

FILE No.	D17010/2021				
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RCVD 09 APR 2021 COL					
Doc ID.					
Action Officer		Noted	Replied		


8/04/2021

Dear Launceston City Council *E-copy M. LASSO*

Application to demolish and develop 7 Trotsford Crescent

The application to demolish and develop 7 Trotsford Crescent should be refused.

Having moved to Tasmania after living across the mainland, there is no other place like Launceston. The history and heritage in this city is incomparable.

 have spent time and money restoring their houses, taking pride in the appearance and the history of the street. There is a strong sense of character in the area, based on the streetscape, trees and garden fences.

The proposed building is completely at odds with the character of the area. The materials and design are not in keeping with the rest of the street. Two historic houses on the Heritage Register overlook the place, and this will ruin their view towards the east and north.

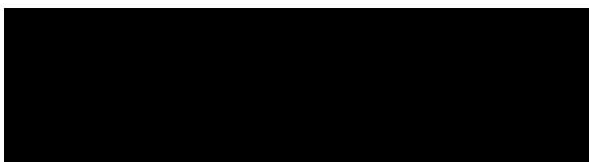
Although the historic house that is proposed to be demolished has had lots of additions over the years, the arts and crafts house can still be identified. The building should be restored and not bulldozed for a modern building clearly not in keeping with the area.

I hope Launceston City Council will save this building from demolition.

Yours sincerely,



Alex Keir

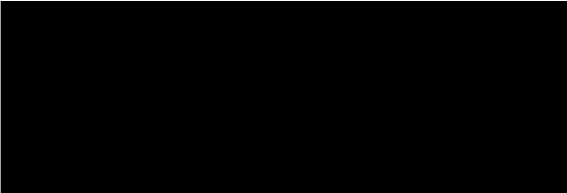


[REDACTED]

From: Julieanne Richards [REDACTED]
Sent: Sunday, 11 April 2021 8:51 PM
To: Contact Us
Subject: comment on development application
Attachments: Re DA0110.2021.docx

Categories: Anne

Dear Friends
Please find attached a representation in relation to DA0110/2021. I'd be grateful if you could pass it on.
With thanks
Julieanne Richards



The General Manager
City of Launceston
PO Box 396
Launceston TAS 7250

Re: DA0110.2021
Demolition of existing dwelling and construction of a new dwelling and swimming pool
7 Trotsford Crescent, Newstead

Dear Sir

Thank you for the opportunity to comment on the above development application.

I wish to express my concern about the proposal. In particular, that the development will change the aesthetic character of the street without the local residents having input into the Council's vision for their area. This is not a modern design being built in an area of modern housing. It is going to be a major contrast to the established character of the street. Residents should have an opportunity to express an informed opinion about developments in their area which will have a major impact. Existing residents have chosen to live in this area for many reasons, including the character and heritage values of the neighbourhood. Crucially, the development application in this case does not provide residents with sufficient documentation – particularly modelling – to make an informed decision about the effect of the proposed development. This should be a minimum requirement.

I also urge Council to consider fostering a dialogue with the wider Launceston community to develop a nuanced understanding of the local values and aspirations of the people of this city. The distinctive suburban characters of Launceston are one of its strengths, giving a sense of place, individuality, pride and purpose, fostering creativity, livelihoods and liveability. Launceston will be a better city for everyone if Council realises this and fosters sensitive development.

Your sincerely

Julieanne Richards

[REDACTED]

From: J and M Lowe [REDACTED]
Sent: Monday, 12 April 2021 9:45 PM
To: Contact Us
Subject: DA0110/2021

Dear Sir/Madam,

Our names are Michael and Jodie Lowe. We live at [REDACTED] the site for the work proposed in DA0110/2021, 7 Trotsford Cres Newstead.


We wish the applicant the best with their endeavours but ask for appropriate traffic and noise mitigation both during construction and in the actual building design.

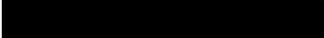
Our carport opens to the street at the Tulloch-Monds streets corner and has limited line of sight. So the builder needs to give adequate access to our driveway, and particularly be careful where they park and not block the street or our driveway. We must also have reasonable space to turn in either direction on Monds Street when backing out..

Also, it is a quiet residential area so workers need to keep noise, dust and other disturbances of the peace to a reasonable minimum.

Regards,

Michael and Jodie Lowe



From: 
Sent: Monday, 12 April 2021 9:48 AM
To: Contact Us
Subject: DA0110/2021

Categories: Tanya

The Chief Executive Officer,
Launceston City Council,
Launceston.

Dear Sir/Madam,

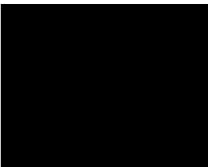
I have three concerns about the proposed plans for 7, Trotsford Crescent, Newstead.

1. The stability of the ground with the excavations planned. All properties bordering the site, apart from my own property, have had extensive excavations. My family have lived in the area for three generations and I am fully aware that areas of landslip are close by and water movement during winter is of concern in the whole area stretching to the middle of Elphin Road. I am concerned that being on the side of a hill the stability of my property on that boundary will be compromised by further excavation works.

2. The modern Brutalist design is not enhancing or appropriate for the area.

3. The demolition and associated works will cause further traffic chaos in an area of narrow streets, glogged with, and made dangerous with vehicles from the local school, both during school hours and at drop off and pick up times.

Yours faithfully,

Victoria.L.L.Cox,


[REDACTED]

From: Debra Kruse [REDACTED]
Sent: Tuesday, 13 April 2021 8:19 AM
To: Contact Us
Cc: [REDACTED]
Subject: Objection to Development Application
Attachments: Objection 7 Trotsford Crescent.pdf

Please see attached objection to the development application for 7 Trotsford Crescent, Newstead.

13 April 2021

Launceston City Council

By email: contactus@launceston.tas.gov.au

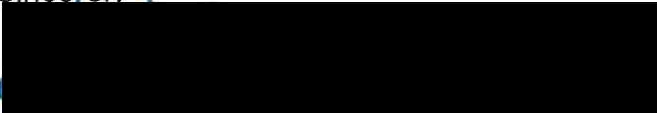
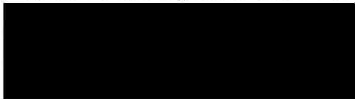
**ATTENTION: MICHAEL STRETTON, CHIEF EXECUTIVE OFFICER
OBJECTION: PLANNING APPLICATION 7 TROTSFORD CRESCENT,
NEWSTEAD**

We object to this proposed development for the following reasons:

1. Trotsford Crescent and its neighbouring streets have streetscape values that are unique to the City of Launceston, and which are highly relevant to the history of the City. These streetscape values should be protected.
2. The proposed development is a completely out of keeping with the residences in that vicinity – such that the proposed demolition of the existing structure and gardens at 7 Trotsford Crescent, and its replacement with the proposed development will significantly compromise the existing streetscape values.

For the above reasons, the development application should be refused, or at the very least reconfigured and resubmitted to ensure the unique streetscape values of the vicinity are preserved.

Sincerely


David Thompson and Debra Kruse



Launceston City Council
Town Hall
LAUNCESTON 7250

Allan Miller


13 April 2021

Dear Mayor & Councillors

I write to oppose the demolition of 7 Trotsford Crescent, and the proposed development, which is an insult to the character and amenity of our street.

In 2011 I purchased  which was most likely destined for a similar fate: demolition and a residence/units. This building was the home of WW1 veterans Gordon and Elsie (nee Tranter) Cumming. The Tasmanian Heritage Council entered my residence in the Tasmanian Heritage Register at my request. Part of the journey has been meeting the Cumming family who have provided extensive information on the history of Trotsford Crescent.

I oppose the demolition and the proposed development on the following grounds:


1. A basic heritage assessment has not been undertaken to determine the heritage values of the 1931 residence. Why has this not occurred?
2. The residence, although altered, has the potential to be restored as an example of trailblazing architect Colin Philp's early solo work. It also appears to be the first example of his work as a qualified architect.
3. When constructed, the residence was deemed important enough to be documented in the local newspaper and considered worthy of promotion. Why hasn't this basic research work been done?
4. The application contains errors, lacks basic information and cannot be considered a comprehensive application worthy of a planning decision.

proposed works will greatly impact my ability to operate my business and I will need to explore options for financial compensation from the applicant. It will be impossible for me to undertake this work with a demolition and then construction taking place.

In conclusion, the proposal for 7 Trotsford Crescent is incongruous with the historic neighbourhood, it lacks basic details to make an informed planning decision and it will create an unreasonable loss of amenity in the area. The proposal should be rejected.

I would welcome a visit from Councillors in order to understand the impact upon my historic residence.

Yours sincerely



Allan Miller

FILE No.	DA0110/2021				
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E-COPY M. LASSO

Mayor & Councillors
Launceston City Council
LAUNCESTON 7250

Cinis Chagall


re DA0110/2021 7 Trotsford Crescent

Dear Mayor and Councillors

I write to oppose the demolition of the 1931-period residence at 7 Trotsford Crescent. The property was not sold on the open market, and therefore locals were not given the opportunity to restore this historic building, by important Australian architect Colin Philp.

Philp has been described by architectural historians as one of Australia's top 100 architects of the 20th century. 7 Trotsford Crescent is perhaps his earliest known work as a lone practitioner in Tasmania. The loss of such a place is detrimental to the state and nation's architectural history.

The proposed replacement building is not in keeping with the historic streetscape. The lack of modelling for the streetscape is particularly concerning and the building itself is completely at odds with the area. It is better suited for a new residential area, not a property in historic Newstead. The footprint of the new building is almost two times that of the current building. For residents overlooking the property this will be detrimental to their views.

The owners of residences in the street have spent a lot of time and effort restoring their historic homes, replanting historic trees and this proposal is an insult to their work. The residents at number 11 for example have spent years restoring the property including involving the children of the original owners, both now in their 90s. It was the home of woodcarver Gordon Cumming, who would have been appalled at the design of the proposed new residence.

I was born in the United States, and have lived overseas and across the Australian mainland. Launceston is an outstanding city of architectural history. Proposals such as these are not in keeping with the character of the area, and will spoil the amenity of the suburb.

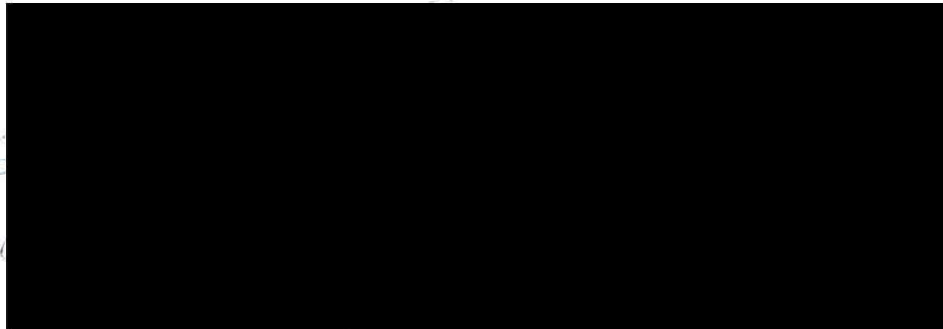
As a relative newcomer to Launceston, I urge you not to approve this

application. I have the seen the impact such developments have had across the world and I believe Launceston has a much brighter heritage future than that.

Yours sincerely,



Cinis Chagall



FILE No.	DP0110/2021			
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RCVD 13 APR 2021 COL				
Doc ID.				
Action Officer	[Redacted]			Replied

E-COPY: M. LASSO

Mr Kim Simpson

Mayor & Aldermen
Launceston City Council
LAUNCESTON 7250

13 April 2021

Application to demolish 7 Trotsford Crescent & proposed replacement building

Please find attached my objection to the above proposed demolition and development.

Yours sincerely

[Redacted signature]

Kim Simpson

[Redacted address]

FILE No.	DA0110/2021				
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RCV'D 13 APR 2021 COL					
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Action Officer			Noted	Replied	

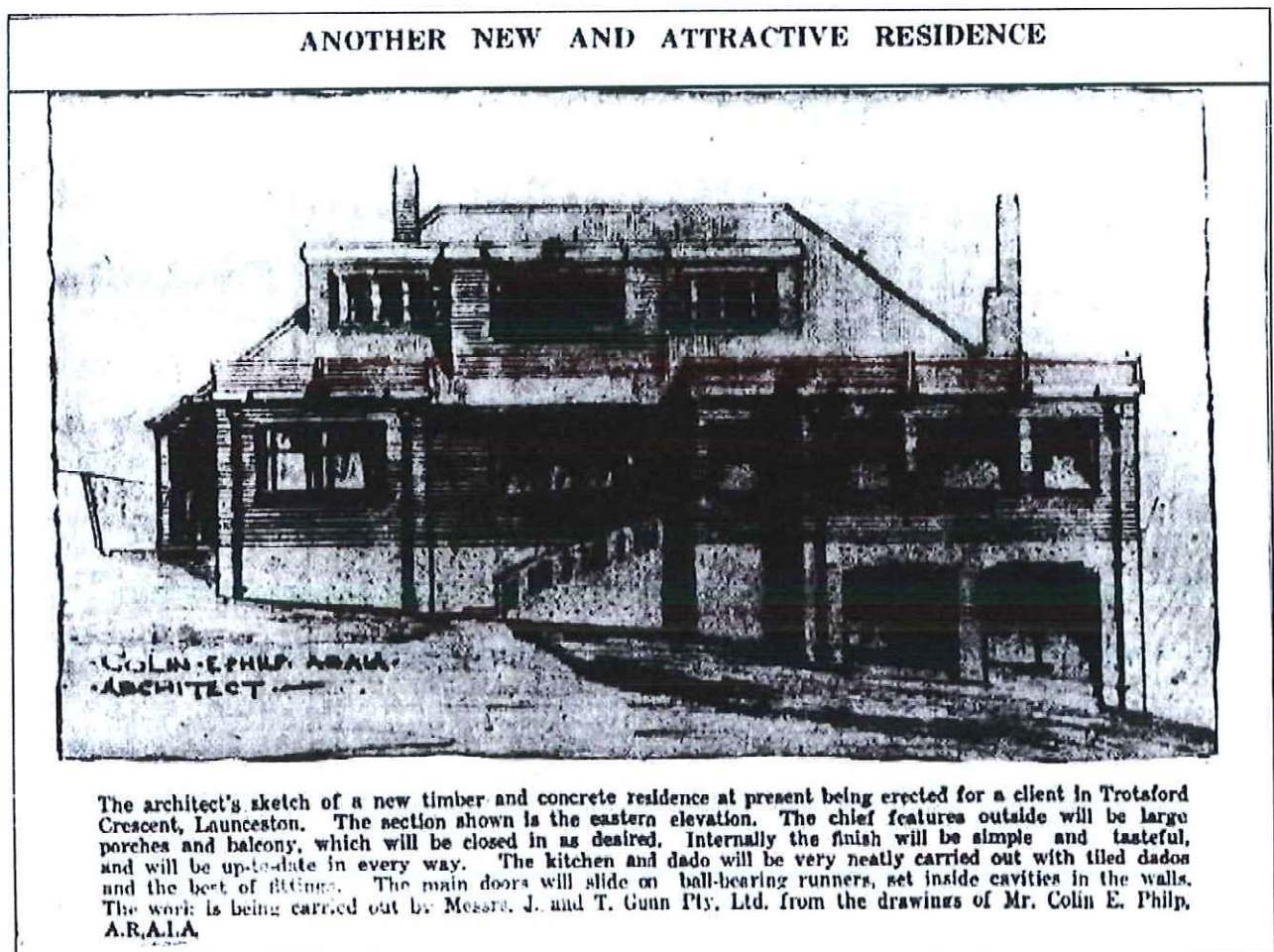
E-COPY M. LASSO

7 TROTSFORD CRESCENT, NEWSTEAD HISTORY

7 Trotsford Crescent was designed in 1930/1 by young trailblazing architect Colin Philp (1906-1995), regarded as the most significant Tasmanian architect of his generation.

Colin Philp, architect

Described as a mercurial and entrepreneurial¹, Colin Philp's designs for 7 Trotsford Crescent marked the critical starting point of decades of design: it was one of his first jobs, if not the first, as a qualified solo architect. In late 1930 he advised the Launceston public he had become a registered architect and was ready for commissions.² Philp was 24 years of age, and on the cusp of a long and successful career. Initially practising from home, he later occupied premises in the Launceston CBD, designing a small number of residences across Launceston, before venturing into large scale modernist commercial projects.



Examiner, 7 November 1931 p.11

1 Barry McNeil in Goad & Willis *Encyclopedia of Australian Architecture* 2012 p.539
2 *Examiner*, 17 December 1930 p.14.

His residences, distinctive in their arts and crafts style, contrast with his trailblazing commercial projects. They were bold and modern and included Harrap & Sons (corner Cimitiere & Tamar Sts, 1931); Duncan House (Brisbane St, 1934); Sunray Flats (Davey St, Hobart, 1938); and the Riveria Hotel (Hobart, now part of Wrest Point Casino, 1938). Philp's drawings for 7 Trotsford Crescent were so significant that they were considered worthy of publication in the *Examiner* newspaper.³ It was no ordinary house, but one clearly considered of modern and aspirational design.

By 1936, Philp and his family had sold their Kenyon Street residence and moved to Hobart.⁴ His firm Philp, Lighton Floyd & Beattie, has arguably been the most successful architectural firm in Tasmania after World War Two. In 1960 he moved to Fiji where he pursued tourism interests.⁵ Philp died in 1995, and an annual award for commercial architecture bears his name.

Lot 17, 7 Trotsford Crescent

The land on which 1, 3-5, 7, 9 & 11 Trotsford Crescent now stands had prior to the 1930s been used as Chinese market gardens.⁶ Evidence of their use is extant across the hillside, with asparagus still appearing almost a century later. In 1927 Clear's Estate Subdivision was advertised, described as the 'Latest Mecca for Allotment Seekers'.⁷ 25 lots between Erina and Rupert Streets were for sale, Lot 17, now known as 7 Trotsford Crescent, was the most expensive, offered at £350 (QVMAG). Although most lots sold at the time, the 1929 floods and Great Depression put a strain on construction. Large residences at 3-5, 7 & 11 Trotsford Crescent were not erected until 1931.

The first owner of 7 Trotsford Crescent, Percy Thompson, was a well-known Launceston business identity, First World War and later Second World War veteran.⁸ Percy enlisted in 1916, training at the Lewis Gun School in London, then joined the 12th Battalion in France in 1917. During the attack on Polygon Wood he was badly wounded, which

³ *Examiner*, 7 November 1931 p.11.

⁴ *Examiner*, 1 August 1936 p.2.

⁵ Barry McNeil in Goad & Willis *Encyclopedia of Australian Architecture* 2012 p.539

⁶ Personal communication, Marjorie Walker, 2014.

⁷ *Examiner*, 9 December 1927 p.11.

⁸ NAA, B884 T8.

necessitated the amputation of his right thumb. He was discharged returning to Tasmania where he rejoined the local volunteer unit in Launceston, eventually promoted to Lieutenant Colonel. Around this time he and Nellie commissioned Colin Philip to design their dream home in Trotsford Crescent.⁹ In 1955 the Fenton family of sawmillers from Circular Head acquired the property as a rental, and converted the building into flats.

APPLICATION DISCUSSION

In respect of the proposed plans:

- Page one of the application uses the year 2012 as the year the plans were prepared. Were these prepared for the previous owner? Or is this a mistake?
- There is no modelling of the impact the structure will have on the streetscape of Trotsford Crescent, or the street at the rear of the property. No council decision should be made that impacts an historic neighbourhood without such basic modelling. The absence of this is of major concern. In other jurisdictions an application would be withdrawn or entirely rejected without such information.
- The roofline of the proposed structure is completely at odds with an historic neighbourhood of steeply pitched rooves. There has not been an attempt to consider the shape and form of the surrounding residences.
- The use of wide expanses of concrete in the construction treatment is in severe contrast to other buildings in the neighbourhood, predominantly constructed of timber and brick. This structure will compromise the character of the area.
- The proposed building will impact the amenity of a number of surrounding properties. The views from the first floor of 11 Trotsford Crescent, for example, will be impacted. The clearing of historic vegetation, the addition of a substantial structure in the backyard and loss of the historic building will all affect the amenity.
- The application doesn't include a comparative profile of the existing building in the elevations. Why has this not occurred?
- Why won't the original 1931 fence and plantings be retained? What justification is there for removing the original conifers along the front fenceline, and in the south western and south eastern corners of

⁹ *Tasmanian Government Gazette*, Launceston assessment rolls, 1930-31

the property?

- The plans contain a severe lack of illustrated colour and material schedules for the entire building. Why has this not occurred? This is basic information that is vital to making a decision on the approval/rejection of a DA.
- The deck balustrades are undefined. More work is required.
- There is no information on the fascia treatment.
- The repeated use of the words 'muted tones' does not provide an exact colour for the treatment. The absent colour palette fails to assist with understanding the visual impact on neighbours/the streetscape.
- The application does not address the pair of Grey Goshawks that have nested on the property and forage in the neighbourhood. The species is endangered.¹⁰

In respect of the extant 1931 building:

- The 1931 residence at 7 Trotsford Crescent sits within a strong and cohesive streetscape defined by 1930-40s architecture, with zero development since that period;
- The 1931 boundary against Trotsford Crescent contains the original fence, gate and historic plantings. They sit amongst highly consistent historic boundary treatments including fences and trees in the historic streetscape;
- There has been no effort to determine the heritage values of the building, or understand the significance of the architect and owners;
- There has been no effort made to identify or understand the significance of architect Colin Philp's work, this being the earliest known surviving example of a long career;
- There was not an opportunity provided on the open market for purchase to enable restoration of the residence; and
- The loss of an historic building in an historic part of Launceston is regrettable, and should be rejected.

In respect of legal precedents for heritage places:

Whilst I acknowledge this property is not entered in Tasmanian Heritage Register or Launceston City Council heritage schedule, Launceston City Council must acknowledge the heritage value of the property when making a decision about demolition. Under Schedule 1, Part 2, Objective (g) of the

¹⁰ <https://www.threatenedspecieslink.tas.gov.au/Pages/Grey-Goshawk.aspx>

Land Use Planning & Approvals Act 1995, in consideration of an application for a planning permit, a Planning Authority must:

conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;

In *Robert Nettlefold Pty Ltd v Hobart City Council* (J152/2000) the Tribunal upheld the decision of Hobart City Council to refuse the demolition of a building on heritage grounds even though it was not listed within the heritage schedule of that Council's Planning Scheme. The Tribunal found that although a site was not specifically listed in the Planning Scheme, the general provisions of the Scheme and of the Act were sufficient to warrant the refusal of the application. This decision was subsequently upheld when further considered by the Supreme Court of Tasmania (in *Robert Nettlefold Pty Ltd v Hobart City Council* [2001] TASSC 10 - before Justice Cox) and later by the Full Court of the Supreme Court of Tasmania (in *Robert Nettlefold Pty Ltd v Hobart City Council* [2001] TASSC 120 - before Justices Crawford, Slicer and Evans).

In the ruling by Justice Cox, he stated:-

In my opinion, therefore, the Tribunal was entitled to have regard to the attainment of Objective (g) in the First Schedule to the Act and in doing so was not constrained by the fact that the building in question was not included in the List which forms part of Schedule F of the Scheme. (pg 7 - paragraph 10 - TASSC 10).

In the ruling by the Full Court it was stated:-

The list is a convenient way of identifying such property, but it is not necessarily exhaustive, I see no inconsistency between preparing the list of places to be conserved on the basis that they have been identified as having heritage significance and ensuring the conservation of properties in fact having that significance but which, for whatever reason, have not yet been identified as such in accordance with the obligation laid down in Principle 20...(pg 6 - paragraph 13 - TASSC 120)

Conclusion:

The application to demolish and replace Philp's 1931 design for 7 Trotsford Crescent should be rejected.

The plans clearly lack detail to make an informed decision about the impact the new structure will have on the streetscape and amenity of the surrounding neighbourhood. The absence of basic information in the application, the lack of management plan for the grey goshawk and the lack of assessment of the heritage values of the place should also be grounds for refusal.

[REDACTED]

From: Nancy Serisier [REDACTED]
Sent: Tuesday, 13 April 2021 1:52 PM
To: Contact Us
Subject: Attention General Manager re DAO110/2021

Dear Mr Stretton,

I wish to make a representation in regard to DAO110/2021, which is the proposed demolition of 7 Trotsford Crescent, Newstead.

The architect of this house is Colin Philp who is still highly esteemed by the Australian Institute of Architects. The Tasmanian Chapter of this association annually presents an award in Philp's honour.

Philip designed many notable buildings in Launceston including Duncan House (1934), Alfred Harrow and Sons (1931) and the first unique vertical board houses to be built in our city.

7 Trotsford Crescent stands in an area surrounded by 1930s houses. The destruction of this home would lead to a negative impact on its historically intact surrounds.

It is believed that this house could be the first of Philp's designs to be built. It is an attractive house and its replacement with a shed like structure would be an insult. I urge the Council not to under value the significance of 7 Trotsford Crescent and to take up the challenge of preserving the uniqueness of this neighbourhood.

Yours faithfully,
Nancy Ann Serisier

[REDACTED]

Sent from my iPad

Jean Chapman

To Lاونceston City Council

FILE No.	DA0110/2021				
EO	<input checked="" type="checkbox"/>	OD	<input type="checkbox"/>	Box	<input checked="" type="checkbox"/>
RCV'D 19 APR 2021 COL					
Doc ID.					
Action Officer	Noted		Replied		

12/4/21

Re-proposal to demolish the house and re-develop the block at No 7 Trotsford Cres. Newstead

ECOPY: M. LASSO

I came to live in Lاونceston 18 years ago, from South Aust. because of the beauty of the streetscapes and the old architecture that has been lucky enough to be currently in existence but going by the rate of demolition approvals and hideous modern architecture by our planning dep'ts and councils, unfortunately the beauty is being overcrowded by ugly glass box structures.

No 7 Trotsford Cres, I believe has a considerable history apart from the matching streetscapes and surrounding areas in Newstead.

I also believe that No 7 Trotsford Cres was designed by a 'Colin Philp' who also was the designer of the Harrays Building and Duncan House.

I have also heard that this particular property currently houses a number of tenants since it was divided up into flats in the mid 1950s.

Will the council, or any of their wealthy developer friends, re-home these people when they are homeless, owing to the current housing crisis?

Yours sincerely
J Chapman