



Tasmanian Heritage Council
GPO Box 618 Hobart Tasmania 7000
134 Macquarie St, Hobart Tasmania 7000
Tel: 1300 850 332
enquiries@heritage.tas.gov.au
www.heritage.tas.gov.au

PLANNING REF: DA0590/2016
THC WORKS REF: #5208
REGISTERED PLACE NO: #11260
FILE NO: 10-15-92THC
APPLICANT: Northern Outlet Developments
DATE OF DECISION: 21 December 2016

NOTICE OF HERITAGE DECISION

(Historic Cultural Heritage Act 1995)

The Place: CH Smith Complex, 16-24 Charles Street and 9 Canal Street
(site bounded by Charles, Canal, Bathurst and Cimitiere Streets),
Launceston.

Proposed Works: Consolidation of titles, conservation and adaptation of heritage
buildings, and new commercial development incorporating car
parking on two levels.

Under section 39(6)(b) of the *Historic Cultural Heritage Act 1995* (the Act), the Heritage Council gives notice that it consents to the discretionary permit being granted in accordance with Development Application DA0590/2016, advertised on 7/12/2016 subject to the following conditions:

- 1. The old signage painted on the southern wall of the c1850s Fry Residence at 24 Charles Street must be retained and not painted over except to the lower section of the wall below the word 'Blue'.**

Reason for condition

To retain the sign that has for many years been a distinctive element of the site and which contains graphics of historic interest in relation to the occupation of this site by C H Smith and a publically advertised household product (Reckitt's Blue) that reflects a past way of life.

- 2. Construction documentation for the approved heritage works to the c1830s Canal Street Warehouse must be provided to Heritage Tasmania, and be to the satisfaction of the Works Manager prior to commencing those parts of the heritage works.**
- 3. Construction documentation for the approved heritage works to the c1850s Fry Residence at 24 Charles Street, including details of the retention of ribs and bulkheads, and 'fitout to future detail', must be provided to Heritage Tasmania, and be to the satisfaction of the Works Manager prior to commencing those parts of the heritage works.**

Reason for conditions 2 & 3

To provide the opportunity for detailed review of the proposed heritage works by Heritage Tasmania, and to ensure that any heritage works not identified in the discretionary permit application have regard for the place's heritage values.

- 4. Where any new structures or hard surface finishes about the significant buildings and structures of interest to the THC, the new work must be detailed and constructed in a manner which minimises damage to, and does not hinder the ongoing maintenance of, the historic heritage fabric.**

The concrete floors and paving that are proposed for the new development must be detailed and constructed in a manner that ensures that the junctions between the new surfaces and the heritage masonry do not result in the transfer of moisture, or introduction of soluble salts into the existing porous masonry walls that have no damp course.

Reason for condition 4

To protect the fabric of the heritage elements, and to avoid any circumstances that may cause or exacerbate rising damp in the historic masonry walls.

- 5. A copy of the plans and specifications being prepared for building approval/s, having regard for compliance with the above conditions, must be provided to Heritage Tasmania at the time these documents are lodged with the local planning authority. The documents must reflect the design changes being required to satisfy the standards and conditions of this and any other Heritage Council approvals.**

Reason for condition 5

To ensure that the detail design reflects the intent of the above conditions and to enable Heritage Tasmania's heritage advisors to respond to any relevant detail matters that have not been addressed at the planning approval stage.

- 6. An architect whom Heritage Tasmania's Works Manager accepts is recognised and respected as a specialist in historic heritage conservation (i.e. a *heritage consultant*) must be appointed to provide oversight and direction to all aspects of conservation works to those structures on the site that are entered in the Tasmanian Heritage Register.**

Reason for condition 6

To ensure that persons with appropriate knowledge and skills direct the heritage conservation works on the site, in accordance with the Australia ICOMOS *Burra Charter* Article 30; and as may be required by the Tasmanian Heritage Council under section 39(7)(b) of the *Historic Cultural Heritage Act 1995*.

- 7. A communication protocol must be developed, and implemented under supervision of the *heritage consultant*, to ensure that all persons working on the site understand and appreciate the heritage values of the site and the obligations arising from the place's entry in the Tasmanian Heritage Register and from the conditions of this permit. An outline of the communication protocol must be submitted to Heritage Tasmania, and be to the satisfaction of the Works Manager, prior to the commencement of the approved heritage works on the site.**

Reason for condition 7

To ensure that all persons working on the site are aware of the heritage values of the site and their responsibilities under the *Historic Cultural Heritage Act 1995*.

- 8. An interpretation plan, including the details of its implementation, must be submitted to Heritage Tasmania, and be to the satisfaction of the Works Manager prior to lodgement of documentation for building approval.**

Reason for condition 8

To recognise the heritage values of this place and use these values as a public benefit opportunity.

Advice in relation to condition 8

The interpretation plan should be informed by the '*CH Smith Site, Conservation Management Plan*' dated August 2004 by Paul Davies Pty Ltd, and by the archaeological investigations undertaken on the site.

- 9. In the event that archaeological features and/or deposits are revealed during ground disturbance:**
- (i) Work in the vicinity must stop immediately and Heritage Tasmania's Works Manager must be notified and given access to the site for the purpose of inspection; and**
 - (ii) If the Works Manager determines that the features and deposits are significant, the proponent must engage a suitably qualified historical archaeologist to undertake archaeological recording and recovery of artefacts and this must be completed to the satisfaction of the Works Manager prior to works in that area recommencing; or,**
 - (iii) If no response is received from the Works Manager within 2 working days after notice has been given under (i), then work may recommence.**

Reason for condition 9

To ensure that the archaeological features and deposits are properly assessed for their heritage value and, if necessary, are appropriately investigated and managed.

Advice in relation to condition 9

Potentially significant archaeological features may include subsurface foundations, buried or subsurface paving, pathways and drains; or concentrations of old domestic refuse including ceramics, glass, metal, and bone and shell fragments, of which the construction or deposition date can be reasonably determined to be pre-1950.

- 10. (i) An extant record of the interiors of the c1860s Grain Store at 22 Charles Street, and the c1850s Fry Residence at 24 Charles Street, including floor structure and loading doors of the Grain Store, must be completed by an architect, or a heritage consultant experienced in the recording of heritage places.**
- (ii) The extant record must include measured drawings that clearly record the construction form and details of the interiors; in plan and section drawn to scale of 1:50 with details at larger scale where necessary to illustrate complex details. Copies of sketch drawings bearing the dimensions taken on site must be provided with the final drafted version of the documentation.**
 - (iii) The extant record must include digital photographic images of high resolution that illustrate the form and detail of the structure, and these images must be referenced to a plan of the structure in a manner that clearly shows the camera location/orientation for each image.**

(iv) One print copy and a digital PDF copy of the completed extant record must be submitted to Heritage Tasmania and be to the satisfaction of the Works Manager prior to the commencement of any demolition work on these buildings.

Reason for condition 10

To record architectural elements that are of archaeological interest; as may be required by the Tasmanian Heritage Council under section 39(7)(d) of the *Historic Cultural Heritage Act 1995*. It is intended that the recording be undertaken in accordance with the Tasmanian Heritage Council's Practice Note 3, *PROCEDURE FOR RECORDING A HERITAGE PLACE*. Reference may also be made to the NSW Heritage Office publication, *HOW TO PREPARE ARCHIVAL RECORDS OF HERITAGE ITEMS* (Heritage Information Series), 3rd ed., 1998.

Advice

It is recommended that the space adjacent to the remnant wall on Canal Street, between the 1919 CH Smith Offices (16-18 Charles St) and the c1830s Canal Street Warehouse, be kept free of car parking and instead be landscaped as a pedestrian plaza (accepting that this plaza would be traversed by the vehicular access from Canal Street). This is to provide a more appropriate setting for the two retained warehouse buildings. The opportunity exists to incorporate interpretation of the complex's historic cultural heritage significance within this area.

Please ensure the details of this notice, including conditions and advice, are included in any permit issued, and forward a copy of the permit or decision of refusal to the Heritage Council for our records.

Please contact Heritage Tasmania's Works Manager, Ian Boersma, on 6777 2073 or 1300 850 332 if you require clarification of any matters contained in this notice.



Brett Torossi

Chair

Under delegation of the Tasmanian Heritage Council