.1.1), and answered questions.

**7. BUSINESS ARISING FROM PREVIOUS MEETINGS**

## **7.1 Deferred**

### **7.1.1 Application No.: 3324 Bushy Park Estates, Bushy Park.**

**Applicant:** Hop Products Australia

**Owner:** Haas Investments P/L

**Proposal:** Removal of tree and hedge rows (shelterbelts).

**Decision by Committee:** The committee considered this matter following the presentation by Tim Lord of Hop Products Australia. To allow clarification of the issues discussed, the committee agreed to defer this matter to the meeting of 14 October.

## **7.2 Action sheet**

The action sheet was noted and updated.

## **7.3 Other Business Arising.**

## **8. APPEALS**

### **8.1 New Appeals Lodged**

No new appeals.

### **8.2 Appeals Report/Progress**

The appeals report/progress sheet was noted.

## **9. DETERMINATION OF WORKS APPLICATIONS**

### **9.1 Submissions received after agenda papers distributed**

The committee noted that a submission for WAAC 3352, 1 – 5 Church Street, North Hobart, reaffirmed an earlier response to the proposed work.

## 9.2 Category A

**9.2.1 Application No.: 3335** Wellspring Anglican Church, 43-47 Lord Street, Sandy Bay.

**Applicant:** Ireneinc

**Owner:** The Trustees of the Diocese of Tasmania

**Proposal:** Demolition, alterations and new additions including auditorium.

**Decision by Committee:** **The Committee decided to defer this application to the meeting of 14 October to allow further discussion with the applicant on prudent and feasible alternatives to the proposal.**

**9.2.2 Application No.: 3382** Former Catholic Cemetery, including Memorial (Our Lady of Mercy School) - 22 West Goderich Street, Deloraine.

**Applicant:** Bullock Consulting

**Owner:** Roman Catholic Church Trust Corp of the Archdiocese of Hobart

**Proposal:** Relocate memorial; construct new multi-purpose hall and early learning area.

**Decision by Committee:** **The Application for Works at 22 West Goderich Street, Deloraine – in accordance with Bullock Consulting drawings 09.080 A01-A, A03-C, A04-C, A06-B, A07-C issued 10<sup>th</sup> September 2009 and the A. McConnell report ‘Archaeological Inspection of Our Lady of Mercy Monument Initial Investigations’, dated 17<sup>th</sup> June 2009 – is approved subject to the following conditions:**

- 1. That, in consultation with Heritage Tasmania and prior to the commencement of any construction work on the site, a protocol be developed for dealing with any discovery of grave sites or human remains; and, that this protocol be implemented in the event that evidence of human burials are encountered during the course of the works.**

Reason for condition

To ensure that human burials are treated with respect and with due regard to community sensitivities.

- 2. That any archaeological features and/or deposits revealed during excavations shall be dealt with in accordance with Part 7 of the Tasmanian Heritage Council’s Practice Note 2 (Managing Historical Archaeological Significance in the Works Application Process) version 2 (May 2006).**

Reason for condition

To ensure that the archaeological values of the site are appropriately managed.

- 3. That the demolition of the monument base be undertaken in a methodical fashion and under the supervision of a person with expertise in archaeological processes, and that material of cultural heritage value be salvaged for possible incorporation in the new monument; and, that the scheduled date for the demolition and the name and expertise of the supervising person be provided in writing to the Works Manager of Heritage Tasmania at least one week before demolition works commence.**

Reason for condition

To salvage or record any materials of cultural heritage value that may be contained in the fabric of the monument.

4. That the replacement monument be on site “A” and incorporate
  - (i) the statue of the Sacred Heart from the existing monument,
  - (ii) the brass plaque commemorating the pioneers from the existing monument, and
  - (iii) any other material of significance that may be uncovered in the process of demolishing the remains of the existing monument; and that the new memorial be completed within 12 months from the date of demolition of the remains of the existing monument.

Reason for condition

To ensure that the monument is positioned where it retains an association with the cemetery, to ensure that significant fabric is incorporated into the monument, and to ensure that the work is completed within a reasonable timeframe so as to bring closure to the sensitive issue of the monument’s demolition and re-erection.

5. This approval is valid for a period of two years from the date of this notice, at which time the approval will lapse unless substantial commencement has occurred.

Reason for condition

To ensure that future works take into account the heritage values of the place at that time.

**9.2.3 Application No.: 3378** 46–56 Barrack Street and 275 Liverpool Street, Hobart.

**Applicant:** HBV Architects

**Owner:** Hobart City Mission and Hobart City Council

**Proposal:** Construction of a supported accommodation facility. Minor demolition and alterations to 58 Goulburn St. and 46 Barrack St.  
Subdivision of registered title to create an additional lot.

**Decision by Committee:** The Application for Works at 46-56 Barrack Street and 275 Liverpool Street, Hobart – in accordance with the report titled “A Place to Call Home – Supported Accommodation Facility – Submission for Planning Permit” dated August 2009 by Heffernan Button Voss Architects submitted to Hobart City Council on 02/09/2009 – is approved subject to the following conditions:

1. That a Statement of Historical Archaeological Potential is prepared in accordance with Part 2 of the Tasmanian Heritage Council’s Practice Note 2 (*Managing Historical Archaeological Significance in the Works Application Process*) version 2 (May 2006) and to the satisfaction of the Works Manager of Heritage Tasmania prior to the commencement of works; and
2. That, if the Statement of Historical Archaeological Potential indicates that archaeological values may be impacted by the works, a Method Statement for managing archaeological values be prepared in accordance with Parts 3 to 8 of the Tasmanian Heritage Council’s Practice Note 2 (*Managing Historical Archaeological Significance in the Works Application Process*) version 2 (May 2006) and be to the satisfaction of the Works Manager of Heritage Tasmania prior to the commencement of works; and

- 3. That if the Method Statement provides for any archaeological investigations, that these be undertaken in accordance with the endorsed Method Statement prior to the commencement of works, or as otherwise provided for in the Method Statement.**

Reason for conditions 1-3

To ensure that the sub-surface heritage information is considered and appropriately managed.

- 4. That a conservation plan be prepared for the registered places, which:**
- i. identifies all elements of heritage significance;**
  - ii. identifies constraints and opportunities for the adaptive reuse of the buildings; and**
  - iii. itemises repairs and maintenance essential to the long-term conservation of the places; and**
  - iv. contains a revised signage policy, consistent with the Heritage Council's Practice Note 6.**

**The conservation plan shall be submitted to Heritage Tasmania, and be to the satisfaction of the Works Manager, prior to the final plan for the subdivision being sealed by the Local Planning Authority (i.e. the Hobart City Council), or to an alternative timeframe as agreed to by the Works Manager.**

Reason for condition

To ensure that the heritage values of the historic places are properly taken into account and that a management plan is prepared to guide the conservation of these places.

- 5. That where the new structures adjoin heritage buildings, the new structures shall be constructed in a manner which minimises damage to the heritage fabric. Construction details are to be submitted to Heritage Tasmania, and be to the satisfaction of the Works Manager, before works commence.**

Reason for condition

To minimise potential damage to the heritage fabric of the place.

- 6. That the elevational treatment of the new buildings is revised in accordance with drawing SK09b.**

Reason for condition

To ensure the new buildings are more sympathetic to the historic streetscape.

- 7. That no signage is included in the approval.**

Reason for condition

Clarify the scope of this approval. Proposals for new signs will require additional approval.

- 8. This approval is valid for a period of two years from the date of this notice, at which time the approval will lapse unless substantial commencement has occurred.**

Reason for condition

To ensure that future works take into account the heritage values of the place at that time.

Advice

The applicant should note that all of the areas affected by the subdivision will remain entered in the Tasmanian Heritage Register as part of the original entries for the site. Works to the new lots shall require approval of the Tasmanian Heritage Council, unless further action is progressed to amend the existing registration.

## 9.3 Category B

### 9.3.1 Application No.: 3352 I and 3-5 Church Street, North Hobart;

**Applicant:** Peacock Darcey & Anderson P/L

**Owner:** The Anglican Church

**Proposal:** Subdivision.

**Decision by Committee:** The Application for sub-division at I-5 Church Street, North Hobart – in accordance with subdivision plan M593C-A dated 27/07/2009 by Peacock Darcey & Anderson P/L – is approved subject to the following conditions:

1. That the subdivision plan is amended, in accordance with the amended plan ref M593C-IC dated 28/08/2009 by Peacock Darcey & Anderson P/L, in order to provide scope for car parking for the hall while conserving the two significant walnut trees at the rear of the site.

Reason for condition

To conserve the heritage values of the place and to facilitate adaptive re-use of the hall.

2. That the physical construction of new driveways or carparking does not form part of this approval.

Reason for condition

To clarify the scope of this approval.

3. This approval is valid for a period of two years from the date of this notice, at which time the approval will lapse unless substantial commencement has occurred.

Reason for condition

To ensure that future works take into account the heritage values of the place at that time.

### 9.3.2 Application No.: 3371 5B Victoria Esplanade, Bellerive.

**Applicant:** David Wakefield & Associates

**Owner:** S & J Clennett

**Proposal:** New house to a subdivided lot at the rear of the original house.

**Decision by Committee:** The Application for Works at 5B Victoria Esplanade, Bellerive – in accordance with drawings 1 to 5 inclusive dated September 2009 by David Wakefield and Associates – is approved subject to the following condition:

1. This approval is valid for a period of two years from the date of this notice, at which time the approval will lapse unless substantial commencement has occurred.

Reason for condition

To ensure that future works take into account the heritage values of the place at that time.

**9.3.3 Application No.: 3373** 60 Queen Street, Ulverstone.

**Applicant:** Philp Lighton Architects Pty Ltd

**Owner:** Judy Schinkel & John Hardstaff

**Proposal:** Construct alterations and additions to the rear of the residence.

**Decision by Committee:** **The Application for Works at 60 Queen Street, Ulverstone – in accordance with the amended Philp Lighton Architects drawings 09.108 SK-02 ‘Floor Plans’ and SK-03 ‘Elevations – Proposed’, both marked REV A and dated 17.09.09 – is approved subject to the following conditions:**

- 1. That the skylight to the new bathroom shall be located on the rear [east] roof face and not the northern roof facing Maud Street as proposed.**

Reason for condition

To ensure that the heritage appearance of the place is not unnecessarily altered.

- 2. This approval is valid for a period of two years from the date of this notice, at which time the approval will lapse unless substantial commencement has occurred.**

Reason for condition

To ensure that future works take into account the heritage values of the place at that time.

**9.3.4 Application No.: 3374** 88 Arthur Street, East Launceston.

**Applicant:** JA Ascui & SA van Heek

**Owner:** JA Ascui & SA van Heek

**Proposal:** Construct two veranda roofs and new air drain, demolish brick front fences, construct new front fences, provide additional car parking space and construct new ramped path and landscaping.

**Decision by Committee:** **The Application for Works at 88 Arthur Street, East Launceston – in accordance with the Lionel Morrell Associates drawings 0914-01 ‘Working Drawings’, dated 29 July 2009, and 0914-SK01 ‘Sketch Drawing New Front Fences & Parking Bay’, dated 28 August 2009 and supporting submission dated 28 August 2009 – is approved subject to the following conditions:**

- 1. That where the new fences, gates and landing connect to the existing residence, the new materials be constructed in a manner which minimises damage and enables removal without adverse impact on the heritage fabric.**

Reason for condition

To protect the heritage fabric.

- 2. That the new steps, ramp and landing to the front yard of the property shall be of a colour and finish sympathetic to the historic cultural heritage values of the existing residence and be of a subdued nature so as to minimise its streetscape presence.**

Reason for condition

To ensure that the heritage appearance of the place is not unnecessarily altered.

- 3. This approval is valid for a period of two years from the date of this notice, at which time the approval will lapse unless substantial commencement has occurred.**

Reason for condition

To ensure that future works take into account the heritage values of the place at that time.

**9.3.5 Application No.: 3376** 1 Barrack Street, Hobart.

**Applicant:** Mr and Mrs F & F Elali

**Owner:** Mr and Mrs F & F Elali

**Proposal:** Internal alterations to convert residence to boarding house accommodation.

**Decision by Committee:** **The Application for Works at 1 Barrack Street, Hobart – in accordance with drawings numbered 685 sheets 1, 2A, 3, 4 and 5 dated August 2009 by Building Design Service – is approved subject to the following conditions:**

- 1. That the proposed partitioning to the existing rumpus and lounge rooms is not approved. No alterations are to be made to the existing doors of these rooms; however, the new door proposed to be cut in between the rumpus room and kitchen is approved.**

Reason for condition

To preserve the original qualities of these significant spaces.

- 2. That revised drawings to achieve the condition above be provided to Heritage Tasmania, and be to the satisfaction of the Works Manager, before works commence.**

Reason for condition

To ensure that amendments to the design reflect the intent of condition 1.

- 3. This approval is valid for a period of two years from the date of this notice, at which time the approval will lapse unless substantial commencement has occurred.**

Reason for condition

To ensure that future works take into account the heritage values of the place at that time.

**9.3.6 Application No.: 3375** 'Woodbury', 10 Fisher Avenue, Sandy Bay.

**Applicant:** Bob Mirowski Design and Construction

**Owner:** B & T Allender

**Proposal:** Garage, studio and storage alterations and additions.

**Decision by Committee:** **The Application for Works at 10 Fisher Avenue – in accordance with drawings dwg nos. A01 to A09, dated 27/08/09, by “Brighter Building Ideas” (Bob Mirowski) – is approved subject to the following condition:**

- 1. This approval is valid for a period of two years from the date of this notice, at which time the approval will lapse unless substantial commencement has occurred.**

Reason for condition

To ensure that future works take into account the heritage values of the place at that time.

## **9.4 Category C**

### **9.4.1 Application No.: 3381 'Dowling House', 181 St John Street, Launceston.**

**Applicant:** Michael Beamish

**Owner:** Michael Beamish

**Proposal:** Alterations to existing carport; replace paling fence with rendered boundary wall, fit new roof frame and cladding.

**Decision by Committee: The Application for Works at 181 St John Street, Launceston – in accordance with the drawings submitted with Works Application 3381 – is approved subject to the following condition:**

- I. This approval is valid for a period of two years from the date of this notice, at which time the approval will lapse unless substantial commencement has occurred.**

Reason for condition

To ensure that future works take into account the heritage values of the place at that time.

## **9.5 EXCLUSIONS**

The exclusions were noted.

## **10. GENERAL BUSINESS**

### **10.1 Memo to WAAC WAAC 3339, 18 Church Road, Collinsvale.**

The Committee noted Deirdre Macdonald's report that a works application for 18 Church Road, Collinsvale had been withdrawn. Committee members noted that representations had been made on this application. Brad Williams advised that, as part of Glenorchy City Council's process, advice of the withdrawal would be given to the representors.

### **10.2 Discussion Planning Directive 2.**

Brad Williams raised the matter of Planning Directive 2 that had been given public notice in the Mercury on Saturday 26 September 2009. There was some concern that the proposed changes may have an impact on archaeology and cultural landscape values. Following discussion on this matter the committee agreed that it would be guided by the recommendations of the Archaeology Advisory Panel following their consideration.

### **10.3 Minor amendment 42 Goulburn Street, Hobart.**

The committee noted a letter, tabled by Deirdre Macdonald, from Morris Nunn and Associates dated 29 September 2009, photos and some plans requesting an amendment to its previous approval. The committee noted that there were no representations made to the subject works application and that the proposed works were minor in nature and did not impact on the heritage values of the place.

## **11. GENERAL EVOLUTION OF WAAC**

### **11.1 Minor changes to Works approvals.**

## **12. NEXT MEETING**

WAAC 313 will commence at 10:00 am on Wednesday 14 October 2009 at 103 Macquarie Street, Hobart.

**MEETING CLOSED at 12:40 pm.**