


g) the visibility of the outbuilding or structure from any road, public park or reserve.		
--	--	--



E13.6.11 – Driveways and parking

Objective		
To ensure that driveways and parking are compatible with the historic heritage significance of local heritage places and their settings.		
Acceptable Solution	Policy Guidance	Commentary on Proposal
A1 Car parking areas for non-residential purposes must be located behind the primary buildings on the site.	The site is able to meet this Acceptable Solution – given that there is no capacity for parking in front of building frontages/front lines.	The proposal meets this Acceptable Solution in that the parking is to the rear of the primary buildings on the site.
Performance Criteria	Policy Guidance	Commentary on Proposal
P1 Driveways and car parking areas for non-residential purposes must be compatible with the historic cultural heritage significance of a local heritage place and its setting, having regard to:	Note - The nature of the site means that in any case all parking would be to the rear of the front building lines and it is considered that any configuration of parking within the current open space of the site is	The proposal provides an improved carparking situation than currently exists on the site, with parking being included in the proposed new building and a reduction in parking in the rear courtyard of the hotel. This is considered to be a heritage advantage in discouraging parking in highly visible areas.

<p>a) the cultural heritage values of the local heritage place and setting;</p> <p>b) the loss of any building fabric;</p> <p>c) the removal of gardens or vegetated areas;</p> <p>d) parking availability in the surrounding area;</p> <p>e) vehicle and pedestrian traffic safety; and</p> <p>f) the streetscape.</p>  <p>PLANNING EXHIBITED DOCUMENTS Ref. No: DA 0506/2019 Date advertised: 14/03/2020 Planning Administration: <i>Wharfedale</i></p> <p><small>This document is subject to copyright and is provided by the Council for the purpose of the advertised planning application. It is not to be used for any other purpose without the written consent of the Council. The Council reserves all other rights. Documents deposited on the Council's website are subject to the copyright law and should not be reproduced.</small></p>	<p>unlikely to offer any further heritage impact than the current situation.</p> <p>Above-ground multi-level parking on the site is unlikely to be appropriate.</p> <p>Removal of parking from the Harrap's warehouse and adaptive reuse of that building for a more sympathetic and vibrant use is likely to be a good heritage outcome.</p> <p>Ideally, the less parking on the site the better – which may assist in seeking any possible discretionary reduction in spaces required for any future adaptive reuse or redevelopment of the site.</p>	
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E13.6.12 – Tree and vegetation removal

Objective		
To ensure that the removal, destruction or lopping of trees or the removal of vegetation does not impact on the historic heritage significance of local heritage places and their settings.		
Performance Criteria	Policy Guidance	Commentary on Proposal
<p>P1 The removal, destruction or lopping of trees or the removal of vegetation must not unreasonably impact on the historic cultural heritage significance of a local heritage place and its setting, having regard to:</p> <ul style="list-style-type: none"> a) the cultural heritage values of the local heritage place and setting; b) the age and condition of the tree or vegetation; c) the size and form of the tree or vegetation; d) the importance of the tree or vegetation to the historic cultural heritage significance of a local heritage place or its setting; and 	<p>Not applicable. There are no significant trees or other vegetation on the subject site.</p>	<p>Not applicable.</p>

<p>e) whether the tree or vegetation is located within a garden that is a listed as a local heritage place.</p>	 <p>PLANNING EXHIBITED DOCUMENTS Ref. No: DA 0506/2019 Date advertised: 14/03/2020 Planning Administration: <i>Shire of Serpentine</i></p> <p><small>This document is subject to copyright and is provided by the Department of the Environment on its website for public access only. It is not to be reproduced or stored in a retrieval system without the prior written permission of the Department of the Environment. This document is provided for public purposes only and should not be reproduced without the consent of the copyright owner.</small></p>	
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E13.6.13 – Signage

Objective		
To ensure that signage is compatible with the historic cultural heritage significance of local heritage places and their settings.		
Acceptable Solution	Policy Guidance	Commentary on Proposal
A1 No more than one sign, not greater than 0.2m ² , identifying the use, heritage significance, and the name and occupation of the owners of the property.	Note - It is unlikely that the site could feasibly meet this Acceptable Solution in any case.	The proposal does not meet this Acceptable Solution. Refer to the Performance Criteria below.
Performance Criteria	Policy Guidance	Commentary on Proposal
P1 New signs must be compatible with the historic cultural heritage of the local heritage place and its setting, having regard to:		The development application documentation only includes one additional sign on the parapet above the proposed widened door on the one-storey Harrap’s

<p>a) the cultural heritage values of the local heritage place and setting;</p> <p>b) the size and location of the proposed sign;</p> <p>c) The area and location of existing signage on the site;</p> <p>d) the period details, windows, doors and other architectural details of the building;</p> <p>e) any destruction, removal or concealment of heritage fabric through attaching signage; and</p> <p>f) the streetscape.</p>	<p>Note - It is likely that an acceptable signage scheme can be formulated in-line with any proposed development. The buildings on-site are all of a commercial nature and would have had signage originally, therefore a well-resolved and tasteful signage scheme is likely to be acceptable (possibly beneficial).</p> <p>Whilst the planning scheme gives little prescriptive detail on this, the Tasmanian Heritage Council's Practice Note on signage may give some guidance.</p>	<p>warehouse. This is considered to be an appropriate location for signage as it would have been a traditional location for such.</p> <p>It is anticipated that a resolved signage scheme will form part of a future application.</p> <div data-bbox="1357 536 1541 667" style="text-align: center;"> <p>PLANNING EXHIBITED DOCUMENTS Ref. No: DA 0506/2019 Date advised: 14/03/2020 Planning Administration: <i>[Signature]</i></p> <p><small>This document is subject to copyright and is provided by Tas. to Councils. The document is to be used for the purpose of providing information to Councils. The Council retains all other rights. Document prepared by the Councils and provided to public councils only. Must not be reproduced without the consent of the copyright owner.</small></p> </div>
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Historical archaeology

Although the LIPS15 does not have any specific provisions for historical archaeology on the site, the assessment by the Tasmanian Heritage Council under the Historic Cultural Heritage Act can consider archaeological values in any proposed development and require the approach to works to be consistent with the THC's Practice Note 2 (Managing Historical Archaeological Potential in the Works Application Process)² as well as the THC's Guidelines for Historical Archaeological research on Registered Places.³ The following steps will be required to fulfil these requirements:

Statement of historical archaeological potential	Section 8 of the CMP provides a comprehensive statement of archaeological potential.	The current document provides an archaeological impact assessment and archaeological method statement which has considered the process detailed here and in-line with the Tasmanian Heritage Council's Practice Note 2 (Managing Historical Archaeological Significance in the Works Application Process).
Archaeological impact assessment	It is likely that any development on the site which requires any substantial excavation will require an archaeological impact assessment in order to understand the likely impact and upon which mitigation strategies can be formulated by way of an archaeological method statement.	
Archaeological method statement	For any major development which is likely to disturb significant archaeological remains, this will require a method statement which firstly seeks to: <ul style="list-style-type: none"> - Avoid archaeological impact - If impact is feasibly unavoidable, to formulate an appropriate methodology to yield archaeological potential ahead of, or during the works program. - Consider interpretation of the archaeological resource – either in-situ, or through documentation/display. 	

² <http://heritage.tas.gov.au/Documents/Managing%20Archaeology.pdf>

³ <http://heritage.tas.gov.au/Documents/Guidelines%20for%20Historical%20Archaeological%20Research.pdf>



- Set standards for reporting, curatorial, public benefit etc. arising from the archaeological program.
- All in accordance with THC practice notes/guidelines.



CONSERVATION MANAGEMENT PLAN

114-136 Cimitiere Street, LAUNCESTON,
TASMANIA

Brad Williams

On behalf of GP Hotel Launceston Pty. Ltd.
January 2018 (revised September 2018)

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Unless otherwise stated, all photographs were taken by Brad Williams, 2017-18

Unless otherwise stated, the north point (or approximate) of maps and plans is to the top of the page.

Cadastral information depicted in this document must not be relied upon without verification by a Surveyor. Rectified aerial imagery has not been used; therefore, the actual location as depicted in aerial images may differ to that of actual survey. Floor and roof plans are not necessarily to scale and indicative only. Unless expressly stated, measurements are only indicative.

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1. INTRODUCTION

RATIONALE, PROJECT BRIEF AND SCOPE

This project has been commissioned by GP Hotel Launceston Pty. Ltd. as an integrated historic heritage management strategy to guide any future development of the place known as 114-136 Cimitiere Street, Launceston, Tasmania.

Praxis Environment were commissioned to undertake this project, further to the brief of providing:

To inform initial concepts and feasibility considerations:

1. A **broad heritage issues scoping paper** which may be used by the client in the general feasibility assessment for any proposed development scheme, which would be a discussion of the consequences of the applicable heritage legislation and requirements, likely heritage issues and broad parameters expected to be encountered in any development of the site. This document would be brief and not necessarily set any firm conservation policy (and include relevant disclaimers as being 'preliminary') but be used to alert the client in the substantial and/or obvious issues and limitations of the subject site.

Subject to the client's consideration of Step 1, if they wish to proceed to further and more specific detail in support of development of the site:

2. A detailed and comprehensive **site history** for the entire site, which is the essential basis for (3) and (4) below.
3. A **conservation management plan** (CMP) for the City park Grand Hotel and the Harrap's Store complex which would include the background site history, assessment of historic heritage significance of the fabric, form, spaces, associations (etc.) of the site, a detailed analysis of the ability of elements of the site to demonstrate that significance, culminating in the formulation of conservation policies for guiding any future development of the site. This would also include a detailed assessment of the townscape attributes of the site and provide policy for guiding development consistent with any important townscape attributes which the site contributes to.
4. A **statement of historical archaeological potential** (SoHAP) for the site (which would be required by the Tasmanian Heritage Council in any major development).

Steps 2-4 must be completed ahead of **any** proposed major development of the site and **must** be responded to by the design team in any proposed development in pursuit of compliance against the statutory heritage provisions.

Following the formulation of any proposed development (as part of a separate document):

5. If required by (4) – i.e. if archaeological potential is determined (my preliminary research suggests that there is a high degree of archaeological potential across parts of the site at least) an **archaeological impact assessment** against any proposed development, and if archaeological impact is likely the formulation of an **archaeological method statement** to be implemented in any future works program.
6. A **heritage impact assessment** (including a statement of compliance) for any future development plan which is to be measured against the policies of the CMP and SoHAP as well as the statutory requirements identified here and further articulated in (1).

DEFINITION OF PLACE

The larger part of the subject site is known as 114-128 Cimitiere Street, Launceston (C/T 161986/1) (also known as 22 Tamar Street) and fronts William, Tamar and Cimitiere Street, Launceston. The subject site also includes the additional titles of 130 Cimitiere Street (C/T 40068/1), 132 Cimitiere Street (C/T 50886/1) and 136 Cimitiere Street (C/T149875/1). The subject site is depicted on Figures 1.1 and 1.2:



Figure 1.1 – Cadastral parcels comprising the subject site (www.thelist.tas.gov.au)



Figure 1.2 – A recent aerial photograph of the subject site (William Street to the top) (www.thelist.tas.gov.au)

METHODOLOGY

This assessment has been undertaken in accordance with the ICOMOS Australia **Burra Charter**, which is considered to be the Australian heritage industry's benchmark for assessing, understanding and managing heritage values. Figure 1.3.1 depicts this process:

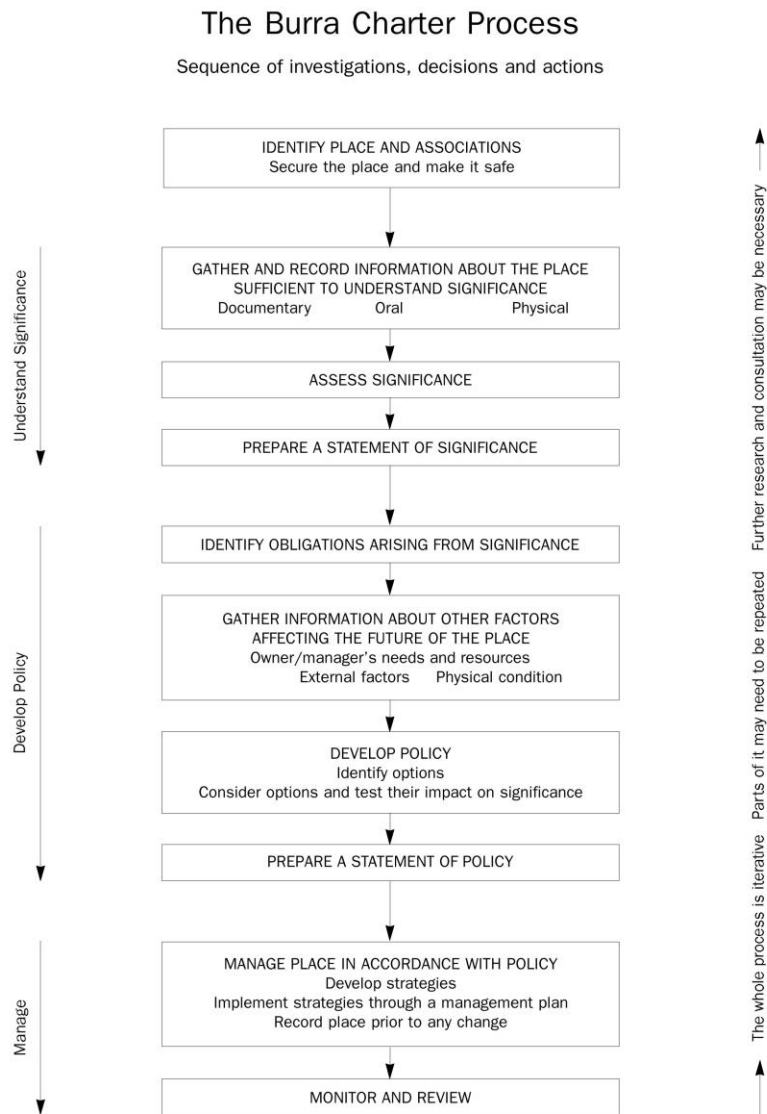


Figure 1.3– The Burra Charter Process. ICOMOS Australia.

The statutory provisions and consequent responsibilities as outlined in Section 1.2 have also been considered in formulating this document.

This document takes the principles of conservation planning, as outlined in J.S. Kerr's *The Conservation Plan*¹, in order to develop the policies upon which the conservation of the place (and any future assessment of development impact) is based. This document has also been developed with regard to the standard content of conservation management plans as detailed by the New South Wales Heritage Office's *A Suggested Table of Contents for a Conservation Management Plan*², as well as the New South Wales Heritage Office guidelines for the preparation of brief conservation management strategies.³

It is intended that this document be used by the design team in any forthcoming development of the place and this sets the benchmark of understanding the significance of the place against which a heritage impact assessment for any proposed development can be undertaken. Figure 1.4 depicts this process:

¹ KERR, J. (2000): *The Conservation Plan*. National Trust of NSW, Sydney.

² http://www.heritage.nsw.gov.au/docs/cmp_contents2.pdf

³ http://www.heritage.nsw.gov.au/docs/CMS_part1investigation.pdf

Heritage Input into the Development Process – Practice Flowchart

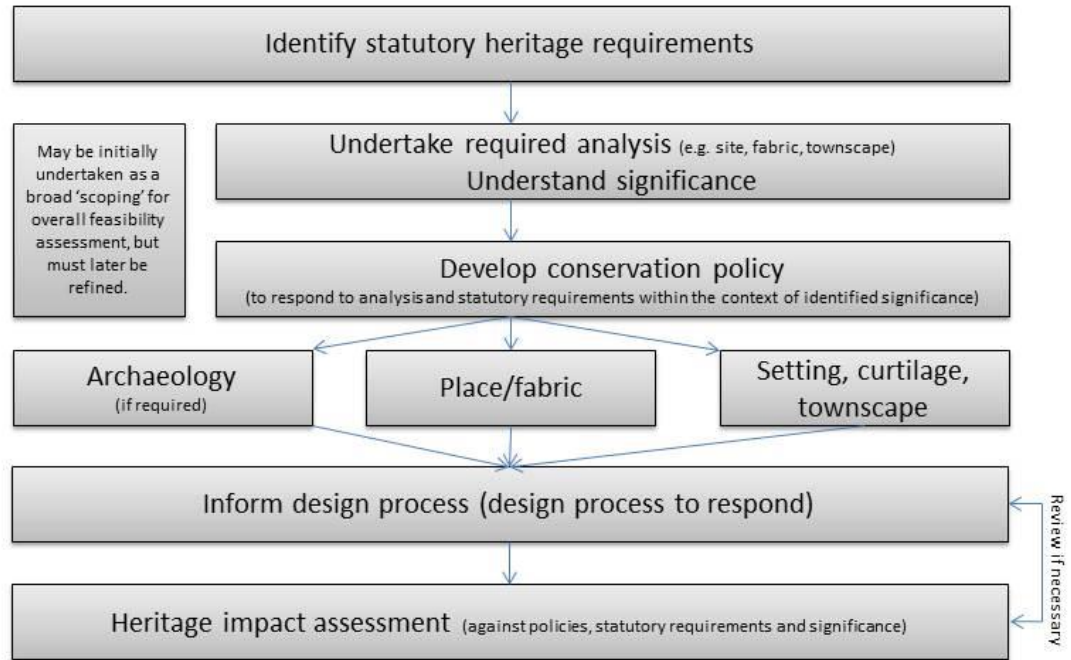


Figure 1.3 – Practice flowchart for the application of this conservation planning document.

PROJECT TEAM AND ACKNOWLEDGEMENTS

This document as written by Brad Williams, heritage consultant and historical archaeologist, Praxis Environment (Tasmania). Historical research assistance was provided by Alan Townsend, sub-consultant historian. The author would like to acknowledge the following for their assistance in this project:

- Laurie Scanlan, Robert Sorell, Daniel Ong and Jarred Oakley, Scanlan Architects.

2. STATUTORY HERITAGE REQUIREMENTS

The following heritage listings and overarching legislative provisions are relevant to the management of the historic cultural heritage values of 114-136 Cimitiere Street, Launceston.

LAUNCESTON INTERIM PLANNING SCHEME 2015

HERITAGE PLACE

114-128 Cimitiere Street (i.e. the Harrap Store(s), the City Park Grand and stables) and 136 Cimitiere Street (Rankin and Bond) are all listed in Table E.13.2 (Local Heritage Places). Any demolition, development or subdivision of the place must be in accordance with the provisions of Part E.13.6 of the Scheme (Development Standards for Heritage Places).

Note that the LIPS15 does not explicitly require the submission of a Conservation Management Plan as part of the application requirements for the development of a local heritage place, however, given the prescriptive nature of Part E.13.6, it is considered prudent that any major development of a local heritage place have such a plan in place in order to measure compliance with the Performance Criteria as per Part E.13.6. Such planning is also likely to be a requirement of the Tasmanian Heritage Council for the development of any listed place.

Note that 130 and 132 Cimitiere Street are not included on Table E.13.2.

HERITAGE PRECINCT

The subject site is not within any Heritage Precinct as defined by Table E13.1 of the Scheme. Note however that many of the Performance Criteria of Part E.13.6 of the scheme call for an assessment of heritage impact within the context of the surrounding area, therefore consideration of wider townscape associations may be necessary if those criteria are to be considered. Townscape associations of the place will also be a consideration of wider planning requirements (i.e. in addition to heritage).

HISTORIC CULTURAL HERITAGE ACT 1995

114-128 Cimitiere Street is listed on the Tasmanian Heritage Register; therefore, the place is subject to the provisions of the *Historic Cultural Heritage Act 1995* (HCHA). The Tasmanian Heritage Council would assess any proposed development of the place against Part 6 of the HCHA, via the provisions of a range of Practice Notes and the Tasmanian Heritage Council's *Works Guidelines for Historic Heritage Places*.⁴

130 and 132 Cimitiere Street are not listed on the Tasmanian Heritage Register.

136 Cimitiere Street is listed on the Tasmanian Heritage Register, however has a Central Plan Registry (CPR) plan which limits the effect of the registration to only the part of the site within 6.0 metres of the front boundary (i.e. the rear line of the front bay of the earliest masonry building).

ENVIRONMENT PROTECTION & BIODIVERSITY CONSERVATION ACT 1999

The place is not included on the National or Commonwealth Heritage Lists, therefore the historic cultural heritage provisions of the Environment Protection and Biodiversity Conservation Act 1999 are not applicable.

ABORIGINAL HERITAGE ACT 1975

Although the brief provided here was for the management of historic heritage, it is flagged at the outset that the site may contain aboriginal heritage items, particularly 'contact' period items. The provisions of the *Aboriginal Heritage Act 1975* are applicable to the place.

The following figures depict the effect of each of these listings:

⁴ http://heritage.tas.gov.au/Documents/Works_Guidelines_FINAL_Nov2015.pdf



Figure 2.1 – Approximate area affected by the Launceston Interim Planning Scheme *Local Heritage Places* provisions (Table E13.2).



Figure 2.2 – Approximate area affected by the Tasmanian Heritage Register entries.

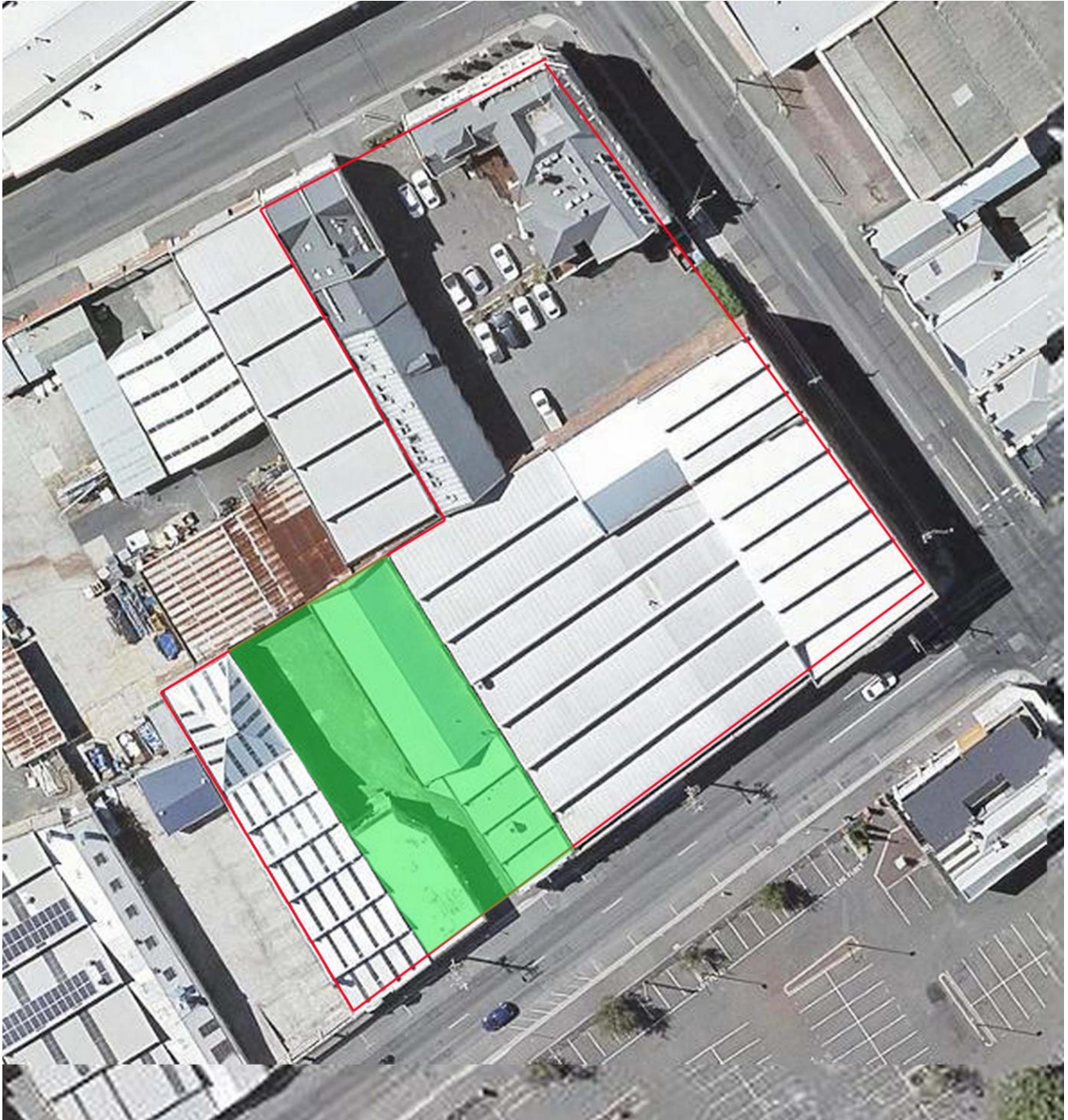


Figure 2.3 – Approximate area which has no applicable heritage provisions.

3. DOCUMENTARY EVIDENCE – HISTORICAL BACKGROUND

As outlined in the methodology in Section 1.3, the key to assessing historic heritage significance is to gain an understanding of the history of the place, the context of it within its surrounds, associated thematic contexts, and other intangible values (e.g. community value, value associated with people, events etc.). To enable this assessment, this research will focus on the physical development of the subject area, in order to provide the most detailed possible account of the structures erected on this site, their purposes, and their fate since European settlement in 1804.

SOURCE MATERIAL - METHODOLOGY

The basic methodology for this research is to establish ownership of each component of the site back to the first alienation from the Crown by grant or 'location order' (see below). By doing so, it is then possible to explore primary sources by the names of contemporary owners, and thus establish a timeline of development and usage of the site, which allows for a considered assessment of archaeological potential.

Please note that at the time this report was being prepared (November 2017), certain land sale records held by the Land Titles Office (LTO) were unavailable due to ongoing efforts by the LTO to digitize these records⁵. Where such records were unavailable, the deficiency was filled by utilising complementary records such as Valuation Rolls, contemporary photographs, newspapers and maps.

PREVIOUS HERITAGE STUDIES & ARCHAEOLOGICAL INVESTIGATIONS

There are no known heritage studies or archaeological investigations of the subject site.

HISTORICAL DEVELOPMENT OF THE SUBJECT SITE

⁵ The Land Titles Office (LTO) expects this project to be finished and digitized records available, by February 2018.

The land which comprises the subject area is currently composed of two titles (Title Refs 161986/2 & 40068/5). However, these two titles derive from a long history of land dealings going back to first alienation from the Crown in the early 1820s. For the sake of simplicity, the subject area is considered in three components – Connolly’s, Tame’s and Weedon’s grants. In each case, the word ‘grant’ is misleading – it was simply the case that, at different times, each of these three men applied to have their ownership of allotments within the subject area recognized by the Supreme Court, which duly issued ‘grants’ as a form of title. As detailed here, these ‘grants’ don’t necessarily reflect the original inhabitants of those lots.

In simple terms, Weedon’s grant is the area of land associated with the current hotel and stables. Connolly’s grant is that associated with the Harrap’s building(s) and Tame’s grant is that associated with the conference centre (that current title only occupying a portion of the original Tame grant. The following commentary will run through each of these as an individual entity, as they were until the later c20th.



Figure 3.1 — Depicting the configuration of Weedon, Connolly and Tame grants. DPIPWE 90709 (Detail)

WEEDON'S GRANT (CORNER WILLIAM & TAMAR STREETS)

This area originally comprised two 'locations'⁶ – the corner of William and Tamar Street (1 Rood 11 Perches) located to Robert Towers, with the remainder (1 Rood 4 Perches) being located to Patrick Dalrymple⁷. Sharland's 1826 Survey of Launceston shows a structure on Towers' location, as does Thomas Scott's 1832 plan – although each plan shows the building in a different orientation (see below).

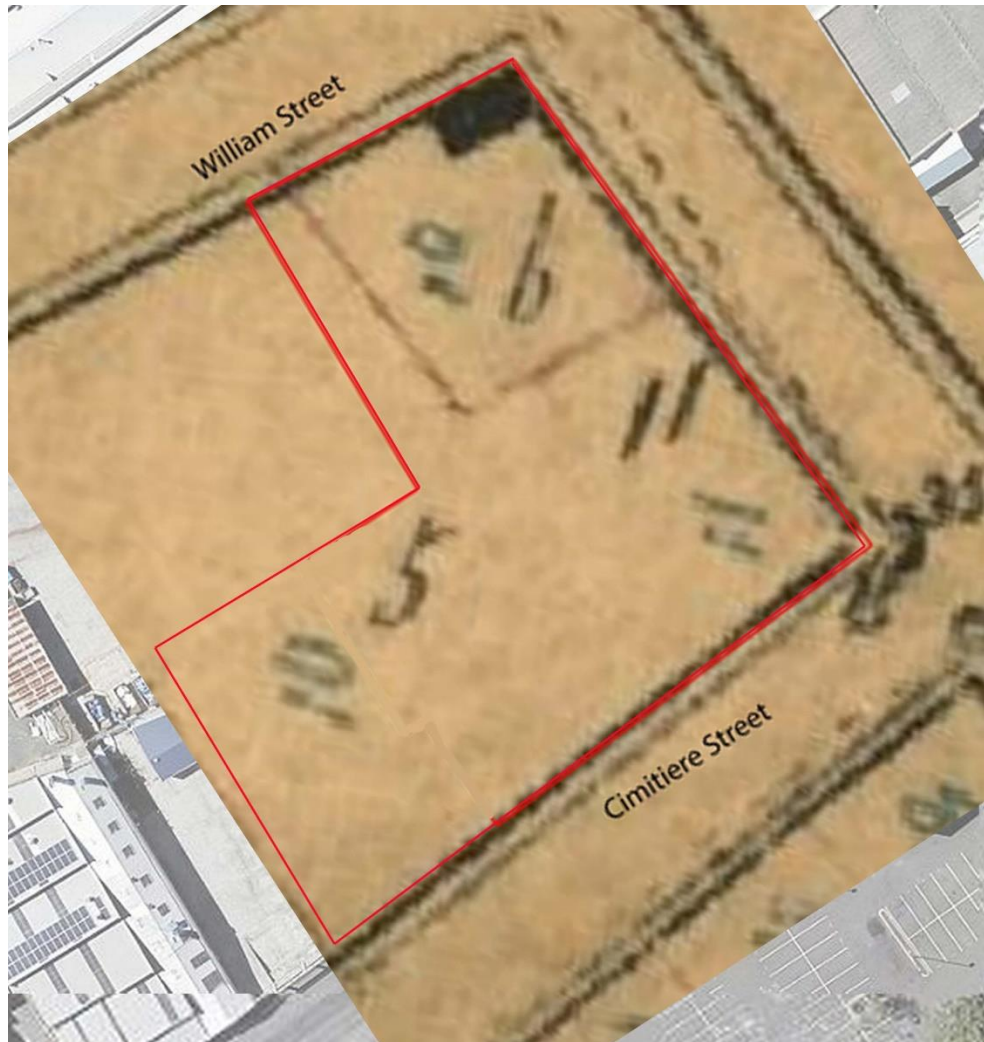


Figure 3.2 – Sharland's 1826 Survey (detail) showing Towers' location with structure erected. (Launceston Reference Library).

⁶ Note – under the system in place in colonial Van Diemen's Land, land grants came in two stages. The first was a 'location order' by the Lieutenant Governor, which allowed the grantee to take up the land. Then, once fully surveyed, a Crown grant could be issued. However, it frequently occurred that settlers entitled to 'locations' traded the land before a grant was issued, as is the case here.

⁷ Tasmanian Archive & Heritage Office (TAHO) Supreme Court (SC)285, Report 289 5 September 1846; see also Thomas Scott's survey for Walch's 1832 Almanac. This survey does not show a structure on site but does give the areas of each location.



Figure 3.2 – Sharland’s 1831 Survey (detail) showing structure in same location, but in a different alignment (Launceston Reference Library).

Robert Towers, the original locatee, arrived in Van Diemen’s Land on the *Clydesdale* in October 1822⁸. By 1824, his brother James Towers had established a distillery in Launceston, and in December of that year, it was reported that Robert Towers had “established a Brewery...and that it is the second by which the thirst of the inhabitants could be slaked, without a compromise of constitution”⁹.

Tower’s business appears to have thrived. By 1826 he had taken over the distillery, and was offering to sell:

⁸ *Hobart Town Gazette and Van Diemen’s Land Advertiser* 19 October 1822 p.2

⁹ *Hobart Town Gazette and Van Diemen’s Land Advertiser* 10 December 1824 p.2

“at his House in Launceston, the Spirits of the Caledonian Distillery, highly rectified, and allowed by Judges to be in an absolutely pure State, and superior to anything of the kind ever made in this Colony – Wheat and Barley taken in payment”¹⁰

Towers became licensee of the *Caledonian Inn* in Charles Street in 1828¹¹; the Caledonian Distillery was located at Ravenswood¹². Thus, it is possible that he had indeed built the house referred to above on his Tamar Street location by 1826, but without further documentary evidence, it is impossible to be certain. What we can be sure of is that no structure appears on this site in Smythe’s 1835 survey of Launceston, which is generally regarded as being reasonably accurate. Thus, all we can say of the structure at the corner of William and Tamar Streets is that it was probably Robert Towers’ house, or possibly a brewery, and that it was gone by 1835.¹³

At some point prior to March 1829, Towers sold the land to a James McNally; following a successful lawsuit by Richard Dry in the Supreme Court, McNally lost the land to the Sheriiff. The Sheriff sold this lot at auction to Joseph Moore, who also acquired the adjoining location to Patrick Dalrymple in 1832.¹⁴ In August 1835, Moore sold the combined lot – 2 Roods 15 Perches – to John Griffiths, who afterwards sold the land to Michael Connolly, without a formal conveyance being recorded. The year before, Connolly had also acquired the adjoining lot of 2 Roods 12 Perches (also part of subject area – see below).

Michael Connolly was a prominent Launceston merchant who traded as Connolly & Co. In March 1843, as a major economic depression was sweeping Van Diemen’s Land, the firm of Connolly & Co went into bankruptcy, leaving Michael Connolly personally responsible for a staggering £78,000¹⁵. To put that amount in context, the average wage for a tradesman at the time was approximately £60 per annum. With such a huge insolvency, liquidating Connolly’s assets took quite some time. In March 1844, an assignee was finally appointed¹⁶; it took another two years for the two blocks on Tamar/William/Cimitiere streets to be put up for sale¹⁷. At this point, the financial dealings become somewhat murky. In April 1846, Charles James Weedon announced the impending sale of both lots¹⁸. Weedon had for several years been operating as an auctioneer, however, he started his Launceston career in the late 1830s as managing clerk for Connolly & Co¹⁹ – the same Connolly & Co whose bankruptcy led to the forced sale of these lots. Stranger still, Weedon not only conducted the sale; he also bought both lots himself. The 2 Rood 15 Perch block at the corner of Tamar and William Streets he purchased for £135; the 2 Rood

¹⁰ *Colonial Times and Tasmanian Advertiser* 8 September 1826 p.1

¹¹ *Hobart Town Courier* 19 April 1828 p.2

¹² See <http://launcestondistillery.com.au/history-of-whisky-in-launceston/> accessed 10 November 2017

¹³ Later references and survey diagrams from 1846 onwards confirm this

¹⁴ TAHO SC285 Report 289

¹⁵ *Launceston Advertiser* 23 March 1843 p.2; see also *Launceston Examiner* 22 May 1843 p.4

¹⁶ *Launceston Examiner* 9 March 1844 p.5

¹⁷ *Cornwall Chronicle* 11 April 1846, p.285

¹⁸ *Ibid.*

¹⁹ *The Examiner* 12 March 1946 p.26

11 Perch block at the corner of Tamar and Cimitiere Street he purchased for £200²⁰. As can be seen from the low purchase prices, it is doubtful that there were at this time any structures on either block.

Having purchased both lots, Weedon proceeded to acquire proper title to them. In the case of the Tamar and Cimitiere Street lot, there was no problem, as Connolly had acquired legal title some time ago (see below). However, when Connolly purchased the Tamar / William Street lot, no formal conveyance was recorded. So, with Connolly now insolvent, the only way to settle the matter was to approach the Supreme Court for the issuance of a valid title. Weedon accordingly did so in September 1846 and was duly granted title in the form of a grant from the Crown²¹.

²⁰ *Launceston Advertiser* 23 April 1846 p.2

²¹ TAHO SC285 Report 289

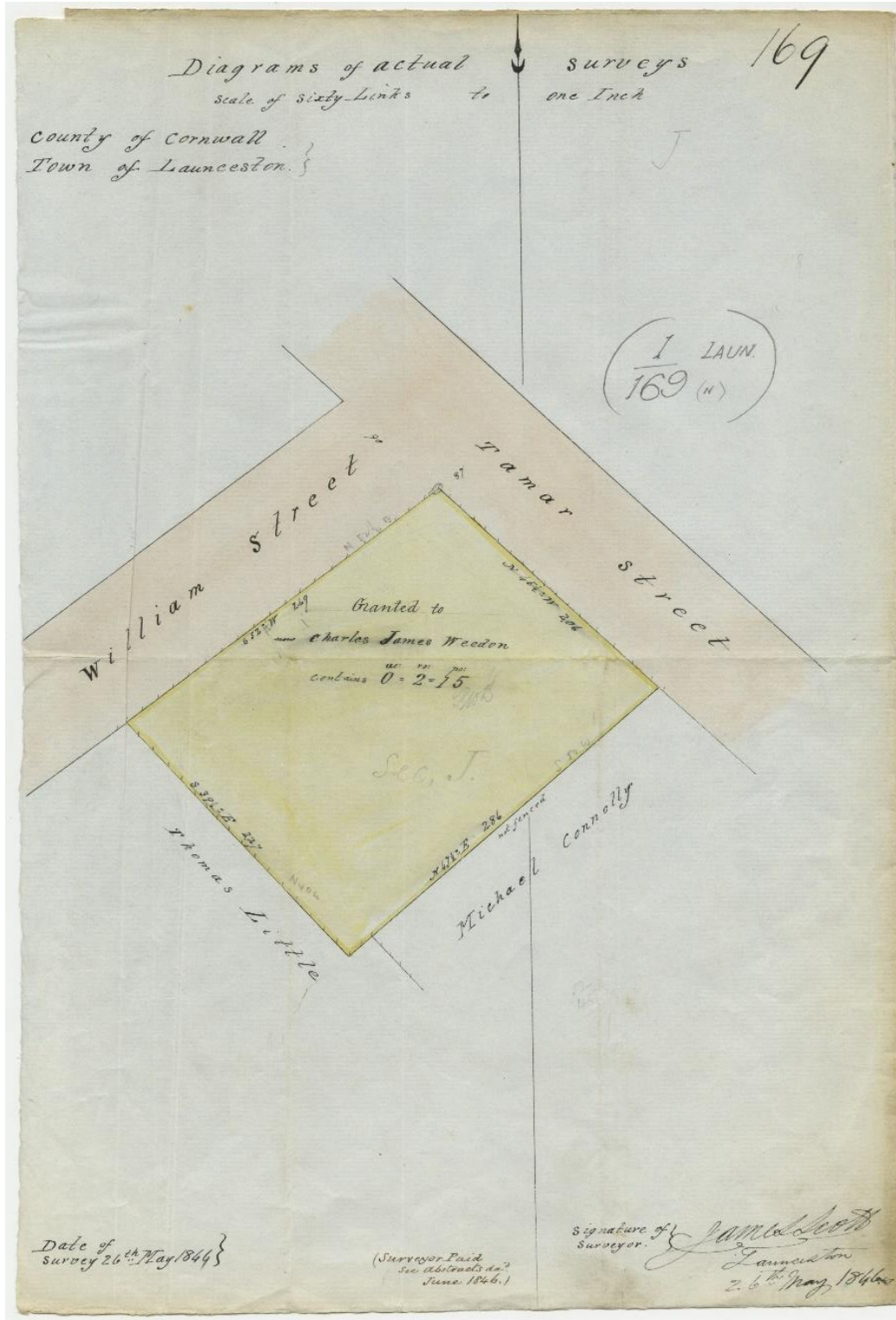


Fig 3.3 - 1846 Survey Diagram of Weedon's 2 Rood 15 Perches grant, shown as an empty block in 1846. DPIPWE 83953 (L1/169) .

In November 1852, Weedon sold the entire 2 Rood 15 Perches lot (corner of Tamar and William streets) to Keith Jackson King for £700²². King then subdivided the lot, allowing for 2 allotments on Tamar Street and 5 20-foot frontages on William Street. Over the next two years, he sold all of Weedon's grant.

WEEDON GRANT PART 1 – THOMSON BROTHERS

Keith Jackson King sold two lots from Weedon's grant to Alexander and John Thompson, two brothers who had been trading for some time as the merchants and agents Thompson & Co. In June 1853, King sold 80 feet along William Street to the Thompson Brothers for £575; the following year, Alexander Thompson purchased a further 20 feet along William Street from King for £230²³.

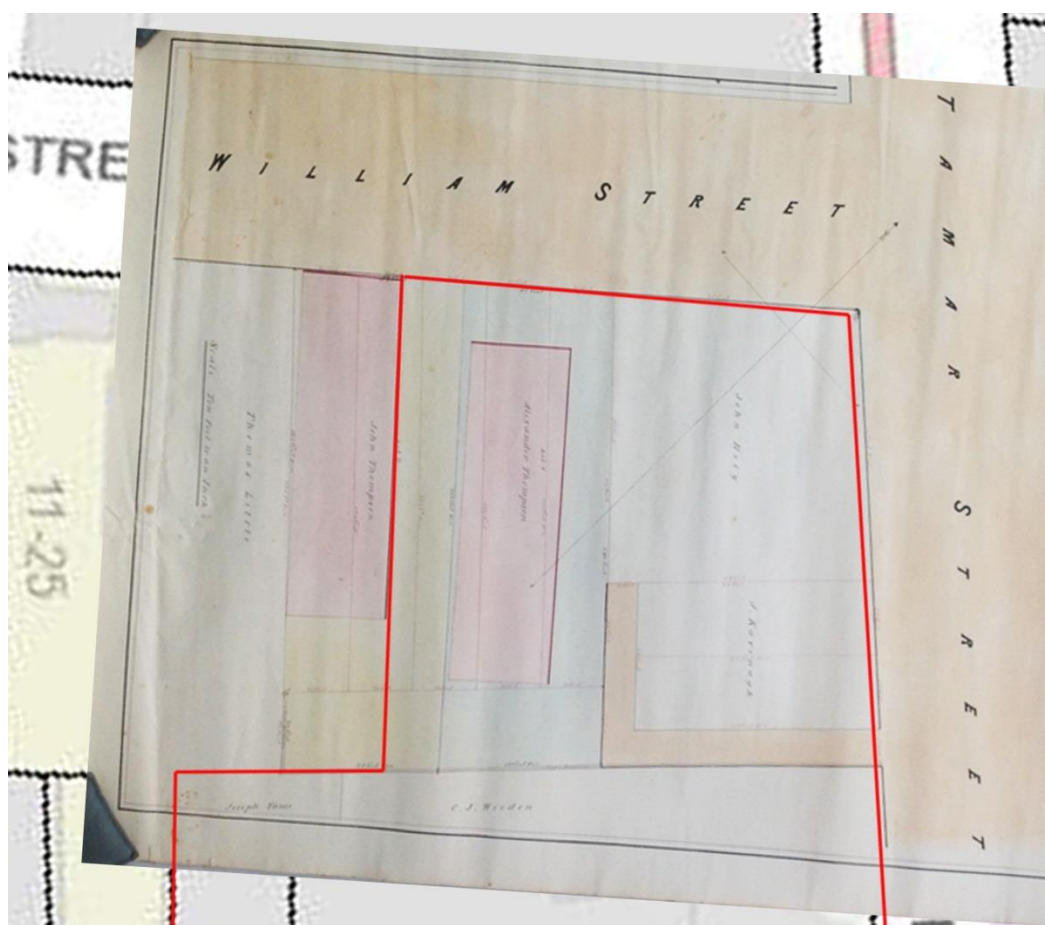


Figure 3.4 – c1854 survey showing Thompson & Co. land, with two store buildings. QVMAG1983:M:49 (detail)

²² DPIPWE LTO DL Mem 3/7269

²³ DPIPWE LTO DL Mem 3/8517 28 June 1853 and Mem4/2956 2 November 1854

Later references to Thomson & Co's premises in William Street refer to an 'iron store', as do Valuation Rolls from this period. This is not, as might be expected, a store in which ironmongery is sold; Thompson & Co were general merchants. Instead, the term 'Iron Store' is quite literal – i.e., the two store buildings seen on the above map were constructed from iron. And the source for their iron stores was very close indeed; in October 1854, Charles James Weedon – who had his sales rooms in Cimitiere Street – was advertising a range of pre-fabricated iron cottages and stores. Amongst his range, Weedon offered:

*"A remarkably handsome corrugated IRON STORE 100 feet long by 31 feet wide, 12 feet high to the eaves. The structure is of great strength, having 22 pilasters, with all the necessary bolts, screws, nails, glass, etc"*²⁴

These two buildings can clearly be seen on an 1860 sketch by Margaret Black, as per Figure 3.5 and in an 1870s photograph as per Figure 3.6:

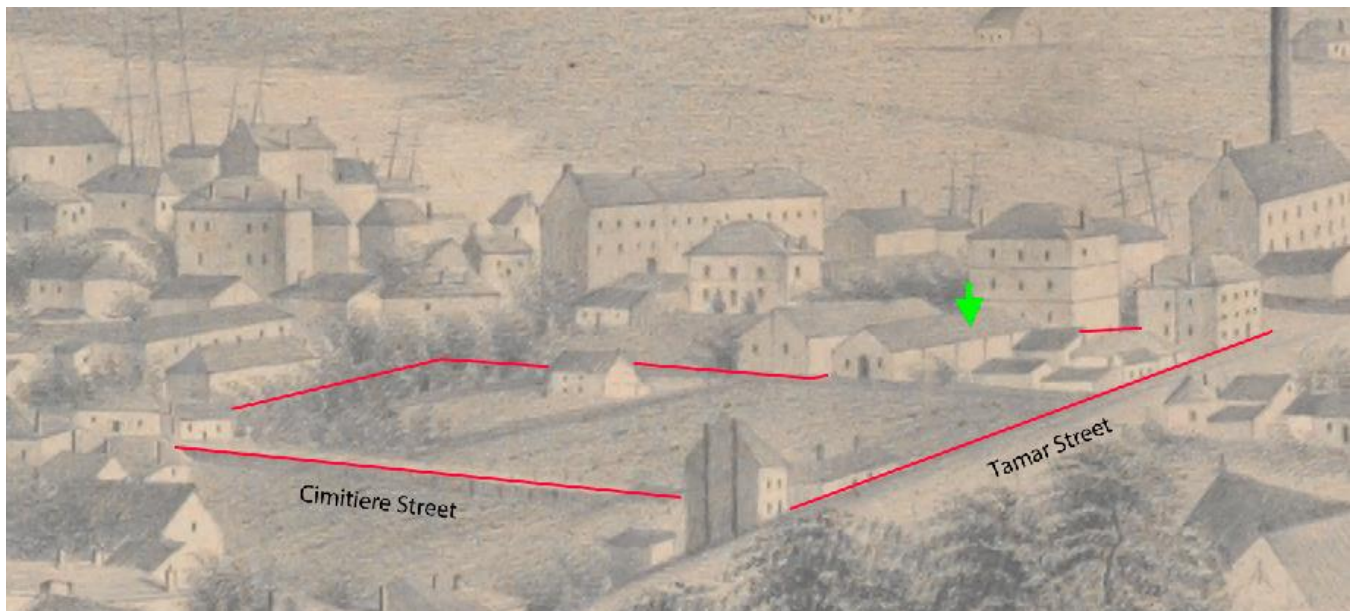


Figure 3.5 – Excerpt from a panoramic sketch of Launceston by Margaret Black, 1860. The red line depicting the approximate subject site, the green arrow depicting the iron building within the subject site. State Library of Victoria H34678.

²⁴ *Launceston Examiner* 28 October 1854 p.3

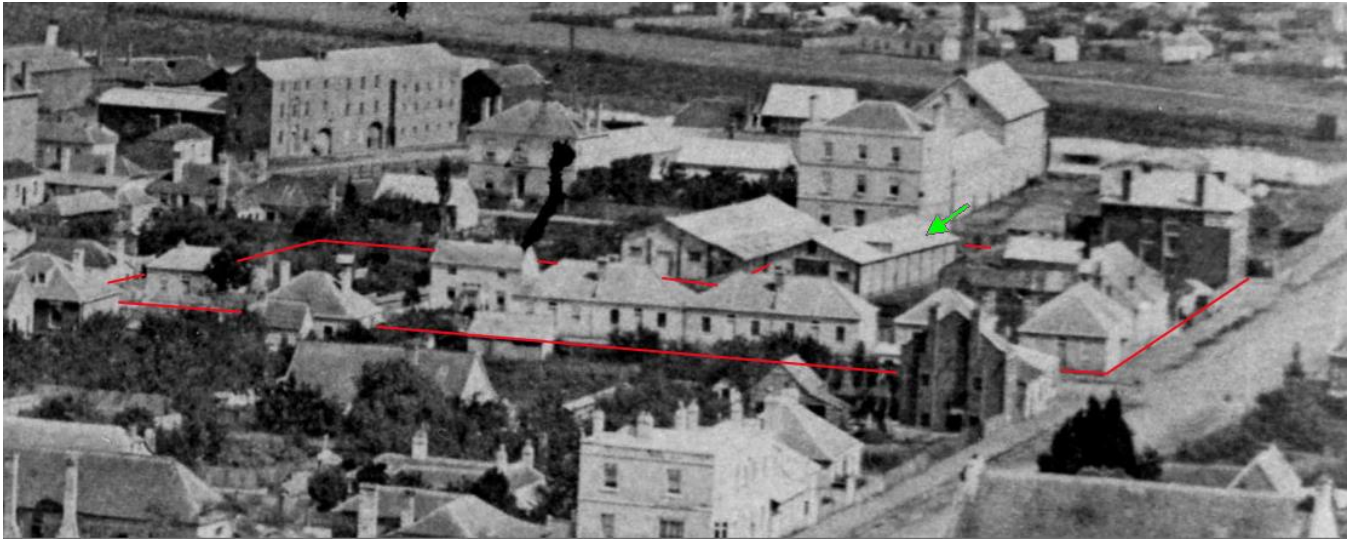


Figure 3.6 – Except from a panoramic photograph of Launceston c1870. The red line depicting the approximate subject site, the green arrow depicting the iron building within the subject site. QVMAG.

These stores appear to have been largely open space inside; amongst other uses, Thompson & Co rented out the ‘iron store’ for training in horse riding, as well as conducting their extensive business as merchants. Both stores are clearly visible on Figure 3.4. When Alexander Thompson was preparing to leave the colony in 1856, one of the stores (what is now 7 William Street) was advertised for sale:

“The Iron Store in William Street...measuring 101 feet by 31 feet...is capable of containing 1000 tons of goods”²⁵

For whatever reason, the store didn’t sell; instead, it remained in the hands of the Thompson family, who leased it to various merchants and entrepreneurs. By 1870, Thomas Hogarth of the AA (Anglo Australian) Guano Company was renting the second iron store²⁶ (i.e. 9 William Street - outside the study area). By 1880, both iron store buildings were owned by Henrietta Thompson, who was leasing the first store (7 William St - inside the subject area) to the A.A. Guano Company. Notably, the Valuation Roll for this year lists the AA Guano Company as renting not only the store, but also a ‘Guano Mill’ on this site from Mrs Thompson²⁷.

In 1886, the store and guano mill were owned by Mrs Thompson’s estate, and still leased to the AA Guano Company. By this time, the land boom of Melbourne and Sydney was catching up with Tasmania, contributing to record prices for city property.

²⁵ *Cornwall Chronicle* 27 February 1856, p.6

²⁶ *Hobart Town Gazette* 13 December 1870 p.1462 - Valuation Roll, Launceston, 1870

²⁷ *Hobart Town Gazette* 21 December 1880 p.1362 – Valuation Roll, Launceston, 1880

Despite this – or perhaps because of it - John Tynan, owner of the neighbouring Terminus Hotel (see below), was desperate to purchase this allotment, in order to extend his hotel and shop complex. The land was put up for auction in July 1886, with Tynan, amid ‘spirited bidding’, acquiring the property for £1,140²⁸.

By March 1887, Tynan had demolished the AA Guano Company’s buildings (both the iron store and the guano mill) and put the building materials up for auction²⁹. Being a pre-fabricated corrugated iron building made the ‘iron store’ peculiarly suited to recycling. Once the land was cleared, Tynan immediately set about extending his hotel & shops complex further down William Street, including the new arched covered entranceway to the buildings at the rear³⁰. Thus, this allotment was then part of the Terminus Hotel complex (for full history, see below).

WEEDON GRANT PART 2 - THE DORSET / TERMINUS HOTEL

As noted above, Charles James Weedon sold his entire 2 Rood 15 Perches allotment to Keith Jackson King in November 1852 for £700; King then proceeded to subdivide and sell the entire allotment³¹. The largest part of this subdivision formed the corner of William and Tamar Street, which King sold for £625 to John Hely, a shipwright³², in April 1854³³. Hely immediately set to building a hotel on the corner site, and in January 1856 announced that:

“DORSET HOTEL – Family and Commercial – Corner of Tamar and William Street – John Hely begs to inform the public that he has the above named hotel, which is replete with every convenience. It combines comfort with economy, civility with attention, spacious and lofty bedrooms, private sitting rooms, coffee and commercial rooms. Good stabling and coach houses, steady ostlers”³⁴

As will be noted from the above, Hely’s ‘Dorset Hotel’ was a substantial structure with separate stables and coach-house. Close examination of contemporary photographs and drawings reveal that the hotel itself was a three story corner hotel in

²⁸ *The Mercury* 13 July 1886 p.4 & *Daily Telegraph* 13 July 1886 p.2

²⁹ *Launceston Examiner*, 18 August 1887, p.2

³⁰ *Launceston Examiner* 18 August 1887 p.2. This article mentions an accident on the works extending Tynan’s hotel; the covered archway coincides roughly with the boundary of the land just acquired.

³¹ DPIPWE LTO DL Mem 3/7269

³² *Cornwall Chronicle* 13 September 1854 p.1

³³ DPIPWE LTO DL Mem 3/9714

³⁴ *Launceston Examiner* 15 January 1856 p.3

the late Georgian style; later references add that the façade was unpainted red brick³⁵. In December 1863, Thomas Wade took over the license of the *Dorset Hotel*³⁶; two years later, Wade changed the name to the *Terminus Hotel*³⁷.

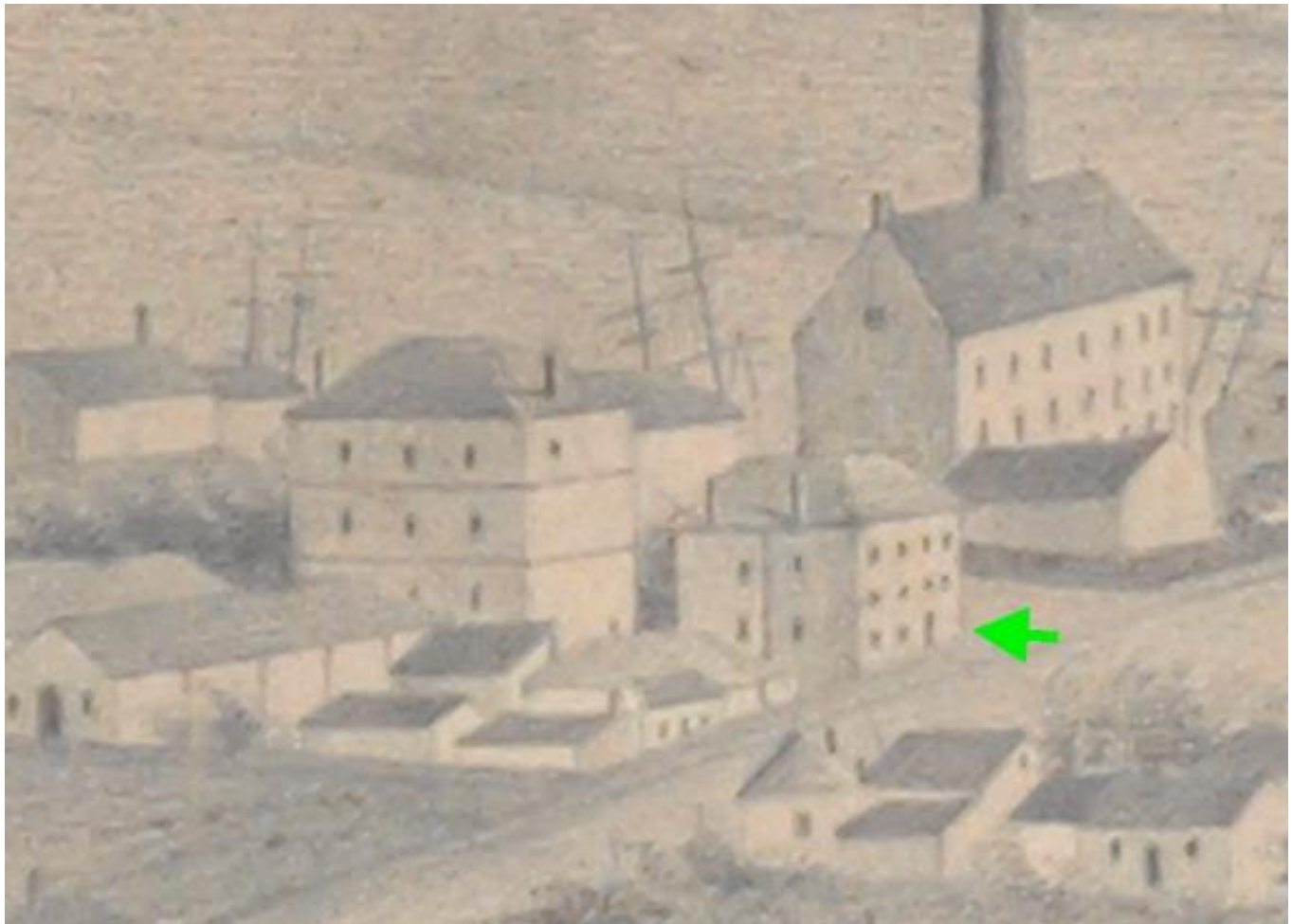


Figure 3.7 – Except from a panoramic sketch of Launceston by Margaret Black, 1860. The green arrow depicting the Tamar Street frontage of the Dorset Hotel. State Library of Victoria H34678.

³⁵ *Launceston Examiner*, 21 August 1883, p.3

³⁶ *Cornwall Chronicle* 30 December 1863 p.6

³⁷ *Launceston Examiner*,



Figure 3.8 – Except from a panoramic photograph of Launceston c1870 showing the Tamar Street frontage and side wall of the Terminus (former Dorset) Hotel. QVMAG.

In July 1882, the Terminus was put up for auction³⁸. The purchaser was the then licensee, John Tynan; several months after purchase, he invited tenders for alterations to the hotel³⁹. The Tynan family were prominent hoteliers and entrepreneurs in Launceston, with John's brother Patrick owning the nearby Bridge Hotel (corner of Tamar Street and the Esplanade). Clearly Tynan was wishing to modernize the hotel, as can be seen from a description of the completed works in August 1883:

³⁸ *Launceston Examiner*, 15 July 1882, p.4

³⁹ *Launceston Examiner* 13 October 1882, p.1

“Extensive alterations have been carried out at the Terminus Hotel, corner of Tamar and William Streets, Mr John Tynan Prop. The alterations which commenced in December 1882, when the building presented a plain red brick front to the street, consist in the embellishment of the two street fronts and the construction of necessary out-offices to the hotel as well as the carrying out of a complete system of drainage. The construction of the roof allowed 9 feet 4 inches in height being added to the walls. The fronts have been decorated with cornices, pilasters and parapets. Mr H T Russell is the contractor for the work, and Mr L Corrie the architect”⁴⁰

Leslie Corrie was a prominent architect (and Alderman) later in Brisbane, however whilst in Tasmania he was a partner in the famed firm of Henry Hunter (and continued in that firm in Brisbane). His more famous works include the Queensland Deposit Bank, Eagle Farm Grandstands, Trustees Chambers and Moon’s Buildings (all Brisbane).

Tynan’s next step was to purchase the adjacent allotment formerly owned by Alexander and John Thompson, now the site of the Anglo Australian Guano Co.s store and guano mill (see above). The land was put up for auction in July 1886, with Tynan, amid ‘spirited bidding’, acquiring the property for £1,140⁴¹. By March 1887, Tynan had demolished the AA Guano Company’s buildings (both the iron store and the guano mill) and put the building materials up for auction⁴². This cleared the way for Tynan to extend the Terminus along William Street, and by August 1887, work was underway⁴³. These works included the extension of the Terminus Hotel to include a billiard room and more accommodation, as well as a range of shops.

In April 1888, Tynan advertised for lease:

“A handsome commodious new brick building suitable for the storage of grain and merchandise, or for the purposes of manufacture. In connection with this building is a convenient shop and well-appointed dwelling house. In the store are two rooms, each 56 by 30 feet, the lower one having a cement floor”⁴⁴

Several months later, Tynan offered for lease “two new shops, with dwelling attached”⁴⁵. In September 1889, Henry Molloy advertised that he had taken over “the new and commodious stables connected with John Tynan’s Terminus Hotel”⁴⁶. In October 1888, the *Daily Telegraph* observed in great detail the changes wrought at the Terminus:

⁴⁰ *Launceston Examiner* 21 August 1883, p.3

⁴¹ *The Mercury* 13 July 1886 p.4 & *Daily Telegraph* 13 July 1886 p.2

⁴² *Launceston Examiner*, 18 August 1887, p.2

⁴³ *Launceston Examiner* 18 August 1887 p.2

⁴⁴ *Daily Telegraph* 6 April 1888 p.4

⁴⁵ *Daily Telegraph*, 28 July 1888 p.1

⁴⁶ *Daily Telegraph* 17 September 1889 p.4.

"In a few days the extensive alterations to the Terminus Hotel, which stands so prominently at the junction of Tamar and William streets, will be completed, when it will undoubtedly be one of the largest and best appointed licensed houses in Tasmania. Since Mr John Tynan assumed the proprietorship about seven years ago, he has never ceased altering and improving this popular old house, but his latest improvements have been of a most extensive and modern character. The side entrance is now made very attractive by the porch being laid down with Maws tiles of mosaic pattern, and the door, which is a massive one of polished blackwood, is decorated with that pretty colored cathedral glass which is so extensively used now in all modern hotels, banks, and insurance offices. Opposite a very fine and commodious commercial room is the dining-room, 30ft long by 18ft wide, well lighted, and having all the latest ideas for the ready transit of the viands from the kitchen, the most useful being a revolving wheel cage in which are placed all that is required for the dining-room. Some necessary and important alterations have also been made in the passage leading from the side entrance in William Street, so that no matter how great the rush of traffic, the modes of egress and ingress are so complete as to admit of no disorder. On the second floor are, besides a large number of exceedingly well-appointed bedrooms, a large and sumptuously furnished drawing-room and private rooms, while the third story is almost entirely devoted to bedrooms, all of which are extremely well lighted and ventilated, and furnished with everything that is thoroughly good and substantial, compatible with neatness and taste. On each floor there are the usual outer offices, bathrooms, etc., and it is not too much to say that few hotels in the colony are better fitted up in this respect than the Terminus. A small balcony passage from the second floor leads to 'billiards,' a really splendid room facing William Street, and when completed it will be worth inspection. The large windows, as well as every other window in the house, are fitted with the best Venetian blinds, which add to the attractiveness of the building. Hotel back yards are, as a rule, not at all in keeping with the polished appearance of the front of the house, but there's no mistake the yard and stabling at the Terminus is the best we have seen in this country; it is large, scrupulously clean, and the stables, loose boxes, carriage house, harness room, etc., are so strongly constructed of brick and cement that it will stand good when this generation has passed away. On each side of the hotel, in Tamar and William streets, are Shops with private residences attached, and most complete buildings they are, and as the trade increases will be much sought after by tenants desirous of increasing their business. The alterations have been carried out most faithfully by Mr David Scott from the designs of Mr North, the architect, who also has given the worthy proprietor every satisfaction for the successful way he has executed his commission. During the summer holidays the Terminus must become a favourite house with visitors, as its close proximity to the wharves and railway termini are alone much to recommend it, whilst

*the good name of the proprietor, especially in all the coastal districts and amongst the mining population will never be forgotten*⁴⁷

An advertisement from 1895 gives us a few more details. At this time, the Terminus had two bars, three parlours, 30 bedrooms, 10-stall brick stable with cement floor, coach house, spirit store and large two storey store building with shop and dwelling attached⁴⁸.

Tynan died in 1901, the *Daily Telegraph* (18/7/1901:3) printed an obituary:

MR JOHN TYNAN. The death also occurred yesterday of Mr. John Tynan, licensee of the Terminus Hotel, and a resident in Tasmania for over 50 years. Deceased was born in the County Tipperary, Ireland, in 1841, and at the age of eight years emigrated with his mother and two sisters to Tasmania. The family took up their residence at Westbury and at the age of 16. Deceased followed farming pursuits. A few years later he opened a produce store in Frankland-street, which at that time was the busy part of Launceston. Shortly afterwards he was licensee of the Victoria Hotel in Elizabeth-street, and then went back to Westbury. Subsequently he took up a farm at Chudleigh Junction, now occupied by Mr C. B. Grubb, and in 1889 returned to Launceston as proprietor of the Terminus Hotel. On purchasing the business he had several alterations and additions effected, including the erection of some shops in Tamar and William street. Deceased took a keen interest in the affairs of the Licensed Victuallers' Association, and for some time past occupied the position of vice-president. About five years ago he contracted a severe attack of bronchitis, and a month back had to take to his bed. He gradually became worse, and died early last night. Deceased, who was twice married, leaves a widow and eight children (six sons, and two daughters), among the sons being Messrs. John Tynan manager of the hotel), William Tynan (solicitor), R. Tynan (dentist), and Michael Tynan (accountant in the National Bank at Queenstown). The funeral is appointed to leave his late residence for the Catholic Cemetery at 3.45 tomorrow.

The *Terminus Hotel* stayed in the Tynan family until August 1950, when Algernon Tynan sold the property to Alice Eira Harris, a hotelkeeper⁴⁹.

⁴⁷ *Daily Telegraph*, 20 October 1888, p.3

⁴⁸ *Daily Telegraph* 12 January 1895 p.8

⁴⁹ DPIPWE LTO DL CT722/32



Figure 3.9 - The *Terminus Hotel* ca 1890 (State Library of Tasmania).

WEEDON GRANT PART 3 – JAMES KAVANAGH

As already noted above, Charles James Weedon sold his entire 2 Rood 15 Perches allotment to Keith Jackson King in November 1852 for £700; King then proceeded to subdivide and sell the entire allotment⁵⁰. Part of this subdivision comprised a 44-foot frontage on Tamar Street with a reserved right of way which was to be called ‘Flinders Lane’ (the name appears never to have caught). In July 1853, King sold this allotment to James Kavanagh, a wheelwright⁵¹, for £265⁵²; the allotment itself can be seen in Figure 3.7 which also shows Kavanagh’s house (1865).

⁵⁰ DPIPWE LTO DL Mem 3/7269

⁵¹ TAHO RGD35/1/63 Number 296

⁵² DPIPWE LTO DL Mem 3/8400

Little is known of James Kavanagh; he appears rarely in contemporary newspapers and associated sources. Valuation Rolls for 1861 show that by this time, Kavanagh had built a house on this allotment and was living in it; the assessed annual value of £25 suggests it was a modest house⁵³. Kavanagh's house is discernible on the 1860 Margaret Black Sketch (figure 3.8) as well as the 1870s photograph (figure 3.9). The 1880 Valuation Roll shows the house still in possession of Kavanagh, but with the addition of a workshop⁵⁴.

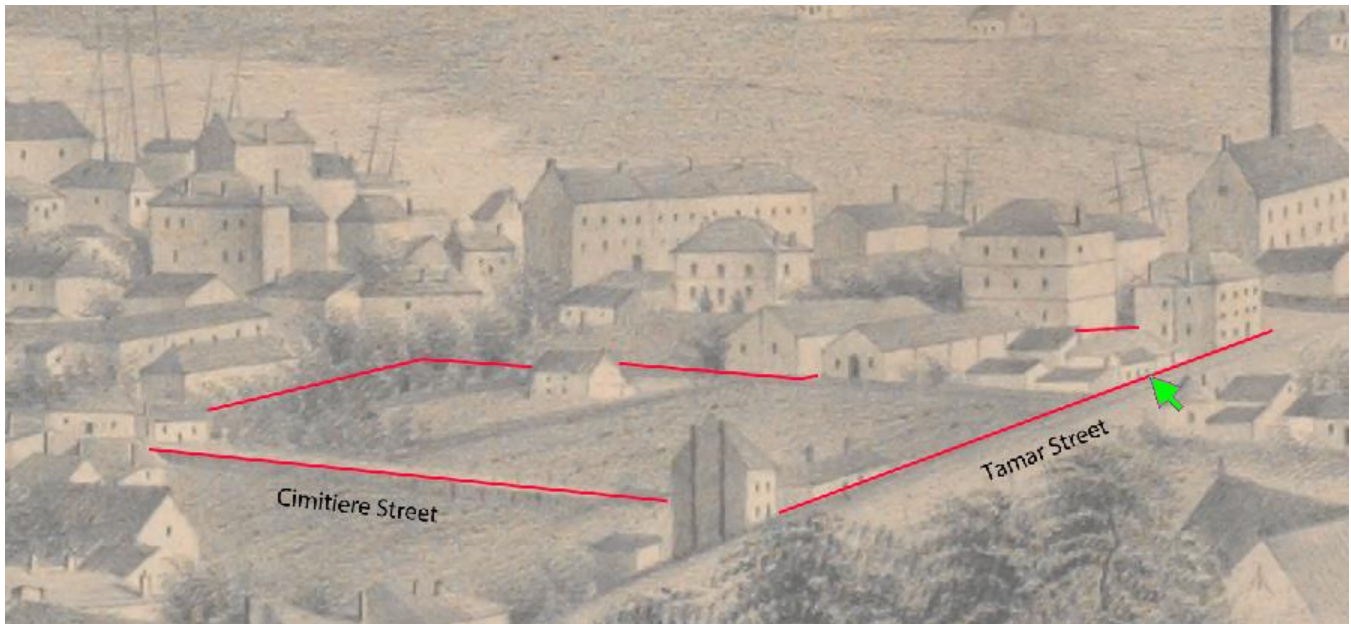


Figure 3.10 – Except from a panoramic sketch of Launceston by Margaret Black, 1860. The red line depicting the approximate subject site, the green arrow depicting Kavanagh's house. State Library of Victoria H34678.

⁵³ *Hobart Town Gazette* 22 February 1861 p.379 – Valuation Roll Launceston 1861

⁵⁴ *Hobart Town Gazette* 21 December 1880 p.1361 – Valuation Roll Launceston 1880

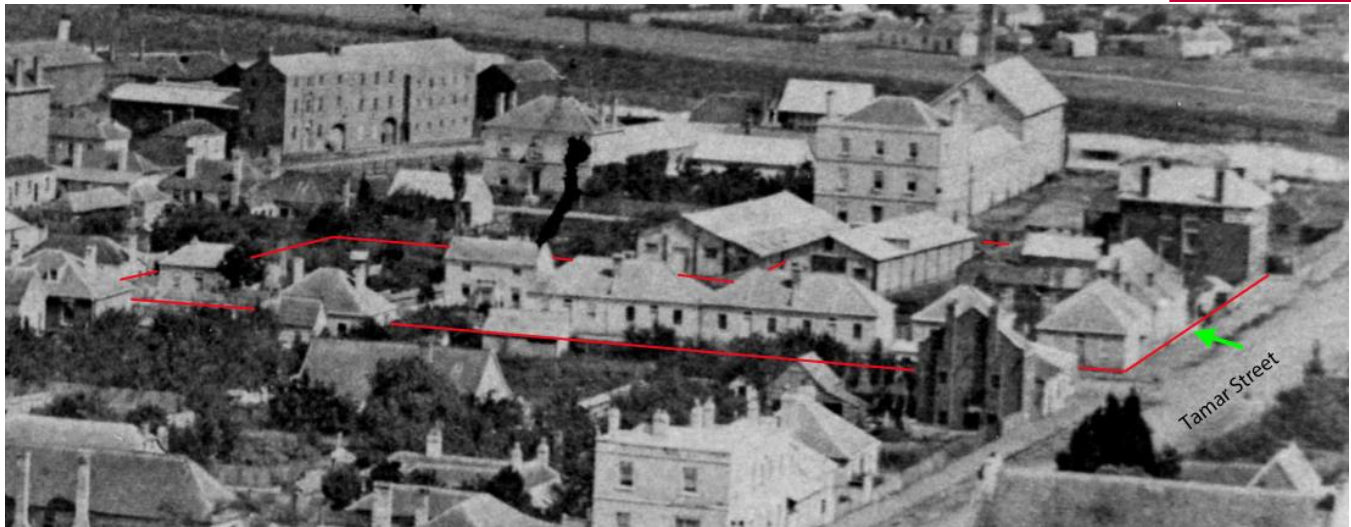


Figure 3.11 – Excerpt from a panoramic photograph of Launceston c1870. The red line depicting the approximate subject site, the green arrow depicting Kavanagh's house. QVMAG.

Kavanagh died in October 1894⁵⁵ aged 77; two years earlier, in September 1892, he sold his Tamar Street allotment to James Bellord Waldron, a Launceston solicitor, for £1,000⁵⁶. By the time the 1895 Valuation Roll was compiled, the original listing of a single house was replaced by three “house and shop” listings, each valued at £43 per annum⁵⁷. Thus, either Kavanagh's house was demolished (most likely), or incorporated into, the new house and shop complex ca 1894. This building can be seen at the end of the Terminus Hotel complex in Tamar Street in Figure 3.9.

⁵⁵ TAHO RGD 35/1/63 Number 269

⁵⁶ DPIPWE LTO DL Certificate of Title (CT) Volume 85/Folio 35

⁵⁷ *Hobart Town Gazette* 1 January 1895 p.100 – Valuation Roll Launceston



Figure 3.12 – A c1930 photograph looking up Tamar Street showing Waldron’s shops. QVMAG.1986.P.0072

Waldron transferred this complex to his children in August 1921⁵⁸; newspaper advertisements show that Waldron’s children continued to rent out the shops. The complex stayed in the family until June 1940, when it was purchased by the Hobart music retailer Bernard McCann⁵⁹. Following McCann’s death, his heirs sold the property to Harry Lewis, ‘dealer’, and his wife Jeanette Gregg in June 1970⁶⁰. The building was demolished sometime between 1971 and 1973.

⁵⁸ DPIPWE LTO DL CT191/99
⁵⁹ DPIPWE LTO DL CT191/99
⁶⁰ DPIPWE LTO DL CT 444/136

CONNOLLY'S GRANT (CORNER TAMAR & CIMITIERE STREETS)

As with Weedon's grant (see above), this area originally consisted of two 'locations'. The first, a 1 Rood 12 Perch allotment at the corner of Tamar and Cimitiere Streets was located to Peter Roberts; the second allotment (adjoining the first) was located to Thomas Dutton and had a frontage on Cimitiere Street; together they comprised 2 Roods 12 Perches.

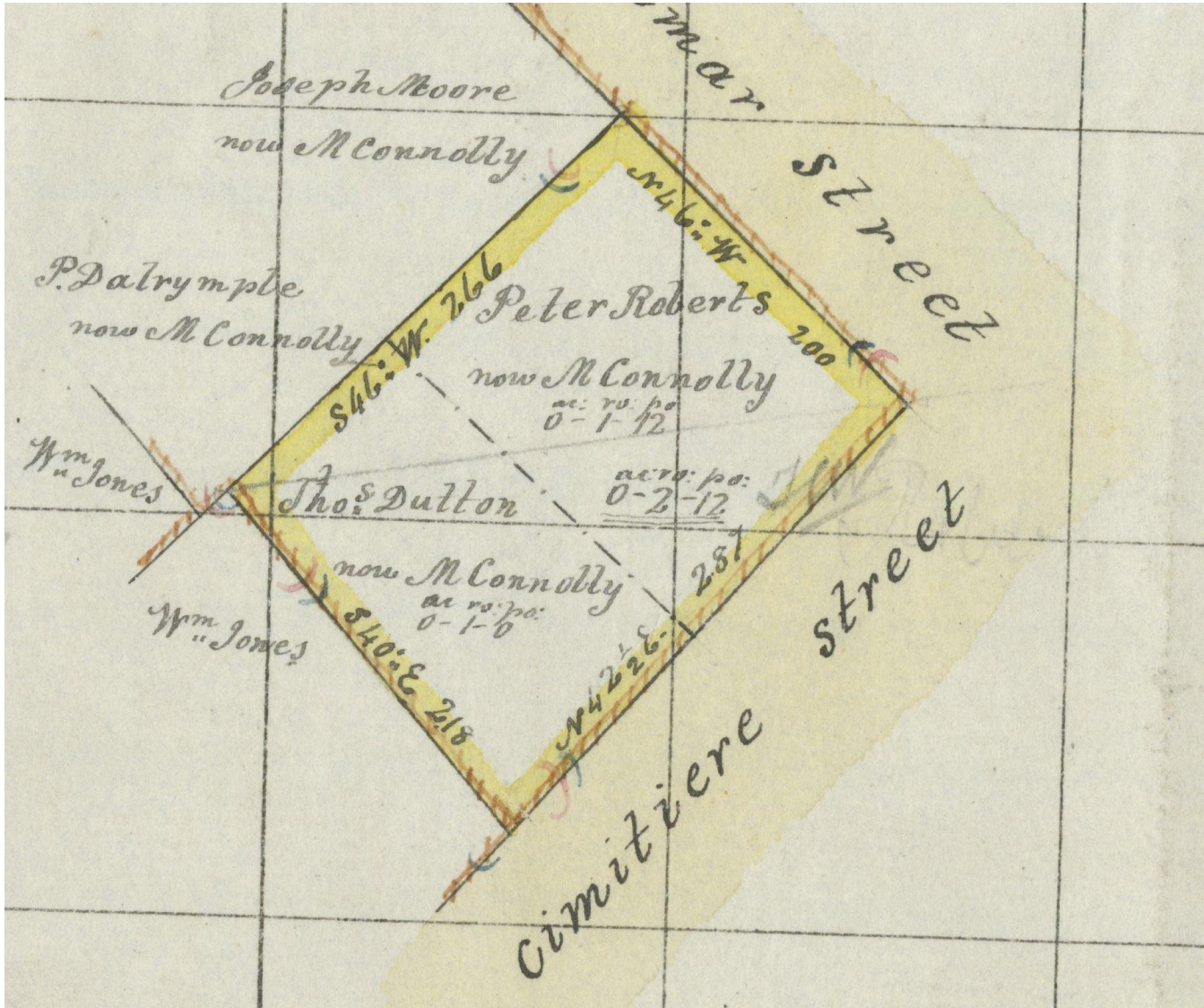


Figure 3.13 - Survey of the two original locations drawn up to prove Michael Connolly's ownership of the combined block. DPIWE Launceston 1/190 (Detail).

In February 1834, Peter Roberts sold the first allotment to his neighbour, Thomas Dutton. Then, in March 1834, Dutton sold both allotments to Michael Connolly⁶¹. Connolly then applied to the Supreme Court to have his ownership of both lots recognized, and in December 1836 the Court duly granted title to Connolly for the combined allotment of 2 Roods 12 Perches⁶².

As noted above, Michael Connolly was a prominent Launceston merchant who traded as Connolly & Co. In March 1843, the firm of Connolly & Co went into bankruptcy, leaving Michael Connolly personally responsible for debts of £78,000⁶³. With such a huge insolvency, liquidating Connolly's assets took some time. In March 1844, an assignee was appointed⁶⁴; it took another two years for the two blocks on Tamar / William / Cimitiere streets to be put up for sale⁶⁵. As noted above, the financial dealings at this point become difficult to follow. Connolly's grant of 2 Roods 12 Perches was put up for auction in April 1846⁶⁶ by Charles James Weedon, who had earlier been managing clerk at Connolly & Co. Weedon not only conducted the sale; he also bought both lots himself, obtaining the 2 Rood 11 Perch block at the corner of Tamar and Cimitiere Street for £200⁶⁷. As can be seen from the low purchase price, it is unlikely that there were any buildings on the lot at this time (1846).

The Launceston Valuation Roll for 1861 shows Weedon owning land in Cimitiere Street but no houses⁶⁸. This is verified by the lack of development on that allotment as per the Margaret Black sketch. In 1864, Weedon applied to have his ownership of the land converted to a Certificate of Title under the Real Property Act⁶⁹. As part of this process his land in Cimitiere Street was surveyed in June 1865 and shows that a house had been built adjacent to Kavanagh's allotment, with another under construction adjacent to Tame's grant (see survey diagram below).

⁶¹ TAHO SC285 Report 25

⁶² TAHO SC285 Report 25

⁶³ *Launceston Advertiser* 23 March 1843 p.2; see also *Launceston Examiner* 22 May 1843 p.4

⁶⁴ *Launceston Examiner* 9 March 1844 p.5

⁶⁵ *Cornwall Chronicle* 11 April 1846, p.285

⁶⁶ *Cornwall Chronicle* 11 April 1846, p.285

⁶⁷ *Launceston Advertiser* 23 April 1846 p.2

⁶⁸ *Hobart Town Gazette* 22 February 1861 p.363

⁶⁹ DPIPWE LTO DL CT3/142

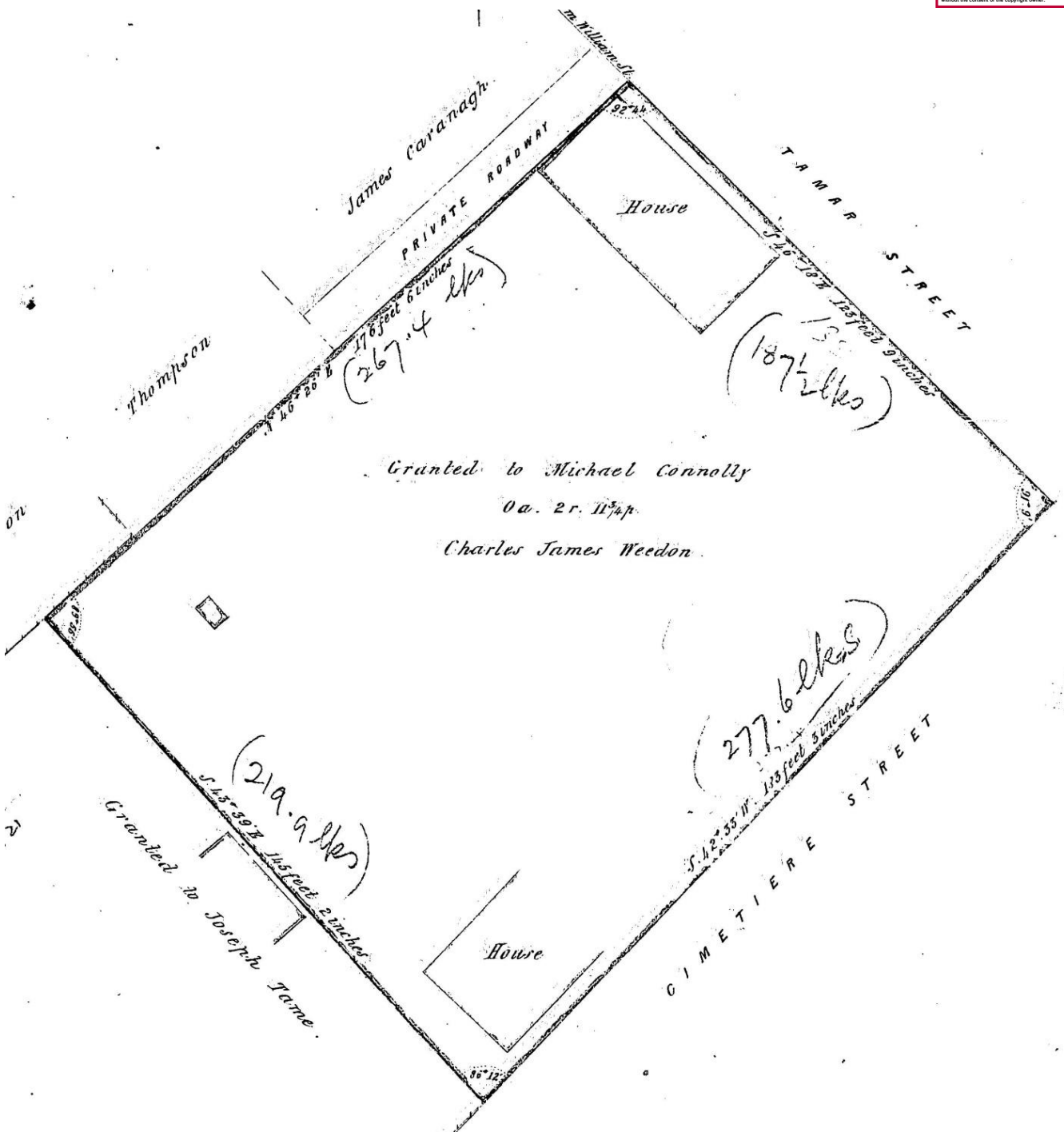


Figure 3.14 - December 1865 (detail) – shows the first two of Weedon’s houses and a building on Tame’s grant. DPIPWE Survey Diagram Launceston 1/49,

By 1867, Weedon had a total of nine houses built on his land; six on Cimitiere Street and three on Tamar Street⁷⁰. These are clearly seen in the c1870 photograph (Figure 3.15). Weedon died in June 1874⁷¹, leaving the property to his wife and children⁷². The property stayed in the Weedon family until 1925, at which point the entire 2 Rood 12 Perch allotment was sold to the Launceston firm of Alfred Harrap & Son for £2,500 – the operated by George Harrap (see below). This price suggests that most of the nine houses must have been demolished by then; they were still standing at the time of the 1914 Valuation⁷³, and can be seen in the 1922 King Aerial, but by June 1925 (four months before the sale to Harrap & Son), the only structures remaining on the Weedon block were two houses with shops on the Tamar Street frontage⁷⁴.

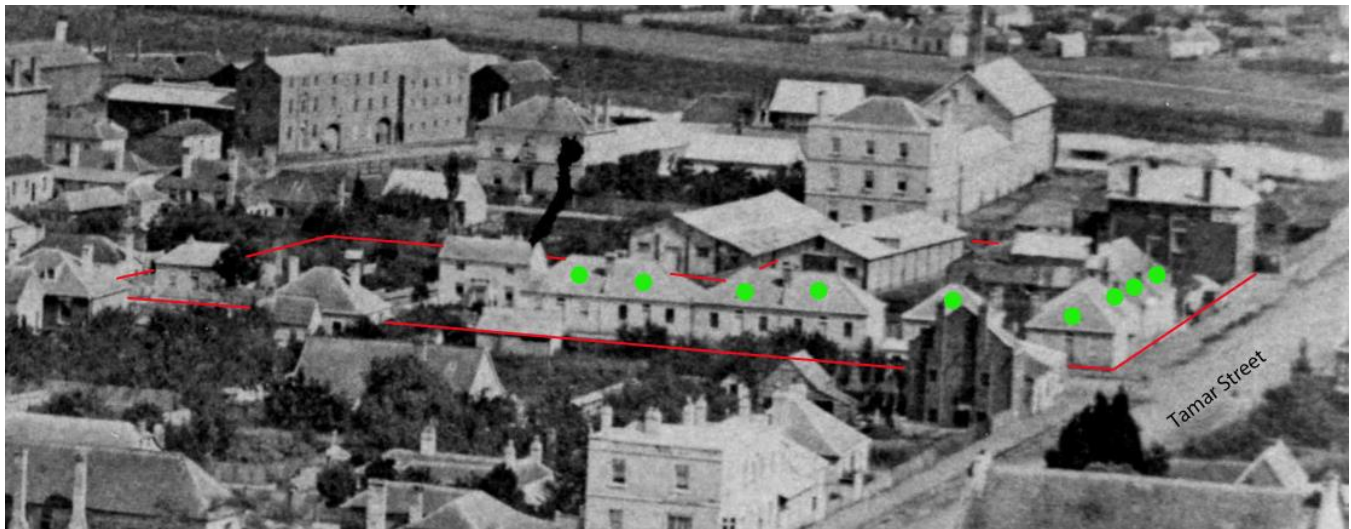


Figure 3.15 – Except from a panoramic photograph of Launceston c1870 showing the six cottages (including two conjoined pairs) facing Cimitiere Street and three facing Tamar Street. QVMAG.

⁷⁰ *Hobart Town Gazette* 3 December 1867, p.227 – Valuation Roll Launceston

⁷¹ TAHO RGD 35/1/ 43 Number 2408

⁷² TAHO AD960/1/10

⁷³ *Tasmanian Government Gazette* 1 June 1914 p.1011

⁷⁴ *Tasmanian Government Gazette*, 22 June 1925 p.1186

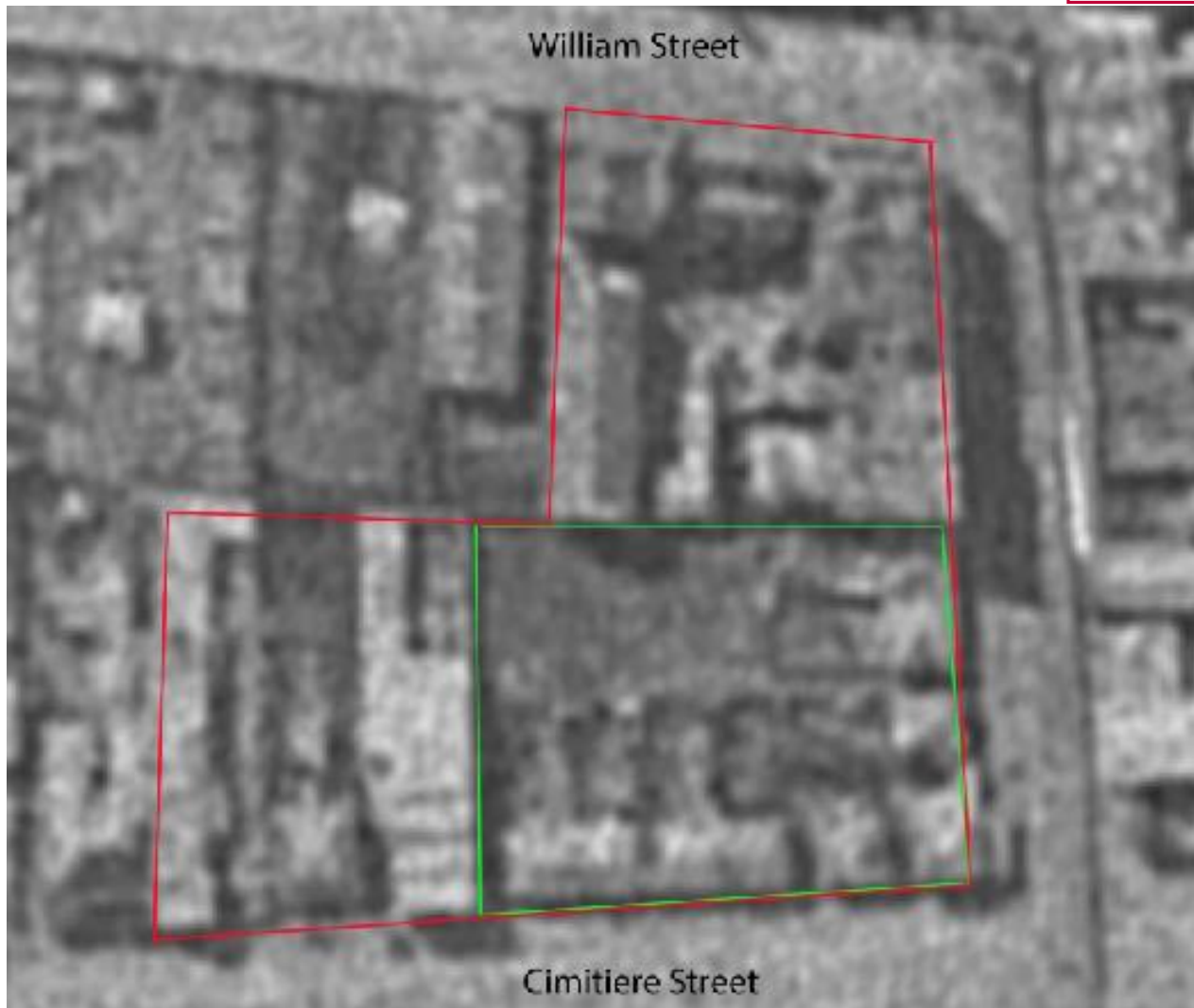


Figure 3.16 - Excerpt from the H.J. King aerial photograph of Launceston, 1922, showing the cottages flanking the street frontage of the Weedon land (former Connolly grant - outlined in green), the subject site outlined in red. Note the large backyard space. QVMAG 1999.P.1606.

The following biography of George Edward Harrap is drawn from the Australia Dictionary of Biography:⁷⁵

George Edward Harrap (1856-1937), merchant and soldier, was born on 18 August 1856 at Westbury, the only son of Alfred Harrap and his wife Amelia, née Tobin. Educated at the Launceston Church Grammar School, he was in later life a member, and several times chairman, of its board of management. After leaving

⁷⁵ R. A. Ferrall, 'Harrap, George Edward (1856-1937)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/harrap-george-edward-6574/text11309>, published first in hardcopy 1983, accessed 4/1/18.

school he entered the service of the Commercial Bank of Tasmania and then joined the Bank of Australasia, gaining experience in Victoria and New South Wales before returning to Launceston in the late 1880s to his father's woolbroking, grain and produce business. In 1887 the business was divided into two sections with Harrap father and son managing the Cameron Street headquarters and J. A. Bain the shipping end at Queen's Wharf. On the death of his father in 1893 George became head of the firm, registered in 1900 as Alfred Harrap & Son. When the company was incorporated in 1924 Harrap and Bain both became directors and the business passed to the Bain family when Harrap died.

George also succeeded his father, in 1891, as vice-consul for Norway and Sweden and was subsequently appointed Knight (1st class) of the Order of St Olaf by the King of Norway. He was a justice of the peace from 1894. Again, like his father, he had a distinguished career in the Launceston Volunteer Artillery. A lieutenant in 1881, he received the Volunteer Officers' Decoration for long service in 1898 and retired in 1913 from command of No.1 Tasmanian Battery, Australian Field Artillery, with the rank of lieutenant-colonel, having acted as honorary aide-de-camp to several governors. In 1915 he attempted to enlist but served instead as district censor for Tasmania until October 1916.

In 1900-37 Harrap was an executive-member and for varying periods chairman of the general committee of the Launceston Bank of Savings. An original subscriber in 1901 to the Tasmanian Permanent Executors and Trustees' Association, he was chairman in 1926-37. He was president of the Launceston Chamber of Commerce in 1909-10, of the National Agricultural and Pastoral Society in 1926 and several times of the Launceston Club. He supported the Victoria League, was a member of St John's Anglican Church and a foundation member of the Launceston Bowling Club.

Harrap died, unmarried, on 21 June 1937 at Launceston. His three sisters received the bulk of his estate, valued for probate at £87,202.

Harrap began work on the new woolstore late in 1925, and by January 1926 were able to hold the first wool sales there in a completed portion of the building⁷⁶. This was probably the single storey part of the building in Cimitiere Street, as the corner building bears the construction date of 1931. The first building was finished the same year, and hailed as a sign of the positive economic outlook for Launceston⁷⁷. By 1931 Harrap had completed two storey building on the corner. The new building provided Harrap & Son with an extra 11,000 square feet. The top floor was 'specially lighted' with the use of a saw-tooth roof

⁷⁶ *The Examiner* 22 January 1926 p.5

⁷⁷ *The Examiner*, 25 July 1928 p.11

(constructed of “corrugated fibrous cement”). The whole building was designed to be above flood levels, and included an electric hoist. The lower floor was to be used as a bulk store, whilst the top floor provided space for the wool show room⁷⁸.



Figure 3.17 – The Harrap’s building, c1930s. QVMAG 2006.P.0080

Harrap & Son, operated by the Bain family, remained trading on this site until December 1968, when they sold to Roberts Stewart & Co.⁷⁹

⁷⁸ *The Mercury*, 14 November 1931, p.7

⁷⁹ DPIPWE LTO DL CT 332/177

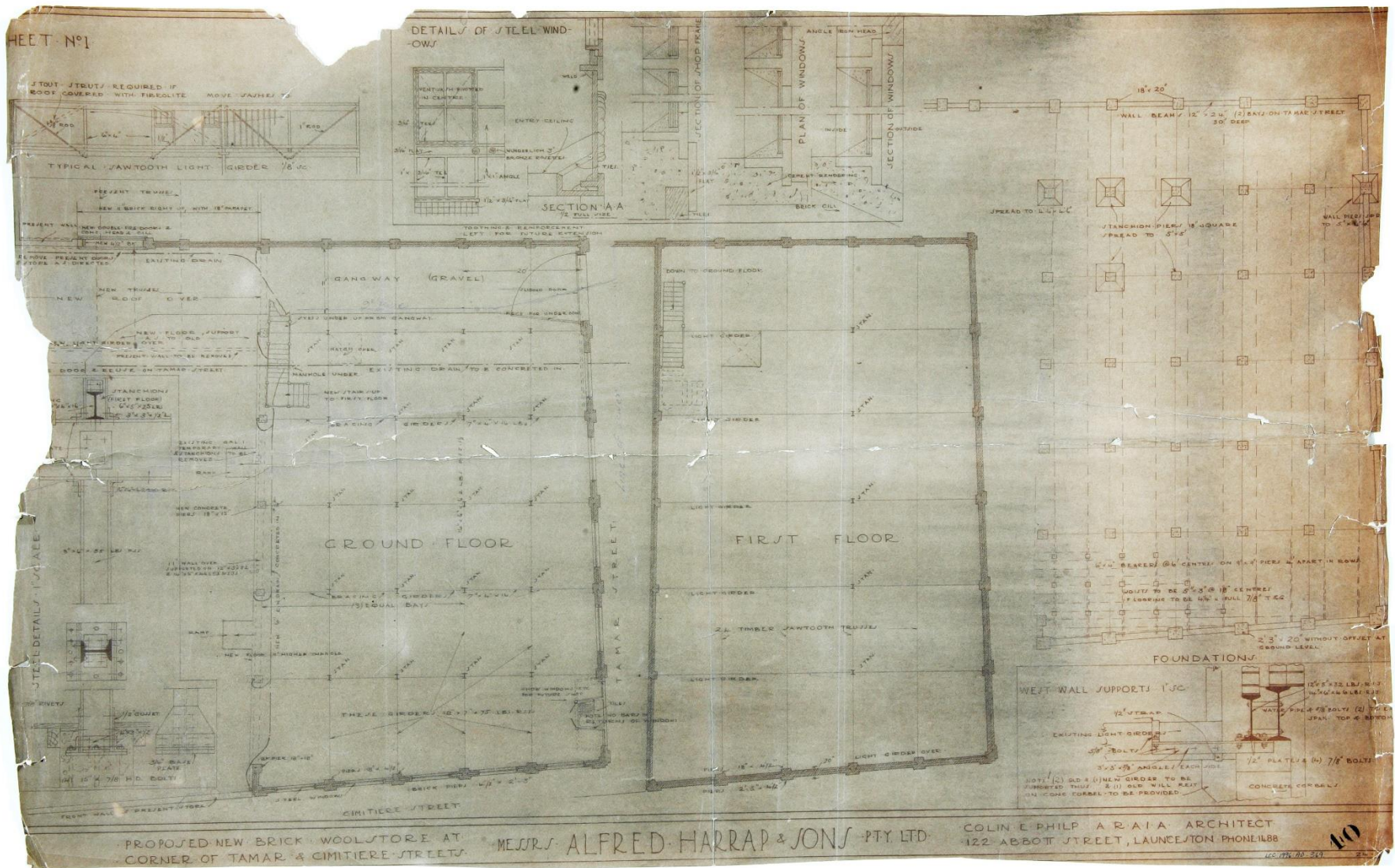


Figure 3.18 – Plans for the extension of the Harrap's store (i.e. the corner building) 1931. Queen Victoria Museum and Art Gallery LCC-1996-AD-0369a.

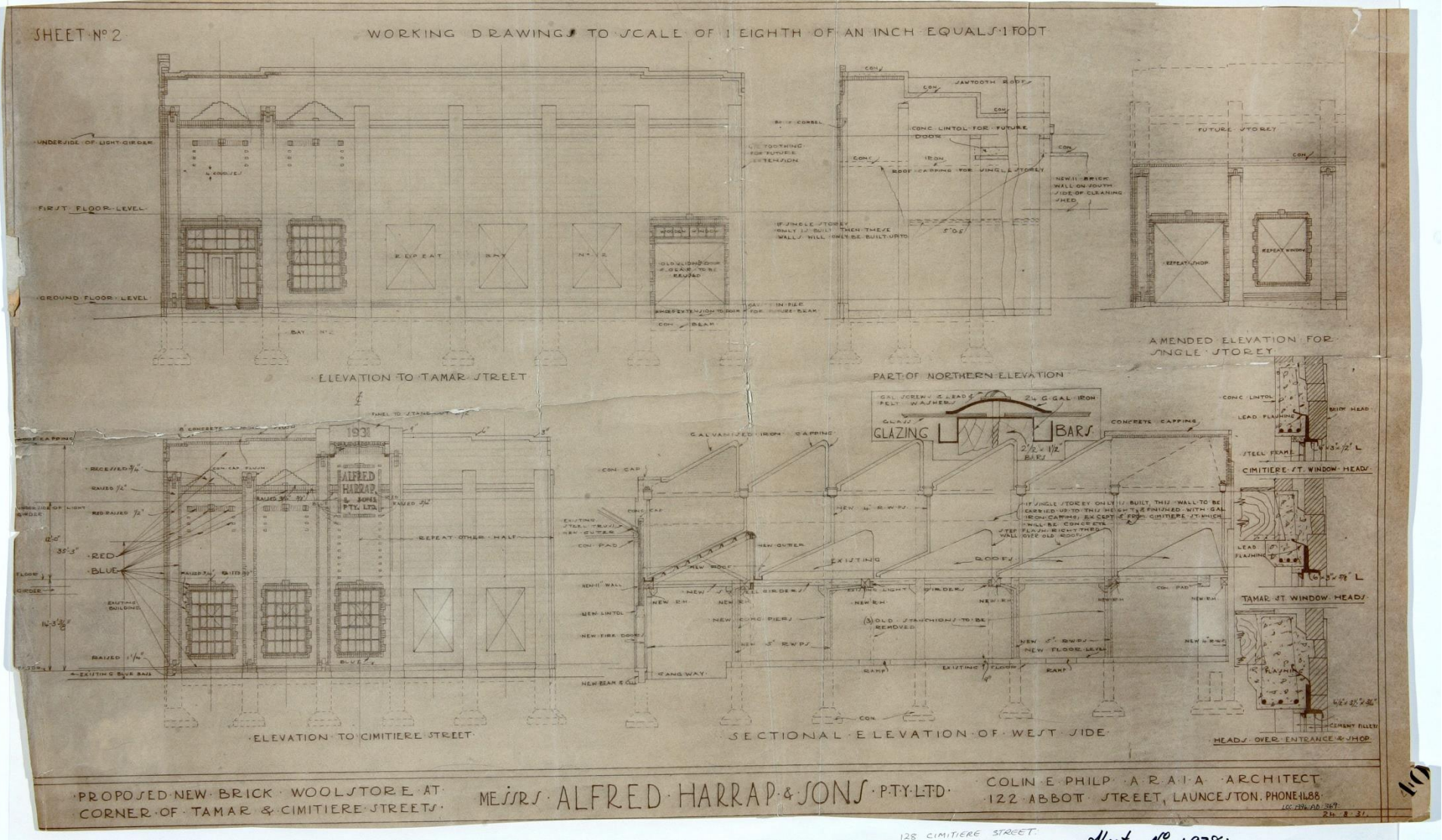


Figure 3.19 – Elevations and sections for the extension of the Harrap’s store (i.e. the corner building) 1931. Queen Victoria Museum and Art Gallery LCC-1996-AD-0369b

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TAME'S GRANT (PORTION NOW COMPRISING 130-136 CIMITIERE STREET)

The subject area includes the places now known as 130-136 Cimitiere Street (Title Refs 40068/5, 50886/1 and 149875/1). This title is part of a town allotment with 80-foot frontage on Cimitiere Street originally located to William Jones⁸⁰. The 1831 Sharland survey (Figure 3.20) depicts a building partially within the subject site as part of Tame's grant – this was presumably residential as per later depictions (below). A similar building is shown on the 1835 Smythe survey (Figure 3.21) and this approximates the boundaries of the site as three holdings (not quite correlating with current boundaries, which may be a drafting error).



Figure 3.20 – Excerpt from the 1831 Sharland survey showing a building on Tame's land partly within the subject site. Launceston Reference Library.

⁸⁰ TAHO SC285 Report Number 536

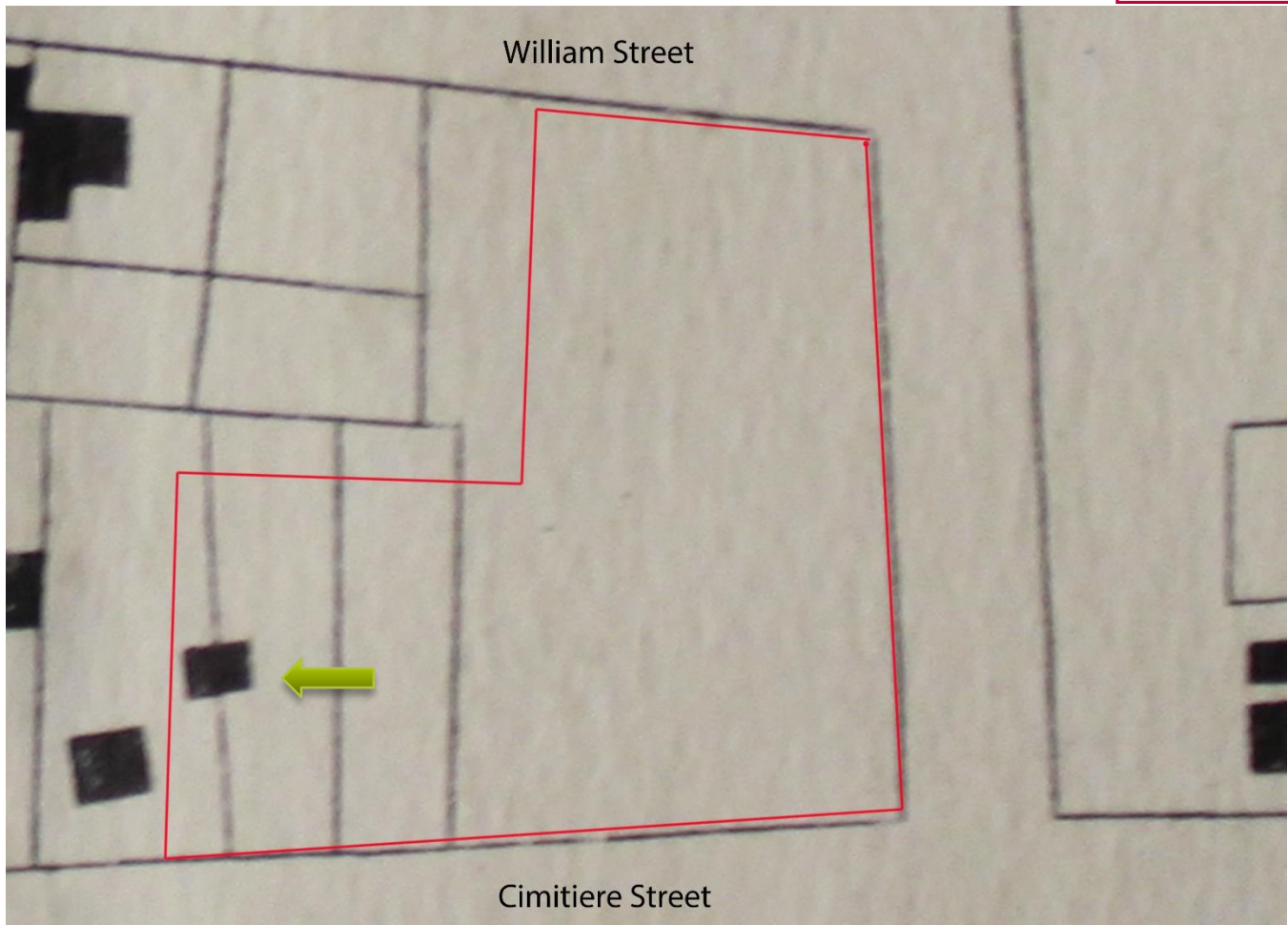


Figure 3.21 – Excerpt from the 1835 Smythe survey showing a building on Tame’s land within the subject site. Launceston Reference Library.

From January 1843 onwards, Jones conveyed the land to several different parties, each time by way of mortgage. After a series of such transactions – all of which appear to be varying forms of mortgage – Jones’ allotment was put up for auction in September 1853⁸¹, at which point it was sold to Joseph Tame, a ‘seedsman’⁸², for £920⁸³. The following year, Tame applied to the Supreme Court to have his ownership recognised and was duly given title to the allotment via a Crown grant⁸⁴. Tame later operated a nursery in Cimitiere Street⁸⁵, but the exact location is unknown.

⁸¹ Extensive search of contemporary newspapers was undertaken but no sale notice for this allotment located

⁸² This description of Tame’s occupation comes from DPIPWE LTO DL Mem 9/9030

⁸³ TAHO SC285 Report Number 536

⁸⁴ TAHO SC285 Report Number 536

⁸⁵ *Cornwall Chronicle*, 8 June 1861 p.7

The price paid by Joseph Tame - £920 – suggests that at this point (1853) he was not purchasing an empty allotment, although no building(s) were specifically described. As can be seen from Survey Diagram Launceston 1/49 (see above), a house was standing on this allotment in 1865 in a position which falls within the study area. (The house is only partially delineated as the survey was undertaken for the neighbouring allotment). Examination of contemporary photographs and drawings shows this house (presumably built between 1835-1853) to be a simple two storey house with gabled roof. Two main buildings can be seen in the Tame allotment in the 1860 Margaret Black sketch – the house on the eastern portion appears to be placed much further rearward on the allotment than the c1870 photograph and there appears to be another building in the south-western corner of the allotment (also evident on the 1870s photograph).

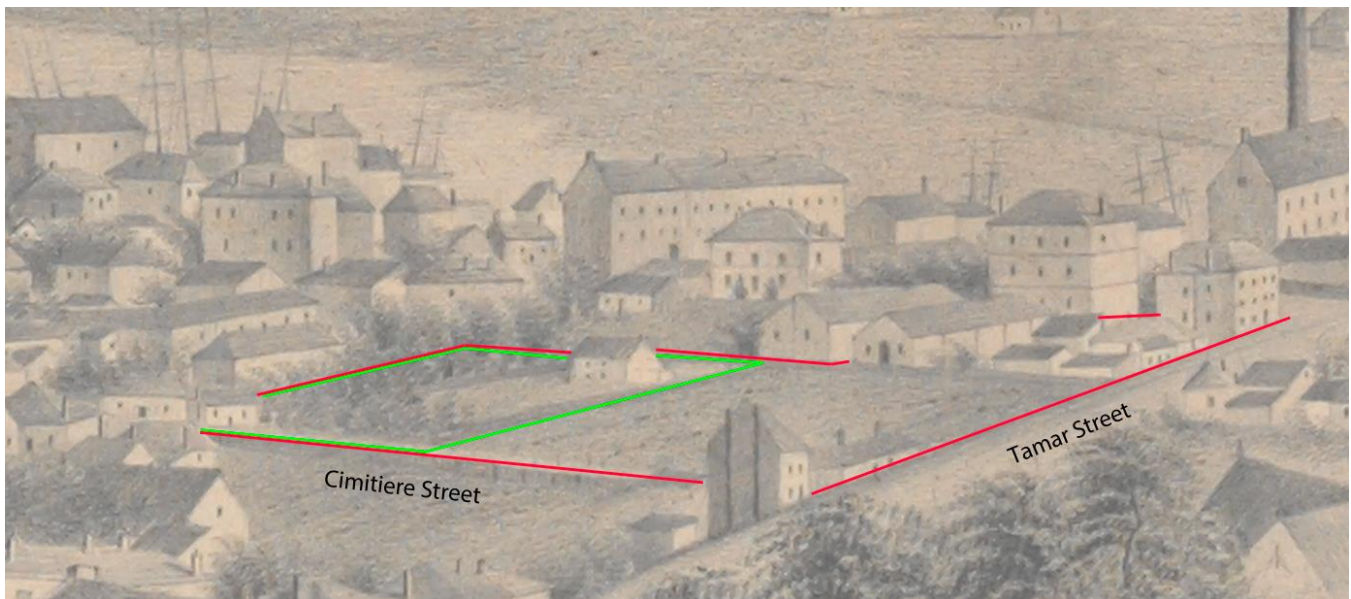


Figure 3.22 – Except from a panoramic sketch of Launceston by Margaret Black, 1860. The green arrow depicting Tame’s house, possibly with artistic licence placing it further rearward on the allotment than other contemporary depictions. State Library of Victoria H34678.

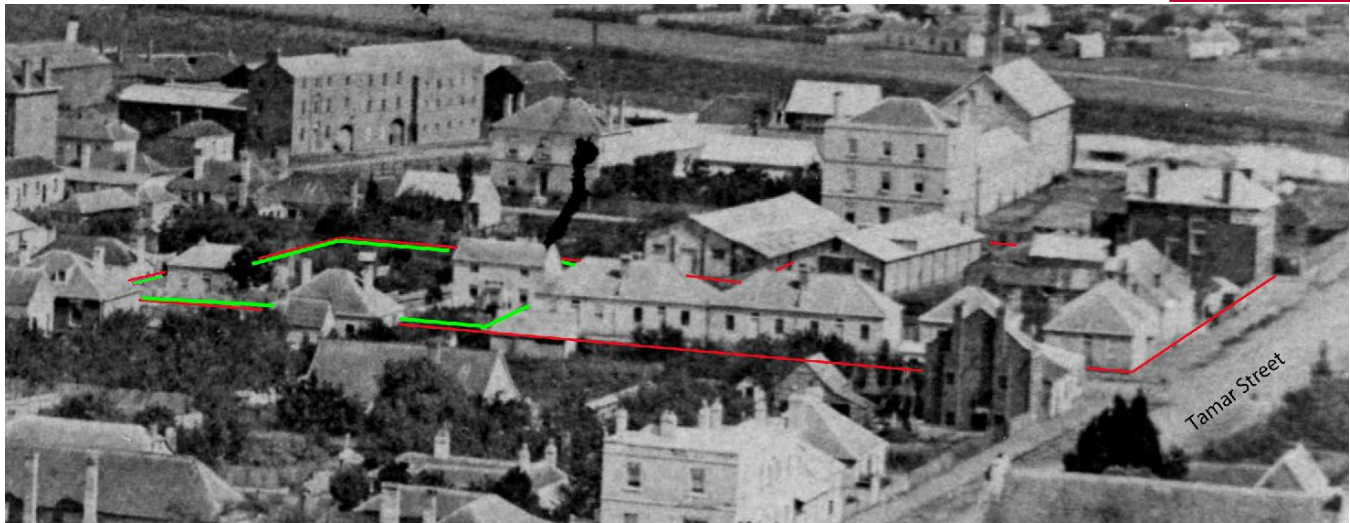


Figure 3.23 – Except from a panoramic photograph of Launceston c1870 showing Tame’s house at what is now 130 Cimitiere Street. QVMAG.

Valuation rolls from 1861 onwards show that Tame had 2 houses on his Cimitiere Street allotment⁸⁶. Joseph Tame died in January 1870, and for the next 28 years, the property remained in the hands of his heirs (including Martha Tame of Melbourne). In 1895 the Valuation Roll entry for 130 Cimitiere Street included ‘house and stables’⁸⁷ – although it is known that W. Ikin was running a foundry from 130 Cimitiere Street during the 1880s (later moving to 142 Cimitiere Street) which may have been in that ‘stables’ building. In July 1898, the estate sold Tame’s land to Oscar Binder, a coach trimmer, for £208⁸⁸. No explanation has been found to explain the low purchase price (the house and stables were still standing at this point)⁸⁹.

This marked the divergence of the Tame allotment into three separately owned lots and their further independent development.

130 Cimitiere Street

The only documented business use of this place prior to 1900 was Ikin’s foundry during the 1880s, presumably in an outbuilding and the main building continued to be used as a residence. In July 1908, Binder sold this allotment to John Scott Wilson for £460⁹⁰. Over the next twenty years, the property rose rapidly in value, which appears to match its change of use from residential house. By 1914, Wilson had demolished the old house and stables; instead, the valuation roll for that year includes “workshop and land” for 130 Cimitiere Street⁹¹. In March 1921, Wilson sold the property to George Robert McLean

⁸⁶ *Hobart Town Gazette* 22 February 1861 p.364 Valuation Roll Launceston 1861

⁸⁷ *Hobart Town Gazette* 1 January 1895 p.101 Valuation Roll Launceston 1895

⁸⁸ DPIPWE LTO DL Mem 9/9030

⁸⁹ *Hobart Gazette* 17 October 1904 p.1263 – Valuation Roll Launceston 1904

⁹⁰ DPIPWE LTO DL Mem 11/8669

⁹¹ *Tasmanian Government Gazette* 1 June 1914 p.1011 Valuation Roll Launceston 1914

for £850⁹², and in June 1929 Mclean sold to Rosevear and Burns Limited for £1,380⁹³. This price, vastly increased from the 1908 sale price of £460, suggests that by this point in time (1929) the block had been fully developed with the extant workshops and shop frontage – which is confirmed by the presence of a building covering practically all of the site as depicted in the 1922 H.J. King aerial photograph.

McLean, and later Rosevear and Burns were plumbers, coppersmiths and hot water engineers. Rosevear and Burns retained the property until June 1988, when it was sold for \$90,000 to Alan and Kotryna Livermore⁹⁴.

132-4 Cimitiere Street

This part of the land appears not to have been developed until later, with the 1870s depictions showing it as vacant and no mention of any building on this site is made during the ownership by the estate of Tame. It appears that following the sale from the estate of the Tame family in 1898 a house and outbuilding were built on this site. The precise build date is unclear; however it is visible on the H.J. King 1922 aerial photograph so a date of early c20th is feasible. The building appears to have survived until the c1960s when it was demolished to make way for the electricity sub-station currently on the site.

136 Cimitiere Street

Bond and Carr had bought out Ikin's foundry at 142 Cimitiere Street after Ikin's death in 1889 – George Bond had been Ikin's apprentice and had later worked as a brass finisher with the Launceston Council under the City Electrical engineer. They sold the business to W. Foster in 1893, who in 1899 purchased 136 Cimitiere Street from Binder after he split the Tame estate.

This had been the site of the cottage which may have been built as early as the 1820s and that was demolished by Bond and Carr to make way for a new foundry building for Mr. Foster. Plans for that building show that the extant shopfront on the site was built around 1900 and included a showroom and office at front (existing) and a finishing and moulding shop at the rear⁹⁵.

⁹² DPIPWE LTO DL Mem 15/2966

⁹³ DPIPWE LTO DL Mem 18/377

⁹⁴ DPIPWE LTO DL Mem 64/4927

⁹⁵ LCC:1991:AD202.

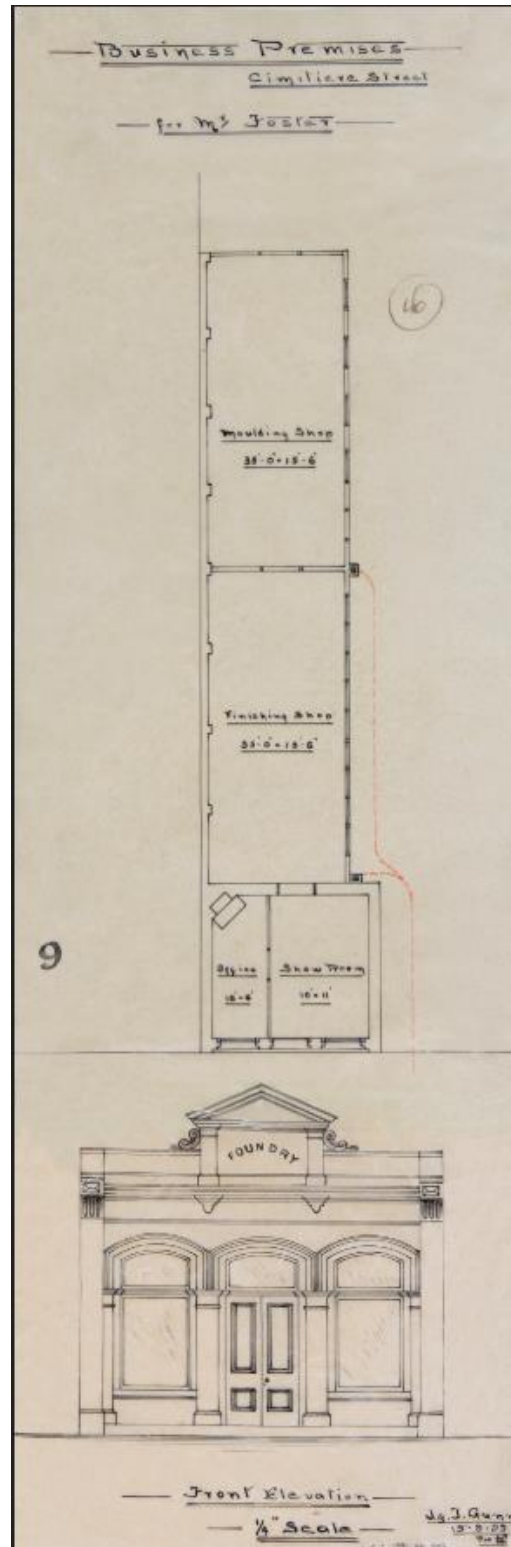


Figure 3.24 – Plans for a foundry, Cimitiere Street Launceston 1899. QVMAG LCC:1991:AD202.

The *Cyclopaedia of Tasmania*⁹⁶ described the foundry as

In a very flourishing condition, and a large increase in accommodation and an extensive addition to the plant have been necessary in order to meet the wants of the customers. Mr. Foster has erected new premises close to the old ones in Cimitiere Street, at a cost of around 800 pounds, and has laid out 200 pounds in additional machinery. The firm supplies the fittings, main water cocks etc. for the Government, Gas Company, Corporation of Launceston and the Electric Light Company. The firm also manufactures engineers' and plumbers' fittings for steam and water and every description to order; also sluice nozzles for mines.

From 1907, Clement Stevenson operated the foundry for five years until the site was sold to G. Bond and A. Rankin in 1912 and the premises became the face of Rankin and Bond foundry. The Bond, Carr, Ikin and Foster foundries all subsumed by that new name after that time. Buildings on the site at that time appear to have comprised of the extant masonry shopfront/office as well as a long narrow building occupying the south-western edge of the site, with the remainder of the site open space.

⁹⁶ *Cyclopaedia of Tasmania*, 1900, vol.2:121.



Figure 3.25 – The earliest phase of the Rankin and Bond Building, then as Foster’s foundry (c1910).⁹⁷

In 1923 the building was expanded, which retained the masonry frontage and a portion of the central section of building but included a much larger sawtooth-roofed building at the rear of the site. The complex was further expanded in the 1960s with reconfiguration of the rear portions of the building, the current hipped-roof building at the very rear of the site and an extension of the streetfront building. With the exception of the small masonry building on the streetfront, all of the earlier buildings have been removed and the site is now largely a mid-c20th building. In 2009 Rankin and Bond moved to larger premises on the corner of George and Cimitiere Streets, ending over 100 years of trade from this site, but remain as one of the longest-running metals businesses in Launceston.

⁹⁷ Reproduced from Green, A. 2010: *The Cheerful Noise of Foundries: Places of Industry and Transport in Launceston*. Launceston City Council.

TWENTIETH CENTURY OVERVIEWS OF THE SUBJECT SITE



Figure 3.26 – Excerpt from a c1919 oblique aerial photograph of Launceston, showing the cluster of Weedon Cottages as well as the other major buildings of the subject site (note in particular the rear wall of the stables and possibly one of the early iron buildings remaining (off the site). QVMAG.

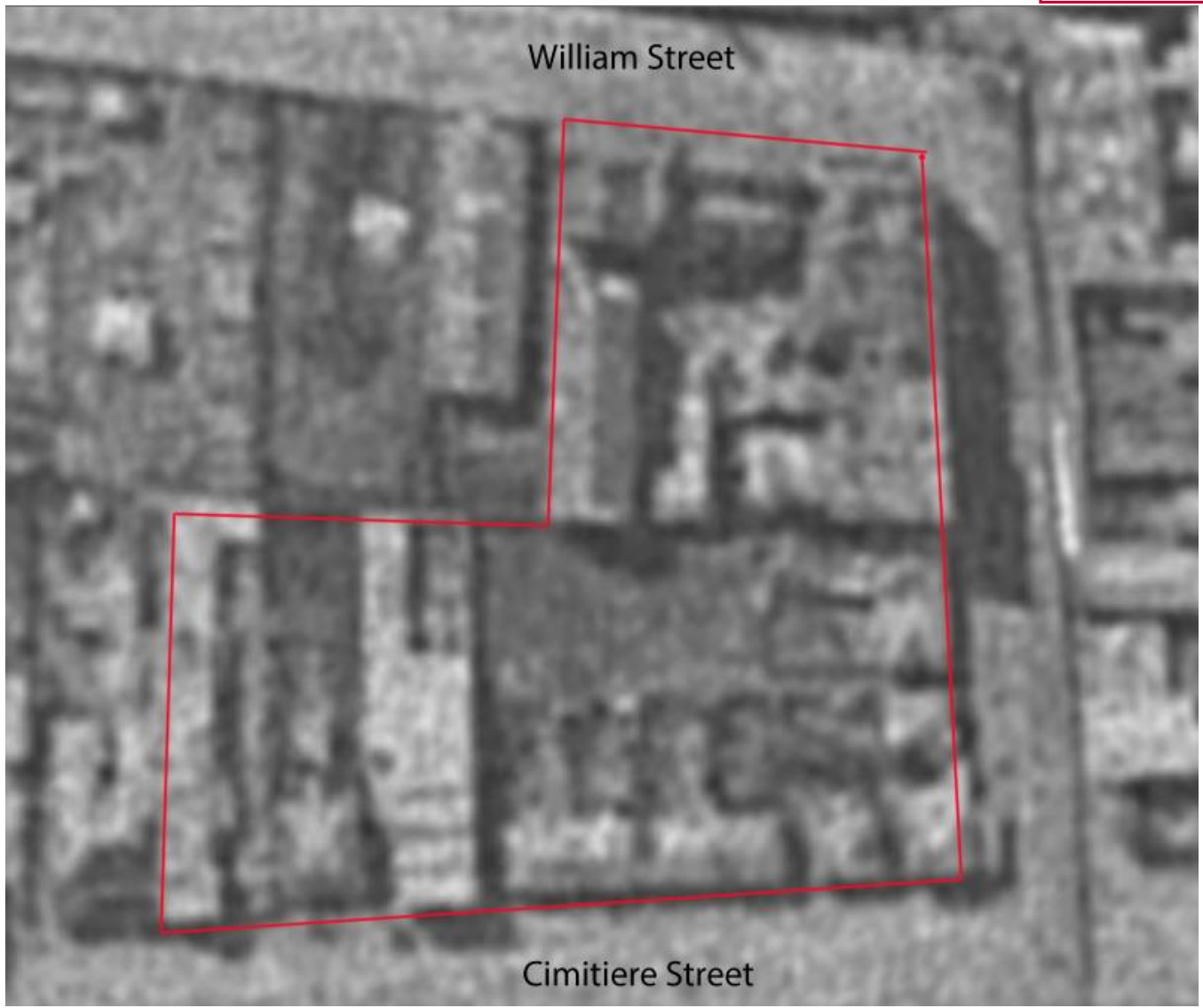


Figure 3.27 - Excerpt from the HJ King aerial photograph of Launceston. QVMAG 1999.P.1606.

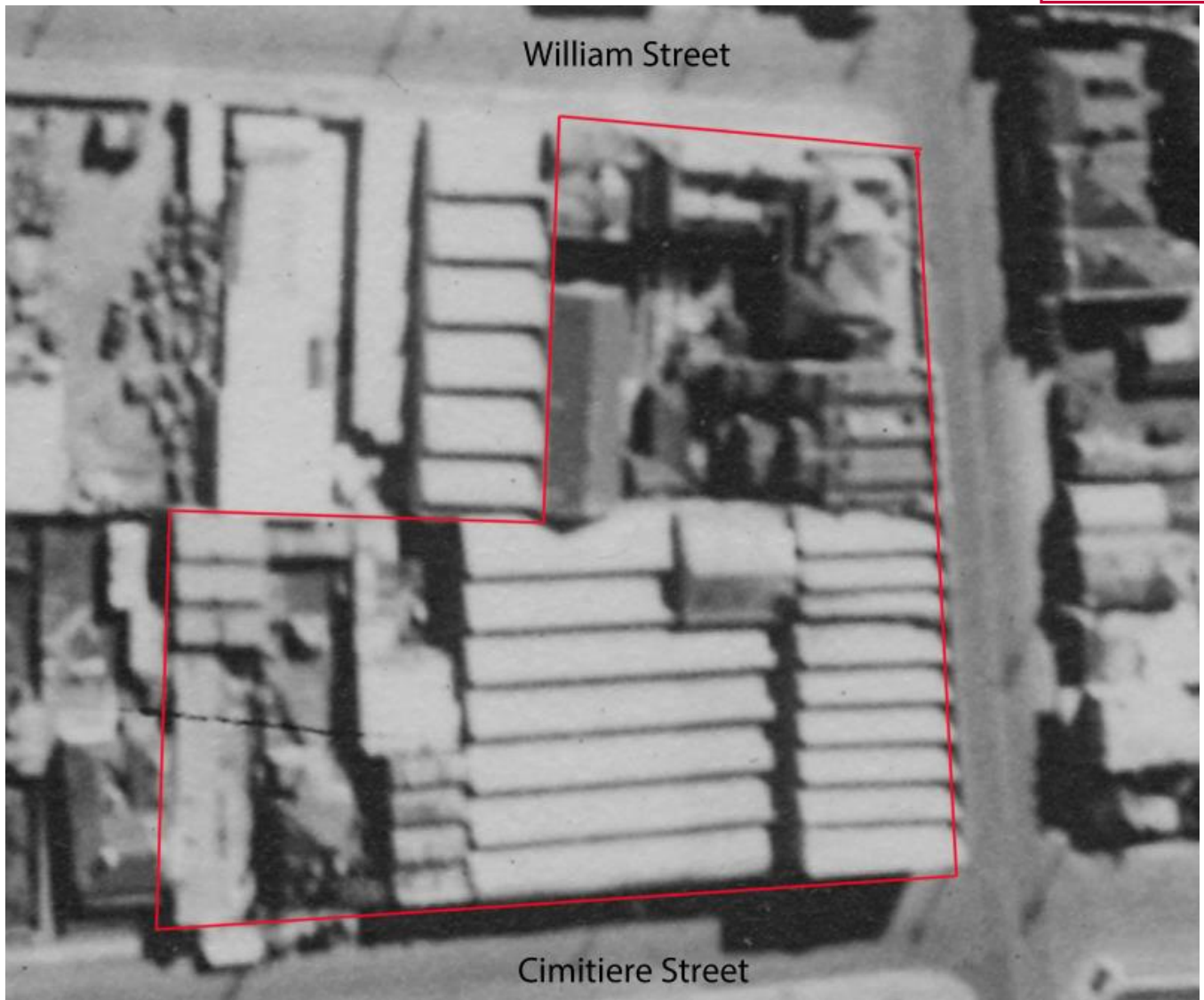


Figure 3.28 - Excerpt from a 1946 aerial photograph of Launceston. DPIPWE 1946-12230.



Figure 3.29 – The Terminus Hotel and William Street shops c1950. QVMAG 2006.P.0063



Figure 3.30 – The Terminus Hotel and Tamar Street shops c1950. QVMAG 2006.P.0071



Figure 3.31 – Excerpt from a c1960s oblique aerial of Launceston showing the hotel, shop and Harrap's complex. TAHO AA193-1323








Figure 3.32 - Excerpt from a 1971 aerial photograph of Launceston. DPIPWE 477-8011



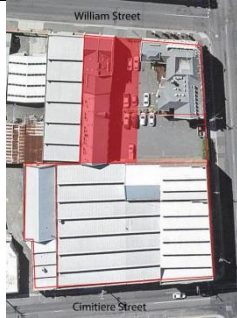
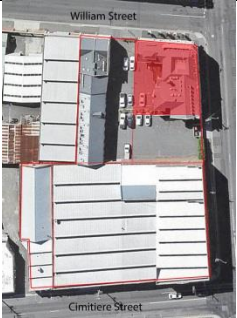





Figure 3.33 - Excerpt from a 1973 aerial photograph of Launceston. Note demolition of the Tamar Street shops from the previous figure. DPIPWE 632-184002





Figure 3.34 – c1973 William Street frontage of the hotel, billiards room, shop and courtyard entry building. QVMAG 1997.P.4180.

Date	Weedon Grant	Connolly Grant	Tame Grant	Footprint of known development (shown in larger format in Section 9)
				
C1822-1835	<p>Original settlement by Towers (c1822-24) partly located to Towers, part located to Dalrymple although Dalrymple seems not to have settled/developed). Construction of either a house or possibly a brewery by Towers. Two depictions of location (Sharland and Scott) likely to only have been one major building.</p> <p>1829 sale of land to McNally.</p> <p>1832 acquisition by Moore.</p> <p>c1834 sale to Griffiths.</p> <p>c1835 sale to Connolly.</p>	<p>Original location to Roberts and Dutton. Undeveloped.</p> <p>1834 sale of Roberts land to Dutton, who onsold to Connolly who formalised the grant.</p>	<p>Part of an earlier location to Jones. At least one cottage developed pre-1831 and another post-1835 and definitely pre-1853.</p>	 <p>Pink – 2 different depictions of Towers original building. Grey - 2 different depictions of the building on Tame’s land.</p>

1835	Earlier Towers building had gone.			Ownership by Weedon (undeveloped).		
1843	Connolly went bankrupt.					
1846	Weedon purchases Connolly properties (likely vacant land). Formalises the Towers/Dalrymple location in a grant.					
1852	Sale of Weedon land to King, who subdivided the land into three allotments.					
	Weedon Grant Part 1	Weedon Grant Part 2	Weedon Grant Part 3			
						
1853-54	Purchase by Thompson brothers. Construction of 'iron store' (as well as adjacent development off the subject site. Later used as a guano store.	Sale to John Hely. Dorset Hotel constructed in 1855.	Purchase by Kavanagh.		Purchase by Tame and formalisation of title.	Blue – Iron store Orange – Dorset Hotel Grey – Tame's houses
C1860		Sale to Wade (1863). Renamed Terminus Hotel.	Kavanagh had built a house by 1860 and a	By 1867, Weedon had developed nine houses on the land.		

1882-3		Purchase by Tynan. Extensive additions and renovations undertaken.	wheelwright workshop by 1880.	 <p>Ref. No: DA 0506/2019 Date advertised: 14/03/2020 Planning Administration: <i>Strickland</i></p> <p><small>This document is subject to copyright and is protected by law. In displaying this document on its website the Council gives no warranty, express or implied, in relation to the accuracy or completeness of the information. The Council reserves all other rights. Documents displayed on the Council's website are intended for public perusal only and should not be reproduced without the consent of the copyright owner.</small></p>	<p>W. Ikin established a brass foundry at '130 Cimitiere Street' around 1880. Ikin's foundry later expanded to 142 Cimitiere Street (off the subject site) and became known as Bond and Carr (1889 – after Ikin's death)</p> <p>By 1886, Tame's land was owned by Martha Tame of Melbourne, with a series of tenants (e.g. Ikin at 130, a Mr. Green in a cottage at 136).</p>	 <p>William Street Cimitiere Street</p> <p>Dark blue – Iron store Orange – Dorset Hotel Grey – Tame's houses Light blue – Weedon houses Dark green – Kavanagh's house</p>
1886-7	Purchase by Tynan. Demolition of iron store and construction of shops/residences & extensive stabling.					
1892	Operation of the hotel by the Tynan family. Various leaseholders of shops, stables etc.		Purchase by Waldron. Construction of three substantial three-		1898 sale of the Tame land. What is now 130 was bought by Binder, a coach trimmer.	

		storey shops and residences.	<p style="text-align: center;">PLANNING EXHIBITED DOCUMENTS</p> <p>Ref. No: DA 0506/2019 Date Advertised: 14/03/2020 Planning Administration: <i>Strickland</i></p> <p><small>This document is subject to copyright and is protected by law. In displaying this document on its website the Council gives no warranty, express or implied, as to the accuracy of the information contained in it. The Council reserves all other rights. Documents displayed on the Council's website are intended for public personal use only and should not be reproduced without the consent of the copyright owner.</small></p>	<p>What is now 136 was bought by Bond and Carr for a new foundry in 1899 and subsequently demolished the cottage on the S/W corner of the site (formerly occupied by Mr. Green) and constructed a new foundry.</p>	 <p>Orange – Original part of Dorset Hotel Green – Additions to Terminus Hotel Light blue – Weedon houses Purple – Rosevear and Burns workshops Yellow – House at 132/4 Red – Rankin and Bond</p>
1900-10				<p>1908 sale of what is now 130 to Wilson. By 1914 Tame's house had been demolished and a workshop built.</p> <p>The Bond and Carr foundry at 136 continued to operate and was renamed Rankin and Bond 1912.</p>	

C1925.			<p>Demolition of Weedon houses. Subsequent sale to Harrap and construction of a substantial woolstore. Sale to Roberts Stewart & Co. in 1968.</p>	<p>1921 sale of 130 to McLean (plumber, coppersmiths and hot water engineers), 1929 sale to Rosevear and Burns (same industry). Subsequent extension of workshops.</p> <p>Rankin and Bond continued to operate from 136 and the building was expanded rearward in 1923.</p>	 <p>Orange – Original part of Dorset Hotel Green – Additions to Terminus Hotel Dark blue – Harrap’s stores Yellow – House at 132/4 Red – Rankin and Bond Purple – Rosevear and Burns workshop</p>
1940s		1940 sale to McCann.		Rosevear and Burns ownership of 130 until 1988.	
1950s	Continuation of hotel operations by various operators.			Rankin and Bond continued operation from 136 until 2008. The building was further extended in the 1950s.	
C1970		Sale to Lewis. Demolition of Waldron’s shops.	Various retail and warehousing purposes.		
1970s.	Consolidation of all original titles of the original Weedon grant as the current hotel site. Demolition of some of the William Street frontage.				



1986	Major renovations and restoration as the Prince Albert Hotel.			
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4. THE PLACE AND TOWNSCAPE SETTING

HISTORICAL DEVELOPMENT OF THE SITE SURROUNDS

As per Section 3, there is a great deal known about the historical development of the subject site and immediate surrounds. This can be used to build an understanding of the evolution of the site and environs, a framework in which the possible significance of the townscape associations of the subject site can be understood.

Early depictions (e.g. 1820s-30s, as per Figures 4.1-4.2) show the subdivision pattern of the area as generally larger allotments, being particularly large within the area of the subject site. As typical of such early development patterns, buildings were generally positioned on the street frontages with the wide frontages resulting in a scant pattern of development and a large backyard spaces, which Sharland (Figure 4.1) in particular depicts as somewhat agricultural.



Figure 4.1 – The block bounded Cimitiere, William, Tamar and George Streets, from Sharland’s 1826 survey (the subject site approximately outlined in red). Launceston Reference Library.

The 1835 Smythe survey shows an intensification of development in the area with subdivision of the George Street end of the city block however (as confirmed by the history in Section 3) the subject site remained generally as a large allotment ahead of the 1852 subdivisions. Whilst a detailed history of the surrounding area is beyond the scope of the current consideration, it is likely that by this time industrial and larger commercial activity was common throughout the area which is depicted on Figures 4.3-4.4 below. Nonetheless, it is likely that the Cimitiere Street frontage was more of a residential nature as also depicted on later images and the smaller-scale of the footprints of those buildings depicted on Figure 4.2.



Figure 4.2 – The block bounded Cimitiere, William, Tamar and George Streets, from Smythe’s 1835 survey (the subject site outlined in red). Launceston Reference Library.

Figure 4.3 depicts the area in the 1850s, again showing the subject site as large and generally undeveloped on the Cimitiere Street end, but with a variety of development scales around the subject site, from the larger industrial and commercial buildings towards the waterfront to the smaller domestic-scale development of the remainder of the Cimitiere Street frontage and George Street corner.

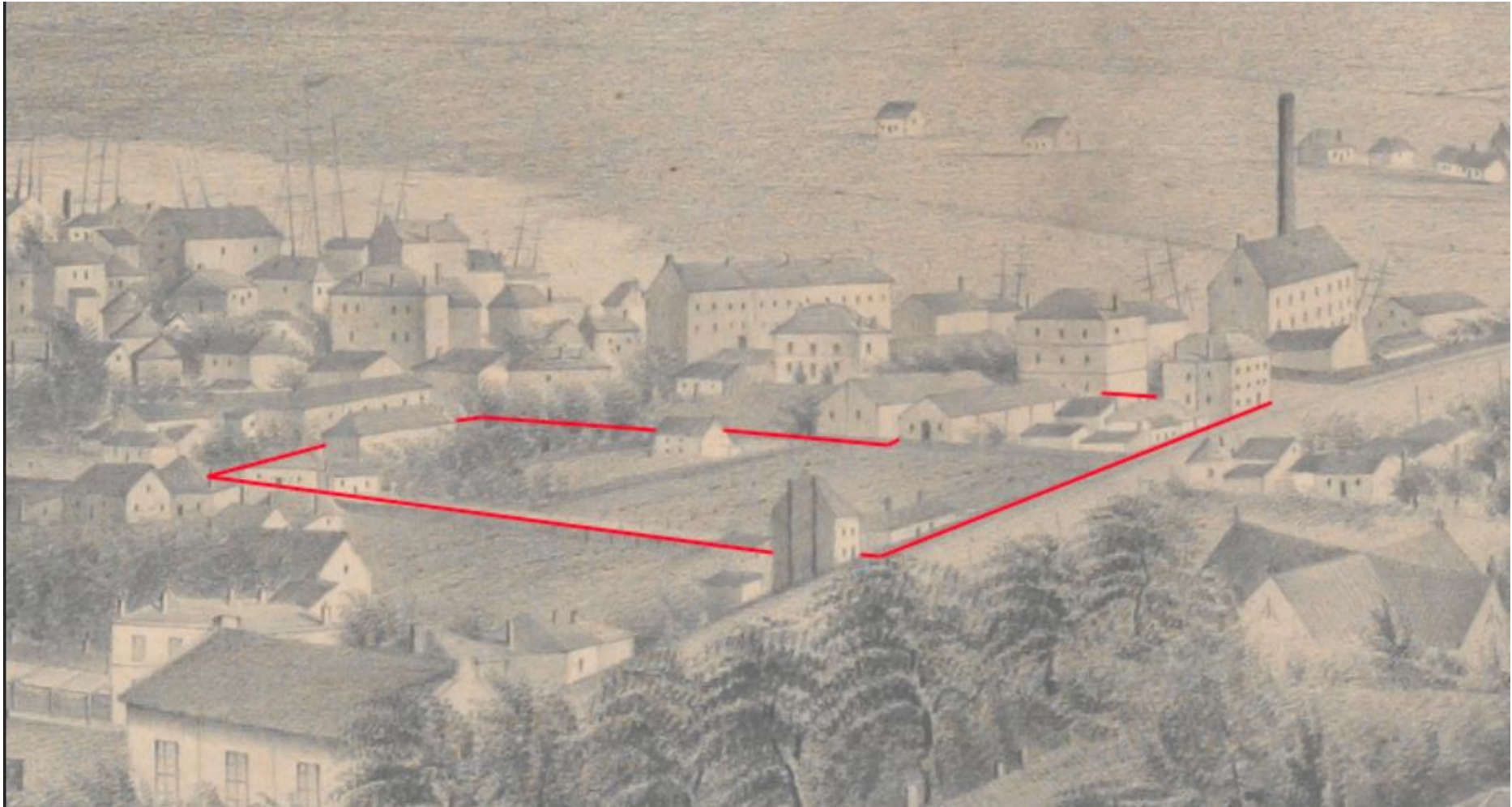


Figure 4.3 – The area surrounding the subject site from the Margaret Black sketch, 1860 (the subject site approximately outlined in red). State Library of Victoria H364678.

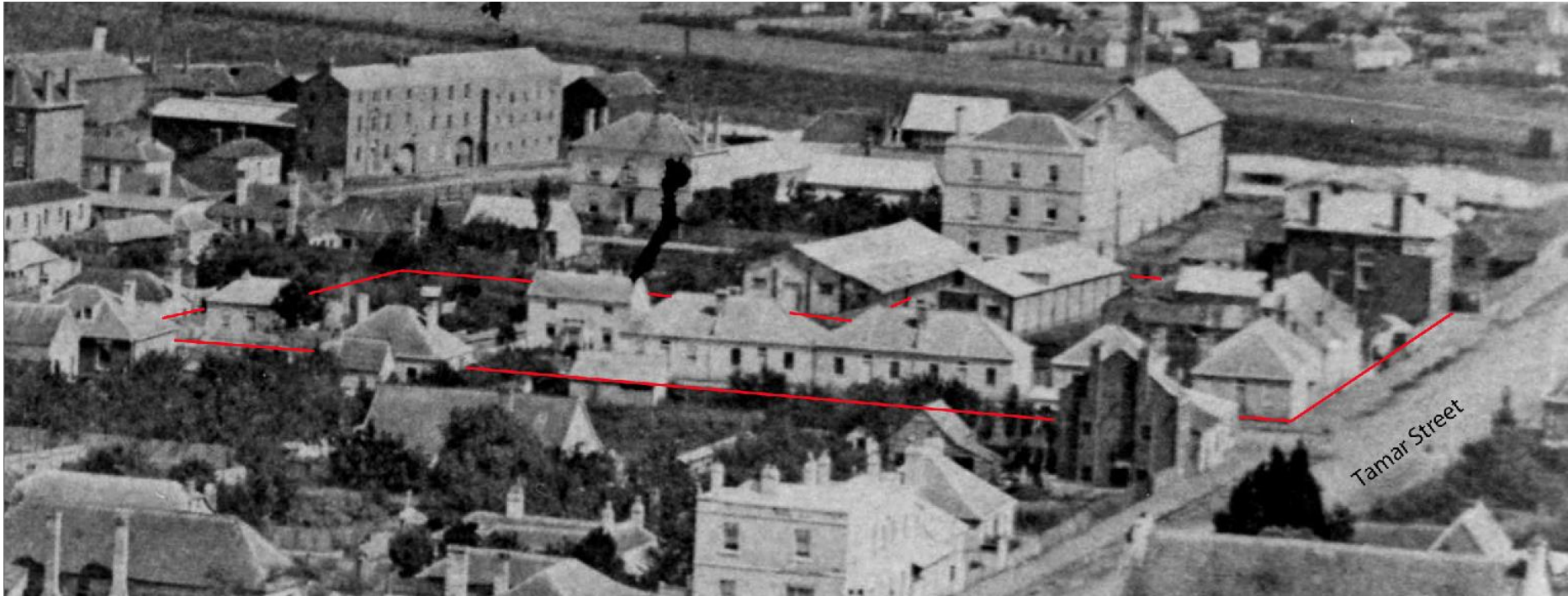


Figure 4.3 – c1870s subject site (approximately outlined in red) and environs.

Further development and diversification of the area is evident by the later 1870s with intensified small-scale residential development in the area, particularly with the Weedon housing development on Cimitiere Street and further intensification of the industrial and larger commercial premises closer to the waterfront. Large but low-scale industrial development had occurred within and near to the subject site (e.g. the 'iron workshops') which represents the diversity of the residential/industrial character of the city block within which the subject site is contained. Note that by this time, the internal spaces of the block still retained substantial open space.

By the 1920s, further industrialisation of the area had occurred, with much of the residential nature of Cimitiere Street having been replaced with light industrial and large commercial development, which was further widespread with the demolition of the Weedon housing and establishment of Harrap's around 1930. The character of William Street had changed by that time also with demolition of the earlier residential buildings and large open yards forming distinct gaps in the urban form. . The opposite sides of Tamar and Cimitiere Streets was typified by commercial development and by that time the Albert Hall had been established diagonally opposite the subject site. The industrial character of the waterfront area had intensified with infill development and an increase in port operations further facilitated by the later c19th intensification of the railway infrastructure at Inveresk. The corner of Tamar Street was being used as a bulk coal store for the gasworks which further industrialised the area



Figure 4.4 - Excerpt from the 1921 HJ King aerial photograph of Launceston. QVMAG 1999.P.1606.

By 1950 the industrialisation of the area had further intensified, with residential development limited mostly to the George Street side of the block and a pocket remaining near the corner of George and William Streets. The area between the subject site and waterfront had intensified and the vicinity of the subject site (with the exception of the hotel) was typified by sawtooth-roofed small industrial/commercial buildings.



Figure 4.5 - Excerpt from a 1946 aerial photograph of Launceston. DPIPWE 1946-12230.

By the 1970s, there was further erosion to the domestic use of the area, limited only to a small pocket of housing near the corner of William and George Streets and the area bounded by George, Cimitiere, Tamar Streets and the waterfront was almost wholly typified by small industrial and commercial development, which had also spread to the opposite side of Tamar Street. Larger complexes such as the Albert Hall and the gasworks continued to flank the area and the opposite site of Cimitiere Street retained some commercial character despite the start of clearance of earlier buildings for carparks forming a gap in the urban form, coupled with larger open spaces in William Street and the demolition of the shops facing Tamar Street on the subject site.

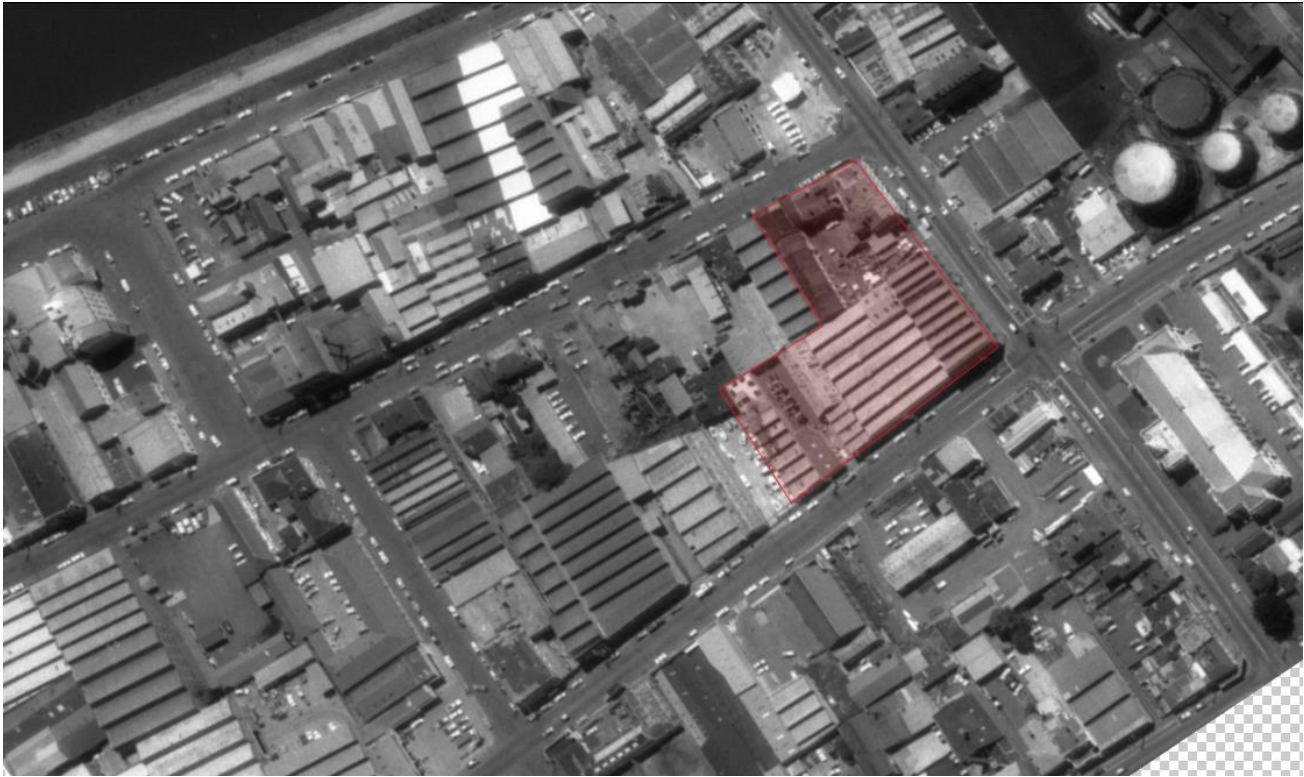


Figure 4.6 - Excerpt from a 1973 aerial photograph of Launceston. DPIPWE 632-184002

CURRENT TOWNSCAPE CHARACTER OF THE AREA

The following table makes observation of these areas from street level in the current townscape context, with historical analogies and evolution also observed:

Current image	Historical precedents & current townscape form
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Cimitiere Street (between George and Tamar Streets)



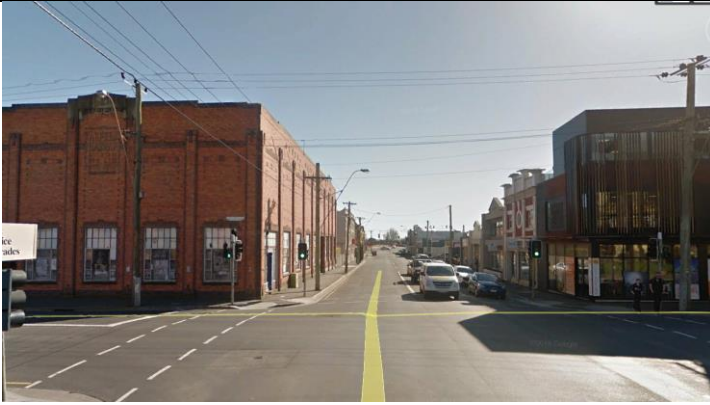
Cimitiere Street between Tamar and George Streets is largely typified by early-mid c20th light industrial/larger commercial buildings that straddle multiple historic titles - such as the Harrap's complex, 130, 136, 140-148, 150-156, 160-162, 89-93 and 95-97. Corners are typified by commercial/hotel buildings such as the Lloyds and Commercial Hotels and 63-67.

This area has a substantial void in the urban form with the large carpark area at 69-71 which is comprised of 10+ historical titles and runs through to Cameron Street. Several other carparks also provide voids in the urban form such as 83-87 and 138.

Overall, this area has little cohesive character, although typified by the industrial and commercial buildings, there is little unifying character with a range of architectural styles and eras represented, probably the most streetscape appeal derives from the corner Harrap's building and the much smaller former Rankin and Bond building (136).

The notable, but somewhat isolated heritage feature in this streetscape is the former Baptist Tabernacle (81).

Tamar Street, between Cimitiere Street and the North Esk River.



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Tamar Street between Cimitiere Street and the North Esk River is dominated on the western side by the subject site and the early 2000's Boags Brewery extension which has been built somewhat in a reminiscent form as the Harrap's building.

The eastern side of the street has no cohesive streetscape character but does retain a number of c19th commercial buildings closer to the river, such as 7-11 and 13-15 which are smaller commercial premises clustered around the hotel on the corner of Tamar and Boland Streets and parts of 37-39.

This area also has some large mid-later c20th industrial/large commercial buildings such as the parts of the Boags Brewery and 31. This area is backdropped by the former Launceston Gasworks site which is an expansive and now largely open site flanked by some remnant heritage buildings and the one large remaining gasometer frame.

Overall, this area does not have any substantial townscape or heritage cohesion. Whilst there are several late c19th buildings throughout this area, typified largely by the two hotels and a cluster of late c19th commercial buildings closer to the river end, the eastern side of this area in particular offers little cohesion. The western side is dominated by the subject site and the relatively bland Boags warehouse on the Tamar Street end. The general scale of this area is 2-3 storey and the architectural styling of buildings is diverse.

William Street, between Tamar and George Streets.



The northern side of William Street between Tamar and George Streets is wholly populated by the Boags Brewery complex, the street frontage of which is a complex amalgam of approximately 10 different building styles, sizes and eras, from the 1880s former Marine Board building (cnr. George), the 1880s malthouse, the predominant mid-c20th low-set factory/warehouse buildings of the central portion of the block to the early-2000's warehouse building on the Tamar Street end. This entire city block (which formerly was separated by a street, Sydney Place, which has been built over and incorporated into the developed site, further eroding the earlier townscape character of this area) is almost wholly covered by development, with no 'backyard' or inner-block areas open.

The southern side of the street represents two very distinctive townscape development areas, with the western end retaining a cluster of mid-late c19th residential buildings (i.e. 3-7 George, 29-45) which also includes a three-storey former hotel building.

The eastern end of the southern side of the street retains the late c19th hotel and former shopfronts (i.e. the subject site) as well as mid-later c20th light industrial/commercial development.

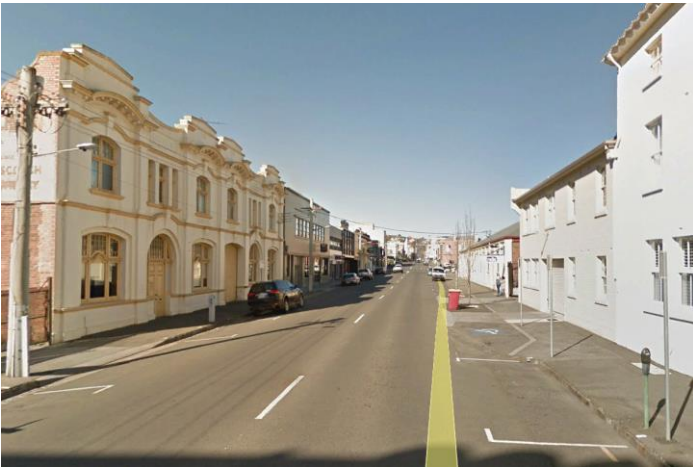
The central portion of this side of the street has a distant gap in the urban form, with the large open areas of 11-25, 27 and parts of 29-45 (parking and open storage associated with the Boags Brewery).

This area has no cohesive or heritage townscape character beyond the small cluster of mid-late c19th buildings on the George Street end and the street frontage of the subject site itself. The area is typified by mid-c20th industrial development (largely associated with Boags Brewery) and the open spaces provide distinct voids in the urban form.

George Street between William and Cimitiere Streets



The eastern side of George Street between William and Cimitiere comprises largely of mid-c20th light industrial/commercial development in the central portion (9-15), with each corner of the street maintaining some late-c19th-early-c20th development (i.e. Lloyds Hotel and the former Broomby and Dent seed warehouse (3-7 George)).



The scale of development in this area is consistently 2-3 storey and all buildings extend rearward to a small rear laneway providing total site coverage.

Cimitiere Street between Tamar and Willis Streets



The area of Cimitiere Street between Tamar and Willis Streets provides a contrasting townscape form to the above areas with the northern side of the street (apart from the Tamar Street frontages) occupied wholly by the former Launceston Gasworks complex with the remaining associated buildings generally further from the street edge, providing a vast area of open space. The southern side of the street is occupied by City Park, with the Albert Hall, a large Victorian exhibition building on the corner of Tamar and Cimitiere Streets all providing a contrasting yet aesthetically pleasant townscape element. From a townscape development point of view, these two sites provide a very contrasting open space, one being a former heavy industrial site



which dominated this area of the waterfront, and the other being a public open space always used for public access, pleasure and amenity.

From a built form perspective, these two sites represent larger built forms of a diverse character, including the High-Victorian styling of the Albert Hall – built to make a distinct impression, to the functional but somewhat embellished late-Victorian and early c20th industrial buildings of the gasworks (i.e. the horizontal and vertical retort buildings) which have been adaptively reused for office space, restaurants etc.

Tamar Street between Cameron and Cimitiere Streets



Tamar Street, between Cimitiere and Cameron Streets is dominated by the Albert Hall on the eastern side and with some remnant late-c19th terrace house development in the central portion of the western side, bookended by early-c20th commercial development on each corner. Again, there are distinct gaps in the urban form on the western side with carpark areas flowing through to the largely open central section of this city block being the carpark area described above.



This area is likely to have always had such diversity, with the City Park (former Government gardens) on the eastern side always contracting to the earlier commercial/residential development area of the western side.

The area surrounding the subject site is concluded to have very little cohesion in its townscape character and urban form which is historically preceded with the site being somewhat of a 'hub' between vastly contrasting historical use areas. The subject site is at the confluence of a range of townscape development patterns, including:

- The industrial sites of the waterfront area, including the large industrial site of the Launceston Gasworks.
- The designed landscape of the former Government Gardens, later City Park with the addition of the Albert Hall.
- The formerly residential, but later industrial and larger-scale commercial area bounded by William, Tamar, George and Cimitiere Street.
- The later eroded townscape with the demolition of earlier buildings and opening of carpark and open industrial storage areas.

Whilst the area retains some mid-late-Victorian heritage character, embodied by a number of individual buildings and small clusters of such. However, this character is scattered and offers no cohesive heritage 'precinct' as such. Distinct voids in the townscape pattern of development created by later parking areas and open areas of the street frontage are detrimental to the urban form however do offer opportunity for urban repair through appropriate development.

If anything, the immediate environs of the subject site is typified by a range of early to mid-c20th small industrial/larger commercial development, with largely inactive street frontages, total site coverage and 'sawtooth roof' style development of no particular merit common in the block bounded by Cimitiere, Tamar, George and William Streets. The CBD fringe location of these sites, their possible replacement or redevelopment, coupled with the abovementioned voids in the urban form offer opportunity to add a new layer of development in this diverse and somewhat disparate area to represent a further phase in the ongoing evolution of the area.

KEY VIEWS AND VISTAS

Key vistas and views to and from the subject site are depicted on Figures 4.7-4.8, which is based both on what evidently were considered to be important historic views (based on the imagery reproduced here in Section 3) as well as current vantage points which allow wider views of the site. This has been taken on two 'scales, that of the immediate environs of the site (as per Figure 4.8) and that of the wider views of the subject site as part of the wider townscape (Figure 4.9).

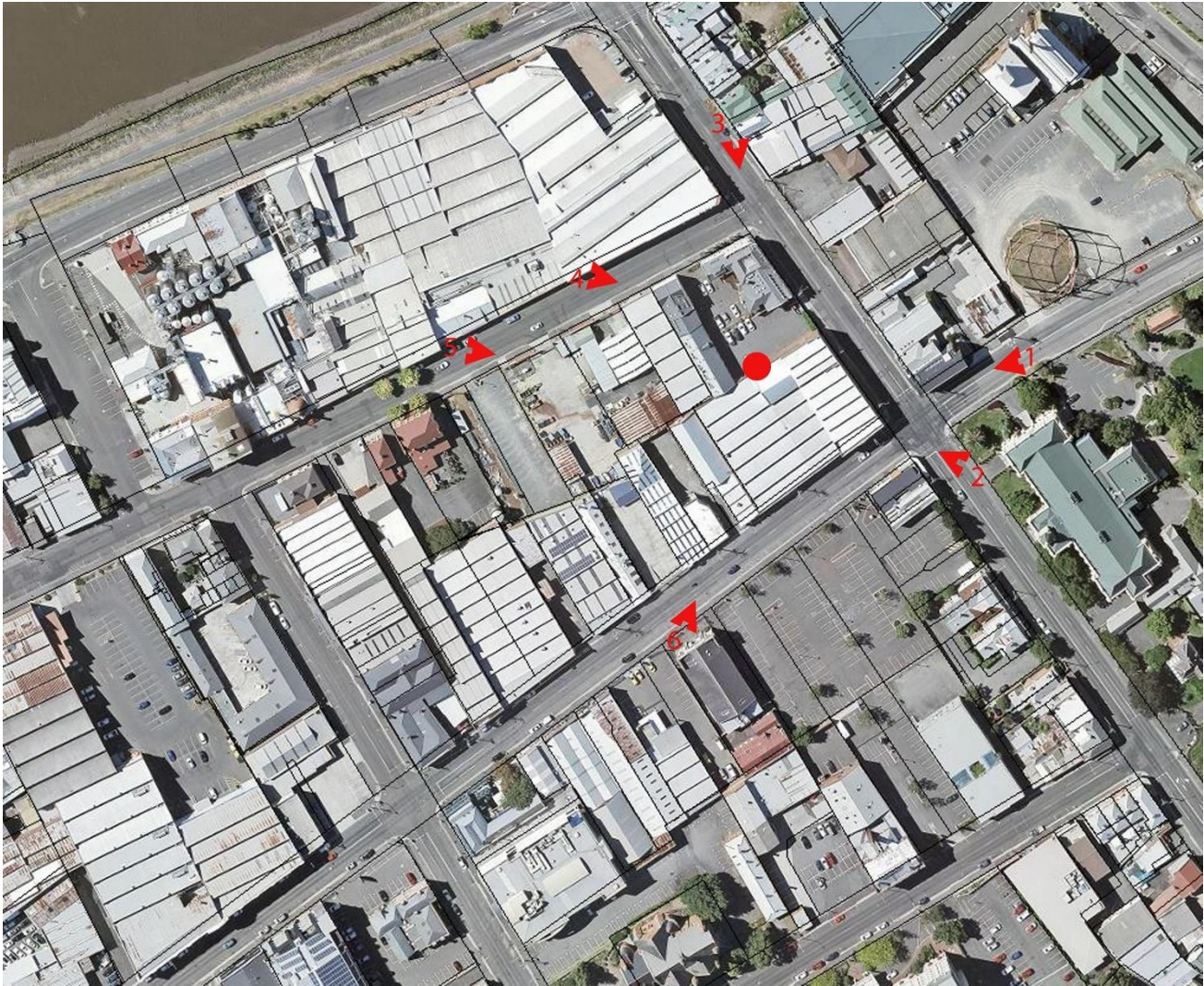





Figure 4.8 – Key near vantage points to the subject site (adapted from www.thelist.tas.gov.au).



Figure 4.9 – Key further vantage points to the subject site (adapted from www.thelist.tas.gov.au).

Near Vantage Points

Point	Importance to the setting of the place	Image	Possible impact of any proposed development of the site
1	<p>The block form of the Harrap's store is the dominant streetscape feature of the site from this vantage point, which has been masked by recent complimentary development on the corner of Tamar and Cimitiere Street in recent years. The hotel building is not visible from this vantage point. The Harrap's store providing a hard and abrupt street edge is the key value in this viewing.</p>		<p>The inevitable retention of the Harraps' building will protect the values of these viewlines with that building providing a hard corner and firmly defined street edge.</p> <p>Development to the rear of the corner Harrap's building even if higher, would have minimal impact upon the streetscape values of that building and it would be maintained as the dominant streetscape element given that any development would need to be setback from the corner. This would also in effect maintain that two-storey scale of the street edge but would provide some backdropping of the existing building(s).</p>
2	<p>From this vantage point the Harrap's store is a dominant streetscape element, again with the hard squareness of the building and its hard street edge. A consistency of the height of street edge built form in this viewline complements the setting of the heritage place and surrounds.</p>		<p>Any development between the street frontage of the hotel and the Harrap's store should be of a scale consistent with the existing height of development on the immediate street frontage.</p> <div data-bbox="1671 1031 1921 1209" style="border: 1px solid red; padding: 5px; margin-top: 20px;"> <p>PLANNING EXHIBITED DOCUMENTS</p> <p>Ref. No: DA 0506/2019</p> <p>Date advertised: 14/03/2020</p> <p>Planning Administration <i>[Signature]</i></p> <p><small>This document is subject to copyright and is protected by law. In displaying this document on its website the Council grants website users a non-exclusive licence to reproduce the document in their web-browser for the sole purpose of viewing the content. The Council reserves all other rights. Documents displayed on the Council's website are intended for public review only and should not be reproduced without the consent of the copyright owner.</small></p> </div>

<p>3</p>	<p>The hotel provides a central focal point in the streetscape from this viewline, which is somewhat 'bookended' by the Harrap's store and the complementary corner of the Boag's warehouse. Again, this streetscape is a harmonious even height of development which provides some cohesion between these buildings all or significantly different eras and intended function.</p>		<p>Any development to the rear of the hotel and the Harrap's store would have little impact upon the streetscape apart from a backdropping – the greater the rear setback the better in terms of maintaining the existing scale at the street edge.</p> <p>Any development between the street frontage of the hotel and the Harrap's store should be of a scale consistent with the existing height of development on the immediate street frontage.</p>
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4	<p>The site is part of a somewhat disjointed streetscape from these viewlines, with the distinct gap between the hotel and former shopfronts from past demolition as well as adjacent industrial/ commercial development.</p>		<p>From this viewline, there is little consistency in form, styling or function in the streetscape which offer the potential for appropriate development to consolidate the streetscape and fill the voids in the urban form – consistent with the gradually evolving townscape character of this area.</p>
5			<p>The central part of the subject site could offer the opportunity for further development that even if higher than the existing buildings is unlikely to be detrimental in that it would not block any view views/vistas to/from the site, be largely internalised and not backdrop any significant streetscape views.</p> <p>Any development between the street frontage of the hotel and the Harrap’s store should be of a scale consistent with the existing height of development on the immediate street frontage.</p>

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<p>6</p>	<p>From this vantage point, the Harrap's store provides a backdrop element as a larger building than the similar tenor of smaller streetfront industrial/ commercial development, which is in-turn backdropped by the remains of the Launceston Gasworks and peripherally by the larger form of the Albert Hall.</p>		<p>Any development within the subject site would act as a backdrop element as per the comments for vantage point 5. Any development of the single-storey Harrap's store site (with retention of the façade) would provide some visual impact on a reasonably consistent streetscape scale of 1-2 storeys, however a setback from the front line of the building would act to buffer that impact and allow a stepping up to what would be a backdrop element which would maintain the scale of development on the street frontage.</p>
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Distant Vantage Points

Point	Importance to the setting of the place	Image	Possible impact of any proposed development of the site
1	<p>Upon the approach over the Tamar Street Bridge, the hotel is a minor element in the streetscape, largely masked by the development in front, which is of a similar scale. The Harrap's store is largely indiscernible from this viewline. The site is backdropped by the natural rise in elevation behind the site beyond York Street.</p>		<p>Any larger development at the rear of the site would backdrop the closer buildings which in turn largely mask the heritage buildings of the subject site. Any development should be set back from the Tamar Street frontage (inevitable with retention of the buildings) so as to maintain the consistent form of the street frontage as discussed in vantage points 2 and 3 above.</p> <p>Any infill between the hotel and Harrap's store would be largely invisible from this vantage point if it were kept to a height consistent with those buildings (as per commentary above).</p>
2	<p>From along the North Esk levees in Boland Street, the site has no streetscape or townscape prominence and is masked by existing development (soon to be more so with commenced development in this area).</p>		<p>Any large/higher building within the subject site may be visible from this location, however not within the context to the heritage buildings or immediate surrounds.</p>

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<p>3</p>	<p>The subject site is barely discernible from Willis Street through the gasworks site and over the rear of development opposite the subject site in Tamar Street. The upper portion of the hotel and Harrap's store are just visible.</p>		<p>Any development between the buildings would be visible but the whole is backdropped by the higher Telstra building and if the street frontage was of a height consistent with the existing buildings then impact would be negligible.</p> <p>A higher building to the rear of the hotel and the Harrap's store would also be visible however also appear as a backdropping element and retain the existing buildings as the primary streetfront buildings on the site.</p>
<p>4</p>	<p>From further eastward along Cimitiere Street, the subject site is barely discernible apart from the upper portion of both the Harrap's store and the hotel. The frame of the gasometer at the former Launceston Gasworks site dominates the viewfield and although transparent takes attention away from the glimpses of the distant subject site.</p>		<p>Any development between the buildings would be visible however if the street frontage was of a height consistent with the existing buildings then impact would be negligible.</p> <p>A higher building to the rear of the hotel and the Harrap's store would also be visible however also appear as a backdropping element and retain the existing buildings as the primary streetfront buildings on the site. The gasometer frame in the foreground would somewhat compete with any larger building and act to mitigate any visual impact.</p>



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<p>5</p>	<p>The Harraps building is visible along this viewline and somewhat masks the hotel building. The predominant 2-3 storey height of all buildings along this viewline does have some harmonious qualities at the streetfront.</p>		<p>Development to the rear of the corner Harrap's building even if higher, would have minimal impact upon the streetscape values of that building and it would be maintained as the dominant streetscape element given that any development would need to be setback from the corner. This would also in effect maintain that two-storey scale of the street edge but would provide some backdropping of the existing building(s).</p> <p>Any development between the street frontage of the hotel and the Harrap's store should be of a scale consistent with the existing height of development on the immediate street frontage.</p>
<p>6</p>	<p>From Cameron Street, the buildings of the subject site are largely masked by existing development and glimpses only gained through the vacant carpark area, which if developed would not allow views of the heritage buildings from that street at all.</p>		<p>Any large/higher building within the subject site may be visible from this location, however not within the context to the heritage buildings or immediate surrounds.</p> <div data-bbox="1715 932 1962 1110" style="border: 1px solid red; padding: 5px; margin-top: 20px;"> <p>PLANNING EXHIBITED DOCUMENTS</p> <p>Ref. No: DA 0506/2019</p> <p>Date advertised: 14/03/2020</p> <p>Planning Administration <i>Wairarapa</i></p> <p><small>This document is subject to copyright and is protected by law. In displaying this document on its website the Council grants website users a non-exclusive licence to reproduce the document in their web browser for the sole purpose of viewing the content. The Council reserves all other rights. Documents displayed on the Council's website are intended for public viewing only and should not be reproduced without the consent of the copyright owner.</small></p> </div>

<p>7</p>	<p>This is a view from which some historical panoramas of Launceston are taken (albeit a bit further east which is now publicly inaccessible due to development). The Harrap's building can just be discerned in the distance with its block-like form.</p>		<p>Any large/higher building within the subject site may be visible from this location, however not within the context to the heritage buildings or immediate surrounds.</p>
<p>8</p>	<p>The upper portion of the Harrap's building can be seen from this vantage point however it is not a prominent streetscape/townscape element from this position.</p>		<p>Any large/higher building within the subject site may be visible from this location, however not within the context to the heritage buildings or immediate surrounds.</p> <div data-bbox="1554 730 1805 906" style="border: 1px solid black; padding: 5px; margin-top: 20px;"> <p>PLANNING EXHIBITED DOCUMENTS</p> <p>Ref. No: DA 0506/2019</p> <p>Date advertised: 14/03/2020</p> <p>Planning Administration <u>Wairarapa District Council</u></p> <p><small>This document is subject to copyright and is protected by law. In displaying this document on its website the Council grants website users a non-exclusive licence to reproduce the document in their web browser for the sole purpose of viewing the content. The Council reserves all other rights. Documents displayed on the Council's website are intended for public personal use and should not be reproduced without the consent of the copyright owner.</small></p> </div>