

---

**From:** Michael Stretton  
**Sent:** Friday, 9 August 2019 4:17 PM  
**To:** Contact Us  
**Subject:** FW: Objection to DA 0339/2019 - St Georges Square

Please register and task accordingly for DA0339/2019

**Subject:** Objection to DA 0339/2019 - St Georges Square

7/8/2019

Mr Michael Stretton,

General Manager, Launceston City Council

DA 0339/2019 – The building at 14 -16 St Georges Square.

Re: Submission **against** the demolition

Dear Mr Stretton,

The application to demolish this iconic modernist building is architectural vandalism.

This building is a rare example of post war modernism and as such it has profound heritage significance to community of Launceston, Tasmania and Australian Modernism Architecture in general.

Australian modernism was founded by Harry Seidler, Robyn Boyd and Graeme Gunn. These forward thinking architects led the way with hope for the future. In Launceston notable architect John Rogers reflected this genre. Modernism design embraces light, open plan design, and connecting the environment

to the domestic context. All these intrinsic design elements are celebrated in principal architect Jim Rogers', of Launceston firm Tandy, Rogers & Pryor, design for this building.

Modernist architecture's most valuable element is its future focus. Mid century modernist architecture sought to break away from the past and enhance light, openness and the building's connection to the environment. By preserving this building the community of Launceston is valuing our future and our connection to the environment.

Launceston values architecture. This building augments the city's significant international architectural profile. Too little of this style of architecture is evident in Tasmania, especially in Launceston and for that reason alone it is worth preserving.

Yours sincerely

Vivienne Gale

---

**From:** Michael Stretton  
**Sent:** Friday, 9 August 2019 4:17 PM  
**To:** Contact Us  
**Subject:** FW: DA 00339/2019

Please register and task accordingly for DA00339/2019

**From:** Helen Tilbury  
**Sent:** Wednesday, 7 August 2019 2:48 PM  
**To:** Michael Stretton  
**Subject:** DA 00339/2019

Dear Mr Stretton

I wish to voice my shock and dismay at the demolition of the historic brick boundary wall at 14 to 16 St Georges Square on Tuesday 6th August ahead of the DA 00339/2019 hearing at the Launceston City Council.

This is wanton vandalism of Launceston's built heritage and flouts due Council procedure.

Yours sincerely  
Helen Tilbury

---

**From:** Michael Stretton  
**Sent:** Friday, 9 August 2019 4:11 PM  
**To:** Contact Us  
**Subject:** FW: DA0339/2019 14-16 St Georges Square Launceston – Demolition of Existing Single Dwelling

Please register and task accordingly for DA0339/2019

**From:** Greg Leong  
**Sent:** Wednesday, 7 August 2019 11:24 AM

Dear Albert,

I am writing about what I consider a wilful disregard of public sentiment by the developers of 14-16 St Georges Square, concerning the heritage values of the streetscape of St. Georges Square.

When the development plans for 14 - 16 St. Georges Square were first made public, many people from the community put in submissions to Council (including myself) to ask that the heritage of the precinct be preserved, including especially the protection and retention of a historic wall and vegetation.

Over 50 representations (re: DA0115/2019) were received by Council. New demolition plans were then submitted which allowed the public until today to have their say.

To my huge dismay we saw on ABC Television last night that builders had gone in with heavy equipment and demolished the said wall, before the deadline for the public to have their say.

I have registered my disappointment and protest in the email below in the usual way. But I am writing to you because I want you to know that i have made Launceston my home because I believe that the City has wonderful values regarding the arts, the environment and heritage. We cannot let the erosion of such values happen so wantonly.

Greg

Gregory Leong

---

**From:** Helen Davies  
**Sent:** Thursday, 8 August 2019 11:37 AM  
**To:** Contact Us  
**Subject:** DA 0339/2019 14-16 St Georges Square  
**Attachments:** IMG\_6382.JPG; ATT00001.txt

The General Manager  
Launceston City Council

Dear sir,

I wish to express my outrage at the cynical actions of the owner and contractor in demolishing the historic wall at 14-16 St Georges Square, apparently in the name of maintenance and repairs!  
This was a cynical action to forward their demolition plans, prior to Thursday's Council meeting when the wall was due to be discussed.

Are those who ignore the heritage values of our town, flout the guidelines and rules set down by the Launceston City Council and put their own development wishes into action against the dozens of ratepayers who have made heartfelt applications to preserve their heritage and neighbourhood in the proper manner.....are they to be held to account?

Launceston is the third oldest city in Australia and its history, charm and value are being steadily destroyed for short term and selfish gain and laziness. Please don't allow this to continue.

Regards  
Helen Davies

Telstra

7:38 am

77%



bulldozers were ripping down the wall and it was a gutting moment to watch the demolition of our precious heritage.



---

**From:** PlanningAlerts <contact@planningalerts.org.au> on behalf of Paul Osborne  
**Sent:** Thursday, 8 August 2019 6:12 AM  
**To:** Council  
**Subject:** Comment on application DA0339/2019

## For the attention of the General Manager / Planning Manager / Planning Department

Application DA0339/2019  
Address 14-16 St Georges Square East Launceston TAS 7250  
Description Residential - Demolition of a single dwelling  
Name of commenter Paul Osborne  
Address of commenter  
Email of commenter

### Comment

If the council approves this DA after the flagrant disregard for due process shown by the owner, it will give the green light to every other developer to do the same. This is an important opportunity for the council to not only enforce the rules that everyone else has to work by, but also to show that the value they apparently place on Launceston's built heritage isn't just lip-service

---

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)

---

**From:** PlanningAlerts <contact@planningalerts.org.au> on behalf of S. Bass  
**Sent:** Thursday, 8 August 2019 2:53 AM  
**To:** Council  
**Subject:** Comment on application DA0339/2019

## For the attention of the General Manager / Planning Manager / Planning Department

Application DA0339/2019  
Address 14-16 St Georges Square East Launceston TAS 7250  
Description Residential - Demolition of a single dwelling  
Name of commenter S. Bass  
Address of commenter  
Email of commenter

### Comment

How can the LCC take this seriously when the letter with the application stipulates the red brick wall will "NOT" be removed as part of the application? The wall should not be a separate issue. Access to the site to demolish the house would be challenging physically and financially if the wall was left intact. It appears the wall was pulled down in haste so the demolition could go ahead quickly. A complete disregard has been shown to the previous objections to the first application, which a number of residents voiced their concerns with the removal of the wall. The issues raised forced the application to be withdrawn. Resubmitting without inclusion of the wall is not dealing with this prominent site as a whole. I find the arrogance of the owner to remove the wall of significant historical value without public consultation or council input should be taken into account before allowing this to go ahead.

---

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)



---

**From:** Stuart & Patricia Roberts  
**Sent:** Wednesday, 7 August 2019 9:16 PM  
**To:** Mayor; Councillor Danny Gibson; Councillor Andrea Dawkins; Councillor Janie Finlay; Councillor Nick Daking; Councillor Hugh McKenzie; Councillor Karina Stojansek; Councillor Rob Soward; Councillor Paul Spencer; Councillor Jim Cox; Councillor Alan Harris; Councillor Tim Walker; Contact Us  
**Subject:** DA0339/2019 and DA0115/2019 – 14 and 16 St George's Square

Dear Mayor, Councillors and Mr Stretton,

We have twice made representations by email to the Council about the necessity to retain the wall at 14-16 St George's Square. The period for such representations in relation to DA0339/2019 end today. Consequently, we were horrified and appalled to wake up today to find that the owner's builder had demolished the whole wall yesterday, notwithstanding that the first paragraph of the owner's demolition proposal stated that *"the red brick wall which fronts onto St George's Square will NOT be removed as part of this application."*

Only two days ago the Examiner reported: *"The City of Launceston's heritage advisory committee agreed to support council officers in their work to nominate the structure for protection at its July 4 meeting, according to a report prepared by a council heritage planner included in the agenda for Thursday's ordinary council meeting"*.

The owner of 14-16 St George's Square and her builder have treated the proper processes of planning and property development in Launceston with absolute contempt. The Mayor, all Councillors and all Council staff involved have every right to feel angry and insulted.

Indeed, the Council can have absolutely no confidence in the owner's statement reported in today's Examiner that the wall will be rebuilt with the bricks taken off site "to be cleaned".

Consequently, the only way for the Council to ensure that proper processes are observed is for the Council to delay all further consideration of any building proposals in relation to the subject property until after the wall has been reinstated. That will give the processes of Council some respect and credibility.

Yours sincerely,

S.A. and P.M. Roberts

---

**From:** rhonda hamilton  
**Sent:** Wednesday, 7 August 2019 4:39 PM  
**To:** Contact Us  
**Subject:** DA0339/2019

To The General Manager,

I write to protest in the strongest terms at the apparent disregard of the conditions of this DA by the applicant in the destruction of the brick fence in question in advance of the permit discussion.

From the considerable media attention this topic has attracted there seems to be a general feeling that this is a tactic used by developers for whom a small penalty is not of concern.

I urge Council to show leadership and enforce the appropriate penalties in what appears to be an obvious disregard of the conditions applied by Council. Otherwise there appears to be no reason to have these conditions.

Launceston City Council needs to protect and uphold the outstanding heritage values for which the city is renowned.

Rhonda Hamilton

---

**From:**  
**Sent:** Wednesday, 7 August 2019 4:13 PM  
**To:** Contact Us  
**Subject:** GATENBY SUBMISSION NUMBER 2 re DA0339/2019  
**Attachments:** DA0339 2019 Gatenby submission number 2.docx  
  
**Importance:** High

Please find attached our second submission re DA 0339/2019  
Please note, our previous submission emailed on 2 August 2019 still stands as a submission also.  
Please advise us that this email has been received.  
Thank you  
JEANETTE GATENBY  
ROY GATENBY

Monday, 26 August 2019

**Regarding: DA0339/2019** demolition of existing single dwelling at 14-16 St Georges Square Launceston (a current Development Application, not yet considered by the Council)

And

Our previous submission re DA0270/2019 (which the developer withdrew)

**TO: Mr Michael Stretton, General Manager, Launceston City Council**

By email: [contactus@launceston.tas.gov.au](mailto:contactus@launceston.tas.gov.au)

Dear Mayor Van Zetten,

Roy and I have both made submissions re both the recent Development Applications for 14-16 St Georges Square.

This new submission from us follows:

We now write to express our extreme concern regarding the destruction of the historic brick fence, which was demolished early on Tuesday morning, August 6<sup>th</sup> 2019. The arrogance and disdain for any ethical approach to development exhibited by this developer is most concerning for the future of development in our City. We understand the developer was able to use a loophole of 'repairs and maintenance' and bash the fence to bits. Is it mere coincidence that this destruction occurred just 2 days before the Launceston City Council meeting (to be held on Thursday 8<sup>th</sup> August) has an Agenda Item 12.1 - the report from the Heritage Advisory Committee (from its meeting on 4 July 2019)? This report acknowledges the significance of the fence "in both its association with the neighbouring property...and the contribution it makes to the streetscape character of St Georges Square....." Furthermore, the "Committee supporting Council officers in progressing a nomination for listing the brick fence structure as part of the Local Provisions Schedule in the new planning scheme".

The wall clearly has not been demolished with the intent of future repair and maintenance. The bucket of a large excavator was used to knock the fence down and the bricks dumped into the tray of a truck. Remnants of the pilasters and caps of the old fence are now lying in the dirt of the block. If the intent was to re-use the bricks, they would have to have been removed by hand, cleaned and stacked.

Our previous submission also addressed the concern for the protection of the historic sequoia trees. The destruction of the fence leads us to be of the very strong opinion that the developer will show no respect for the root systems of these trees – and these trees are already Heritage Listed.

**In this submission we request answers to the following questions:**

Did the Launceston City Council give the developer permission to demolish the historic fence?

Will the Launceston City Council still consider our submission made on the 2<sup>nd</sup> August regarding DA0339/2019?

What steps will the Launceston Council make to ensure the fence is reinstated?

We consider the very least that can be done is that the developer is required to reinstate the brick fence to its original size and dimensions, including posts and finials. The bricks she has removed are to be re-used (as she has stated to the media).

That the fence to re-created as an exact replica of what was demolished, and to continue in an un-interrupted pattern, with no breaks, using the continuous meterage of the demolished fence.

That the design for the re-instated fence should be developed and managed by an independently appointed, qualified heritage consultant, and this appointment be approved by the Council's Heritage Advisory Committee. That this design be developed in conjunction with appropriate representatives of the LCC Heritage Council.

We urge the elected Councillors of the City to ensure that what has happened has repercussions for developers who show arrogance and disdain for the due processes that are in place, and total lack of respect for the historic nature that makes Launceston so special.

We entrust the management of our city to you. It is vital that on-going vigilance and support of our heritage is maintained – all the city benefits from this. As an example, we cite the success of the sympathetic and exciting development of the C H Smith building and remind Councillors of the history of the battle to save this building.

*In 1984, the owner of the C H Smith Building decided to have it demolished, despite it being listed on the National Trust Register. A group of concerned people stood in front of the excavators to protect the building. (From the Tasmanian Government website Honour Roll of Women).*

Furthermore, we expect that our Council ensures protocols and procedures are put in place to ensure that the example of unfettered and arrogant disdain of procedure – such as exhibited by the developer at St Georges Square – does not become the new norm and *modus operandi* for development in our city.

Yours faithfully

Jeanette Gatenby

Roy Gatenby

---

**From:**  
**Sent:** Wednesday, 7 August 2019 3:09 PM  
**To:** Contact Us  
**Subject:** DA0339/2019, Fence on 14 St. Georges Square

To the General Manager  
Launceston City Council

I am horrified that the brick wall/fence at 14 St Georges Square has been demolished. I want to see this wall re-instated.

Are there plans to rebuild this wall/fence in its original form? If so I suggest that the council refer to the rebuilt wall at Franklin House. Volunteers working with Conservation Volunteers Australia (Tasmania) cleaned the bricks one by one by hand and the wall looks magnificent now.

The trees on this block need to be protected as well.

My husband and I own a house at [redacted] an old house with a magnificent wall running down [redacted].  
Can you guarantee that this wall can be protected? If not, can you set in place a plan to maintain and keep this old wall? Structures like these add to the streetscape.  
After the demolition of the wall at 14 St Georges Square I am concerned about future developers destroying more lovely streetscapes.

Thank you.

Regards

Diana Cameron

---

**From:** Glenda King  
**Sent:** Wednesday, 7 August 2019 2:57 PM  
**To:** Contact Us  
**Subject:** DA0339/2019

Dear Mr Stretton,

Please see the attached comments relating to DA0339/2019 which have just been emailed to me.

I trust they can be taken into consideration with regard to the current development application for a demolition permit for 16 St Georges Square. These comments are available in the public domain and are appropriate to the matter under consideration.

Regards,

Glenda King

On ["Residential - Demolition of..." at 14-16 St Georges Square East Launceston TAS 7250:](#)

**Concerned East Launceston resident commented**

This applicant has shocked all with the way that the common planning rules have been flouted, rules that are followed by everybody else. I refer to demolishing the fence that was to be heard in council tomorrow. Applications should not be allowed to be considered in different parts because once this house is knocked down what is being replaced there?

There is an application for the demolition of the house but it's demolition is already well in advance so my concerns with approving this applicant's requests are that she's not a fit person with any understanding of aesthetics or heritage to be building or allowed to operate in such a beautiful sensitive area of East Launceston.

[View comment on PlanningAlerts](#)

On ["Residential - Demolition of..." at 14-16 St Georges Square East Launceston TAS 7250:](#)

**Chris Crerar commented**

This wall must be rebuilt. The owner must be made to rebuild it. They have said that their intention was to demolish the wall and rebuild it, therefore they must follow through and the council needs to be there with them every step of the way. There are proper processes in place and clearly they haven't followed them. Like the hobart city council did with the unauthorised Mt Stuart demolition, the LCC must make an example of this situation.

Launceston's heritage is it's most precious asset and defines the city. Don't let it die by 1000 cuts.

---

**From:** alan mudge  
**Sent:** Wednesday, 7 August 2019 1:54 PM  
**To:** Contact Us  
**Subject:** DA0339/2019 14-16 ST .George Square

Dear General Manager,

I OBJECT to the application for the proposed demolition of this property ,i notice that the adjacent property has two significant heritage listed Californian Redwoods. With the risk of root damage from a close boundary development threatening an irreplaceable loss of these important trees.there does not appear to be an arborist,s report on any potential damage to the integrity of these trees.  
As the surrounding area is of cultural and historical significance any loss of our heritage should not be put at risk.

Alan Mudge



---

**From:**  
**Sent:** Wednesday, 7 August 2019 12:38 PM  
**To:** Michael Stretton  
**Cc:** Contact Us; Mayor; Councillor Danny Gibson; Councillor Hugh McKenzie; Councillor Tim Walker  
**Subject:** PLANNING APPLICATION DA 0339/2019 14/16 ST. GEORGES SQUARE  
LAUNCESTON

Dear Michael Stretton.

It was with some dismay that my wife and I viewed the demolition of St. Georges Square's much cherished, iconic 170 year old, masonry wall on ABC television's 7pm news last night. That the developers and builders involved would choose to recklessly ignore council's recent attention to this matter, and the awareness of Launceston's residents value of this structure, is beyond comprehension. The attempt to justify the demolition of the St. Georges Square wall as "repair work" ... with an excavator is an insult to the intelligence of all who witness it, and an affront to the committee who would have been giving the matter of 'the wall's future', consideration on Thursday August 8<sup>th</sup>. Any endeavour now to reinstate the wall will result at best in a pastiche of the work of our past's skilled craftsmen. From what was seen of the disdainful treatment of the old bricks, many smashed to pieces and scattered about before being shovelled by the excavator into the back of a truck, it is our belief that the developers have no intention of re building what was formerly there. The local community is disgusted with this outcome, and bitterly disappointed that council was apparently, *unable* to prevent it happening. This *outcome* would have undoubtedly been the prediction of those who have benefited from it.

Yours sincerely

Brian and Helen Harrison-Lever

---

**From:** PlanningAlerts <contact@planningalerts.org.au> on behalf of Chris Crerar  
**Sent:** Wednesday, 7 August 2019 11:22 AM  
**To:** Council  
**Subject:** Comment on application DA0339/2019

## For the attention of the General Manager / Planning Manager / Planning Department

Application DA0339/2019  
Address 14-16 St Georges Square East Launceston TAS 7250  
Description Residential - Demolition of a single dwelling  
Name of commenter Chris Crerar

### Comment

This wall must be rebuilt. The owner must be made to rebuild it. They have said that their intention was to demolish the wall and rebuild it, therefore they must follow through and the council needs to be there with them every step of the way. There are proper processes in place and clearly they haven't followed them. Like the hobart city council did with the unauthorised Mt Stuart demolition, the LCC must make an example of this situation.

Launceston's heritage is it's most precious asset and defines the city. Don't let it die by 1000 cuts.

---

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)

Susan Charlton

6 August 2019

Michael Stretton  
General Manager  
City of Launceston  
PO Box 396  
LAUNCESTON TAS 7250

|                       |                                     |         |   |
|-----------------------|-------------------------------------|---------|---|
| FILE No.              | DA0339/2019                         |         |   |
| EO                    | <input checked="" type="checkbox"/> | OD      | Box <input checked="" type="checkbox"/> |
| RCV'D 07 AUG 2019 LCC |                                     |         |   |
| Doc No.               |                                     |         |   |
| Action Officer        | Noted                               | Replied |   |
| C. KRANEMORE          |                                     |         |   |

copy to PAYTON

Dear Mr Stretton,

**Re: Application No: DA0339/2019**  
**Applicant: Woolcott Surveys Pty Ltd**  
**Location: 16 St Georges Square, East Launceston TAS 7250**  
**Proposal: Residential – Demolition of Single Dwelling**

**Written Representation objecting to the destruction/demolition of old brick fence and single dwelling at 16 St Georges Square, Launceston**

I wish to object to the above demolition of the brick fence and single dwelling which has been partly demolished.

On perusing the above application advertised at the front of dwelling 16 Georges Square I was horrified to see that demolition had already commenced without any prior knowledge of this occurring.

After further perusal of this application it indicated that the Applicant (Woolcott Surveys Pty Ltd) proposed to demolish a Single Dwelling. There was no mention of the demolition of the old brick fence.

The definition of a dwelling is a house or home and a fence is a barrier or boundary of wire, wood or brick around a house, garden etc. I don't think its possible to live on or in a fence.

So why has the old brick fence been demolished when there was no mention of it being proposed on Application DA0339/2019 which expires on the 7 August 2019.

This is the second time I have written to the City of Launceston in relation to this dwelling.

I demonstrated my disapproval with regard to the damage that would occur when demolishing the dwelling of the two Californian Redwood (Sequoia Sempervirens) trees which are planted next door at 54 Ann Street, Launceston.

Now after seeing the demolition of the old brick fence I believe the residents have no consideration of the history of Launceston and aren't patient when waiting for a decision

to be made by the City of Launceston.

The dwelling is an unusual structure and I believe there would be only one of it's kind in the world.

Once something has been pulled down or destroyed you cannot build it to the exact specifications again. The builders and craftsman who put their expertise and experience into a dwelling or building have usually passed away. The type of materials (wood/bricks and glue/mortar used sometimes cannot be replaced because of the age) and chattels (personal possessions) like light shades/light switches/skirting boards/electrical and gas fittings/tiles etc have all changed over the years.

I therefore object to Application DA0339/2019 in demolishing the current dwelling and old brick fence.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'S. Charlton', written in a cursive style.

Susan Charlton

Google Maps St Georges Square



Image capture: Sep 2018 © 2019 Google

East Launceston, Tasmania

Google

Street View - Sep 2018



---

**From:** Brent Balchin  
**Sent:** Wednesday, 7 August 2019 9:51 AM  
**To:** Contact Us  
**Subject:** DA 0339/2019

I write to again express my deep concern about this Development Application and the real danger it poses to the large Redwood trees adjacent to the demolition and construction site. The arborist report clearly identifies the potential danger to the trees and raises the question if ANY development on the site is safe for the trees. The way the recent destruction of the wall was undertaken gives a clear indication about this developers plans to operate. I remain opposed to the demolition proceeding. Brent Balchin

---

**From:** Greg Leong  
**Sent:** Wednesday, 7 August 2019 10:02 AM  
**To:** Contact Us  
**Cc:** Greg Leong  
**Subject:** DA0339/2019 14-16 St Georges Square Launceston -- Demolition of Existing Single Dwelling

Sirs

**DA0339/2019 14-16 St Georges Square Launceston**

I refer to the demolition plans for the above property submitted on the 16th of last month. In the very first paragraph of this submission, it says "While it is proposed to remove the dwelling in its entirety, the red brick wall which fronts onto St Georges Square will **NOT** be removed as part of this application."  
(emphasis as quoted from the original)

The public was given until today to give our opinion on the above and yet imagine one's shock and disgust to find that yesterday heavy equipment demolished the entire wall before today's deadline.

What happened directly contradicts the stated intent of the revised development. Where does Council stand on this?

We were advised also that the builder would not damage the vegetation and roots of established trees in the area concerned. But we have not seen any plans for this. It would be an enormous pity should the streetscape of this historic precinct suffer further mutilation.

Gregory Leong

---

**From:** PlanningAlerts <contact@planningalerts.org.au> on behalf of Concerned East Launceston resident  
**Sent:** Wednesday, 7 August 2019 9:26 AM  
**To:** Council  
**Subject:** Comment on application DA0339/2019

## For the attention of the General Manager / Planning Manager / Planning Department

Application DA0339/2019  
Address 14-16 St Georges Square East Launceston TAS 7250  
Description Residential - Demolition of a single dwelling  
Name of commenter Concerned East Launceston resident

### Comment

This applicant has shocked all with the way that the common planning rules hve been flouted, rules that are followed by everybody else. I refer to demolishing the fence that was to be heard in council tomorrow. Applications should not be allowed to be considered in different parts because once this house is knocked down what is being replaced there?  
There is an application for the demolition of the house but it's demolition is already well in advance so my concerns with approving this applicant's requests are that she's not a fit person with any understanding of aesthetics or heritage to be building or allowed to operate in such a beautiful sensitive area of East Launceston

---

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)



---

**From:** BARBARA COX  
**Sent:** Tuesday, 6 August 2019 11:14 PM  
**To:** Contact Us  
**Subject:** D/A 339/2019

Australian Standard 4970 Protection trees on development sites  
14-16 St Georges Square Launceston  
to

To whom it may concern

I am concerned that the council has not taken the recommendations from an arborist's report seriously regarding protection of the giant sequoias' root systems which are growing on the neighbouring property.

In view of the travesty when the one hundred and fifty year old old brick wall was destroyed illegally, I would like your assurance that Australian Standard 4970 is adhered to in order to protect the root systems of these trees during the demolition and building process.

Yours sincerely  
Barbara Cox

--

---

**From:** Rich Vincent-Barr  
**Sent:** Tuesday, 6 August 2019 10:23 PM  
**To:** Contact Us  
**Subject:** DA0339/2019 16 St Georges Square

**To: Michael Stretton**  
**Re: DA0339/2019**

I am writing to voice concerns for the demolition of the residence at 16 St Georges Square East Launceston. As it has been demonstrated today, (the 6th of August), with the demolition of the historic brick wall, there is little, if any, regard for the history of the area, preservation of any shrubbery and trees, or for the residents of St Georges Square and surrounds.

It is possible that the Redwoods on the Torkington boundary, which have been recognised as significant and are listed on the Tasmanian Heritage Register, may be irreversibly damaged by the demolition works on the property. A comprehensive and appropriate plan to protect to protect them is not included in the DA. Demolition work should not be allowed to be carried out until the plan for protection of these trees is is clearly defined.

There is no information in the DA on the method of demolition of the residence regarding the containment of dust, the disposal of rubbish and possibly hazardous building materials, including asbestos which was in wide use when the original home was constructed. This is of great concern to the surrounding neighbours who will be affected in the demolition process.

My final point of concern would have been that the brick wall be protected during the demolition work. Sadly, the wall has been demolished and even though a new wall, will supposedly, be constructed to replace it, a piece of the history of Launceston has been lost.

I oppose the approval of DA0339/2019 until more site specific, detailed plans of the demolition are made available and urge council reject the proposal as it has been submitted.

Thank you for your consideration.

Regards,

Rich Vincent-Barr

---

**From:** Debbie McGrath  
**Sent:** Tuesday, 6 August 2019 8:31 PM  
**To:** Contact Us  
**Subject:** DA0339/2019 16 St Georges Square

To: Michael Stretton  
Re: DA0339/2019

I am writing to voice concerns for the demolition of the residence at 16 St Georges Square East Launceston. As it has been demonstrated today, (the 6th of August), with the demolition of the historic brick wall, there is little, if any, regard for the history of the area, preservation of any shrubbery and trees, or for the residents of St Georges Square and surrounds.

It is possible that the Redwoods on the Torkington boundary, which have been recognised as significant and are listed on the Tasmanian Heritage Register, may be irreversibly damaged by the demolition works on the property. A comprehensive and appropriate plan to protect to protect them is not included in the DA. Demolition work should not be allowed to be carried out until the plan for protection of these trees is is clearly defined.

There is no information in the DA on the method of demolition of the residence regarding the containment of dust, the disposal of rubbish and possibly hazardous building materials, including asbestos which was in wide use when the original home was constructed. This is of great concern to the surrounding neighbours who will be affected in the demolition process.

My final point of concern would have been that the brick wall be protected during the demolition work. Sadly, the wall has been demolished and even though a new wall, will supposedly, be constructed to replace it, a piece of the history of Launceston has been lost.

I oppose the approval of DA0339/2019 until more site specific, detailed plans of the demolition are made available and urge council reject the proposal as it has been submitted.

Thank you for your consideration.

Debbie McGrath

---

**From:**  
**Sent:** Tuesday, 6 August 2019 7:59 PM  
**To:** Contact Us  
**Subject:** DA0115/2019 -14-16 St Georges Square EAST LAUNCESTON TAS 7250

Hi,

I'm sending this email because of concern about the the likely damage the above development will have on the 2 Californian Redwood trees on the adjacent property.

These are mature trees and i believe heritage listed. These trees because of their size would have huge root systems which would likely be destroyed if any heavy earthworks or plant and equipment were to operate around or close to them.

If these magnificent trees were to die it would be a huge loss for the environment and greatly affect the visual appeal of the street.

This planning application needs to be reconsidered.

Steve Tonkin.

---

**From:** Rosemary Dickenson  
**Sent:** Tuesday, 6 August 2019 5:49 PM  
**To:** Contact Us  
**Subject:** DA0339/2019 14-16 Georges Square-Demolition of Existing Single Dwelling

General Manager  
Dear Mr Sutton

I am writing to express my concern about the current development application for 14-18 St Georges Square to demolish the existing dwelling and its surrounds.

It does not cover the protection of the historic 1870s red brick wall part of Launceston's built history and the protection of historic surrounding trees.

Today that very wall was destroyed to everyones horror before the DA date.  
It was done under the guise of repair & reconstruct.  
I hope the council will follow through & ensure the wall is rebuilt as soon as possible in the near future from the original red bricks in keeping with the streetscape.

I am concerned that the site contains extensive root systems from the historic heritage listed sequoias growing on neighbouring Torkington.  
These sequoias have been recognised as significant and were listed on the Tasmanian Heritage Register on 12 November 1992.  
The demolition and site preparations proposed for no 16 cannot avoid the massive roots system of the sequoias located on the southern, south-western and western sides of the existing house and not just in those areas adjacent to the border with Torkington.

Exclusion zones with appropriate tree management plans must be applied on no 16.

Two remnant trees on no 14 St Georges Square will also require protection from excavation work.  
Skyline trees must be kept to retain the ambience of the area.

I am seeking your support to oppose the development application as advertised

The application is deficient and should not be approved without specific protection conditions being applied.

Your faithfully  
Rosemary Dickenson

LAUNCESTON CITY COUNCIL  
ST JOHN ST  
LAUNCESTON

6/8/2019

Geoff De Main

To whom it may concern,

As a 'rate payer' living in Launceston it came to my attention a work site with the removal of the existing dwelling and the construction of a new one.

My concern is the two existing trees on the property with a mature age of around one hundred years each.

Are they being considered for preservation or not, it would be such a shame for them to be damaged or cut down!

D.A - 0339/2019  
16 ST GEORGE SQUARE  
EAST LAUNCESTON

Geoff De Main

|                |                                     |             |         |     |                                     |
|----------------|-------------------------------------|-------------|---------|-----|-------------------------------------|
| FILE No.       | DA0339/2019                         |             |         |     |                                     |
| EO             | <input checked="" type="checkbox"/> | OD          |         | Box | <input checked="" type="checkbox"/> |
| RCV'D          |                                     | 06 AUG 2019 |         | LCC |                                     |
| Doc No.        |                                     |             |         |     |                                     |
| Action Officer |                                     | Noted       | Replied |     |                                     |
| C. Wankmore    |                                     |             |         |     |                                     |

e-copy: D. Fayton

Your Ref: DA0339/2019

6 August 2019

Mr Michael Stretton  
General Manager  
Launceston City Council  
PO Box 396  
LAUNCESTON TAS 7250

|                       |             |       |         |     |   |
|-----------------------|-------------|-------|---------|-----|---|
| FILE No.              | DA0339/2019 |       |         |     |   |
| EO                    | ✓           | OD    |         | Box | ✓ |
| RCV'D 06 AUG 2019 LCC |             |       |         |     |   |
| Doc No.               |             |       |         |     |   |
| Action Officer        |             | Noted | Replied |     |   |
| C. Williams           |             |       |         |     |   |

copy to Rayton

Dear Mr Stretton,

Re: **DA0339/2019 Demolition of a single dwelling - 16 St Georges Square Launceston**

I wish to comment on the current development application for the demolition of the existing residence at 16 St Georges Square, Launceston. I have six key areas of concern which I have detailed below.

**1. PROTECTION OF THE HISTORIC FAIR VIEW BRICK WALL**

*Fair View*, now known as *Torkington* (54 Ann Street, Launceston) was built by the Hon. John Scott JP, Mayor of Launceston in 1867 and 1868. Scott's distinguished career included his representation of Launceston as a member in the House of Assembly from 1865-1871 and in the Legislative Council from 1880 until his death in June 1890. In the early 1870s Scott commenced building a three-storey brick and stucco private residence which he named *Fair View* where he resided until 1889. The property, surrounded on all sides by a massive craftsmen-built brick wall constructed of Launceston-made bricks, was entered via massive iron gates on its St George's Square entrance where its frontage was 224 feet.

Today, sections of this original 1870s boundary fence are most prominent in St George's Square. They are located at 14-16, 18 and 20 St Georges Square. This fence is comparable to the rear brick walls of the heritage-listed Bennell townhouses in My Street and the rear brick walls which line the northern side of Fawcner Street.

This fence was included in the heritage survey for **Launceston National Estate Conservation Study** prepared by the City Architect and the Planners Department of the Launceston City Council in 1977.

This stated: *The streetscape is the most significant feature of this precinct.*

The photographs (below) show firstly, the brick fence of 14-16 St Georges Square as it was featured in the report (page 140) and secondly, a contemporary photograph showing the fence as it stands today.



View of Fence 1977



View of Fence July 2019

The longest continuous section is located at the front of 14-16 St Georges Square. It runs across the front of these two properties and around the corner into Scott Street for 33 metres. The fence is intact. It has not been diminished except for the regrettable removal of its entrance gate pillars by the applicant in 2018 without a development application. The cast-iron entry gates, which were the original gates to *Fair View*, and the front cast-iron pedestrian gate were also removed at the same time.

The fence has a history of repairs and stabilisation as do all major historic brick walls in Launceston and in other cities. Work on the stabilisation of the fence was undertaken during my 20-year ownership of the property. Expert evidence on the work undertaken can be provided should this be required.



The applicant states:.. *the red brick wall which fronts St Georges Square will **NOT** be removed as part of this application.* However, this statement of intent to not remove the red brick wall offers no evidence of any physical protection that will be constructed by the applicant to ensure this unique feature of the St Georges Square's historical streetscape is still standing at the end of the demolition. As such the red brick wall remains highly vulnerable to damage during any demolition work that may be carried out on the site.

The applicant has two vehicular access points to the proposed demolition site, one via St Georges Square and one via Scott Street. This should allow sufficient space for vehicles that are required for any demolition to enter and exit and move about the combined site. There is ample space in the front courtyard for a protection zone to be imposed and for protective screening to be installed for the historic brick wall.

## 2. DEMOLITION/REMOVAL OF EXISTING LANDSCAPE FEATURES AND STRUCTURES

The current development application is furtherly deficient as it does not specifically refer to the removal of retaining walls and other garden structures as part of the demolition process. The builder's letter states: *We intend to undertake the demolition of the house.* The application further states: *The application to demolish the existing single dwelling allows works to commence on site.* Then in 11.1.15 they state: *The demolition will return the site to a **vacant** site.*

*Vacant* is defined as **empty · unoccupied · unfilled · free · available** so therefore is the applicant intending to clear all the garden structures, support walls, steps to the pump shed in the rear south-western corner under the sequoias and the two steel pergolas which have concrete foundations backing onto the front wall? What precisely is the applicant intending to clear from this site to render it **vacant**? The clearance and removal of any of these structures has the potential to significantly affect the integrity of the brick wall and also the root systems of the sequoias and other site trees and vegetation. Clarification of the applicant's procedures for any removal of these structures is required before this development application proceeds any further.



Pergola next to the front brick fence and also the *Catalpa bignonioides* (Indian Bean trees)



Wisteria Pergola and the front brick fence (looking to St Georges Square) showing its proximity to the brick fence

### **3. PROTECTION OF EXISTING VEGETATION FROM DAMAGE DURING DEMOLITION**

One of the permit conditions for the subdivision and creation of 14 St Georges Square stipulated that:

***4. PROTECTION OF EXISTING TREES*** Existing trees on the subject land must be retained and must not be damaged, removed, destroyed or lopped without the written consent of the Council. Such trees must be satisfactorily protected both by the design of the building and during construction work by barriers and similar devices in accordance with Australian Standard 4970 Protection of Trees on Development Sites to Protect Existing Trees. Source: Launceston City Council Minutes for Meeting: Monday 4 June 2018



View of original garden showing the Mulberry tree (to the right) with its crown one metre from the residence to be demolished. The Chestnut is to the rear top left.

**Only two large trees remain** following the subdivision and creation of the separate block of 14 St Georges Square. The Mulberry and the Chestnut are both very old

trees and are from the original garden. Their age and the spread of their root systems require both to be protected via an appropriate size exclusion zone. The Mulberry in particular requires barrier screening around its trunk area to protect it from accidental collision damage from site machinery and the crushing of its surface root system by machinery movements. It therefore requires as much area at its base as is reasonably able to be fenced off. These conditions must be applied to any demolition permit that may be issued.

#### **4. TREES ON 16 ST GEORGES SQUARE**

The existing vegetation on 16 St Georges Square requires a protection plan covering both the demolition and the site preparation phases. There are large trees such as the evergreen ornamental located in the southern courtyard area which has a height of over 7 metres and canopy cover of over 6-7 metres. The exact age of the tree is uncertain but it was well established when 20 years ago I purchased the property. This tree has been growing inter-dependently with the sequoias and any damage to it potentially also presents further risks to them. This tree should be afforded a protection zone. Additional trees that need to be protected include:

- 3 Oyster Bay pines along the southern side of the border which are 15 plus years old.
- The fruiting quince over 4 metres tall and over 15 years old in the southern courtyard located behind the current garage
- Deciduous tree in the southern courtyard - 15 plus years old, approx. 4 – 5m high.
- Border plantings of *Cupressus Sempervirens glauca* (Italian pencil pine).

#### **5. THE TORKINGTON SEQUOIAS**

The two Sequoias growing on the western border with *Torkington* were listed on the Tasmanian Heritage Register on 12 November 1992. Their 'Statement of Significance' reads as follows:

***The Californian Redwood is a striking landmark on Launceston's eastern skyline. The tree makes a major contribution to the character of Torkington and its grounds.***

These trees have trunks which are less than .5 metre from the boundary with 16 St Georges Square.

Any removal of existing site structures such as retaining walls, sewerage pipes and steps in the south-western corner would present a significant danger to the root systems of the sequoias. The residence in that rear area dates from 1959 to the early 1960s, during which time the wide-spread and deep root systems have either grown around and possibly underneath the foundations. I am aware that the root systems also extend through the southern and western courtyards. *Attachment 1* shows the likely expansion of the sequoia roots systems during this period. This has been able to be closely estimated from my personal experience of repairing and adjusting courtyard paving in these areas as the owner of 14-16 St Georges Square for almost 20 years.

A fully fenced exclusion zone together with a rear setback of a minimum of 6-8 metres from the trees would help to minimise damage to these trees. At a time when we are losing urban trees at a rapid rate, often unnecessarily, retention of these trees must be a paramount concern.

While the applicant's builder states: *I wish to advise that we have no intention of excavating or disrupting the roots of the large Redwood Trees on the neighbouring property during the demolition process....* NO formal plan, such as that required under the **Australian Standard 4970 Protection of Trees on Development Sites to Protect Existing Trees**, has been submitted. A statement of intent is not sufficient. Until a tree protection and management plan is provided and approved by appropriately qualified Council officers, this application for demolition should not be granted. The proposed demolition is the first stage of this site's development. It will create a vacant block for the construction of a new residence. It cannot therefore be argued that this site is not a development site.

## 6. SCENIC PROTECTION CODE/HIGH STREET PRECINCT

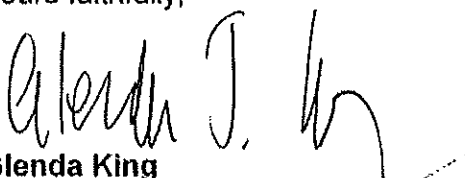
This application is notably silent on the impact of the demolition of the current residence on the St Georges Square streetscape. The existing house was built in 1959/1960. Designed by Jim Rogers of the Launceston firm *Rogers, Tandy and Pryor Architects*, the original residence reflected contemporary international design trends for more open-plan houses that closely related to their surrounding gardens.

Designed to capture passive solar amenity through its north facing façade, the floor plan of the house provided direct access to its extensive gardens and grass tennis court, both of which had been part of the original gardens of *Fair View*. While the house has had additions over the last 20 years, these have been in keeping with the intent of the design of the original house. Collectively, the house reflects distinctive periods and lifestyles in the architectural and social history of St Georges Square. The removal of the current house will have a significant impact on the current scenic value of the precinct and its residential design heritage.

Should a demolition permit be approved it must only be issued with enforceable conditions for the protection of the historic fence, the existing trees on 14 and 16 St Georges Square and the heritage-listed sequoias of *Torkington*. These conditions, particularly in relation to the sequoias, must be consistent and equitable with those applied to 5 Scott Street's development. Given the issues raised in this letter, I do not support the current application for the demolition at 16 St Georges Square.

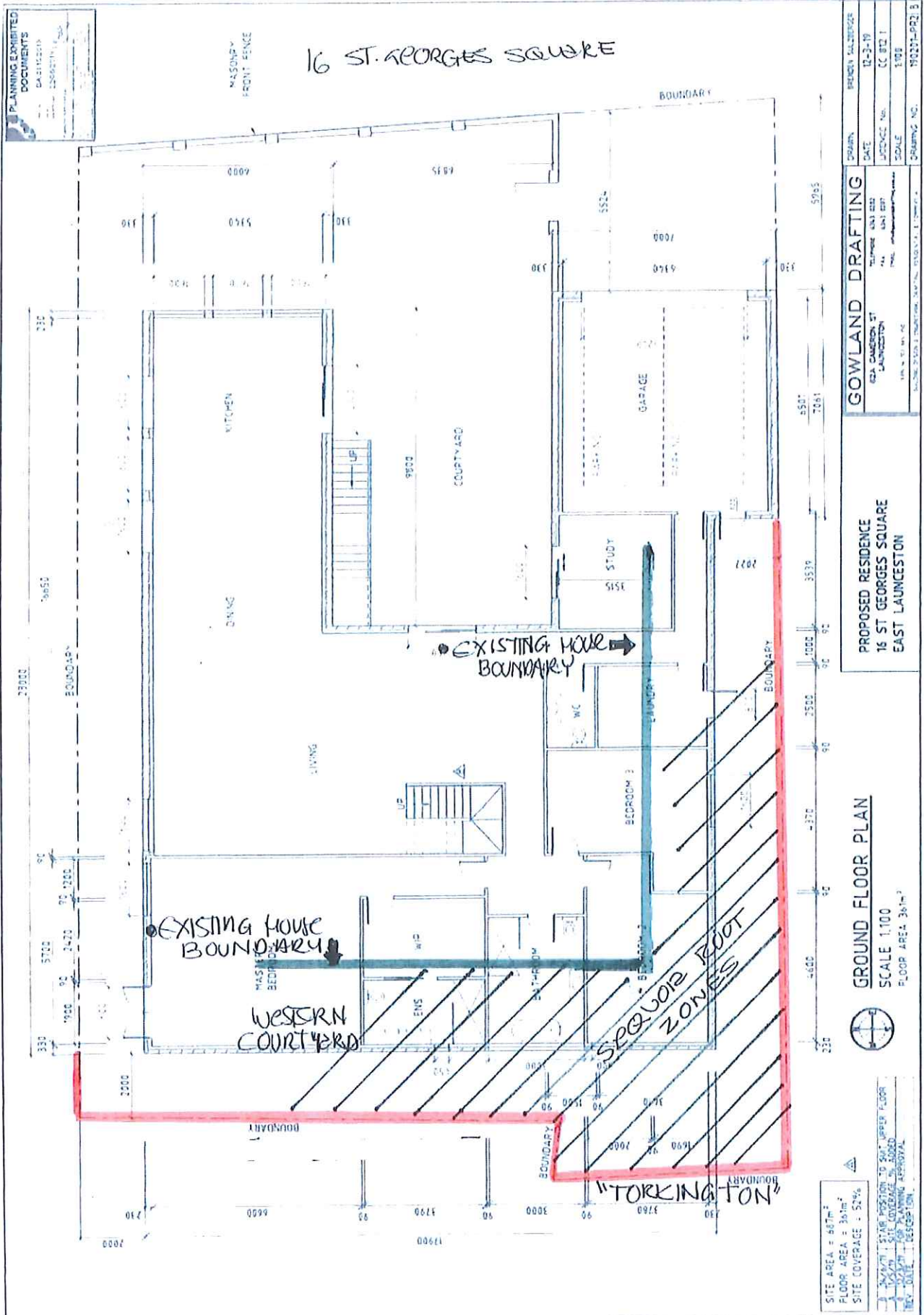
I trust the points I have outlined can be taken into consideration.

Yours faithfully,

  
**Glenda King**

Attachment: Site map showing Sequoia Root Zones 16 St Georges Square

Attachment: I Sequoia Root Zones



|                                     |                 |
|-------------------------------------|-----------------|
| <b>PLANNING EXHIBITED DOCUMENTS</b> |                 |
| DATE: 2019/08/27                    | BY: [Signature] |
| <b>GOWLAND DRAFTING</b>             |                 |
| OWNER: BRENDY BALDWIN               | DATE: 12-3-19   |
| PROJECT: 16 ST GEORGES SQUARE       | SCALE: CC 01/1  |
| DESIGNER: [Signature]               | SCALE: 1:100    |
| DRAWING NO.: 190301-PRJ 3           |                 |

PROPOSED RESIDENCE  
16 ST GEORGES SQUARE  
EAST LAUNCESTON

EXISTING HOUSE BOUNDARY

SEQUOIA ROOT ZONES

WESTERN COURTYARD

5 August 2019

Mr Michael Stretton  
General Manager  
Launceston City Council  
PO Box 396  
LAUNCESTON TAS 7250

|                       |                                     |       |                          |     |                                     |
|-----------------------|-------------------------------------|-------|--------------------------|-----|-------------------------------------|
| FILE No.              | 31/08/2019                          |       |                          |     |                                     |
| EO                    | <input checked="" type="checkbox"/> | OD    | <input type="checkbox"/> | Box | <input checked="" type="checkbox"/> |
| RCV'D 06 AUG 2019 LCC |                                     |       |                          |     |                                     |
| Doc No.               |                                     |       |                          |     |                                     |
| Action Officer        |                                     | Noted | Replied                  |     |                                     |
| C. Wainwright         |                                     |       |                          |     |                                     |

*E. Kelly J. Bayliss*

Dear Mr Stretton,

Ref: DA0339/2019 - Demolition of a single dwelling - 16 St Georges Square, Launceston

I am writing to express my concern about the recently advertised development application to demolish the current residence at 16 St Georges Square, Launceston.

After reading through the application I find it disappointing that the applicant has provided no specific details of how they intend to protect the historic brick fence which fronts St Georges Square and the heritage-listed sequoias growing on *Torkington* together with the other established trees and vegetation growing on both no.16 and no.14 St Georges Square.

The applicant has indicated that it is not their intent to demolish the brick fence. The builder has stated that they *have no intention of excavating or disrupting the roots of the large Redwood Trees on the neighbouring property*. Regrettably, no details of how these objectives are to be achieved are provided in the application. As there is no protection plan for either the fence or the trees it is difficult to see how both of these distinguishing features of the site are to be protected from damaging incidents, accidental or otherwise, that do occur on development sites.

It is essential that such conditions are applied by Council should a demolition permit be approved for this site. I wish to advise that I do not support this application.

Yours faithfully,



**Margo Lillie**

---

**From:**  
**Sent:** Tuesday, 6 August 2019 12:44 PM  
**To:** Contact Us  
**Subject:** California redwood

I would like to oppose the planning D/A 339/2019, next to number 16 ST George Square, who have 2 beautiful California redwood trees, am afraid that these trees will be damage from construction made by heavy equipment been used , these California redwood have been Heritage listed, Thank you

Dear Mr. Shelton,

I strongly  
disapprove the application to redevelop  
14-16 St. Georges Square because:

1) deficient info concerning the protection  
of historic trees

2) protection of existing brick wall  
is not adequately covered

3) potential damage due to existing  
trees on no 14 St. Georges Square.

All in all, a most inappropriate  
development; DAO 339/2019

Regards,

B. Jadh



|                  |                                     |             |                                     |
|------------------|-------------------------------------|-------------|-------------------------------------|
| FILE No.         | DAD3.39/2019                        |             |                                     |
| EO               | <input checked="" type="checkbox"/> | Box         | <input checked="" type="checkbox"/> |
| RCVD             |                                     | 06 AUG 2019 | LCC                                 |
| Case No.         |                                     |             |                                     |
| Action Completed | Noted                               | Replied     |                                     |
| C. WELKINMORE    |                                     |             |                                     |

C. COPY D. PAYTON

---

**From:** Helen Davies  
**Sent:** Monday, 5 August 2019 1:54 PM  
**To:** Contact Us  
**Subject:** DA 0339/2019 14-16 St Georges Square

The General Manager  
Launceston City Council

Dear sir,

I oppose the application for the demolition of 14-16 St Georges Square for the following reasons:

The applicant states "While it is proposed to remove the dwelling in its entirety, the red brick wall which fronts onto St Georges Square will NOT be removed as part of this application" yet there is no reference as to how they intend to protect the wall - when removing the steel wisteria frame beside it, to prevent damage from falling masonry during demolition of the house, or from accidental and irreversible damage from the heavy equipment on the site. A protection barrier for the wall must surely be required as part of the demolition application.

This application also fails to include any plan to ensure the two heritage-listed Sequoia trees on the neighbouring property, Torkington, will be properly protected during demolition of the nearby house although the applicant states: "I wish to advise that we have no intention of excavating or disrupting the roots of the large Redwood Trees on the neighbouring property..." There may be no honest intention to do damage but the vast root system of these trees have grown around the 1950s/60s house and throughout the yard, both of which will be cleared with heavy machinery. I cannot see how these trees (listed on the Tasmanian Heritage Register, November 12 1992) would survive this demolition - and the heavy machinery on the site - without an exclusion zone.

I am also concerned that the flowering chestnut and historic mulberry tree at 14 St Georges Square will suffer similar fates, despite the applicant stating that "The demolition does not involve the removal of any vegetation" - without an exclusion zone.

In summary, I oppose this application without protection plans for the above issues included.

Yours sincerely

Helen Davies

---

**From:** Linda Knight  
**Sent:** Monday, 5 August 2019 12:33 PM  
**To:** Contact Us  
**Subject:** SUBMISSION RE: D/A 339/2019

**This submission is made with regard to protection of two redwood trees listed on Tasmanian Heritage Register growing on boundary of 16 St George Square, Launceston. The concerns expressed in this submission relate to protection from root damage during proposed demolition of existing residence and later construction.**

**Under the Scenic Management Code the proposed development is supposed to “compliment the visual amenity of the locality and landscape” which most definitely includes these trees and there would seem to be no safeguards in place for the continuing health of the said trees during demolition and construction of a new building on site. Although the applicant and their builder have stated they “have no intention of excavating or disrupting the roots” of the two trees in question, as we are all well aware that “good intentions” mean nothing once the damage is done. Surely the Council has an obligation to impose conditions during the progress of this development to protect the trees and the local scenic environment (the imposition of fines usually make people a lot more careful); could not an arborist make recommendations (unless the builder is also a registered arborist) to ensure the outcome of the development satisfies both the developer and the community.**

**Lin Knight  
Launceston Resident**

---

**From:** Jenny Davidson  
**Sent:** Monday, 5 August 2019 10:13 AM  
**To:** Contact Us  
**Subject:** Regarding DA0339/2019

Dear General Manager and Mr Duncan Payton,

I live at the residence at [redacted] which [redacted] 14-16 St Georges Square, and which has as part of Torkington's Heritage Listing, two Giant Sequoia Trees: *Sequoiadendron giganteum*. Both these trees are of high significance, both being at least one-hundred and twenty years old, possibly having been planted during the time when the Mayor of Launceston John Scott MHA owned and built Torkington and are thus both possibly one-hundred and fifty years old. These trees form a significant contribution to Torkington's heritage character and history. They are regularly reviewed by our arborist and are in good health, he is deeply concerned about the impact of the proposed works on our tree's health. The two trees have a complex shallow root system that lies close to the surface and is especially vulnerable to even minor earthworks. The proposed development at 14-16 St Georges Square makes no mention of this point. No arborist report is provided to give the council a comprehensive assessment of the impact of damage that would be sustained by the trees if demolition and excavation to "vacant land" is allowed to proceed. An arborist is required for all significant works, including demolition for works near significant trees, as the trees roots extend throughout most if not all of 14-16 St Georges Square, considering their size and age, it is inappropriate for the demolition to be allowed to proceed. The trees have a calculated tree protection zone (tpz) of twelve metres. This application makes no reference of this or how to implement the Australian Tree Standards guide to conserving a tree's tpz; nor does it even take into account that 14-16 St Georges Square and surrounding properties are classified within the scenic protection zone. This zoning requires special consideration of impact on flora and fauna in the area, and as such, the development by ignoring this, is being blindingly ignorant of the significance of the area's zoning and the impact of demolition to the area's vegetation. Considering the age of the the house (built in 1959), the trees have adapted their root systems to the property, accordingly, any demolition, even minor could worsen the health of these trees irreparably. There is no mention of an arborist being present during all demolition work or fencing off the tpz of the trees. There is no arborist opinion as to the extent of the sequoias' root system extending onto number 16 and the effect of the demolition on these roots. It is unclear of what else they plan to remove on site ie retaining walls, pipes etc which would impact the trees roots. Also the effect on the front historic fence of removal of the two trellis's.

I feel this DA has been inadequately researched in regards to impact on our heritage listed sequoias, the remaining vegetation and historic fence.

Not only is a tpz enforcement necessary, but a survey of both sequoias' root systems on 14-16 St Georges Square is vital - conducted by both our arborist and the applicant's arborist - as this would allow, before any site works are conducted ie the proposed demolition, for a comprehensive management plan to be enacted to prevent any unnecessary damage to the trees.

Also a natural aquifer is present at 14-16 St Georges Square, as well as surrounding properties, including St Georges Square Park have their vegetation kept well watered by the aquifer. Any damage to the aquifer's underground water supply would not only affect the trees, but cause subsidence to the surrounding clay and silt soils. Potentially affecting neighbouring properties, including 14-16 St Georges Square's brick fence. No mention of the aquifer is made in the development application.

In addition there is no regard for the current dwelling, as mentioned by many people opposing the previous DA the house has significance in its own right.

The house was built by Dr Hogg AC, a notable Launcestonian resident for his work with treating sick children and the house is a pristine example of mid-twentieth century post-modern design. The house is not derelict, nor an eyesore, but in fact enhances the local area and St Georges Square from High Street, and is an example of prudent design, with respect to maximising solar light and minimising unnecessary contrast with neighbouring historic buildings; including Torkington.

No mention either has been made of possible asbestos present in this house built in the late 1950s, have relevant tests been done for asbestos including the slab? It is well known that during this era asbestos was a common, then thought harmless product, often mixed in with cement products. Obviously a huge public health issue if due diligence is not done and demolition proceeds without the relevant precautions.

As such, the demolition is inconsiderate of its impact on the surrounding area, vegetation including the trees and a large tree of considerable size (a mulberry tree) located on 16 St Georges Square lot, the significance of the house and of its original resident to Launceston. The DA should therefore be dismissed by the council as not prudent for this very well known area of East Launceston. Indeed it could be construed as flagrant disregard if our trees are seriously damaged despite warnings to this effect, not to mention the front brick fence and other trees on site, in which case culpability would be obvious. Loss of these trees would be a serious loss for the entire city of Launceston, as well as our highly significant property with implications to those at fault.

Regards  
Dr Jenny Davidson

## HERITAGE PROTECTION SOCIETY (TASMANIA) INC.

2 August 2019

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

By email to [contactus@launceston.tas.gov.au](mailto:contactus@launceston.tas.gov.au)

Dear Sir,

**Re: DA0339/2019. 16 St Georges Square EAST LAUNCESTON  
Residential – Demolition of a single dwelling.**

The land is zoned Inner Residential Zone, and the demolition of an existing residence is not consistent with the Zone Purpose Statement in that it does not include for any proposed works that will provide a residential use or dwelling type. A vacant allotment that will result from the proposed demolition will not satisfy the provisions of the Planning Scheme. The proposed demolition will reduce the current residential amenity and displaces the current residential use, also detrimentally affecting the present residential amenity. A vacant site does not contribute to the streetscape.

The provisions of the Scenic Management Code are not met by the demolition of an existing residence so as to create a vacant allotment, and will have a detrimental impact on St Georges Square.

### The present cultural setting

The Launceston Heritage Study recognises that 14-16 St Georges Square is located within the High Street Precinct.

*St Georges Square demonstrates principles of English town planning transposed to the colonies with an arrangement of houses around a square with formal landscape. Elements of the landscape remain.*

*On the slopes to either side of St Georges Square is located small and narrow streets of more modest housing that contrasts with the housing fronting High Street and set on the ridge.*

*While a large number of places in the precinct are listed as individual items, the overall quality of the precinct is high and the non-listed buildings make a very important contribution to the character and setting.*

The present dwelling at 16 St Georges Square was originally one of two dwellings located in the eastern garden of the old 'Torkington' residence, and subdivided off by the Hogg family. Both dwellings were designed as a pair by James Rogers, an eminent local architect, and were noted as being representative of 20<sup>th</sup> C architecture. The surviving dwelling designed as a residence for Dr Tim Hogg, is positioned in a quality garden setting, and included the old 'Torkington' tennis court

land to its western side. The brick garden wall along St Georges Square originally enclosed the substantial garden of 'Torkington', and is a very rare survivor from a past era, still defining the backdrop to the park. The present dwelling is a contributory building within the precinct and every effort should be made to retain it (Ref. Paul Davies Pty Ltd, Heritage Consultant to LCC, 2003). Davies draws a comparison between High St Launceston and the upper section of Davey St Hobart, *"as both streets are located on the ridge with large houses set in substantial gardens flanking the road taking advantage of views and position"*.

In summary, it is our submission that this proposal should be refused and any future demolition proposal must include a proposal to replace the residential development. Should a permit be issued for demolition, integral conditions must include retention of the brick wall along the St Georges Square frontage and a development condition that establishes a generous setback provision based on the Australian Standards, to protect the root structure of the heritage-listed giant redwood trees near the western boundary of the adjoining 'Torkington' residence. Such condition must also prohibit any demolition equipment traversing that setback zone.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Lionel Monnell', with a long horizontal flourish extending to the right.

President  
**HERITAGE PROTECTION SOCIETY (TASMANIA) INC.**

|                 |                |             |       |
|-----------------|----------------|-------------|-------|
| FILE No.        | DAO 339 / 2019 |             |       |
| EO              | ✓              | OD          | Box ✓ |
| RCVD            |                | 05 AUG 2019 | LCC   |
| Doc No.         |                |             |       |
| Action Officer  | Noted          | Replied     |       |
| C. W. PARKINSON |                |             |       |

30<sup>th</sup> July, 2019.

Dear Sir,

Re: Application No: DAO 339 / 2019

I would like to express my concern, about the above application, and I would respectfully request that you pass on my concern to the Mayor and Councillors

My concerns are with regards to the preservation of the brick fence, which although not part of this second application is still under threat.

I believe that this historic structure should be preserved in perpetuity. My reasons are as follows: -

• The 150 year old fence is an iconic part of the historic streetscape, thus contributing to the social fabric and sense of community in the area

The George's Square area has been



National Estate due to the number and variety of historic structures that make up the unique George's Square environment, which is part of the sense of Community and Social Cohesion.

- The new application covers a part of a section of the fence, that is the longest section of the fence standing.
- The fence is the original one, built to surround the estate of John Scott, an important early civic and political leader for Launceston. His house still stands in Mary Street, renamed 'Torkington'.
- To say, that all efforts will be made, to not remove any trees or section of the fence, is disingenuous, when making reference to the original application (NO DA0115 2019), which specifically asked for permission to demolish all of the fence of 14-16 St George's Square and remove trees and other structural elements (which had been removed before application made to Council)

The fence is part of what makes  
Leamington unique and fascinating  
which draws visitors to the city and  
spend money in our flagging CBD  
businesses.

In conclusion, that all though  
this application is not including the  
removal of the fence specifically, it  
would be so refreshing if the Council  
was so forward thinking, that it  
saw fit to recommend, that rather  
than trying not to damage the fence,  
that it should be fully restored —  
which is not a difficult undertaking.

yours faithfully

Victoria L.L. Cox (Ms)

V.L.L. Cox.

---

**From:** Leonie Prevost  
**Sent:** Saturday, 3 August 2019 5:59 PM  
**To:** Contact Us  
**Subject:** DA0339/2019

Attention The General Manager

Dear Sir

I wish to raise the following points of concern regarding the recent application for development work at 16 St Georges Square.

1. The development application makes no reference to any measures to be enacted to protect the historic wall which was originally the St Georges Square frontage for *Fair View* (now *Torkington*). Whilst the developers state that they do not intend to remove the "red brick wall" as part of this application, no mention is made in the application of barriers to be installed to protect the wall during the demolition of the residence and subsequent site clearance and preparation.
2. The applicants have not outlined how they are going to protect the trees and vegetation on no. 16 during the demolition. Two heritage listed *Sequoia semervirens* have extensive roots on the south, south-western and western sides of the existing house.  
Exclusion zones with appropriate tree management plans must be applied on no. 16 to avoid damage to these sequoias and to the other remaining trees and vegetation.
3. The two trees that remain on no. 14 St Georges Square also require protection from excavation work, moving machinery, compaction of soil and damage from falling house debris during the demolition of the existing house on no. 16.  
All trees must be satisfactorily protected both by the design of the building and during construction work by barriers and similar devices in accordance with Australian Standard 4970 Protection of Trees on Development Sites to Protect Existing Trees.  
Protection zones must be a condition for any demolition permit for no. 16.

Kind regards  
Leonie Prevost

---

**From:**  
**Sent:** Saturday, 3 August 2019 7:51 AM  
**To:** Contact Us  
**Subject:** Submission re DA 0339 GATENBY  
**Attachments:** DA0339 2019 Gatenby submission.docx  
  
**Importance:** High

Dear Sir, please find attached our submission re this Development Application.  
Please advise me that you have received this email, thank you.  
Jeanette Gatenby

2 August 2019

**Re DA0339/2019 14-16 St Georges Square Launceston – Demolition of Existing Single Dwelling**

To: Mr Michael Stretton, General Manager, Launceston City Council,

By email: [contactus@launceston.tas.gov.au](mailto:contactus@launceston.tas.gov.au)

We wish to make a submission about aspects of this application, with specific reference to the need for positive and concrete requirements that need to be put into place by the Launceston City Council to ensure that the historic red brick wall and the registered historic trees are not damaged in this large-scale demolition process.

**Re the historic fence:** we have already made a comprehensive submission regarding the previous application by the developer who wanted to remove this historic fence. In our submission we emphasised the importance of this wall, both historically, also as part of the historic streetscape that is St Georges Square, unique in Launceston. In this latest application, no reference to any measures to be enacted to protect the historic 1870s wall other than to say that they do not **intend** to remove the 'red brick wall' as part of this application. With the scale of the proposed demolition process, this unsubstantiated statement of "intent" is not sufficient to guarantee there will be no "accidents" whereby the fence is demolished or destroyed. We request therefore, that the Launceston City Council determines what will be an appropriate a physical protection barrier that must be constructed and installed to protect the wall during the demolition of the residence and subsequent site clearance and preparation. This should be a condition of any demolition permit for this site.

**Re the historic sequoias:** These sequoias have been recognised as significant and were listed on the Tasmanian Heritage Register on 12 November 1992. They were measured on 26 April 2014. Their 'Statement of Significance' reads as follows:

***The Californian Redwood is a striking landmark on Launceston's eastern skyline. The tree makes a major contribution to the character of Torkington and its grounds.***

The developer in this application states: ***we have no intention of excavating or disrupting the roots of the large Redwood Trees on the neighbouring property during the demolition process....***

This statement is merely a "wish" – there is no plan in place to **ensure** that the roots will not be disturbed. There is no plan submitted as part of this development

application to explain how these trees and the other remaining vegetation currently growing on no. 16 are to be protected during this demolition.

These trees have huge root systems and we request most emphatically that Exclusion zones with appropriate tree management plans must be applied on no.16 to avoid damage to these sequoias and to the other remaining trees and vegetation. This can be done by applying the Australian Standard AS 4970 - Protection of Trees on Development Sites, which states::

*It is rarely possible to repair stressed and injured trees, so substantial injury needs to be avoided during all stages of development and construction. Most trees will take many years and possibly decades to establish but can be injured or killed in a very short time as their vulnerability is commonly not understood. This is especially so in relation to tree root systems which cannot usually be seen.*

*Irreparable injury frequently occurs in the early stages of site occupation and remedial measures routinely fail.*

The Standard sets out all the stages required for effective and responsible tree protection on development sites. This should be a condition of any demolition permit for this site.

We urge our Councillors to ensure that stringent and appropriate methods to ensure the protection of the historic fence and the Heritage Listed **Californian Redwoods** are determined by the Council to be an integral part of any approval of this development application, and furthermore, that the Council monitors that these are adhered to in the demolition process. The current development application just notes a few vague:" intentions". Vague "intentions" do not constitute a pre-determined, appropriate plan of protection and we request our Councillors require such a plan to be integral to any approval of this latest plan by this developer.

Thank you for your consideration of these important matters to our historic city.

Yours faithfully

Roy Gatenby

Jeanette Gatenby

---

**From:** Richard Wells  
**Sent:** Friday, 2 August 2019 7:32 PM  
**To:** Councillor Alan Harris; Mayor; Councillor Andrea Dawkins; Councillor Danny Gibson; Councillor Hugh McKenzie; Councillor Janie Finlay; Councillor Jim Cox; Councillor Karina Stojansek; Councillor Nick Daking; Councillor Paul Spencer; Councillor Rob Soward; Contact Us; Councillor Tim Walker  
**Subject:** CURRENT DA03389/2019 14-16 ST GEORGES SQUARE

Please replace this apposing email from the one sent Thursday 1st August 2019

Mr Michael Stretton  
The General Manager

**Re: DA0339/2019 14-16 St Georges Square Launceston – Demolition of Existing Single Dwelling**

Karen and myself oppose the development application as advertised and that we request that Council must **APPLY CONDITIONS** to **PROTECT** the heritage fence and the trees before a demolition permit is approved.

Even though there are letters to the council stating they ( the contractors ) have no intention of disturbing the root systems and will not demolish the wall, this could still happen without applied conditions.

Carelessness cannot be used as an excuse!!

This time it is focussing only on no.16 St Georges Square which contains the 1960s residence and the historic 1870s brick wall which was originally the St Georges Square frontage for *Fair View* (now *Torkington*). The site also contains extensive root systems from the historic heritage-listed sequoias growing on *Torkington*. The development application is **deficient** in three key areas and should not be approved **without specific conditions being applied**.

The three critical issues are:

#### **1. PROTECTION OF THE HISTORIC *FAIR VIEW* (TORKINGTON) BRICK WALL**

The development application makes no reference to any measures to be enacted to protect the historic 1870s wall other than to say that they do not intend to remove the 'red brick wall' as part of this application.

The close proximity of the current residence and existing front courtyard structures such as the two pergolas which back directly onto the wall with large concrete footings, it is not difficult to see the potential for irreversible damage to be done to the wall.

This can happen through parts of the building falling on the wall or heavy excavation/demolition equipment knocking or backing into it.

Accidents can and do happen or requested to happen. Do the work 1st, argue or pay the fine later.

A physical protection barrier must be constructed and installed to protect the wall during the demolition of the residence and subsequent site clearance and preparation. This should be a condition of any demolition permit for this site.

Prevention is better than NO CURE

## **2. PROTECTION OF EXISTING VEGETATION FROM DAMAGE DURING DEMOLITION**

The applicant's builder states:

*I wish to advise that we have no intention of excavating or disrupting the roots of the large Redwood Trees on the neighbouring property during the demolition process....*

however, no plan has been submitted as part of this development application to explain how these trees and the other remaining vegetation currently growing on no. 16 are to be protected during this demolition.

The demolition stage is one where heavy machinery including excavators and trucks will be on-site removing the above ground residence, the concrete floor slabs, external retaining walls and clearing sewerage pipes and various garden features such as steps to create an empty site ready for building. This stage poses significant potential dangers to the root systems the two heritage-listed *Sequoia semovirens* currently growing on the site's western border with *Torkington*.





The two sequoias can be seen in the rear right corner. The other tree is an exotic and should be maintained. The southern courtyard is behind the gate. The western courtyard runs in front of the rear of the house to the perimeter wall. Both these areas have extensive sequoia roots. Taken 7 July 2019.

These sequoias have been recognised as significant and were listed on the Tasmanian Heritage Register on 12 November 1992. They were measured on 26 April 2014. Their 'Statement of Significance' reads as follows:

*The Californian Redwood is a striking landmark on Launceston's eastern skyline. The tree makes a major contribution to the character of Torkington and its grounds.*

The demolition and site preparations proposed for no 16. cannot avoid the extensive roots of the sequoias which are located in the south, south-western and western sides of the existing house and not just in those areas adjacent to the border with *Torkington*.

The foundation slabs for the southern and south-western rooms of the existing house were laid down in the late 1950s and early 1960s. The south-west corner of the house to be demolished can be seen in the rear left of the above photograph. During this time the extensive root systems of the sequoias have accommodated themselves around these existing foundations and through the southern courtyard of no.16 (behind the gate). These extensive root systems are required to support the girth and height of the trees. The crowns of these trees are also at risk from on-site machinery.

Exclusion zones with appropriate tree management plans must be applied on no.16 to avoid damage to these sequoias and to the other remaining trees and vegetation. This can be done by applying the Australian Standard AS 4970 - Protection of Trees on Development Sites. In its *Foreword* the Standard states:

*It is rarely possible to repair stressed and injured trees, so substantial injury needs to be avoided during all stages of development and construction. Most trees will take many years and possibly decades to establish but can be injured or killed in a very short time as their vulnerability is commonly not understood. This is especially so in relation to tree root systems which cannot usually be seen.*

*Irreparable injury frequently occurs in the early stages of site occupation and remedial measures routinely fail.*

The Standard sets out all the stages required for effective and responsible tree protection on development sites. This should be a condition of any demolition permit for this site.

### **3. PROTECTION OF TREES ON NO. 14 ST GEORGES SQUARE**

The two remnant trees (illustrated below) that remain on no.14 St Georges Square also require protection from excavation work, moving machinery, compaction of soil and damage from falling house debris during the demolition of the existing house on no.16. This is particularly important as the historic mulberry tree's crown is within a metre of the house to be demolished.

One of Council's permit conditions for the subdivision of no. 14 stipulated that:

#### **4. PROTECTION OF EXISTING TREES**

*Existing trees on the subject land must be retained and must not be damaged, removed, destroyed or lopped without the written consent of the Council. Such trees must be satisfactorily protected both by the design of the building and during construction work by barriers and similar devices in accordance with Australian Standard 4970 Protection of Trees on Development Sites to Protect Existing Trees.*

This condition must be enforced by the Launceston City Council. Protection zones must be a condition for any demolition permit issued for no 16.



Scott Street border showing the historic mulberry (centre) and the flowering chestnut (left) in 14 St Georges Square.  
Taken 7 July 2019

I am seeking council support to oppose this development application as advertised. Without any conditions being imposed the current application leaves the historic brick wall and existing vegetation, including the heritage sequoias, vulnerable to potentially irreparable damage.

The council must apply strict conditions to protect the heritage fence and the trees before a demolition permit is approved.

I am sure a very large \$ figure amongst the conditions would also deter any wrong doing by contractors.

As I said in my last objection, if this application has no SERIOUS CONDITIONS applied it will mean that the council has no respect for the heritage and street scape of Launceston.

We have no objection to new dwellings on these sites.

Richard and Karen Wells

---

**From:** Mark Melville  
**Sent:** Friday, 2 August 2019 5:40 PM  
**To:** Contact Us  
**Subject:** Objection to DA0339-2019 - 14-16 St Georges Square, East Launceston

The General Manager,

I am writing with regard to the effect the demolition of the existing premises at this site will have on two heritage listed Californian Redwoods (*Sequoia sempervirens*) on an adjacent property

The builder's letter included in the advertised plans states *"we have no intention of excavating or disrupting the roots of the large Redwood Trees on the neighbouring property during the demolition process"*

This rather vague statement doesn't explain how the likelihood of damage will be assessed or what measures will be put in place to prevent damage.

The letter also states *"The owner has sought advice from Adams Tree Services and is working towards a plan to protect the tree roots in order to form part of a report when lodging a future building application"*.

Since the demolition is just as likely to cause damage as the subsequent construction, surely this plan is required before demolition commences, not at some future date when the building application is submitted.

The root system of these very large trees will likely extend well within the subject property and is likely to be damaged by the heavy equipment required for demolition of the existing structure as well as removal of foundations and existing pipework.

If the trees are damaged or killed as a result of the demolition there are obvious consequences in relation to public safety as well as the amenity of the surrounding area. Please advise what measures Council intends to take in order to mitigate these risks.

Mark Melville

---

**From:** Sharon Melville  
**Sent:** Friday, 2 August 2019 4:57 PM  
**To:** Contact Us  
**Subject:** DA0339/2019 14-16 St Georges Square EAST LAUNCESTON TAS 7250

The General Manager,

In regard to the above DA, demolition of single dwelling at 14-16 St Georges Square, East Launceston, I wish to make the following comments/objections in relation to the two heritage listed sequoia trees on the neighbouring property.

Demolition works will surely involve the digging up of existing pipework and foundations. This could severely impact the root system of these trees as no one knows how far the roots extend and what damage they can withstand from demolition work. Rather than seeking an arborist's report at a later stage, it should be a mandatory condition before any demolition work proceeds.

If any damage is done and the trees die what an eyesore and heritage loss it will be if two thirty metre high dead trees dominate the neighbourhood.

If the DA is approved a council appointed arborist should monitor all demolition work on site.

Is there any requirement for dead trees to be removed if they don't form a hazard? These dead trees could remain for decades before posing a problem to neighbouring properties.

Alternatively, if the trees have to be removed, who is responsible for the costs considering that these issues are now being raised as part of a comment/objection to the DA? Will it be the developer, the property owner on whose land the trees stand or council who approved the DA? Depending on the answer to this question, legal action could result if these trees are damaged and die. How negatively could this financially impact the rate payers of Launceston?

Sharon Melville

Mr Michael Stretton, General Manager  
Launceston City Council  
P/O Box 395  
Launceston TAS 7250

Brian and Helen Harrison-Lever

Dear General Manager,

**In reference to development application DA0339/2019 14-16 St. Georges Square Launceston.**

On perusing the above application to Council Planning from Woolcott Surveys it is noticed that there is a degree of ambiguity in both the wording and intention of the proposal to demolish the existing house on numbers 14/16 St. Georges Square Launceston, For example:

***"Launceston Interim Planning Scheme 2015 Relevant Zone"***

***11.1.1.5 To provide for development that provides a high standard of amenity and contributes to the streetscape.***

***Response: (from Woolcott Surveys)***

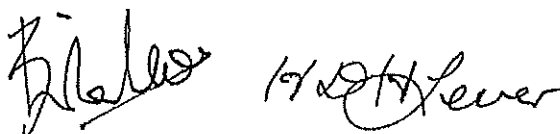
***The demolition will return the site to a vacant site. This will allow the developer to commence works without having to consider the existing building on site. The developer will construct a future dwelling which contributes to the streetscape of St. Georges Square, noting that the red brick wall is not seeking to be removed as a part of this proposal.***

The term 'vacant site' in the 'Response' above is of particular interest. To achieve a 'vacant site' the demolition would have to include far more work than just the demolition of the house. What are we to assume from this application is to happen to the existing landscaping with its long-established retaining-walls, courtyards, masonry steps, and steel pergolas, the latter, together with the concrete footings being so close to the 19<sup>th</sup> century masonry wall as to be impossible to remove without disturbing the 170 year old wall foundations? There is also of course the quandary of how to remove existing underground plumbing without disturbing the root systems of the sequoia trees and other exotics that contribute to the charm of St. Georges Square and the adjoining areas.

As the developer states clearly in this application there is no intention *at this point in time*, to remove 'the red brick wall'. In other words, the wall stays *for the time being*. The application actually states that it is the red brick wall *itself* that 'is not seeking to be removed as a part of this proposal' ... curious?

Considering the ambiguity in the development application and a lack of any firm commitment to keep and protect in perpetuity the iconic masonry wall, it would seem reasonable to reject this demolition request until it is stated what the intentions of Woolcott Surveys and the developers actually are, *long term*, for 14-16 St. Georges Square. The original proposal to council was to demolish the existing house, remove the historic masonry wall and construct two new houses. Now we have *one house only* and vague hints at what the future might hold for this site? Clearly, without a firm, legally binding commitment to protect, stabilise and maintain the St. Georges Square wall, once heavy equipment enters that site, the work of our mid-19<sup>th</sup> century craftsmen bricklayers will be in constant danger of 'accidental' damage or irreparable toppling.

Yours sincerely



Brian and Helen Harrison-Lever

|                |                                     |             |                          |     |                                     |
|----------------|-------------------------------------|-------------|--------------------------|-----|-------------------------------------|
| FILE No.       | DA0339/2019                         |             |                          |     |                                     |
| EO             | <input checked="" type="checkbox"/> | OD          | <input type="checkbox"/> | Box | <input checked="" type="checkbox"/> |
| RCVD           |                                     | 02 AUG 2019 |                          | LCC |                                     |
| Doc No.        |                                     |             |                          |     |                                     |
| Action Officer | Noted                               |             | Replied                  |     |                                     |
| C. WRANKMORRIS |                                     |             |                          |     |                                     |

---

**From:** Stuart & Patricia Roberts  
**Sent:** Wednesday, 31 July 2019 1:33 PM  
**To:** Contact Us  
**Subject:** DA0339/2019 – 16 St Georges Square

Dear Mr Stretton,

We wish to make submissions in relation to the demolition proposal with respect to 14-16 St Georges Square - Ref: DA0339/2019.

Attached to the development application is a letter from the builder intending to undertake the demolition. It states that the owner has sought advice from Adams Tree Services and “is working on plans to protect the tree roots” of some large Redwood trees on a neighbouring property, and that it is intended that those form part of a “future building application”.

A simple inspection of the property shows that the building to be demolished is quite substantial, so it is logical to assume that heavy machinery will need to be used on site in relation to its demolition.

We understand that the Redwood trees in question have already been assessed as deserving of protection, so it seems sensible for the Council to require that the Adams Tree Services plans include the demolition phase, and that those plans be provided to Council before any decision is made in relation to the demolition application. Clearly, those plans will need to be available for public comment before any Council decision is made.

Similarly, the use of heavy machinery in the demolition phase could result in accidental damage to the red brick wall which the owner is now saying will be retained. Because the demolition of a substantial dwelling will be in close proximity to that wall, we submit that the Council needs to know what measures are proposed to safeguard the wall against accidental damage.

Yours sincerely,

S.A. and P.M. Roberts



31<sup>st</sup> July 2019

Planning Department  
Launceston City Council  
18-28 St. John Street  
LAUNCESTON TAS 7250

|                      |              |       |         |     |   |
|----------------------|--------------|-------|---------|-----|---|
| FILE No.             | D190339/2019 |       |         |     |   |
| EO                   | ✓            | OD    |         | Box | ✓ |
| RCVD 01 AUG 2019 LCC |              |       |         |     |   |
| Doc No.              |              |       |         |     |   |
| Action Officer       |              | Noted | Replied |     |   |
| C. Woolhouse         |              |       |         |     |   |

E-copy: D. Fayton

Re: Application 339/2019

Dear Sir/Madam

At a recent group luncheon with several of our friends, discussion was held on a proposed development at 16 St Georges Square that may have severe impact on the beautiful sequoia trees that have for many generations been a part of the Launceston city skyline.

These trees are more than a century old and may be in danger of being destroyed or significantly damaged if construction earthworks are permitted that have potential to disturb the trees root systems.

Sequoia redwoods often live for many centuries, and this city should be proud to have two specimens on our skyline.

We trust the Launceston City Council will seriously consider its responsibilities when discussing this development proposal and ensure every consideration is made to ensure these historic trees are protected for future generations to admire.

Yours sincerely



Ray and Mary Chell

Your Ref: DA0339/2019

29 July 2019

Mr. Michael Stretton  
General Manager  
Launceston City Council  
PO Box 396  
Launceston TAS 7250

Dear Sir,

|                |             |       |             |     |   |
|----------------|-------------|-------|-------------|-----|---|
| FILE No.       | DA0339/2019 |       |             |     |   |
| EO             | ✓           | OD    |             | Box | ✓ |
| RCVD           |             |       | 31 JUL 2019 | LCC |   |
| Doc No.        |             |       |             |     |   |
| Action Officer |             | Noted | Replied     |     |   |
| C. Wankmore    |             |       |             |     |   |

E-copy: D. Payton

**Re: DA0339/2019 – Demolition of a single dwelling 16 St Georges Square**

I am writing this email in response to The Notice of Application for a Planning Permit received for the proposed demolition of 16 St Georges Square, East Launceston.

I have major concerns in relation to this proposal, notably the absence of any definitive plans for the protection of nearby significant trees that could well be adversely affected by the demolition, and the lack of information on what, if any, measures will be taken to ensure no damage will be done to the heritage front fence during that process.

**1. Protection of the Heritage Front Fence during demolition.**

The applicant states in their application that the heritage front fence will not be removed as part of the demolition. They have also publically stated in a previous DA application for this block that they consider this fence to be unstable.

Both of these facts would therefore point to the need for a definitive plan to both isolate the fence from any demolition work, and to also ensure that any work conducted in the proximity to the fence is done in such a way as to not undermine or increase any perceived instability of the fence.

This second matter of demolition work within close proximity of the heritage fence is especially important as the two pergolas attached to the front of the house have substantial footings right up against the fence in two places.

As no protection areas have been defined to protect the fence, nor have any special operating procedures been proposed to ensure that it is not damaged during demolition, I consider this application to be deficient and it should therefore be rejected.

**2. Protection of significant trees during demolition.**

The application is totally silent on how the applicant plans to protect, during the demolition process, the heritage trees on 54 Ann Street adjoining the property on its western border and the Mulberry and Chestnut trees within one and four metres of the existing house on the proposed subdivision block of 14 St Georges Square.

The application makes a passing reference to looking to prepare a plan to protect tree roots in a future building stage of development on the No. 16 block but nothing for this demolition stage. This information is not relevant to this application. There exists a well-known and used [Australian Building Standard AS 4970-2009 Protection of trees on development sites](#) that covers this application's exact circumstances.

This standard sets out in detail an exact process consisting of defined certifiable stages. It starts with the preparation of an approved **Tree Protection Plan** prepared by a suitably qualified arborist and approved by Council. Such a plan covers all stages of development on a block from site acquisition through to post construction with each of these stages being defined in detail and either supervised and/or certified by a qualified arborist.

The plan revolves around the defining of an individual **tree protection zone (TPZ)** for each affected tree which is the principal means of protecting trees on development sites. The TPZ is a combination of the root area and crown area requiring protection and the standard has a very clearly set out basis for its calculation. It is this area that is then specially isolated from construction disturbance, so that the tree/s will remain viable.

This construction disturbance is not confined to the earth works that may take place during demolition. It also takes into account crown protection from machinery working on the site at any time and structural root zone protection from compaction by movement of both machinery and people.

The Mulberry and Chestnut trees are the only two remaining large trees on the block currently under subdivision as 14 St Georges Square and both are within 4 metres of the building proposed for demolition, with the Mulberry crown within one metre. Both these trees are protected under the recent (Monday 4 June 2018) Council approved subdivision condition (4) which states:

#### **“4. PROTECTION OF EXISTING TREES**

**Existing trees on the subject land must be retained and must not be damaged, removed, destroyed or lopped without the written consent of the Council. Such trees must be satisfactorily protected both by the design of the building and during construction work by barriers and similar devices in accordance with Australian Standard 4970 Protection of Trees on Development Sites to Protect Existing Trees.”**

**There is no reason for the applicant to not have submitted a Tree Protection Plan under the Australian Standard 4970 Protection of Trees on Development Sites covering these two trees.**

The sequoias on [redacted] that meet the 16 St Georges Square block in the back south western corner are listed on the Tasmanian Heritage Register. These are in major danger of damage to either the root structure or crown coverage without limits on the machinery movements and areas of excavation on the site. The extent of the works required to remove the existing building and slab in that part of the block could well do irreparable damage to both the trees, roots and the canopy system of the trees.

The foundation slabs/footings for this section of the existing house were put down in the 1950's and early 1960's with the south-west corner of the existing house that is closest to the trees having been there some 60 years. During this time the root system of the sequoias expanded extensively down the southern side of the property.

This easterly root growth from the tree down the southern side of No.16 was driven in no small way by the extensive cement retaining walls built over 125 years ago around what was then the grass tennis court of [redacted] and which is now [redacted]. These were put in place to restrict the sequoias' root systems from invading the grass tennis court and therefore prevented any major growth in a northern direction.

Part of this retaining wall was removed in 1998 during a major renovation of the property following our purchase in 1997. Since that time the southern increase of the root system and its renewed expansion along the western side of what is now 16 St Georges Square has been extensive. I personally know this from my nearly 20 year ownership of 14-16 St Georges Square between 1998 and 2017 and the constant need to adjust and repair pavers in our southern and western courtyards.

In summary, this proposal to demolish the existing structure on 16 St Georges Square should be rejected as the application is incomplete and lacking in required detail. It does not even meet the minimum requirements of the Councils own subdivision conditions. This obvious lack of detail is further emphasized by the total absence of any recognition of the heritage values of both the front fence and the adjoining heritage listed "Torkington".

The approval of this demolition without a strict Tree Management Plan to protect the sequoias, at a minimum, would also represent a quite obvious double standard on the part of the Council as there is a precedent in place, namely the approval of development on 5 Scott Street.

Under this current planning scheme in 2015, the Council via the threat of various penalties and ultimately an Enforcement Notice, held up the construction of the current house on 5 Scott Street for almost a year to enforce the implementation of a Tree Management Plan for the sequoias. In our case the trees were in less danger than they are today from the planned demolition of the house on 16 St Georges Square.

Yours Sincerely



John Ewing

---

**From:** Catherine Pearce  
**Sent:** Tuesday, 30 July 2019 4:18 PM  
**To:** Contact Us  
**Subject:** Re: DA0339/2019 14-16 St Georges Square Launceston - Demolition of Existing Single Dwelling

Attention: General Manager, City of Launceston

This development application makes no reference to any measures to protect the historic 1870s wall surrounding the residence on St George's Sq other than to say it is not intended to remove the 'red brick wall' as part of the application.

This wall is a vital part of the streetscape of this historic inner city precinct, providing an insight into the original character of the large properties surrounding the Square and adding to its heritage values and visual amenity. The loss of the run of wall along lots 14-16 would leave only short isolated sections, removing all context and sense of scale.

The close proximity of the current residence and existing courtyard structures ( two pergolas which back directly onto the wall with large concrete footings), could result in irreversible damage to the wall during demolition. Parts of the building may fall on the wall, excavation may undermine it and heavy demolition equipment could run into it.

A physical protection barrier must be constructed and installed to protect the wall during the demolition of the residence and subsequent site clearance and preparation. I urge the Council to make this a condition of any demolition permit for this site.

regards

Catherine Pearce

---

**From:** Umit Sungur  
**Sent:** Monday, 29 July 2019 9:52 PM  
**To:** Contact Us  
**Subject:** Regarding DA0339/2019

I am the resident of the [redacted] heritage-listed property at [redacted]. I am writing in opposition to the proposed demolition of the house at 14-16 St Georges Square. The submission by Woolcott Surveys makes no reference to the two national estate listed and Heritage-listed giant Sequoiadendron giganteum (Giant Sequoia) trees. These two trees are within one metre of the boundary fence between [redacted] and 14-16 St Georges Square. As these trees have a tree protection zone (tpz) of twelve metres that prohibits excavation, construction or other significant demolition work, the development appears inadequate in its current submission. A paltry builder's statement is attached to the plans, but no mention is made as to a current arborist report, the presence of an arborist on site during demolition work or the installation of a fence to enclose the tpz from nearby demolition work, as specified by the Australian Tree Protection Standards. A reference by the builder is made to a future arborist report, but this insufficient, as this is purely future speculation and conjecture that the council should dismiss, as it is not rooted in a detailed analysis as to the impact on the trees for the current proposed DA.

Another tree of considerable size, a mulberry tree, is adjacent to the house proposed to be demolished, no reference is made to the impact of demolition using excavators near this tree, nor any other vegetation in the vicinity of the proposed demolition. Despite this house being in a Scenic Protection Zone.

Considering the age of the house, it was built in the late 1950s, it has no report attached to the DA regarding asbestos or other potential human-health contaminants within the property, as internal removal of walls and some external windows and walls have already been removed. It would be prudent for the developer to indicate whether or not any possible contaminants that are hazardous to human-health are present on site, and if so, to notify nearby residents to prevent possible contamination of surrounding residences, avoiding a public health issue.

In addition the house proposed to be demolished fronts onto St Georges Square park and is very visible from High Street; this architecturally designed house built in 1959 by Dr Hogg AC makes a very impressive and well known visible landmark in the area and is a very good example of post World War Two modern architecture in this town. It seems a very worthwhile home to keep. No consideration of the uniqueness of this building in its own right has been considered by the developer.

Yours sincerely  
Dr Umit Sungur

Sent from my iPhone

---

**From:**  
**Sent:** Wednesday, 24 July 2019 2:02 PM  
**To:** contactus@launceston.tas.gov.au.  
**Subject:** REPRESENTATION - DA 0339 / 2019 - 14 - 16 ST. GEORGES SQUARE, LAUNCESTON.

To whom it may concern, I formally submit this representation for Council consideration in regard to the above noted application.

**BASIS FOR REPRESENTATION:**

The application proposal fails to adequately verify that the existing red brick fence return part in Scott Street, that is integral with the existing red brick fence along 14-16 St. Georges Square, is to be also retained.

**REQUESTED OUTCOME:**

That the permit site plan be amended with a note specifying retention of the return part of the fence as described above or Council attach a condition to the permit to the effect that the integral attached return red brick fencing to the northern boundary of No. 14 in Scott Street be retained.

**SUPPORTING INFORMATION:**

All aspects from and into St. Georges Square are in my opinion, some of the highest value urban landscapes in Launceston and retention of the existing red brick fence in its entirety, an important quality component of that value.

The corner of St Georges Square and Scott Street is a highly visible and visual part of this streetscape with the corner return part of the red brick fence critical to maintaining the amenity and integrity of that streetscape.

I consider it should also be retained with the added benefit that it appears to be in sound condition and will accordingly, maintain lateral support to the St Georges Sq. fencing.

Yours sincerely,

Peter Heathcote