

Tasmanian Heritage Council
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PLANNING REF: DA0175/2021
THC WORKS REF: #6527
REGISTERED PLACE NO: #4124
FILE NO: 10-51-27THC
APPLICANT: Dale Maxwell Pentland
DATE: 16 June 2021

NOTICE OF HERITAGE DECISION

(*Historic Cultural Heritage Act 1995*)

The Place: Colonial Motor Inn Hotel, formerly Overton House,
31 Elizabeth Street, Launceston.

Proposed Works: New hotel building: construction of 38 hotel units

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 DA0175/2021, advertised on 22/05/2021, subject to the following conditions:

- 1. The exterior wall surfaces that are proposed to be of pre-cast concrete and pressed metal/Alucobond cladding must be modified or substituted with a different material to achieve an articulated, textured finish that is in harmony with the material character of the façades of the adjacent heritage building.**

Reason for condition

To ensure that the new building has a material character that is complementary to the heritage buildings consistent with the appropriate outcomes described in Section 8.1 of the *Works Guidelines*.

- 2. Concrete floors, for the new lift lobby and new entry paving, must be detailed such that the junctions with existing masonry walls are constructed in a manner that:**
 - (i) Does not result in the transfer of moisture or the introduction of soluble salts to the existing walls; and**
 - (ii) Incorporates a porous strip of minimum 300mm width alongside the base of the existing masonry wall, enabling the evaporation of moisture from the ground at the base of that wall; or other detail having similar effect; and**
 - (iii) Does not restrict the provision of subfloor ventilation to the heritage building.**

Reason for condition

To avoid any circumstances that may cause or exacerbate rising damp or rot in the historic masonry or timber wall structures. This is consistent with the appropriate outcomes described in Section 9.5 of the *Works Guidelines*.

3. **The locations of new air-conditioning plant, and services generally, must be designed to be concealed to have minimal impact on the presentation of the heritage place.**
4. **Works involving excavation and installation for the new grease trap (Ref. Concept Servicing Plan A14_Rev C) must be designed to minimise impacts on heritage fabric.**

Reason for conditions 3 & 4

To ensure that works not adequately documented have an acceptably low impact on the place's historic cultural heritage values, consistent with the appropriate outcomes in Section 11 of the *Works Guidelines*.

5. **Amended documentation demonstrating compliance with the requirements of Conditions 1-4 must be submitted to Heritage Tasmania and be to the satisfaction of the Works Manager, prior to the commencement of works.**

Reason for condition

To ensure the documentation is amended to meet the requirements of the conditions of approval.

Advice

The Tasmanian Heritage Council recommends that:

- (a) To comply with Condition 1, the pre-cast concrete and metal wall panels be substituted with an alternative cladding material, such as face-brick, painted or bagged brick or masonry rendered to create a modular pattern, that responds positively to the material character of the heritage place.

To respond more positively to the heritage place and its townscape setting the Tasmanian Heritage Council recommends that:

- (b) The palette of external finishes and colours generally be of earthy neutral colours and tones, and matt textures, that have the effect of softening and articulating the forms of the new development. A lighter neutral wall tone may be used to reduce the prominence of the northern stairwell, and an alternative cladding to the Level 4 walls, similar to the roof material, may be used to reduce the visual prominence of those elements.
- (c) To maintain consistency with the heritage streetscape, the bluestone foundation walls should be coursed horizontally with traditional stepped construction or a rendered cap applied to the raking wall profile.
- (d) The fenestration of the George Street elevation, and west-facing Level 04 decks should be refined to discrete vertical proportion openings more reflective of the predominant pattern of fenestration evident in the neighbouring heritage buildings.
- (e) The dormer/roof cut-outs to the east (George Street) and west elevations should be articulated by omitting or reducing the connecting rooflines.
- (f) Adjustments may be made to the gable end roof profiles, to truncate the eave overhangs to reduce their visual prominence.

The applicant is encouraged to contact Heritage Tasmania for further advice about the selection of external cladding materials and finishes.

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

A handwritten signature in black ink, appearing to be 'B. Torossi', with a stylized flourish at the end.

Brett Torossi

Chair

Under delegation of the Tasmanian Heritage Council