



## Attachment 2 - 202 George Street, Launceston - Plans to be endorsed

### Executive Summary:

The proposal relates to the demolition of 202 George Street, property id 6678760 title reference 69385/1. The site is zoned inner residential with a Heritage Place overlay over the dwelling. The site is not on the Stage heritage register however, as per table E13.2.11 202 George street classified on the Local Heritage Places registrar.

### Background:

202 George street is a predominantly imitation weatherboard home with a galvanised iron roof, constructed in 1900.

The dwelling was converted into 4 flats in 1963. Many original features of the home seems to have been altered or removed. Including a West facing bay window, existing stairs, a number of existing doors have been blocked up and new doors constructed in certain areas. Parts of the existing floors have been covered with a false floor.

In 1968 there was replacement works completed. Which included the removal of a West facing balcony, an existing timber balcony was also replaced with concrete and an existing garage roof was also replaced with concrete.

In 1973 a carport was constructed on the corner of Balfour and George street.

(existing council plans attached to this report)

Furthermore, there seems to have been a number of un-sympathetic extensions added to the dwelling including a bedroom facing George street and another facing Balfour which are both of a texture coat finish. There are extensive concrete block walls that form both balustrades and supports for concrete decks that wrap 2 x sides of the dwelling. There are a number of framed in window openings, a mix of timber and aluminium framed windows, 80's style brick archway

### Photos of 202 George



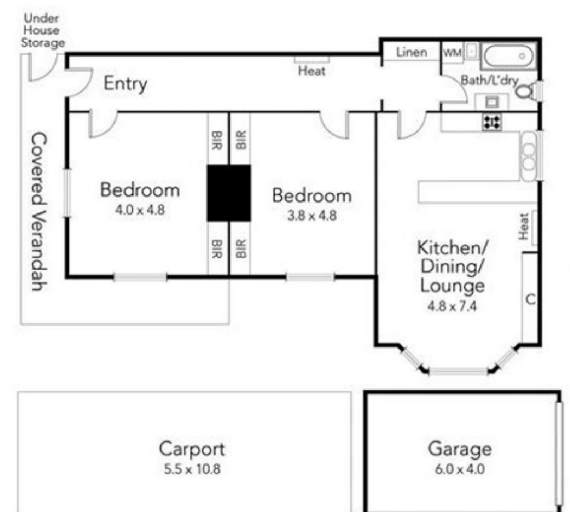
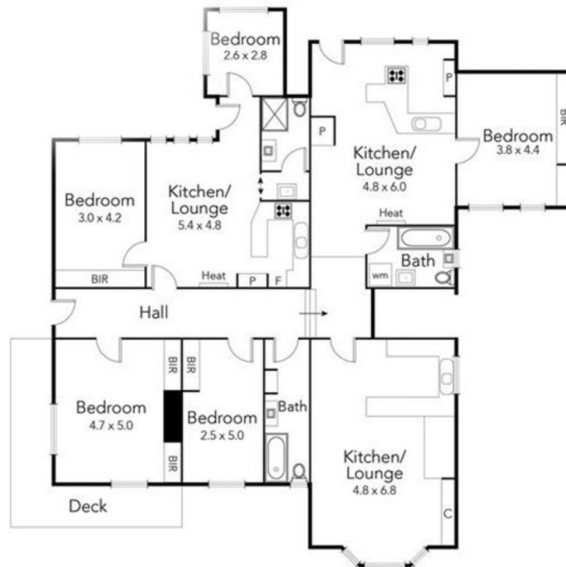
*Chase. Wonder.*

# S.

**S. Group**  
Level 1, 10-14 Paterson Street  
PO Box 1271 Launceston Tasmania 7250



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Outlined below is a report conducted on site by Both S.group Architects and Anstie constructions

- Heritage Strategies - S Group

### Architect:

A unique multi disciplinary studio integrating architecture and strategic creative design. S. Group are leaders in offering a combination of specialist knowledge, resources, capability and scale, driven by an ultimate vision to enhance our communities both on a local and global scale through interactions with progressive, functional and beautifully considered design.



### Pre DA meetings:

S. Group representatives have met with a private planner, to discuss the implication of the demolition of the dwelling.

Feedback was generated by this forum and believe that there are grounds for demolition.

Outlined below is a direct response to the part E13.6.1 of the Launceston planning scheme, and a review of the Launceston Heritage study 2007, words and photography have been used to try and best portray our responses to the performance criteria.

### Dilapidation / heritage report:

#### Launceston Heritage study 2007: summary report and recommendations

Upon review of the above-mentioned report, we believe that 202 George street does not enhance the overall heritage value or streetscape of both George street and Balfour street.

The home is not well designed or built and does not show any signs of key building marking new developments or periods of development.

The dwelling is not a 'rare' example of a style or tells an important story

Furthermore, there is no known special association to this dwelling.

#### Launceston Heritage study 2007: places of locate heritage significant site inventory

202 George street is not within this report

### E13.6.1 Demolition

#### a. The physical condition

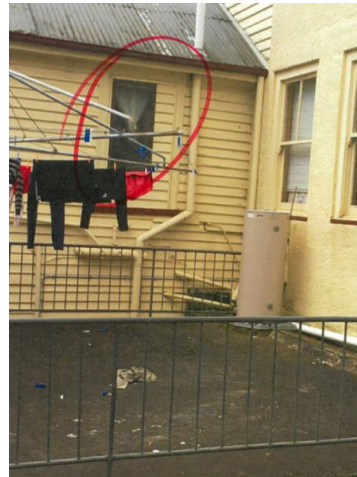
Upon inspection and completion of an initial feasibility study it is not economically viable to renovate and refurbish the existing structure.

There is considerable water damage due to drainage issues, windows have been infilled and replaced in part of the openings with aluminium windows. The roofing and flashing require replacing, along with most weatherboards. The home requires re-painting, concrete decks required re-waterproofing, the home is not energy efficient, old, run down and generally in disrepair.

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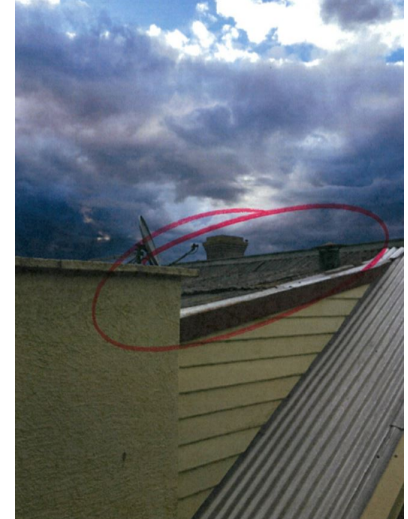
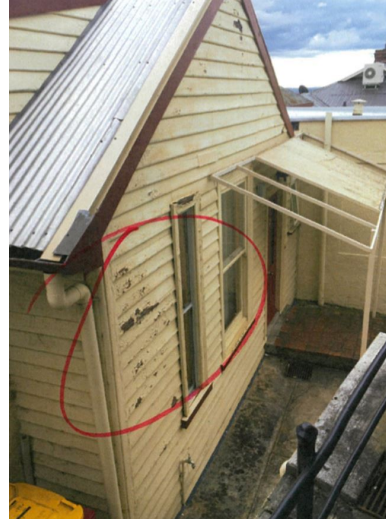


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While we do not endorse the strategy of 'demolition by neglect' the current condition of the home required enormous investment to bring the building up to current building regulations and OHS conditions.

**b. The extent and rate of deterioration of the building or structure**

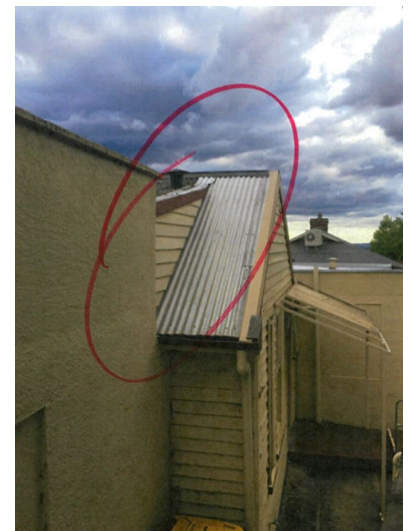
Deterioration is happening at a considerable rate, weatherboards are damaged, unsuitable and complicated box gutters / roof forms provide a high risk of failing. Roofing and roof sheets are lifting and are rusty. Windows are unsealed and frames are weathered or rotting.



*Chase. Wonder.*

c. The safety of the building structure

There are many unsafe parts of the dwelling due to poor workmanship and site movement. There are large cracks in concrete work, the concrete decks are not safe.



d. The streetscape or setting in which the building or structure is located

The current streetscape of George and Balfour have homes that predominately of character and have specific heritage treatments / character that add value to the



streetscape. Most dwellings give a 'front' door presence that address the street and have a consistent setback from the street. 202 George streets main building is set back a considerable distance from the George street boundary and is not in keeping with surrounding context.

202 George does not have any real presence and does not make a perceived positive contribution to the character of the area. The additions, garaging and carport parking areas detract from the predominant character of the area.

The original form and massing of the dwelling has been predominately lost due to the additions and added parking areas. There is no sign of original joinery and the windows and doors seemed to have no unique characteristics. The addition of concrete walkways and parking areas furthermore detract from the surrounding character of 'well kept' gardens and front fence character.

Referencing "A pictorial Guide to identifying Australian Architecture" 202 George street seems to have no style indicators that reference the era of this dwelling c. 1890 – 1915.

#### George street streetscape



*Chase. Wonder.*



### Balfour street streetscape



e. The cultural heritage values of the local heritage place

### South Central precinct

The South Central precinct is clearly defined the Launceston heritage report and is defined by the hospital grounds to the south, the steep edge to the east under the High Street precinct. A focus of the area is Princes Square and the churches and civic areas surrounding it with the very fine streetscape of townhouses extending north-south. Several areas of modest early housing are incorporated in a sub-network of narrow streets and lanes that add to the fine-grained nature of the precinct. The major developments, in contrast to much of Launceston's residential areas, are constructed of stone and brick in the form of terraces, conjoined buildings as well as substantial free-standing buildings within gardens. Generally residential lot sizes are tighter than the areas to the east. The precinct has extremely high integrity and intactness

It also defines the precinct as streetscapes of high visual and aesthetic value that demonstrate the core values of housing development in Launceston. • The precinct contains a number of brick and stone buildings demonstrating the relative wealth of owners and contrasting to the predominance of timber construction elsewhere in the city. • The buildings through their form, detail and style, together demonstrate the high quality craftsmanship found throughout the major housing developments of Launceston.

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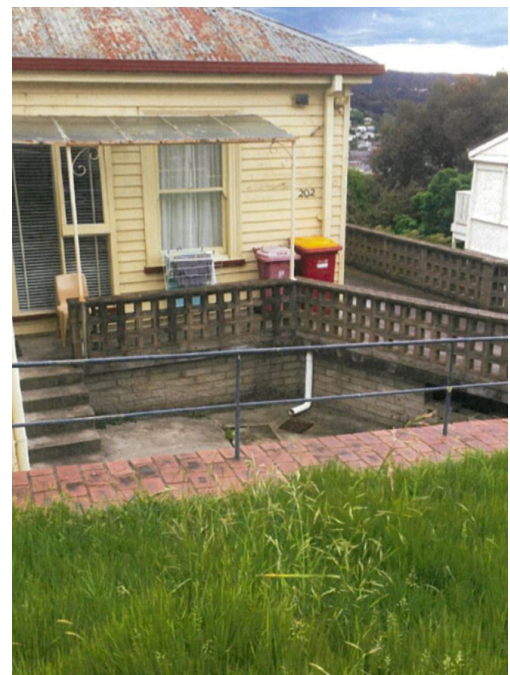
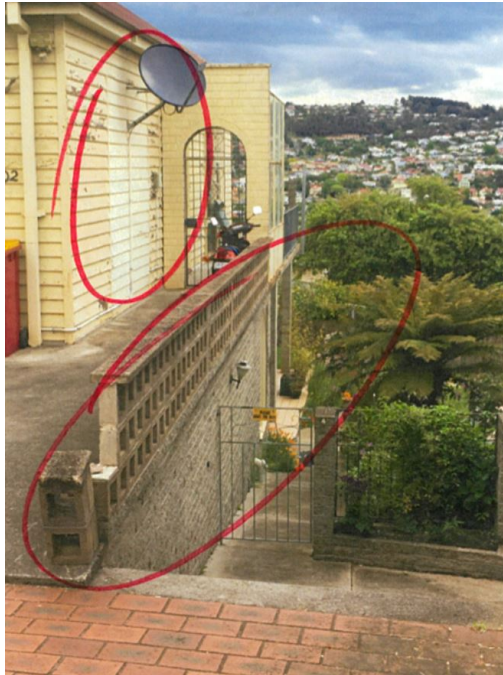
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PO Box 1271 Launceston Tasmania 7250

**PLANNING EXHIBITED DOCUMENTS**  
Ref. No: DA 0585/2017  
Date advertised: 15/11/2017  
Planning Administration: *Dryden*

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202 George street I believe is not a contributory building to the streetscape of this precinct or place. The building is generally not of high quality craftsmanship, detail or fenestration. The façade is not prominent or as beautiful as the surrounding context. Furthermore, the heritage report states that carports and garages should generally not be located in front of the current buildings.

*Chase. Wonder.*







f. The need for the development

The removal of this building will open the possibility for a more sensitive development

g. Any options to reduce or mitigate deterioration

202 George street has been a rental investments property from what we can gather for more than 40 years. Investment properties generally are that investments and up keep / maintenance is usually neglected for profitability. There is minimal perceived opportunities to reduce or mitigate deterioration.

h. Whether demolition is the most reasonable option to secure the long-term of a building or structure; and

The demolition of 202 George street would create a unique opportunity to re-develop the site into a more sensitive development that is suitable for the streetscape. Adaptive re-use is not feasible for long term survival of the dwelling.

i. Any overriding economic considerations

The life of this home seems to be at its end of its economic and business cycle.

Conclusion

Key Benefits for demolition:

- i. The existing dwelling and extensions in their current state are not in keeping with the streetscape
- ii. The dwelling is in a state of dis-repair and neglect.
- iii. In terms of its scale we believe that the home does not fit well in the context of existing
- iv. Demolition does not adversely impact on the values of the area

S.Group have had extensive experience in working with heritage buildings including no.5 Avalon place, 115 Meander Valley Road and 4-6 Boland Street aswell as the civic toilet development adjacent to Macquarie house. We believe that the demolition in this case is justifiable due to the points raised within this letter. If S.group cannot see value in the retaining of this dwelling and feel that there will be no unreasonable impact on the historic significant of the place and setting.

If there are any further questions or queries on the above, please do not hesitate to contact S. Group directly.

Yours Sincerely,

**Josh Upston**  
Senior Architect – S Group

walkway / deck to be removed

shrub's to be removed

hatch area denotes area of proposed demolition

area of garage to be removed



ALL VEGETATION TO BE REMOVED FROM SITE



view from George street



view from Balfour street



view from Balfour street



view from George street



**DEMOLITION NOTES**

CONFIRM ALL DIMENSIONS AND DETAIL ON SITE PRIOR TO COMMENCEMENT

ENSURE WALLS ARE NON LOAD BEARING PRIOR TO DEMOLITION AND SEEK ENGINEER'S DIRECTION AS REQUIRED

SUITABLY (WHERE POSSIBLE) RELOCATE OR OTHERWISE DECOMMISSION EXISTING PLUMBING AND ELECTRICAL SERVICES ASSOCIATED WITH DEMOLITION

GENERAL DEMOLITION: TO AS 2601

CAP ALL EXISTING SERVICES

**EXISTING BUILDINGS**

UNTIL PERMANENT SUPPORT IS PROVIDED, PROVIDE TEMPORARY SUPPORT FOR SECTIONS OF EXISTING BUILDINGS WHICH ARE TO BE ALTERED AND WHICH NORMALLY RELY FOR SUPPORT ON WORK TO BE DEMOLISHED.

**ASBESTOS REMOVAL**

METHOD: USE WET REMOVAL METHODS RECOMMENDED IN THE CODE OF PRACTICE FOR THE REMOVAL OF ASBESTOS (NOHSC:2002)

ALL EXISTING FOOTINGS TO BE REMOVED

PRIOR TO COMMENCEMENT OF CONSTRUCTION A BOUNDARY BACKFLOW PREVENTION DEVICE AND WATER METER MUST BE INSTALLED TO TASWATER SPECIFICATIONS.

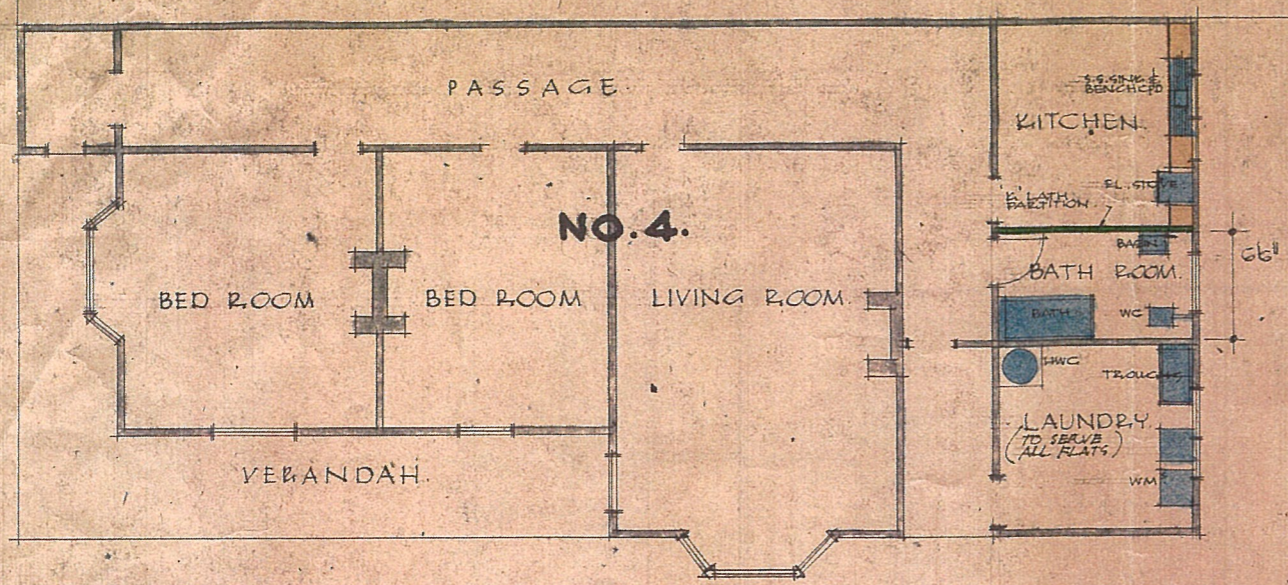
area of carport / retaining walls to be removed

DEMOLITION APPLICATION 07/11/17

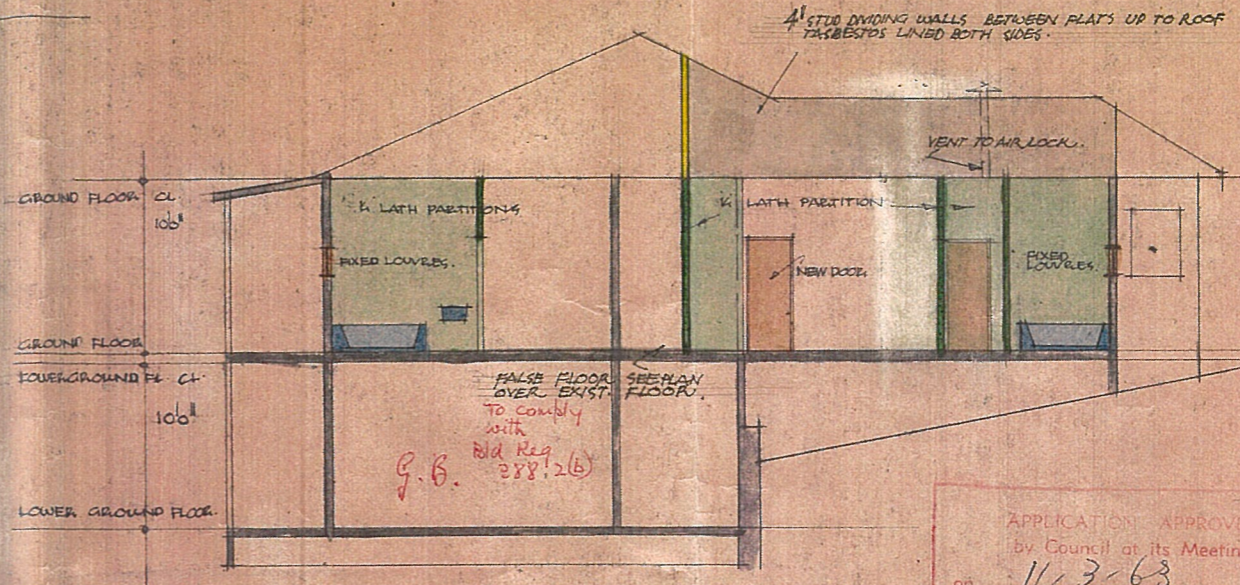


REVISION	DATE	DESCRIPTION	SCALE @ A3	1:200	ISSUE	DA
ADDRESS			202 George street		do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS	
CLIENT			S. group		DWG #	
DWG			Demolition application		A0-000	
DRAWN			SG		PROJECT#	
CHKD			SH		J002983	

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T: 03 63 111 403 E: info@sgroup.com.au W: www.sgroup.com.au

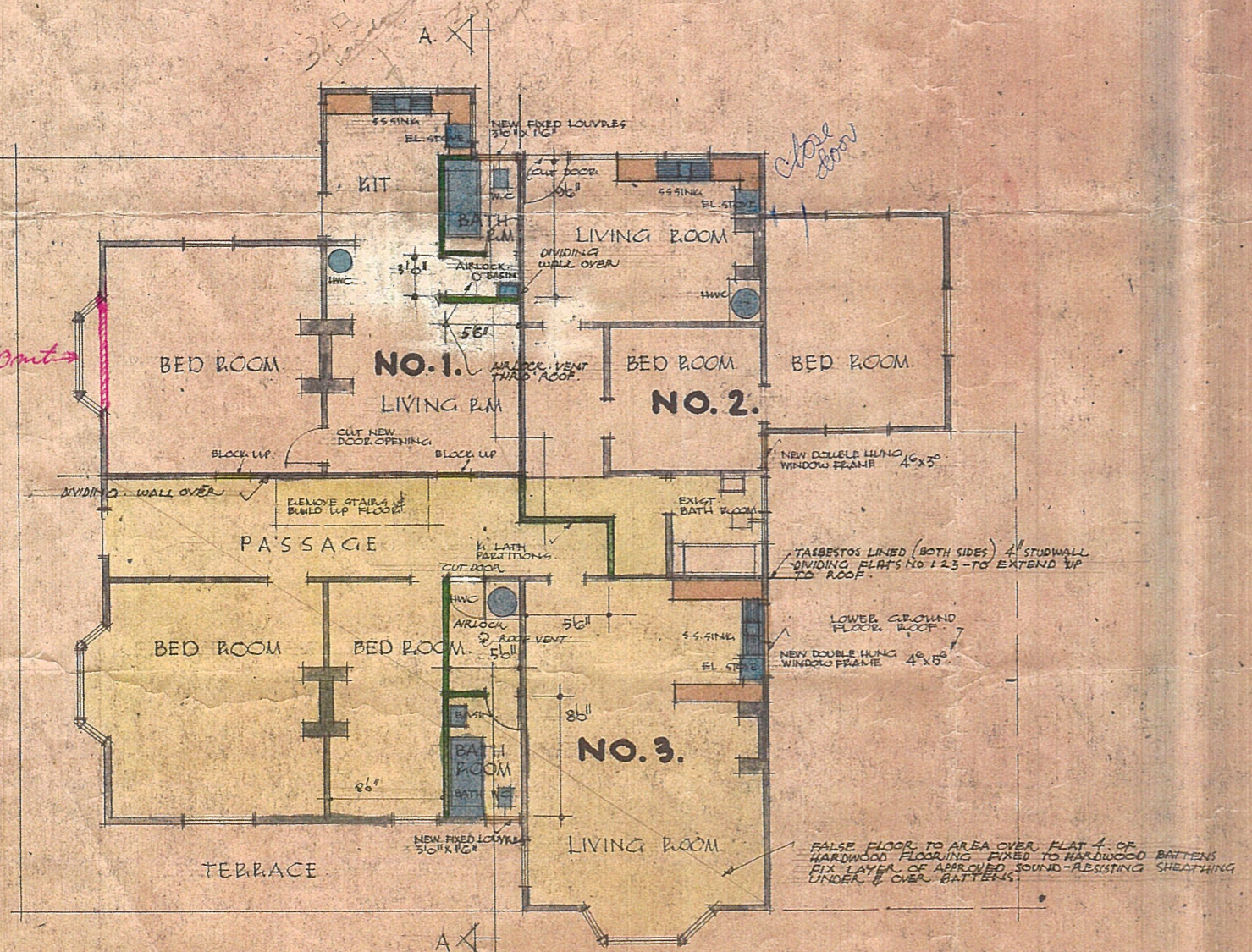


LOWER GROUND FLOOR PLAN.



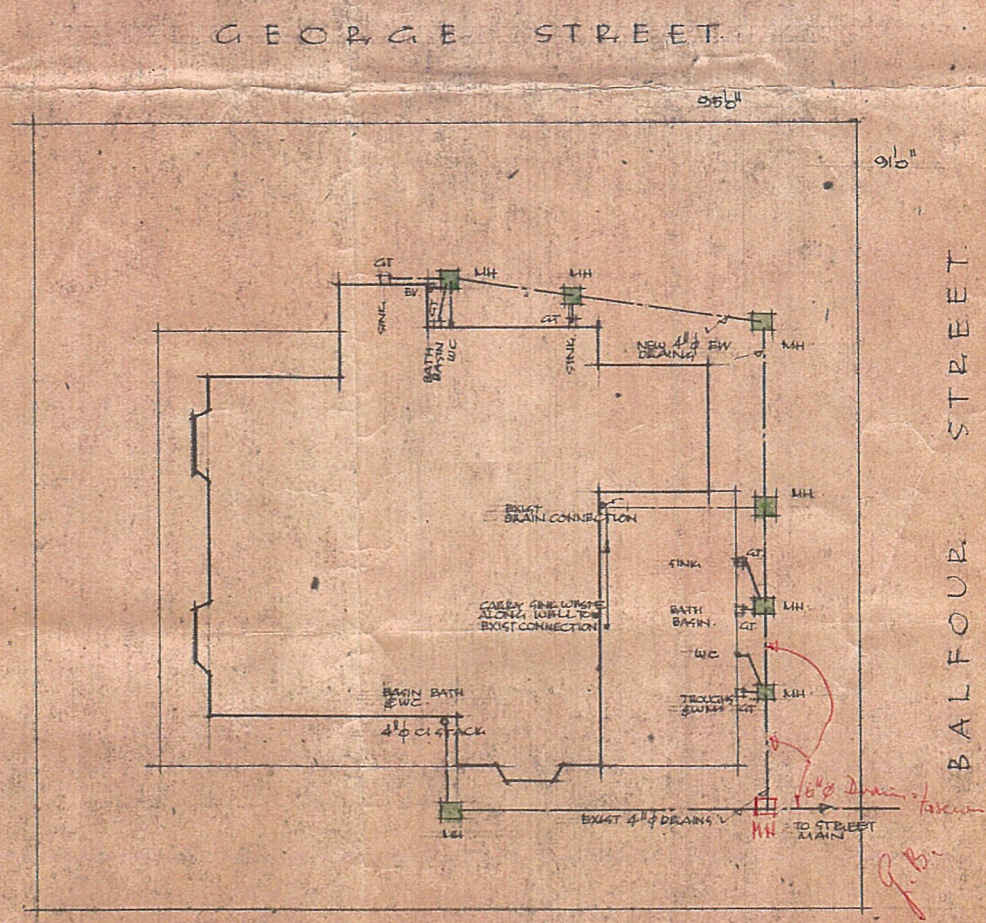
SECTION A.A.

APPLICATION APPROVED  
 By Council at its Meeting  
 on 11.3.63 subject  
 to the Building Act, 1937, and Regula-  
 tions made thereunder and the relevant  
 By Laws  
*[Signature]*  
 City Building Surveyor.  
 Permit No. 5708



GROUND FLOOR PLAN.

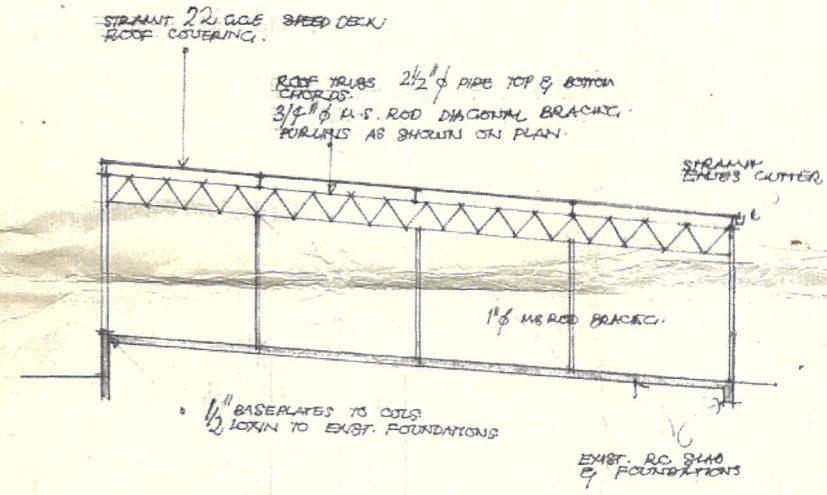
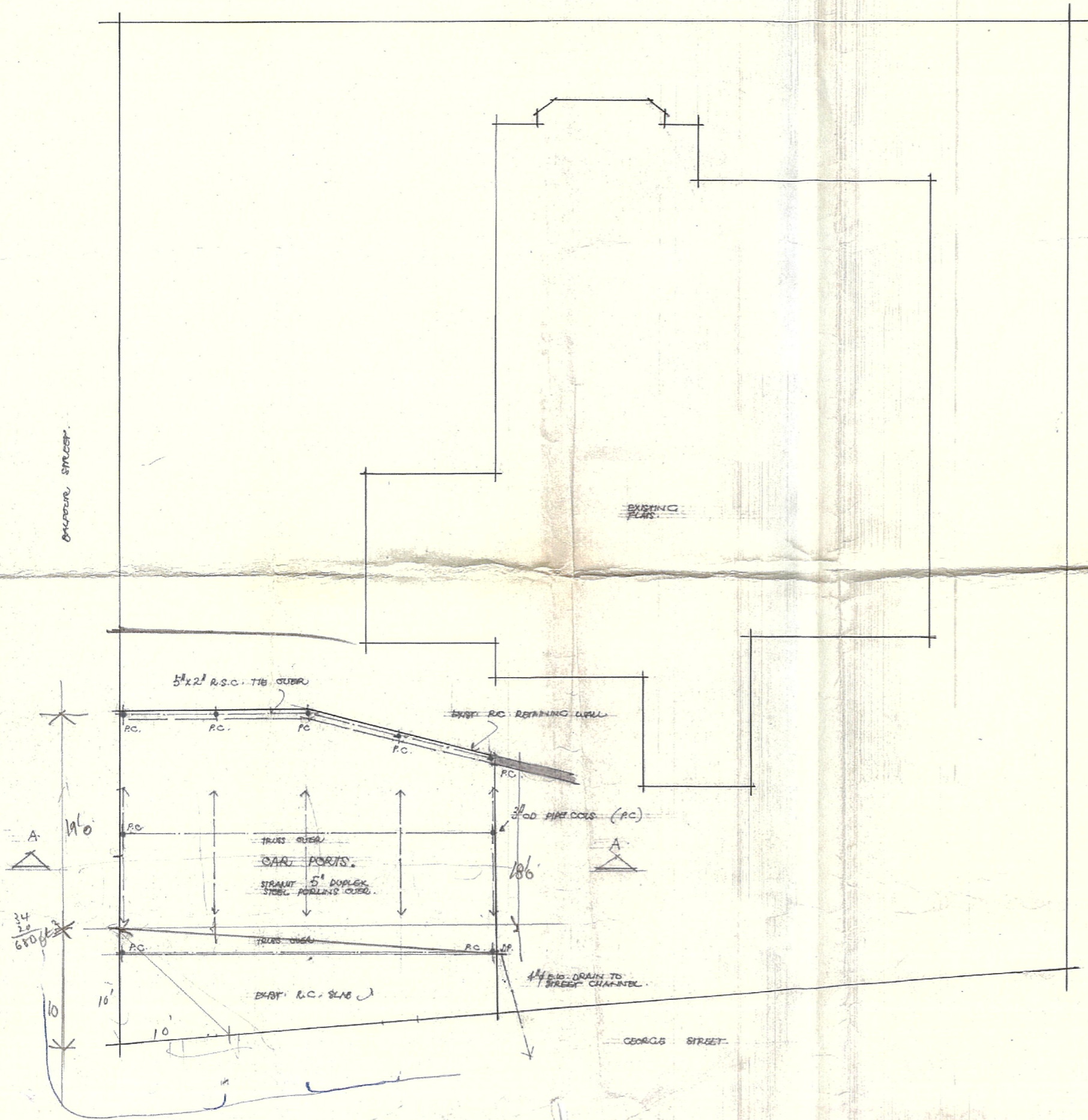
SCALE 1/8 INCH = 1 FOOT.



SITE PLAN.

SCALE 1/16 INCH = 1 FOOT.

PROPOSED CONVERSION-HOUSE 202 GEORGE ST - INTO 4 FLATS - FOR MR. J. BALLANCIN.



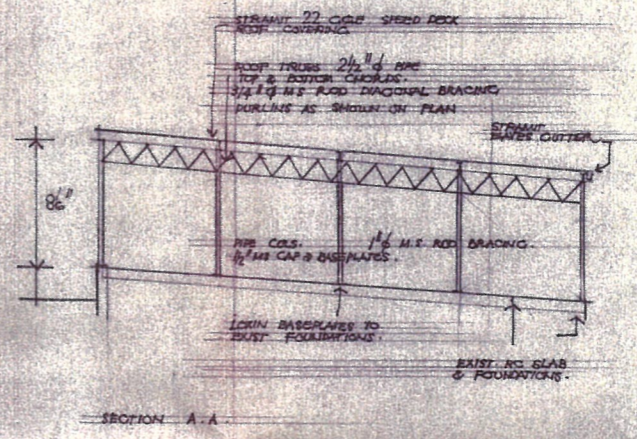
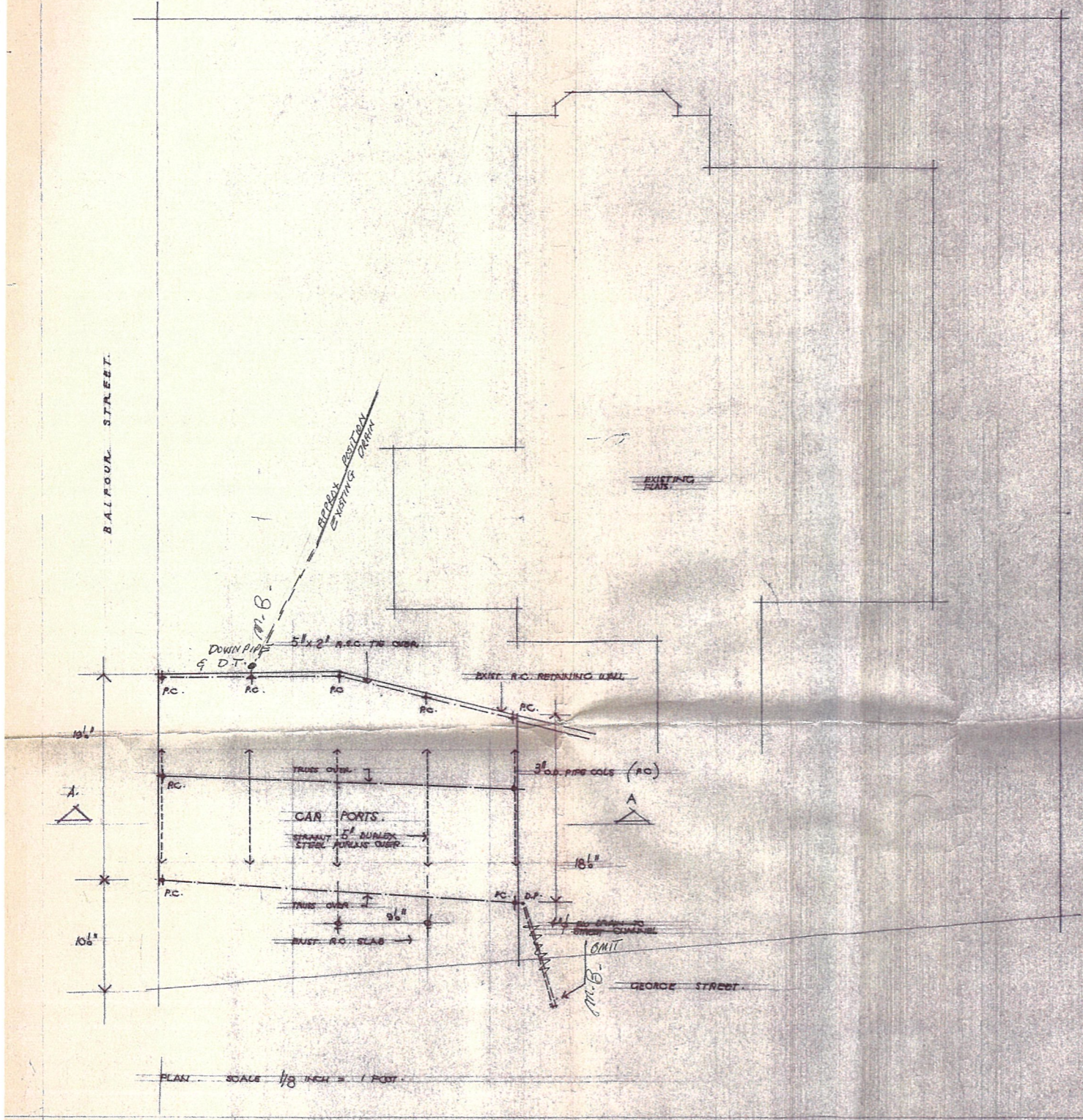
SECTION A-A.

CAR PORTS - NO 202 GEORGE STREET.  
 FOR MR. M. BORTOLOTT.

FLOOR & SITE PLAN : SCALE : 1/8 INCH = 1 FOOT.

18473

CITY OF LAUNCESTON  
 APPLICATION APPROVED  
 On 20<sup>th</sup> June 1973 subject to  
 compliance with Local Government Act 1962,  
 Building Regulations, relevant By-laws and con-  
 ditions listed on Building Permit No. 184-73  
*[Signature]*  
 City Building Surveyor



CAR PORTS TO EXISTING FLAT  
 10-202 GEORGE STREET FOR  
 MR. H. SKOTLOP