

Council Meeting 11 June 2020 - Agenda Item 9.2

Attachment 5 - Response to Respresentations - 189 George Street Launceston

Response to objectors - 189 George

Thank you for your heartfelt expressions. It is great to see people taking the time and effort to detail their concerns with development in this great city of ours.

Our family has lived in Launceston for several generations. It is also certainly true that my parents (now aged in their 80's) have tended the garden at 189 George Street for around 6 years. They live in a neighbouring property with fantastic views of the gardens. As avid gardeners, they have enjoyed this opportunity after downsizing in retirement. They certainly have appreciated the positive feedback in their continued efforts to renew and replant sections of the garden.

History

The history of the site, as compiled by Heritage Tasmania and other independent Heritage experts, has shown a variety of uses. The house at 189 was built behind the shop with its principal façade orientated North – a great aspect albeit difficult to fully appreciate from the roadside.

The previous uses of the site include:

- Retail shop (situated high on George street and along Southern boundary obscuring the views to and from 191 George)
- Cottage residence (on Northern side, close to George Street)
- Tennis court
- Various garden types

There is a large body of photographic history that I have enjoyed researching and I'd like to thank QVMAG for their extensive help in this matter.

Proposed development

ARTAS Architects were engaged in this project because they have a significant track record in Launceston of delivering respectful heritage developments including the Inveresk Railway Yards, The Old Hospital, and most recently the CH Smith Buildings. They have recently produced full drawings of the proposed development at 189 to address both the objections and specific design features as advised by Heritage Tasmania. In summary, the plans show the reduced bulk and size of the development, important heritage characteristics, specifics of the vegetation to be removed and a visual of the proposed replacement plantings.

Although the photographs show the different uses at 189 not to be of heritage significance, it is still a beautiful garden and one that my parents take great pride in. The new drawings show the proposed footprint (18% of site) to more clearly demonstrate the minimal loss of vegetation. The additional plantings within the entire property will significantly exceed what is there presently. The main residence will also undergo significant repairs and garden upgrades to protect and secure it for future generations.

The owners believe that this development can co-exist whilst respecting the existing residence and improve the gardens that are valued by the objectors.

Launceston: Our Great City

Launceston has undergone a gradual process of residential evolution and intensification for over 150 years. This evolution has produced a fantastic variation in the built environment with different fabrics and shapes. We believe that the proposed "Humphreys Estate" will be another fine respectful addition to the city.

If you have any further concerns, please do not hesitate to contact me.

Peter Kingsley