

**TASMANIAN HERITAGE COUNCIL
WORKS APPLICATION ASSESSMENT COMMITTEE
MINUTES**

MEETING No. 366

Wednesday, 7 December 2011
Meeting Room in Heritage Tasmania
Level 1, 103 Macquarie Street, Hobart.

1. **OPENED** at 10:00am

2. **PRESENT**

Roger Howlett (**Chair**), Michael Lynch, Brad Williams, Allan Thompson, Paul Johnston and David Button. Tim Domeney by video conference from Launceston.

Heritage Tasmania

Chris Bonner, Danielle Pacaud, Deirdre Macdonald, Stephan Haberer and Jo Bain.

3. **APOLOGIES / LEAVE OF ABSENCE** – Ian Boersma

4. **MINUTES OF MEETING NO. 365, WEDNESDAY 23 November 2011**

Brad Williams was not recorded as having left the room for item 9.3.4, otherwise, the minutes were taken as a true and accurate record of meeting 365.

5. **DECLARATIONS OF INTEREST**

6. **DEPUTATIONS/PRESENTATIONS –**

██████████ of the UTAS School of Architecture and Design presented to the Committee on 55 High Street, Campbell Town (Item 9.3.1) and answered questions.

7. BUSINESS ARISING FROM PREVIOUS MEETINGS

7.1 Deferred

There were no deferred matters

7.2. Action Sheet

The Action Sheet was noted.

7.3 Other Business Arising

8. APPEALS

8.1 New Appeals

There were no new appeals.

8.2 Appeals Report/Progress

The appeals report/progress sheet was discussed.

9. DETERMINATION OF WORKS APPLICATIONS

9.1 Submissions received after agenda papers distributed

A submission for the works proposed at 110 High Street, Oatlands was tabled and distributed to members.

9.2 Category A

There were no category A applications submitted.

9.3 Category B

9.3.1 Application No.: 3969 St Andrew's Uniting Church, 55 High St, Campbell Town.

Applicant: [REDACTED]

Proposal: Minor alterations to convert the former church to a cultural facility. New sign to replace existing sign to the High Street boundary.

Decision by Committee: The Application for Works at 55 High Street, Campbell Town – in accordance with the information submitted with the Works Application to Northern Midlands Council on 01/11/2011 – is approved subject to the following conditions:

- 1. That two rows of the original pews on both sides of the central aisle are to be retained. The retained pews may be relocated to the rear of the church in a configuration which closely matches the existing configuration. The works will be designed and carried out in a manner which conserves the character and original fabric of the pews.**

Reason for condition

To ensure that a representative section of the historic pews is retained and to ensure that the relocation works conserve the fabric and character of the pews.

2. That an extant record be made of the original pews and that this record as well as detail drawings for the reconstruction of the pews be approved in writing by the Works Manager prior to the demolition of the pews.

Reason for condition

To ensure that the original configuration of the pews is recorded and that the reconstruction of the pews closely replicates the form and detail of the original.

3. That this approval is valid for a period of two years from the date of this notice, at which time the approval will lapse unless substantial commencement has occurred.

Reason for condition

To ensure that future works take into account the heritage values of the place at that time.

9.3.2 Application No.: 3976 25 Union Street, Longford.

Applicant: [REDACTED]

Proposal: Two lot subdivision and tree removal.

Decision by Committee: The committee noted that this matter would be deferred to the meeting of 21 December.

9.3.3 Application No.: 3970 University of Tasmania Centre for the Arts (part of former Jones and Co. complex), 37-41 Hunter Street, Hobart.

Applicant: [REDACTED]

Proposal: Demolition of existing cooling tower enclosure and adjacent timber trusses. Cooling tower enclosure to be reinstated to pre-1980s version.

Decision by Committee: The committee noted that this matter would be deferred to the meeting of 21 December.

9.3.4 Application No.: 3975 133-135 Macquarie Street, Hobart.

Applicant: [REDACTED]

Proposal: Install two vertical signs on the frontage (retrospective application).

Decision by Committee: The Application for Works at 133-135 Macquarie Street, Hobart – in accordance with drawings WORR-P-03, 1 to 3 inclusive, dated 31-10-11 – is approved subject to the following conditions:

1. That the existing illuminated sign identified as ‘Vertical Projecting Illuminated Wall Sign 2’ is not approved, and shall be removed within 60 days of this notice.

Reason for condition

The sign is contrary to principles identified in the Tasmanian Heritage Council’s Practice Note No 6 - Signs (and Hoardings) on Sites Listed in the Tasmanian Heritage Register.

2. That the damage caused to the stonework by the installation and removal of the illuminated sign shall be made good. Details for the process of removal of the sign and remediation to the stonework shall be provided to the satisfaction of the Works Manager of Heritage Tasmania, prior to the removal of the sign.

Reason for condition

To ensure that removal works take into account the heritage values of the place and are consistent with sound conservation practice.

Paul Johnston leaves the room.

Applicant: [REDACTED]

Proposal: Conservation and maintenance of St Peters Church and Hall, including replacement of roof coverings.

Decision by Committee: **The Application for Works at St Peters Anglican Church, 43-47 Grosvenor Street, Sandy Bay – in accordance with the schedule of Restoration Works submitted with Works Application 3971, and in accordance with sections 6.04 & 6.05 of the Conservation Management Plan prepared by Graham Corney – is approved subject to the following conditions:**

- 1. That a communication protocol be implemented to ensure that all persons commencing work on the site understand and appreciate the heritage values of the site, including the values embodied in both the built and landscaping elements, and the obligations arising from the Registration and this approval.**

Reason for condition

To ensure that persons working on the site are aware of the heritage values of the site and their responsibilities in relation to the Historic Cultural Heritage Act 1995.

- 2. (i) That the church hall roofing shall be retained and repainted in accordance with the Conservation Management Plan.
(ii) That the church hall roofing shall only be replaced if evidence can be provided to Heritage Tasmania that demonstrates to the satisfaction of the Works Manager that retention of the existing roof sheeting is not prudent and feasible; and,
(iii) That any new roof sheeting to the church hall shall have a galvanised finish and closely match the existing sheet lengths and sectional profile (Custom Orb); that the ridge cappings shall be of a 'roll top' profile to match existing; that the historic ridge vents shall be reinstated; that any new downpipes shall be round metal of a 75mm maximum diameter; that painted timber fascia and barge boards shall be preserved; and that the barge flashing and moulding shall be reinstated to match the existing profile.**

Reason for condition

To conserve significant characteristics of the roof.

- 3. That the new roof cladding to the church building shall be short sheet galvanised 'Custom Orb' (not Zinalume or Colorbond) as required by Policy 21 of the Conservation Management Plan. The ridge capping shall be of a 'roll top' profile to conform to traditional detail and have flashings into masonry mortar joints. Metal ogee profile gutters and round metal downpipes of maximum diameter 75mm shall be used.**

Reason for condition

To conserve significant characteristics of the roof.

- 4. That repairs to the church leadlights shall be carried out by a suitably experienced specialist in the repair and restoration of historic church windows, to conservation standards and in accordance with the Heritage Council's Practice Note 15.**

Reason for condition

To ensure that appropriate conservation methods are employed.

5. That a copy of all plans and specifications prepared in relation to the proposed joinery and cabinetry alterations shall be provided to Heritage Tasmania, and be to the satisfaction of Heritage Tasmania's Works Manager before works commence.

Reason for condition

To ensure that works not adequately documented in the Works Application have an acceptable degree of impact on the place's heritage values.

6. That this approval is valid for a period of two years from the date of this notice, at which time the approval will lapse unless substantial commencement has occurred.

Reason for condition

To ensure that future works take into account the heritage values of the place at that time.

9.4 Category C

9.4.1 Application No.: 3959 5 Pelham Street, Sorell.

Amended plans for this application were tabled and discussed by the committee.

Applicant: [REDACTED]

Proposal: Rear extension; partial demolition of existing extension.

Decision by Committee: The Application for Works at 5-7 Pelham Street, Sorell – in accordance with drawings T889/1-4 lodged on 30/09/2011 by Nigel Jones, Designer – is approved subject to the following conditions:

1. That the works shall be in accordance with the drawings T895/1-4 dated 6/11/2011 by Nigel Jones, 7 Oakleigh Avenue, Tarooma.

Reason for condition

To clarify that the works will be in accordance with the revised documentation.

2. That this approval is valid for a period of two years from the date of this notice, at which time the approval will lapse unless substantial commencement has occurred.

Reason for condition

To ensure that future works take into account the heritage values of the place at that time.

9.4.2 Application No.: 3973 Mowbray Racecourse Grandstand, 27 Vermont Road, Mowbray.

Applicant: [REDACTED]

Proposal: Two lot subdivision, with balance of land remaining to the Mowbray Racecourse.

Decision by Committee: The Application for Works at 27 Vermont Road, Mowbray – in accordance with the Bullock Consulting drawing 09.240 P02, dated 14/10/2011 – is approved subject to the following condition:

1. That this approval is valid for a period of two years from the date of this notice, at which time the approval will lapse unless substantial commencement has occurred.

Reason for condition

To ensure that future works take into account the heritage values of the place at that time.

9.4.3 Application No.: 3974 Bailey's Shop and Residence, 110 High Street, Oatlands.

Members considered the tabled submission.

Applicant: [REDACTED]

Proposal: Minor alterations to the ground floor to convert to a food outlet. New sign to façade.

Decision by Committee: The Application for Works at 110 High Street, Oatlands – in accordance with the information submitted with the Works Application to Southern Midlands Council on 31/10/2011 – is approved subject to the following conditions:

- 1. That the fixings for the new wall sign shall be non-corrosive and into mortar joints.**

Reason for condition

To minimise damage to the heritage fabric of the place.

- 2. That the banner sign shall not be affixed to the heritage building. The banner structure shall be removable or recessive in the urban streetscape. Details of the banner location and supporting structure shall be provided to Heritage Tasmania and be to the satisfaction of the Works Manager.**

Reason for condition

To minimise damage to the heritage fabric of the place.

- 3. That this approval is valid for a period of two years from the date of this notice, at which time the approval will lapse unless substantial commencement has occurred.**

Reason for condition

To ensure that future works take into account the heritage values of the place at that time.

9.5 Category D

There were no category D applications to report.

10. EXEMPTION

The exemption report was noted.

11. GENERAL BUSINESS

There was no further business to discuss.

12. GENERAL EVOLUTION OF WAAC

13. NEXT MEETING

WAAC 367 will commence 10:00 am on Wednesday 21 December 2011 at 103 Macquarie Street, Hobart.

MEETING CLOSED at 12.35 pm.