



Tasmanian Heritage Council
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PLANNING REF: DA0506/2019
THC WORKS REF: #6074
REGISTERED PLACE NOS: #4085, #4650, #11492
FILE NOS: 15-01-46THC, 09-20-23THC, 15-08-55THC
APPLICANT: Ireneinc Planning
DATE: 23 April 2020

NOTICE OF HERITAGE DECISION

(Historic Cultural Heritage Act 1995)

Development Address: 116-128 Cimitiere Street, 136 Cimitiere Street, 132 Cimitiere Street, and 130 Cimitiere Street, Launceston.

The Registered Places: c1931 Former Alfred Harrap and Sons Warehouse, 116-128 Cimitiere Street, Launceston (THR Place #4085, formerly 22 Tamar Street, Launceston).
Hotel, 114-128 Cimitiere Street, (fmr 20 Tamar Street, cnr William Street), Launceston (THR Place #4650).
Rankin and Bond Foundry, 136 Cimitiere Street (THR Place #11492).

Proposed Works: Construction of a hotel and mixed use development involving partial demolition, and alterations and additions to existing heritage buildings.

Under section 39(6)(b) of the *Historic Cultural Heritage Act 1995*, the Heritage Council gives notice that it consents to the discretionary permit being granted in accordance with the documentation submitted with Development Application DA0506/2019, advertised on 14/03/2020, subject to the following conditions:

- I. (i) **An induction process must be developed and implemented to ensure that all persons working on the site understand the heritage values of the relevant registered place, the obligations arising from the relevant place's entry in the Tasmanian Heritage Register, and the obligations arising from this approval; and,**
- (ii) **The heritage induction process, and procedures for its communication to all persons working on the site for the duration of the project must be submitted to Heritage Tasmania and be to the satisfaction of the Works Manager prior to work commencing on the relevant registered place.**

Reason for condition

To ensure that all persons working on the site are aware of the heritage values of the place and their responsibilities, to ensure the heritage values of the place are protected

2. (i) **The archaeological processes recommended in Section 4.4 (pp101-104) of the Archaeological Method Statement (Heritage & Archaeological Impact Assessment, Praxis, V2 January 2020) must be implemented as part of the early works and demolition phase; and,**
(ii) **A report detailing the findings of the archaeological investigations, in digital format, must be submitted to the Heritage Council within 6 months of completion of the excavations.**

Reason for condition

To ensure that the endorsed archaeological program is delivered in accordance with the Archaeological Method Statement.

3. **Demolition plans, at a scale of no less than 1:100 are to be prepared for the first and subsequent stage demolition works to each of the relevant registered places. The demolition plans must identify:**
 - (i) **The extent of fabric being demolished, including notes for salvage, retention, re-use or disposal; and,**
 - (ii) **Measures to protect the relevant registered places during the respective phases of demolition.**

The demolition plans must be submitted to Heritage Tasmania and be to the satisfaction of the Works Manager before the commencement of any demolition works within the relevant registered place.

Reason for condition

To ensure that heritage fabric is identified and managed appropriately.

Advice:

To achieve effective protection of the retained heritage structures, consideration should be given to staging the demolition to delay the following works until building permit stage: (a) To the c1931 Harrap & Sons Warehouse: the new wall openings being approved to the first-floor western wall, the new opening to the northern wall, and changes to the Tamar Street fenestration; and, (b) to the Dorset/Terminus Hotel: the demolition of the three-storey c1887 extension from the rear of the building.

4. **Within the c1931 Harrap & Sons Warehouse:**
 - (i) **External alterations must be detailed to match the composition and appearance of the existing heritage fabric, including steel door and window joinery, re-use of salvaged heritage masonry, reinstated brick coursing, matching mortar and brick pattern.**
 - (ii) **The concrete piers to the western ground floor façade must be retained insitu, and not demolished. Brick infill is acceptable.**
 - (iii) **The internal fitout generally must ensure that the heritage fabric is conserved, and the fitout complies with the appropriate outcomes described in the Works Guidelines Sections 9.1 (Internal partitions), and 9.4 (Internal alterations – generally).**
 - (iv) **The junctions of the new atrium roof and floor structures to the western wall of the building must be detailed to minimise damage to the heritage masonry.**
 - (v) **Fixing of the new wall sign to the c1926 brick façade must be non-corrosive.**

5. **To the single-storey façade of the c1926 Harrap & Sons Warehouse fronting Cimitiere Street:**
 - (i) **The number and size of openings being formed in the façade must be reduced to the minimum amount required for pedestrian and vehicular access into the new hotel development and visual connection to the street.**
 - (ii) **The banded brick nib to the eastern end of the façade wall must be retained, and a greater amount of original brickwork retained by reducing the height of the central wall opening and by reducing the number of vertical penetrations.**
6. **To the Dorset/Terminus Hotel building:**
 - (i) **Repairs to the historic masonry must be in matching lime mortar.**
 - (ii) **Detail junctions of the new additions to the south and western sides of the Dorset/Terminus Hotel must be detailed to minimise damage to the heritage fabric.**
7. **To the Rankin and Bond Foundry:**
 - (i) **The windows being reinstated to the Cimitiere Street façade must be of single-pane painted timber sashes to match the historic detail.**
8. **Drawings demonstrating how Conditions 5, 6, and 7 will be achieved must be provided to Heritage Tasmania and be to the satisfaction of the Works Manager before work commences on these components of the development.**

Reason for Conditions 4-8

To ensure that the works not adequately documented in the Development Application are detailed to minimise impact on the heritage fabric, ensure a sympathetic heritage outcome, and ensure that the junctions of the new work have minimal impact on the heritage fabric of the relevant registered place.

9. (i) **An interpretation plan must be prepared with the object of planning the delivery of interpretative material that presents to the place's visitors and occupants the significant aspects of historical development, occupation and use of the relevant registered place; and,**
 - (ii) **The interpretation plan, including a proposed timeframe for its implementation, must be submitted to Heritage Tasmania and must be to the satisfaction of the Works Manager before any part of the development is occupied or at a time otherwise agreed to by the Works Manager.**

Reason for condition

To ensure that the historic cultural heritage significance of the place is recognised, and that this significance is appropriately explained and conveyed as a public benefit opportunity.

10. (i) New services to the relevant registered places must be designed and installed in a manner that conforms to the appropriate outcomes described in the Tasmanian Heritage Council's Works Guidelines – Section 11 (New services). Services consultants must be informed of the heritage values of the relevant registered place, the obligations arising from the relevant place's entry in the Tasmanian Heritage Register, and the obligations arising from this approval.

(ii) Services documentation must be submitted to Heritage Tasmania and be to the satisfaction of the Works Manager before the commencement of any works involving new services within the relevant registered place.

Reason for condition

To ensure that works not documented in the submitted application have regard for the historic cultural heritage significance of the relevant registered place.

Please ensure the details of this notice, including conditions, are included in any permit issued, and forward a copy of the permit or decision of refusal to the Heritage Council for our records.

Should you require clarification of any matters contained in this notice, please contact Mr Chris Bonner on 1300 850 332.



Brett Torossi

Chair

Under delegation of the Tasmanian Heritage Council