



**Council Meeting - Agenda Item 9.1 - Attachment 3
Tasmanian Heritage Council - Notice of Heritage Decision
6 October 2021**

Tasmanian Heritage Council
GPO Box 618 Hobart Tasmania 7000
Tel: 1300 850 332
enquiries@heritage.tas.gov.au
www.heritage.tas.gov.au

PLANNING REF: DA0422/2021
THC WORKS REF: #6659
REGISTERED PLACE NO: #4689
FILE NO: 10-88-37 THC
APPLICANT: Peter Alister Nicholas
DATE: 24 September 2021

NOTICE OF HERITAGE DECISION

(Historic Cultural Heritage Act 1995)

The Place: 5 Welman Street, Launceston.
Proposed Works: Alterations and additions to dwelling.

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 DA0422/2021, advertised on 28/08/2021, subject to the following conditions:

1. **(i) The existing door between Hall 1 & Lounge (proposed Master Bedroom), inclusive of architraves and hardware, must be retained in-situ and not be removed; and,**
(ii) The existing door opening between Hall 2 & Hall 3 inclusive of skirtings and architraves must be retained in-situ, and not increased in width; and,
(iii) All existing fireplace mantles must be retained in situ, and not be removed as part of this permit.

Reason for condition

These works will result in an unacceptable degree of impact on the place's heritage fabric and character.

2. **The infill partition walls for the new Robe/Ensuite and Laundry must have minimal impact on the heritage fabric, and the method of installation must:**
 - (i) Scribe around the existing heritage details (e.g. skirtings, cornice and architraves); and,**
 - (ii) Use fixings that can be removed with minimal damage to the heritage fabric; and,**
 - (iii) Have a shadow-line, or other junction that minimises filling, between heritage walls and new linings.**

Reason for condition

To minimise physical impact on the historic fabric of the place, consistent with the appropriate outcomes described in Section 9.1 of the *Works Guidelines*.

3. **(i) Works involving the connection of new electrical, water and sewer services, including penetrations through the building envelope, must be designed to have minimal impact on the heritage fabric; and,**
(ii) New services must be placed within the new partition wall / floor cavities to reduce chasing into the heritage masonry.

Reason for condition

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*.

4. **The historic fireplace within the existing Kitchen must be conserved to the extent that it remains within the existing kitchen joinery. Further demolition of masonry from the historic fireplace does not form part of this permit.**

Reason for condition

To minimise physical impact on the historic fabric of the place, consistent with the appropriate outcomes described in Section 9.1 of the *Works Guidelines*.

5. **The removal of heritage masonry for the new door openings must be conducted in a manner that enables the salvage of that material, inclusive of skirting pieces, for retention and re-use at the heritage place.**

Reason for condition

To ensure that the heritage fabric is managed appropriately.

6. **The new roof lights must be positioned to minimise impact on both the historic roof and ceiling structure (i.e., positioned between rafter and joist spacings, as far as possible, to reduce the trimming of new openings into the heritage structure).**

Reason for condition

To minimise physical impact on the historic fabric of the place, consistent with the appropriate outcomes described in Section 9.1 of the *Works Guidelines*.

Advice

It is recommended that:

(a) the removal of brickwork from between the top of the rear door head and arched lintel be omitted from the work. The removal of that part of the brickwork to expose the arched lintel is likely to require the removal of ceiling linings from within the building.

(b) Opening up and excavation work for the new cellar be proceeded with caution and with awareness that material of archaeological significance may be uncovered. The type of material that is typically encountered in subfloor spaces includes discarded tools and building material relating to the original construction; ritual concealed objects (usually desiccated cats, shoes, garments or stoppered bottles containing nails or other unusual material); small objects such as coins, buttons, beads and pins that have fallen through gaps in the floor; and domestic refuse (which may be of different eras, depending on what access to the subfloor area existed). Any significant finds should be reported to Heritage Tasmania.

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



Ian Boersma

Works Manager – Heritage Tasmania

Under delegation of the Tasmanian Heritage Council