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[REDACTED]

From: morrell [REDACTED]
Sent: Wednesday, 29 November 2017 5:09 PM
To: Contact Us
Cc: [REDACTED]
Subject: HERITAGE PROTECTION SOCIETY Re 202 George Street Launceston DA0585/2017

HERITAGE PROTECTION SOCIETY (TASMANIA) Inc.
[REDACTED] Launceston Tasmania 7250

27 November 2017

The General Manager
Mr Michael Stretton
Launceston City Council
Town Hall
St John Street
LAUNCESTON TAS 7250

By email only to contactus@launceston.tas.gov.au

Dear Sir,

Re: DA0585/2017 Demolition of exiting dwellings at 202 George Street Launceston.

We refer to the notice in The Examiner newspaper.

This place is entered on the Local Historic Heritage Code for which the purpose is such provision is to:

- a) protect and enhance the historic cultural heritage significance of local heritage places and heritage precincts; and
- b) encourage and facilitate the continued use of these items for beneficial purposes; and
- c) discourage the deterioration, demolition or removal of buildings and items of asessed heritage significance; and

d) ensure that new use and development is undertaken in a manner that is sympathetic to, and does not detract from, the cultural significance of the land, buildings and items and their settings; and

e) conserve specifically identified heritage places by allowing a use that otherwise may be prohibited if this will demonstratively assist in conserving that place.

Documents supporting this application do not address these specific provisions of the Planning Scheme. Instead the applicant submits comments and opinions that are generally disparaging of the cultural heritage virtues of the place, and not what should be expected of a qualified heritage consultant experienced in this field.

Undertakings in the demolition application that a replacement building would better relate to the heritage virtues of the area are firmly contested.

Prior to the establishment and final proclamation of the Tasmanian Heritage Council in 1997, the cultural heritage value of this place was identified by a multi-disciplined expert committee formed by the National Trust, and who undertook a comprehensive and detailed investigation of all properties situated along the precinct of Balfour Street from High Street to Upton Street, including corner buildings that front cross streets including the subject property at 202 George Street. Each property in the precinct was thoroughly researched, and individual Property Information Sheets completed for each property and lodged with Launceston City Council and forwarded to each property owner advising them of the research done and importance given to each place, and affording them input to the process of nominations to the Launceston Heritage Schedule. Again when the subsequent planning scheme was prepared by Launceston City Council, statutory advertising was done and again all owners were invited to make submissions before their properties were entered on the Launceston Heritage Schedule of the Scheme. There were no objections registered, and subsequently the Tasmanian Planning Commission certified the statutory Planning Scheme.

It is therefore disappointing that the applicant contends that there cannot be located any information as to the cultural heritage background of this place, and that even more remarkably that the place does not even tell an important story.

An easily accessed **google** search reveals that this place was in fact "Malonga" a Private Maternity Hospital opened by Sister Rita Whitelaw in July 1929. Furthermore, in delivering his speech at the launch of Jenny Gill's book ***Other Hospitals in Launceston 19th -21st Centuries*** on 22 June 2017, Eric Ratcliff commented that he was one of many people born there.

The following articles from The Examiner and The Mercury newspapers document the establishment and opening of the hospital, following which further internet searches have located a number of birth notices of people having been born there up until around at least 1937.

Examiner (Launceston, Tas. : 1900 - 1954), Saturday 4 May 1929, page 12

"MALONGA" Ready in July, Motherhood entails many responsibilities. One is the selection of a maternity home. Too much care cannot be taken in pondering the credentials of those in whose hands a mother contemplates placing her own life and that of the infant. At the end of July Sister Rita Whitelaw will open a new maternity hospital in Launceston. Sister Whitelaw, who is a native of this city, holds a double nursing certificate. She trained at the General Hospital, Melbourne and the Women's Hospital, Carlton. Since returning to Tasmania she has been in charge of the district hospital at St Marys, and later she relieved the matron of the Wynyard Hospital for six months The premises selected for the new "home" are situated at the corner of

George and Balfour streets. The house stands well back from the streets In an old-fashioned garden, and from the sunny verandahs a beautiful view is obtained. The house is to be thoroughly renovated and refurnished before Sister Whitelaw takes possession about the last week in July The hospital will be known as "Malonga"; It is not intended to run it on it very large scale, and at the outset only about six beds will be available, for Sister Whitelaw wishes to give every, case 'personal care and attention'. Her mother, who is also a professional midwife and will be attached to the nursing staff.

Mercury (Hobart, Tas. : 1860 - 1954), Wednesday 4 September 1929, page 7

MALONGA PRIVATE HOSPITAL

Beautiful for situation and equipped with everything necessary for the safety and comfort of patients is Malonga Private Maternity Hospital, George Street, Launceston. Sister Rita Whitelaw, matron and proprietress, announced the opening of Malonga this week, and invited , inspection before the arrival of parents. The hospital contains private and double wards of large proportions, furnished comfortably, and the walls are decorated in a soothing tint suggestive of soft sunshine, but no glare. There is a nursery furnished with tiny cots, with pretty blue and white coverlets. The daintiest of china and silver is for the patients' use. A spotless kitchen is exclusive to the preparation of food for patients. Modern sterilisation apparatus and continuous hot water service is installed; In fact Malonga is a model hospital for maternity work completing her training she has increased her experience in both hospital and private nursing.

Wide glassed-in verandahs open from the wards of Malonga from which is commanded a pleasing view of river and hills. Being situated away from the noise of the city, this maternity hospital has everything in its favour as a building as well as the efficiency of the staff.

By the advent of WW2, Sister Rita Whitelaw then appears to have joined the armed forces (AIF) because there is a reference in The Examiner 22 September 1943 to her having visited her mother, Mrs S. Whitelaw of Launceston, before returning to the mainland.

She is recorded in the ROLL OF HONOUR, TASMANIAN SERVICE WOMEN WW2.

WHITELAW RITA MARY : Service Number - TX6102 : Date of birth - 23 Jun 1902 : Place of birth - LAUNCESTON TAS : Place of enlistment - HOBART TAS : Next of Kin - WHITELAW SUSAN

Contents date range	1939 - 1948
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Our current research has not yet extended to learn when she was discharged, whether she returned to Launceston after WW2, or any information concerning the continuation of Malunga or what happened to the place after that.

By the early 1960's, the old residence had been purchased by Mr J. Ballancin and approval gained to convert the place into 4 rental flats, being currently the situation to be found. A subsequent owner constructed open carports off George Street.

The original residence is estimated to have been constructed c1865 and with a Victorian style extension added on the southern side in c1880.

Attached is the 1963 drawing converting the house to flats for Ballancin, obtained from the LCC files by the applicant, but overmarked by us to illustrate the evolution of the building.

The upstairs kitchen towards George St and the bedroom towards Balfour St are later extensions and of little interest.

- The original house is the 4 rooms to the northern side. It has a wooden shingle roof and a different style chimney. We believe that part could be c1865?
- The long gable-roofed section on the Balfour St side is Victorian (note different chimney style) and we believe is c1880. The bay windows on the northern side have been added when the Victorian wing was added c1880.

The two adjoining houses (George St and Balfour St) were built c1930'S and were previously part of the garden of 202 George Street, presumed to have been subdivided off at the time Sister Whitelaw established Malonga in or around 1929. The July 1929 article in the Examiner refers to the house "stands well back from the streets in an old fashioned garden". It is difficult to see that description with the present boundaries?

Research done by the owner of 22 Balfour St (2 houses down the hill) reveals that 202 George St was part of the original land grant given to the original owners of 22 Balfour Street, when built in 1843. The original house at 22 Balfour apparently went off the records in 1896 and came back on to the records, in its present style in 1899.

Launceston is Australia's third oldest city, and an essential cornerstone of its cultural heritage significance is its housing stock representing all stages of the evolution of the city from around 1820 to the present day. Tasmanian tourism authorities and including Launceston City Council itself, commonly describe Launceston as having the best preserved cityscape and with a fascinating history traced in its beautiful old buildings and streetscapes.

Demolition resulting in vacant land is contrary to established principles. This application proposes nothing to replace it other than empty promises of a superior development. That promise was made by the same proponent when two houses were prematurely demolished nearby in Ann/Law Streets. The promised development did not occur and the weed strewn land soon offered for sale in separate parcels, still undeveloped and presenting a barren wasteland and eyesore.

The physical condition of the old residence at 202 George Street, although somewhat architecturally compromised when converted to cheap rental flats in the 1960's, is easily capable of redemption. There is no objection to the demolition of the modern carports, the concrete paving, walls and deck, and the later rooms. Once tidied up architecturally, the reinstatement of verandahs and fencing with traditional gardens and landscaping, is all that would be required to rehabilitate the place and uncover its cultural heritage value. There are no over riding environmental or economic considerations in terms of justifying the wholesale demolition of the building as proposed. Demolition would clearly detract from the cultural amenity of the area and is not in the public interest. Reference by the applicant to there being no consideration of this place in the **LAUNCESTON HERITAGE STUDY** by Paul Davies Pty Ltd from 2003 is easily explained as the brief from that study was to consider additional listings to what had already been included by LCC in the Heritage Schedule – 202 George St was already entered!

In conclusion we confirm that we oppose wholesale demolition of this place, and encourage Council to refuse the application.

Yours faithfully

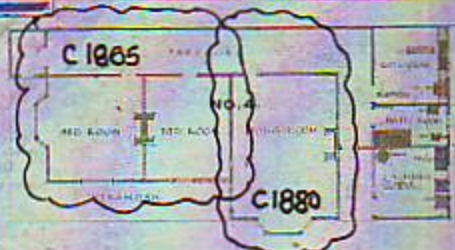
Lionel Morrell

Architect and Heritage Consultant

President

Heritage Protection Society (Tasmania) Inc.

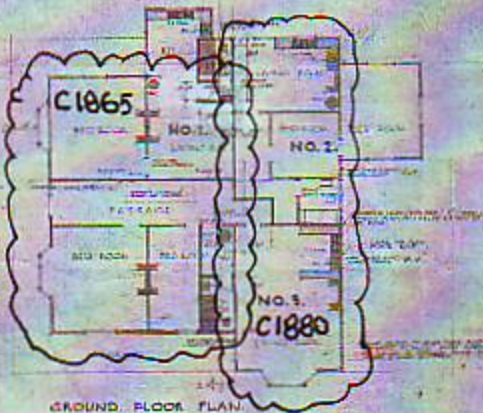
Enc. Marked up plan



LOWER GROUND FLOOR PLAN.

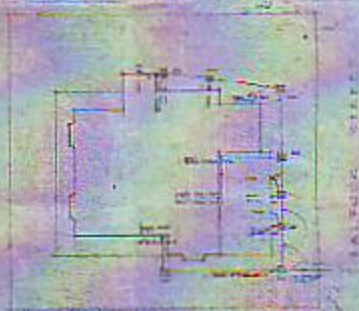


SECTION A-A.



GROUND FLOOR PLAN.

GREAT STREET



SITE PLAN.