

6ty°

Planning Report

*Proposed Draft Amendment to the
Launceston Local Provisions
Schedule*

64 Robin Street, Newstead



Document Control Record

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1. Introduction

6ty° Pty Ltd has been engaged by Selora Pty Ltd to prepare an application for a draft amendment to the Launceston Local Provisions Schedule ('LPS') pursuant to section 37(1) of the *Land Use Planning and Approvals Act 1993* ('LUPA Act').

The proposed draft amendment seeks to:

- add 64 Robin Street, Newstead comprised in folio of the Register Volume 55051 Folio 1 as a local heritage place within Table C6.1 Local Heritage Places of the Launceston LPS.

The purpose of the draft amendment is:

1. to fast-track the Planning Scheme Amendment PSA-LLP0012 which seeks to add 38 new properties onto the local heritage list including 64 Robin Street, Newstead;
2. to provide greater flexibility for future use of 64 Robin Street which is afforded by clause 7.4 of the *Tasmanian Planning Scheme*; and
3. facilitate the conservation and future maintenance of the existing building which is identified as having local historic heritage significance.

This Planning Report has been prepared to frame the proposed draft amendment within the context of the relevant requirements and objectives of the LUPA Act and other relevant strategic planning documents including:

- Northern Tasmanian Regional Land Use Strategy;
- State Policies;
- City of Launceston Corporate Strategic Plan 2014-2024: 2019 Review; and
- Tasmanian Planning Scheme incorporating the Launceston Local Provisions Schedule.

1.1 Application Overview

The site¹ comprises a single lot that is addressed as 64 Robin Street, Newstead and comprised in folio of the Register Volume 55051 Folio 1 ('the site'). An overview of the site and the draft amendment is provided in Table 1 and the site is illustrated in Figure 1.

Table 1 -overview of the site and draft amendment.

Address:	64 Robin Street, Newstead	
Property Identification Number:	6609319	
Certificate of Title:	Volume	Folio
	55051	1
Owner:	Selora Pty Ltd	
Area:	842.5m ²	
Planning Authority	City of Launceston	
Legislative Instrument	<i>Land Use Planning and Approvals Act 1993</i>	
Planning Instrument:	<i>Tasmanian Planning Scheme - Launceston</i>	
Applicable Zone:	General Residential	
Applicable Overlay(s):	Airport Obstacle Limitation Area	

¹ means the lot or lots on which a use or development is located or proposed to be located. Table 3.1, Scheme.

Applicable General Overlay(s):	Nil
Proposed Overlay:	Local Heritage Place

Figure 1 - aerial image illustrating the location and spatial extent of the site.



Source: base image and data from the LIST (<https://maps.thelist.tas.gov.au/listmap/app/list/map>).

1.2 Proposed Draft Amendment

The proposed draft amendment seeks to include the site as a local heritage place within Table C6.1 Local Heritage Places of the Launceston LPS. This will necessitate the inclusion of the site as a local heritage place on the Tasmanian Planning Scheme Code Overlay maps which is indicatively shown in Figure 2.

The proposed draft amendment would also require a new Local Historic Code Datasheet to be included within Appendix A of the LPS which details the Local Historic Heritage Significance of the site.

Figure 2 - indicative example of the Tasmanian Planning Scheme Code Overlay map that would apply to the site subject to the acceptance of the proposed draft amendment.



Source: base image and data from the LIST (<https://maps.thelist.tas.gov.au/listmap/app/list/map>).

1.2.1 Rationale for the Amendment

Council has identified the need to update and introduce new properties onto the local heritage list of their LPS.

To this effect, PSA-LLP0012 is the first tranche of planning scheme amendments which seek to include new properties onto the local heritage list as well as incorporating new site specific heritage data sheets into the LPS.

PSA-LLP0012 was initiated by Council at their meeting held 11 July 2024 which included the site.

The site has been purchased by the current owners who intend to retain the existing building which has had a non-residential function since it was constructed in 1952. In this regard, the building known as Lodge Heath, was the former (up to around 2022) East Launceston branch of the Masonic Lodge.

The current owners have future ambition to convert the building to support another non-residential use which would not be possible without the site being listed as a local heritage place within the LPS. To this effect, clause 7.4 of the Scheme allows for an application to be made for use of a place listed as a local heritage place subject to the Local Historic Heritage Code of the Scheme that would otherwise be prohibited in the underlying zone or by any other relevant Scheme provision, where the proposed (prohibited) use is able to be considered as a discretionary use.

The proposed draft amendment will therefore facilitate this link. It will also seek to protect the fabric of the existing building which is considered to have local historic significance.

It is anticipated that the proposed draft amendment will run predominately in parallel with PSA-LLP0012. Given the landowners support for the local heritage listing of the site, it is also expected that the proposed draft amendment will avoid the potential mire associated with the public exhibition and submission process for PSA-LLP0012, which includes multiple properties.

1.3 Statutory Overview

Section 38(1) of the LUPA Act requires that the Planning Authority must satisfy themselves that a draft amendment to an LPS will meet the LPS criteria set out in section 34 of the LUPA Act. Table 2 provides an overview of the LPS criteria that is pertinent to the proposed draft amendment and a response as to how the proposed draft amendment satisfies each criteria.

Table 2 - overview of LPS criteria set out in section 34(2) of the LUPA Act.

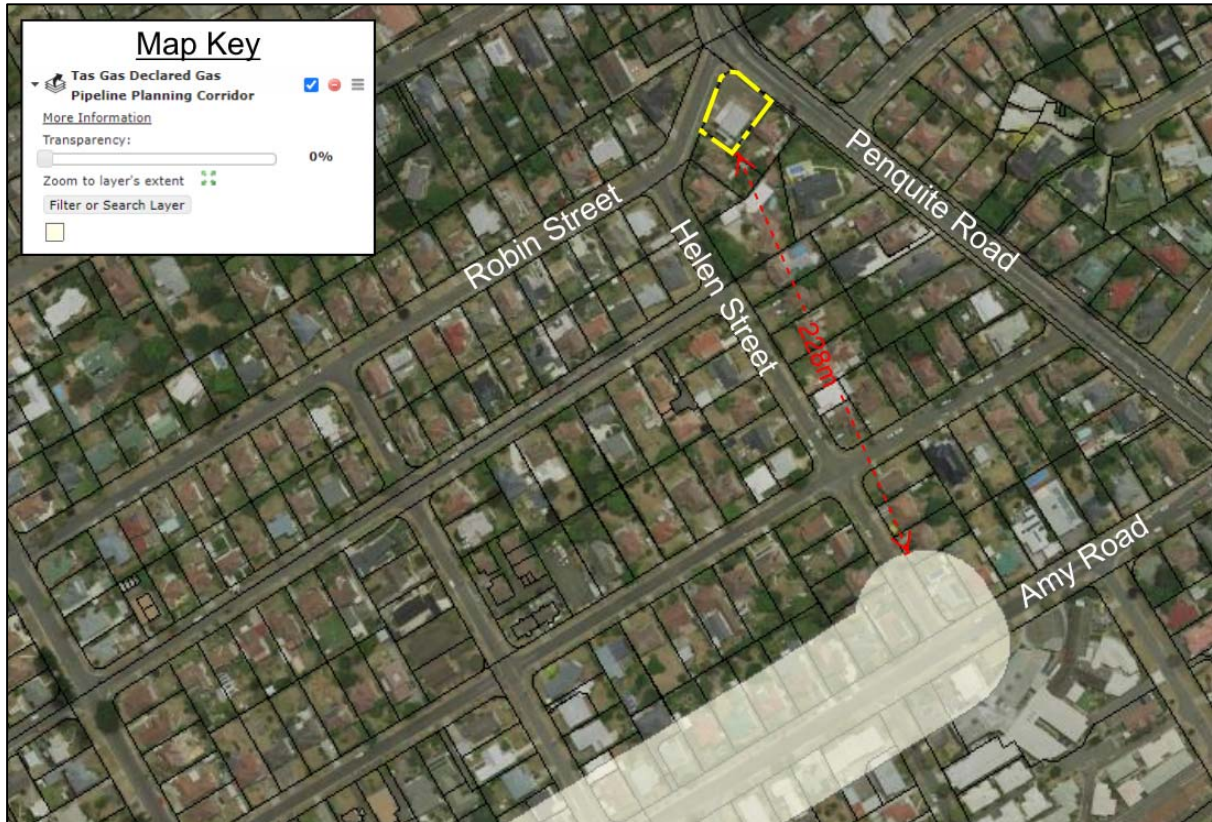
Section 34(2) LPS Criteria		
<i>The LPS criteria to be met by a relevant planning instrument are that the instrument –</i>		
Subclause	Requirement	Response
(a)	<i>contains all the provisions that the SPPs specify must be contained in an LPS.</i>	The proposed draft amendment seeks to amend the LPS by way of including the site as a local heritage place within Table C6.1 Local Heritage Places of the Launceston LPS. All provisions that the State Planning Provisions ('SPPs') specify must be contained within an LPS will continue to apply to the site including all provisions of the underlying General Residential zone and all provisions of the Local Historic Heritage Code.
(b)	<i>is in accordance with section 32.</i>	<p>The proposed draft amendment will satisfy the matters specified within section 32 of the LUPA Act. In this regard proposed draft amendment will be accommodated by the necessary adjustments to the LPS and code overlay maps which will identify and detail the applicable local heritage place status of the site as well as including the relevant information as to the Local Historic Heritage Significance of the site.</p> <p>Listing of the site as a local heritage place has been considered within the context of Guideline No.1 Local Provisions Schedule (LPS): zone and code application June 2018 which are prepared in accordance with section 8A of the LUPA Act. ('Section 8A Guidelines'). Assessment of the Section 8A Guidelines are provided in Section 3.1 of this report.</p> <p>The proposed draft amendment will not include any overriding provisions of the SPPs nor does it involve a particular purpose zone, specific area plan or site-specific qualification.</p>

Section 34(2) LPS Criteria

The LPS criteria to be met by a relevant planning instrument are that the instrument –

Subclause	Requirement	Response
(c)	<i>further the objectives set out in Schedule 1.</i>	Assessment of the proposed draft amendment against the objectives set out in Schedule of the LUPA Act is provided in Section 3.2 of this report.
(d)	<i>is consistent with each State policy.</i>	Assessment of the proposed draft amendment against each State policy is provided Section 3.3 of this report.
(da)	<i>satisfies the relevant criteria in relation to the TPPs.</i>	The Tasmanian Planning Policies ('TPPs') are currently in draft form and are not in effect. Accordingly, there are no TPPs in which to assess the proposed draft amendment against.
(e)	<i>as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates.</i>	Assessment of the proposed draft amendment against the Northern Tasmania Regional Land Use Strategy is provided in Section 3.4 of this report.
(f)	<i>Has regard to the strategic plan, prepared under section 66 of the <u>Local Government Act 1993</u>, that applies in relation to the land to which the relevant planning instrument relates.</i>	Assessment of the proposed draft amendment against the relevant parts of the City of Launceston Corporate Strategic Plan 2014-2024: 2019 Review is provided in Section 3.5 of this report.
(g)	<i>as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates.</i>	In this instance, the site does not adjoin and is not located adjacent to, land that is governed by another LPS within a different municipal area. Accordingly, the proposed draft amendment aligns with the requirements of section 34(2)(g) of the LUPA Act insofar as it will not conflict with an LPS of an adjacent municipal area.
(h)	<i>has regard to the safety requirements set out in the standards prescribed under the <u>Gas Safety Act 2019</u>.</i>	The site is located approximately 228m to the north-west of the nearest applicable declared gas pipeline planning corridor which terminated within the vicinity of the junction of Helen Street and Amy Road (refer to Figure 3). The proposed draft amendment therefore will not affect, or could be affected by, the requirements set out in the standards prescribed under the <i>Gas Safety Act 2019</i> .

Figure 3 - aerial image illustrating the location of the declared gas pipeline planning corridor relative to the location of the site.



Source: base image and data from the LIST (<https://maps.thelist.tas.gov.au/listmap/app/list/map>).

2. Site Analysis

2.1 Location

The site is located at 64 Robin Street, Newstead the extent of which is depicted in Figure 1 and Figures 4 and 5. The site is a corner lot with frontage to Robin Street along its north-western boundary and Penquite Road along its north-eastern boundary. The site adjoins a single lot to the south-east and a single lot to the south-west which each contain single dwellings.

Figure 4 - photograph showing the configuration of development located on the site looking east from Robin Street.



Figure 5 - photograph showing the configuration of development located on the site looking south-west from Penquite Road.



2.2 Title Information

The site is comprised within the title detailed in Table 3 below.

Table 3 - title details of the site.

Address	Ownership	Title Reference
64 Robin Street, Newstead	Selora Pty Ltd	5505/1

A copy of the title documents is provided in **Appendix A**. Landowner's consent in accordance with Form No. 1 provided by the Tasmanian Planning Commission is provided in **Appendix B**.

2.3 Surrounding Area

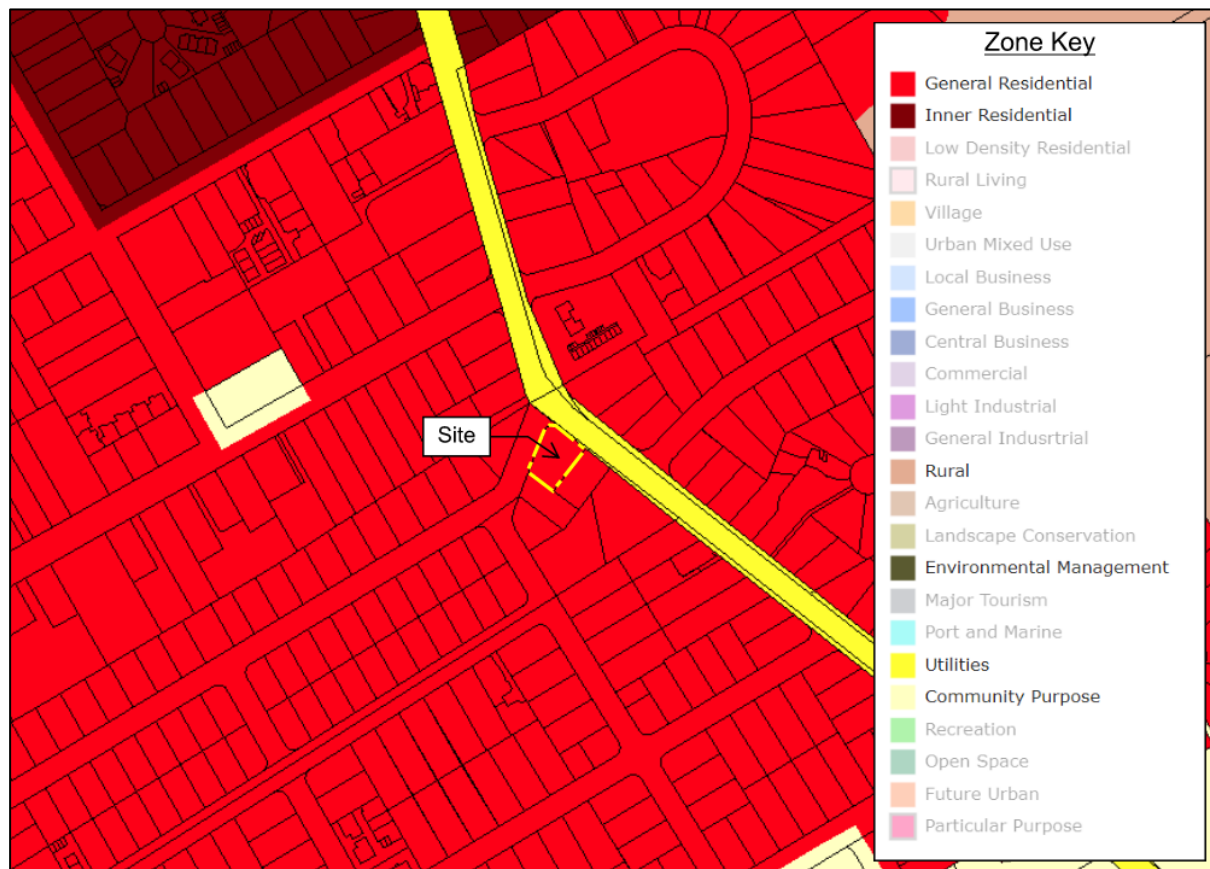
The site is located within an established urban area of Newstead which is a predominately residential suburb of Launceston.

2.4 Zoning and Overlays

2.4.1 General Residential Zone

The site is assigned to the General Residential Zone under the *Tasmanian Planning Scheme* incorporating the *Launceston Local Provisions Schedule* ('the Scheme'). The zoning of the site and land surrounding the site is illustrated in Figure 6.

Figure 6 - map identifying the zone of the site and land surrounding the site.



Source: base image and data from the LIST (<https://maps.thelist.tas.gov.au/listmap/app/list/map>).

2.4.2 Overlays

The site is subject to the Airport Obstacle Limitation Area code overlay map of the Scheme which applies to the majority of the urban area of Launceston. The obstacle limitation height is set at 316m Australian Height Datum (AHD) where the existing ground level of the site is approximately 20m AHD.

The site is not subject to any other Scheme code overlay maps.

2.5 Built Form

The site contains an existing multiple level building known as Lodge Heather which was the former East Launceston branch of Masonic Lodge. The building has a large geometric massing and is positioned within the southern corner of the site. Land within the front setback of the building to Robin Street and Penquite Road comprises gravel hardstand which is used for vehicle access and parking and pedestrian access.

2.6 Topography

The site is observed as being level with no noticeable fall.

2.7 Infrastructure

2.7.1 Road

The site is a corner lot with frontage to Robin Street and Penquite Road. An existing vehicle crossing is located adjacent to the truncation of each frontage which connects to Robin Street. A second vehicle crossing is located at the eastern end of the Penquite Road frontage.

2.7.2 Hydraulic Services

The site is located within an established urban area and has established connections to reticulated water, sewer and stormwater infrastructure.

2.8 Natural Values

The site is a fully developed urban lot. It is devoid of all natural values.

2.9 European Heritage

The site is not listed on the Tasmanian Heritage Register. The site is not currently listed as a local heritage place on the Launceston LPS.

2.10 Aboriginal Heritage

The site is a fully developed urban lot located on land that has been significantly modified. It is not expected that the site will contain any Aboriginal relics. Notwithstanding this, obligations under the *Aboriginal Heritage Act 1975* will continue to apply to the site irrespective of the status of the proposed draft amendment.

2.11 Environmental Hazards and Constraints

2.11.1 Landslip Hazard

The site is not shown as being subject to a landslip hazard on the Tasmanian Planning Scheme Code Overlay maps.

2.11.2 Bushfire Hazard

The site is not shown as being subject to a bushfire hazard on the Tasmanian Planning Scheme Code Overlay maps.

2.11.3 Site Contamination

The site is not known to have been used for a potentially contaminating activity.

2.11.4 Flood Hazard

The site is not shown as being subject to a flood hazard on the Tasmanian Planning Scheme Code Overlay maps.

2.11.5 Biodiversity Values

The site is not shown as being subject to a priority vegetation area, waterway and coastal protection area or a future coastal refugia area on the Tasmanian Planning Scheme Code Overlay maps.

3. Statutory Assessment

The following sections provide a detailed assessment of the proposed draft amendment against the LPS criteria listed in, or otherwise implied by, 34(2) of the LUPA Act.

3.1 Section 8A Guidelines

The Section 8A Guidelines were issued by the Tasmanian Planning Commission under section 8A of the LUPA Act. They provide guidance with respect to how and where SPP zones and codes should be applied to land.

3.1.1 Local Historic Heritage Code Application Guideline Overview

The following is an overview of the Local Historic Heritage Code application guidelines.

“The Local Historic Heritage Code aims to recognise and protect the local historic heritage significance of local heritage places, heritage precincts, historic landscape precincts and places or precincts of archaeological potential, as well as significant trees, by regulating development that may impact on their values, features and characteristics.

The Local Historic Heritage Code applies to development only, not use. Internal buildings and works are exempt from requiring a planning permit under clause 4.3.2 of the SPPs.

The Local Historic Heritage Code does not apply to a registered place entered on the Tasmanian Heritage Register (THR). Some sites may have dual listings for mutually exclusive parts of the same lot or lots, therefore, the code does not apply to that part of the site listed on the THR, unless for the lopping, pruning, removal or destruction of a significant tree as defined in the code”².

3.1.2 Application Guideline LHHC 5

The Section 8A Guidelines contain one application guideline that is relevant to the proposed draft amendment which is detailed in Table 4 below.

C6.0 Local Historic Heritage Code	
The purpose of the Local Historic Heritage Code is:	
C6.1.1 To recognise and protect: <ul style="list-style-type: none"> (a) the local historic significance of local places, precincts, landscape and area of archaeological potential; and (b) significant trees. 	
C6.1.2 (c) This code does not apply to Aboriginal heritage values.	
Code Application Guideline	Response
LHHC <i>If including a statement of significance in Table C6.1, C6.2 or C6.3 the information included in the right hand column (titled ‘Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values’) must address the significance of each place and its</i>	As part of planning scheme amendment PSA-LLP0012, Council has produced a datasheet for the site which provides a statement of local historic heritage significance and historic heritage values. The datasheet is included in Appendix C of this Planning Report. To support this application, Praxis Environment was engaged to undertake a detailed assessment

² Page 32, Section 8A Guidelines.

<p><i>historic heritage values, as set out in the definition for local historic heritage significance in the code.</i></p> <p><i>The statement of local historic heritage significance must incorporate the historic heritage values of the place.</i></p> <p><i>The information may be set out in the table or appear in a separate datasheet. All external documents must be listed in the LPS's Applied, Adopted or Incorporated Documents table.</i></p>	<p>of the heritage significance of the site (Heritage Assessment). The Heritage Assessment is contained in Appendix D of this Planning Report.</p> <p>The Heritage Assessment concluded that the site is of local historic heritage significance based on an analysis of the national HERCON criteria which are reflected in both the Tasmanian Government's <i>Assessing Historic Heritage Significance for Application with the Historic Cultural Heritage Act 1995</i> and the definition of Local Historic Significance defined in clause C6.3.1 of the <i>Tasmanian Planning Scheme</i>. The HERCON criteria are used in heritage assessments across Australia and provide a standard measure by which places are assessed within the context of their heritage significance.</p> <p>The Heritage Assessment concluded that the site is capable of being a Local Heritage Place on the basis that it has the ability to:</p> <ol style="list-style-type: none"> 1. Demonstrate a phase of historical interest to the local community as it demonstrates a good example of a mid-c20th purpose-built lodge building. 2. The place has landmark qualities as a recognisable lodge building in a prominent location. 3. The place is demonstrative of community interaction through lodge activities. 4. The place is considered to be a good example of the work of Architect Roy Smith, who was an important mid-c20th architect in Tasmania, being instrumental in the Art-Deco and Post-War modernist movement with strong connections to the formation of the National Trust of Australia – Tasmania. <p>The conclusions drawn within the Heritage Assessment align with the statement of local historic heritage significance and historic heritage values set out in Council's datasheet.</p> <p>Accordingly, the site is considered to be eligible for listing as a Local Heritage Place in Table C6.1 Local Heritage Places of the Launceston LPS.</p>
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3.2 Schedule 1 Objectives

3.2.1 Schedule 1 Objectives – Part 1

Part 1 – Objectives of the Resource Management and Planning System of Tasmania	
1. The objectives of the resource management and planning system of Tasmania are –	
Objective	Response

<i>(a) to promote the sustainable development³ of natural and physical resources and the maintenance of ecological processes and genetic diversity.</i>	The proposed draft amendment will broadly promote sustainable development of natural and physical resources insofar as it will seek to protect and conserve an established building within an urban area that is connected to full reticulated services. The site does not contain any known biodiversity, ecological or genetic diversity values and it does not contribute to any processes associated with these values locally or regionally.
<i>(b) to provide for the fair, orderly and sustainable use and development of air, land and water.</i>	The proposed draft amendment will provide for the fair, orderly and sustainable use and development of air, land and water. In this regard, the proposed draft amendment will provide for the protection and conservation of land contained within the site which includes the existing building that has been identified as contributing to the local historic heritage significance of the municipality. All other applicable provisions of the Scheme will continue to apply to the site which have been created under the auspices of the Schedule 1 Objectives.
<i>(c) to encourage public involvement in resource management and planning.</i>	If initiated, the proposed draft amendment will be placed on public exhibition for a formal comment period pursuant to Section 40G of the LUPA Act.
<i>(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a) , (b) and (c).</i>	The proposed draft amendment will facilitate economic development in accordance with the objectives set out in sub-paragraphs (a), (b) and (c) insofar as listing the site as a Local Heritage Place in Table C6.1 Local Heritage Places of the Launceston LPS will provide greater flexibility for future use of the site which is afforded by clause 7.4 of the TPS.
<i>(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.</i>	The proposed draft amendment process represents the sharing of responsibility for resource management between the different spheres of Government, the community and industry within the State through engagement of the planning authority (local government), Tasmanian Planning Scheme (state government level), community (through public exhibition) and industry (future use and development enabled by the proposed draft amendment)..

3.2.2 Schedule 1 Objectives – Part 2

Part 1 – Objectives of the Resource Management and Planning System of Tasmania	
2. The objectives of the planning process established by this Act are, in support of the objectives set out in Part 1 of this Schedule –	
Objective	Response

³ **Sustainable development** means managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural well-being and for their health and safety while –

- (a) sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations; and
- (b) safeguarding the life-supporting capacity of air, water, soil and ecosystems; and
- (c) avoiding, remedying or mitigating any adverse effects of activities on the environment.

<p><i>(a) to require sound strategic planning and co-ordinated action by State and local government.</i></p>	<p>The proposed draft amendment is assessed against the applicable sections of the Northern Tasmania Regional and Use Strategy (NTRLUS) in section 3.4 of this Planning Report. The proposed draft amendment has been found to be consistent with the applicable policies and actions in sections C.6.4 and G.2.4 of the NTRLUS. The proposed draft amendment therefore represents coordinated and sound strategic planning.</p>
<p><i>(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land.</i></p>	<p>The proposed draft amendment will not materially alter the established system of planning instruments that set the objectives, policies and controls for the use, development and protection of land. In this regard, all current zone and codes of the TPS will continue to apply to the site. The proposed draft amendment seeks to introduce additional land use, development and protection controls that are provided by the Local Historic Heritage Code due to the identified local historic heritage significance of the site.</p>
<p><i>(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land.</i></p>	<p>Attainment of this objective is not impacted by the proposed draft scheme amendment. In this regard, the site is within an established urban environment and the proposed draft amendment only seeks to list the site as a Local Heritage Place in Table C6.1 Local Heritage Places of the Launceston LPS. Codes and other applicable Scheme provisions that seek to manage and control environmental impacts will continue to remain relevant to the site to the degree that they apply.</p>
<p><i>(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels.</i></p>	<p>The proposed draft amendment is consistent with relevant State, regional and local strategy and policy directions which broadly seek to achieve sustainable development that does not compromise environmental, social, economic and resource management objectives.</p>
<p><i>(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals.</i></p>	<p>The proposed draft amendment is considered under section 37(1) of the LUPA Act and does not involve a combination of use and development.</p>
<p><i>(f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation.</i></p>	<p>The proposed draft amendment will indirectly benefit the health and wellbeing of the local and broader community insofar as it will allow a building that contributes to the amenity of the local area through its identified local historic heritage significance values.</p>
<p><i>(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.</i></p>	<p>The proposed draft amendment directly aligns and is consistent with this objective insofar as it seeks to conserve an established building that has known aesthetic, architectural and historic values which contribute to the fabric and amenity of the local community.</p>

(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.	The proposed draft amendment will not result in any direct impact upon public utilities or other public facilities.
(i) to provide a planning framework which fully considers land capability.	Land capability is aligned to land assigned or designated for agricultural use. The site is located within an established urban area and is not assigned to the Agriculture or Rural zones of the TPS. The proposed draft amendment will therefore not impact land capability.

3.3 State Policies

3.3.1 Tasmanian State Coastal Policy 1996

The State Coastal Policy 1996 defines the term ‘Coastal Zone’ as, under the *State Coastal Policy Validation Act 2003*, a reference in the *State Coastal Policy 1996* to the coastal zone is to be taken as a reference to State waters and to all land to a distance of one kilometre inland from the high-water mark.

In this instance, the site is located 2.7km from the nearest mean high-water mark located at the end of Park Street adjacent to Royal Park. The State Coastal Policy therefore does not apply to the site or the proposed draft amendment.

3.3.2 State Policy on the Protection of Agricultural Land 2009

The *Protection of Agricultural Land Policy 2009* (**‘PAL Policy’**) seeks to conserve and protect agricultural land. The site is assigned to the General Residential zone and is located within an established urban area of Launceston. The site does not comprise agricultural land and is not adjacent to agricultural land. The PAL Policy therefore does not apply to the site or the proposed draft amendment.

3.3.3 State Policy on Water Quality Management 1997

The *State Policy on Water Quality Management 1997* (**‘SPWQM Policy’**) applies to all surface waters, including coastal waters and ground waters. It seeks to manage and where possible, enhance the quality of surface and ground water systems through catchment management, monitoring and development control. The SPWQM Policy comprises a series of often technical objectives for the management of surface and ground water systems.

The objectives of the SPWQM are integrated into the current Resource Management and Planning System of Tasmania. In this regard, the Natural Assets Code of the Tasmanian Planning Scheme (**‘TPS’**) which applies to watercourses contains development controls that seek to minimise impacts on water quality including native riparian vegetation, watercourse condition and the natural ecological function of watercourses. The site is not subject to the Natural Assets Code or any other TPS code that relates to management of water quality. The SPWQM Policy therefore does not apply to the proposed draft amendment.

3.3.4 National Environment Protection Measures

National Environmental Protection Measures (NEPMs) are developed under the National Environment Protection Council (Tasmania) Act 1995 and outline the objectives and protections for specific environmental matters. Section 12A of the State Policies and Projects Act 1993 provides NEPMs with an equivalent status as State policies.

There are seven active NEPMs which deal with the following environmental matters:

1. Ambient air quality;
2. Air toxins;
3. Assessment of site contamination;
4. Diesel vehicle emissions;
5. Movement of controlled waste between states and territories;
6. National pollutant inventory; and
7. Used packaging material.

None of the above NEPMS are considered relevant to the proposed draft amendment.

3.4 Northern Tasmania Regional Land Use Strategy

The Northern Tasmania Regional Land Use Strategy ('NTRLUS') was established under section 5A of the LUPA Act.

The NTRLUS is the regional plan for Northern Tasmania which sets out the strategy and policy framework to facilitate and manage change, growth and development within the region through until 2032. The NTRLUS contains seven (7) distinct parts which are:

- **Part A:** The purpose and scope of the NTRLUS
- **Part B:** Regional Profile and Overview
- **Part C:** Regional Strategic Planning Framework
- **Part D:** Regional Planning Land Use Categories
- **Part E:** Regional Planning Policies
- **Part F:** Implementation and Monitoring Measures
- **Part G:** Local Provisions Schedule Preparation Addendum

All municipal planning schemes and policy making within the region are expected to advance and implement all active parts of the NTRLUS. In this instance, of the NTRLUS that are most pertinent to the proposed draft amendment are Parts E and G.

3.4.1 Part E: Regional Planning Policies

Part E of the NTRLUS sets out the regional planning policies that manage and direct growth at the regional level. The regional planning policies are expressed through the following themes:

- Regional Settlement Network Policy
- Regional Activity Centre Network Policy
- Regional Infrastructure Network Policy
- Regional Economic Development Policy
- Social Infrastructure and Community
- Regional Environment Policy

The most relevant planning policies within the context of the proposed draft amendment include specific policies and actions contained within the Social Infrastructure and Community Policy.

Notwithstanding this, each of the policy themes including specific policies and actions are interlinked and integrated. Accordingly, compliance or consistency with the overarching policies and actions feed into compliance with the lower order or subsequent policies.

The following policies are considered the most relevant to the proposed draft amendment.

Table 4 – Social Infrastructure and Community Policy

E.6.4 Specific Policies and Actions		
Cultural Heritage		
Policy	Actions	Response
<p>CH-P01 Recognise, retain and protect cultural heritage values in the region for their character, culture, sense of place, contribution to our understanding of history.</p>	<p>CH-A01 Investigate planning means to recognise and list places, precincts of heritage significance within planning schemes and spatially define them with associated map overlays.</p>	<p>The proposed draft amendment seeks to recognise, retain and protect cultural heritage values within Launceston.</p> <p>To this end, Council and the land owner (through the commissioning of the Heritage Assessment) has identified the site as having the necessary attributes to warrant its inclusion as a Local Heritage Place in Table C6.1 Local Heritage Places of the Launceston LPS. The attributes are detailed in the statement of local historic heritage significance with Council’s datasheet for the site and more extensively within the Heritage Assessment.</p> <p>If initiated, the proposed draft amendment will result in the site being spatially defined within the map overlays associated with the Launceston LPS.</p> <p>The proposed draft amendment responds to and directly aligns with Policy CH-P01 and Action CH-A01 of section E.6.4 of the NTRLUS.</p>

3.4.2 Part G: Local Provisions Schedule Preparation Addendum

Part G of the NTRLUS provides guidance for policies and actions that relate to the preparation and application of an LPS.

The following policies are considered most relevant to the proposed draft amendment.

Table 5 - Local Provisions Schedule Preparation Addendum

G.2.4 Specific Policies and Actions		
Regional Settlement Networks		
Policy	Actions	Response
<p>G-RSN-P15 In established urban areas where an existing urban or heritage character study has been undertaken and adopted by Council, provide for development that is consistent with that study</p>	<p>Nil</p>	<p>Listing the site as a Local Heritage Place in Table C6.1 Local Heritage Places of the Launceston LPS has been informed by an extensive heritage study commissioned by City of Launceston in 2009.</p>

G.2.4 Specific Policies and Actions

Regional Settlement Networks

Policy	Actions	Response
and reinforces and enhances the strengths and character of the area in which it is set.		Furthermore, the application is accompanied by a Heritage Study which is specific to the site. If initiated, the proposed draft amendment will provide additional development controls which respond to the desired character of the building within the context of the Local Historic Heritage Code.

3.5 City of Launceston Corporate Strategic Plan 2014-2024: 2019 Review

City of Launceston Strategic Plan seeks to provide direction to the range of operations Council undertakes in their role as the major provider of services and facilities for the municipal area. The Strategic Plan outlines Council's long-term strategic priorities, goals and focus areas to provide direction across a range of operations. The Strategic Plan is informed by the community's vision captured in the Greater Launceston Plan. A summary of the proposed draft amendment is provided within the context of strategic priorities of the plan in table 6.

City of Launceston Corporate Strategic Plan 2014-2024: 2019 Review

Strategic Priority 1

Policy	Focus Areas	Response
<p>We connect with our Community and our Region through meaningful engagement, cooperation and representation.</p> <p>Our interactions with our community are authentic, timely, accurate and open. We want to build strong and productive relationships with our community and regional partners.</p>	<ol style="list-style-type: none"> 1. To develop and consistently utilise contemporary and effective community engagement processes. 2. To lead the implementation of the Greater Launceston Plan via collaborative and constructive relationships with our regional partners. 3. To advocate and collaborate to enhance regionally significant services and infrastructure for the benefit of our communities. 	<p>The proposed draft amendment indirectly aligns with this policy insofar as the amendment process inherently involves established community engagement processes prescribed under section 40G of the LUPA Act.</p> <p>The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this policy.</p> <p>The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this policy.</p>

Strategic Priority 2

Policy	Focus Areas	Response
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City of Launceston Corporate Strategic Plan 2014-2024: 2019 Review

<p>We Facilitate Prosperity by seeking out and responding to opportunities for growth and renewal of our regional economy.</p> <p>We use our influence and resources to deliver the foundations for ongoing economic development. We want Launceston to be the heart of a thriving regional economy.</p>	<ol style="list-style-type: none"> 1. To actively market the City and Region and pursue investment. 2. To facilitate direct investment in the local economy to support its growth. 3. To provide an environment that is supportive to business and development within the municipality. 4. To promote tourism, and the development of a quality tourism offering for Launceston. 5. To understand and support the establishment and growth of new and creative industries and businesses in Launceston. 	<p>The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this policy.</p> <p>The proposed draft amendment indirectly aligns with this policy insofar as it will provide greater flexibility for future use of site which is afforded by clause 7.4 of the TPS allowing for diversity of investment in use and development of the site which will in turn support the growth of the local economy.</p> <p>The proposed draft amendment indirectly aligns with this policy insofar as it will provide greater flexibility for future use of site which is afforded by clause 7.4 of the TPS allowing for diversity of business and development within the municipality.</p> <p>The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this policy.</p> <p>The proposed draft amendment indirectly aligns with this policy insofar as it will provide greater flexibility for future use of site which is afforded by clause 7.4 of the TPS allowing for diversity of business and development within Launceston, including new and creative industries and businesses.</p>
--	--	---

Strategic Priority 3

Policy	Focus Areas	Response
<p>We are a Progressive Leader that is accountable to our governance obligations and responsive to our community.</p> <p>Our decision-making and actions are evidence-based, strategic, transparent and considered. We are ethical, fair and impartial in</p>	<ol style="list-style-type: none"> 1. To provide for the health, safety and welfare of the community. 	<p>The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this policy.</p>

City of Launceston Corporate Strategic Plan 2014-2024: 2019 Review

<p>complying with and enforcing the law.</p>	<ol style="list-style-type: none"> 2. To fairly and equitably discharge our statutory and governance obligations. 3. To ensure decisions are made on the basis of accurate and relevant information. 4. To continually improve our service delivery via a continuous improvement mindset, pursuing efficiency gains, and adopting technological and other process innovations. 5. To maintain a financially sustainable organisation. 	<p>The proposed draft amendment aligns with this policy insofar as it requires the planning authority to fairly and equitably discharge its statutory obligations under the LUPA Act.</p> <p>The proposed draft amendment directly aligns with this policy insofar as the application includes accurate and relevant information as to the statutory process for requesting an amendment to the Launceston LPS and the local historic heritage significance values of the site.</p> <p>The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this policy.</p> <p>The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this policy.</p>
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Strategic Priority 4

Policy	Focus Areas	Response
<p>We value our City's Unique Identity by celebrating our special heritage and culture, and building on our competitive advantages to be a place where people choose to live, work and visit.</p> <p>We facilitate our community's sense of place by enhancing local identity. We want people to be proud to say that Launceston is "my city".</p>	<ol style="list-style-type: none"> 1. To promote and enhance Launceston's rich heritage, culture and natural environment. 2. To continue to offer an attractive network of parks, open spaces and facilities throughout Launceston. 3. To promote and attract national and international events and support the 	<p>The proposed draft amendment directly aligns with this policy. In this regard, the proposed draft amendment seeks to include the site as a Local Heritage Place in Table C6.1 Local Heritage Places of the Launceston LPS. The site has been determined to have the necessary attributes for inclusion as a Local Heritage Place and its associated listing will allow the protection and conservation of the building which is known to have local historic heritage significance within the community.</p> <p>The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this policy.</p> <p>The proposed draft amendment does not directly align with this</p>

City of Launceston Corporate Strategic Plan 2014-2024: 2019 Review

	<p>sector to ensure a diverse annual events calendar.</p> <p>4. To support the central business district (CBD) and commercial areas as activity places during day and night.</p> <p>5. To support sustainable population growth in the Northern Region.</p>	<p>policy, but it will not impact on the attainment of this policy.</p> <p>The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this policy.</p> <p>The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this policy.</p>
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Strategic Priority 5

Policy	Focus Areas	Response
<p>We Serve and Care for our community by providing equitable and efficient services that reflects needs and expectations of our community.</p> <p>We are invested in our community's long-term health, well-being, safety and resilience. We want to be trusted and respected by our community</p>	<p>1. To plan for and provide services and facilities that recognise the changing demographics and needs of our community.</p> <p>2. To define and communicate our role in promoting social inclusion and equity.</p> <p>3. To work in partnership with community organisations and other levels of government to maximise participation opportunities for vulnerable and diverse members of the community</p> <p>4. To support the delivery of programs and events for people to connect with each other through participation in community activities and civic life.</p> <p>5. To promote and support active and healthy lifestyles of our community.</p> <p>6. To enhance community awareness of the impacts of uncertain weather patterns, natural and other disasters, and build community resilience.</p> <p>7. To develop and manage infrastructure and</p>	<p>The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this policy.</p> <p>The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this policy.</p> <p>The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this policy.</p> <p>The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this policy.</p> <p>The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this policy.</p> <p>The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this policy.</p> <p>The proposed draft amendment does not directly align with this</p>

City of Launceston Corporate Strategic Plan 2014-2024: 2019 Review

	resources to protect our community from natural and other hazards.	policy, but it will not impact on the attainment of this policy.
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Strategic Priority 6

Policy	Focus Areas	Response
<p>We Protect our Environment by caring for our unique natural assets and amenity, and sensitively managing future development opportunities.</p> <p>We strive to minimise the impact of our actions on the environment, while planning for, adapting to and managing the impact of climate change. We want to protect the special character and values of our city for future generations.</p>	<ol style="list-style-type: none"> 1. To reduce our and the community's impact on the natural environment. 2. To contribute to air and river quality improvements in Launceston. 3. To manage the risks of climate-related events, particularly in the area of stormwater management and riverine flooding. 	<p>The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this policy.</p> <p>The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this policy.</p> <p>The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this policy.</p>

Strategic Priority 7

Policy	Focus Areas	Response
<p>We are a City Planning for our Future by ensuring our approach to strategic land-use, development and infrastructure investment is coordinated, progressive, and sustainable.</p> <p>We play a leading role in balancing the enviable amenity of our municipality with the needs of future development and growth. We want to influence the delivery of the right investment for our city and region.</p>	<ol style="list-style-type: none"> 1. To ensure that our application of the land-use planning system at a local and regional level is effective and efficient. 2. To take a strategic approach to development sites and infrastructure investment within the municipality to maximise public benefit and encourage development and investment. 	<p>The proposed draft amendment aligns with this policy insofar as it follows the requirements of the LUPA Act which is an overarching statutory document that governs the land-use planning system at a local and regional level.</p> <p>The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this policy.</p>

City of Launceston Corporate Strategic Plan 2014-2024: 2019 Review

	<p>3. To improve and maintain accessibility, transport options, and infrastructure within the Launceston area, including its rural areas.</p> <p>4. To ensure our suite of strategic planning initiatives are coordinated, and representative of our community's needs and aspirations.</p>	<p>The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this policy.</p> <p>The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this policy.</p>
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4. Conclusion

The proposed draft amendment seeks to add 64 Robin Street, Newstead comprised in folio of the Register Volume 55051 Folio 1 as a local heritage place within Table C6.1 Local Heritage Places of the Launceston LPS.

The ensuing assessment addresses each applicable assessment criteria set out by the Land Use Planning and Approvals Act 1993 that is relevant to the amendment of the Launceston Local Provisions Schedule including:

- Northern Tasmanian Regional Land Use Strategy;
- State Policies;
- City of Launceston Corporate Strategic Plan 2014-2024: 2019 Review; and
- Tasmanian Planning Scheme incorporating the Launceston Local Provisions Schedule.

It is contended that the site comprises the attributes necessary to allow its inclusion as a Local Heritage Place within Table C6.1 Local Heritage Places of the Launceston LPS.

Support for the preparation and initiation of the proposed draft amendment is therefore requested from Council.

Appendix A Title Document

SEARCH OF TORRENS TITLE

VOLUME 55051	FOLIO 1
EDITION 6	DATE OF ISSUE 09-Mar-2023

SEARCH DATE : 12-Jul-2024

SEARCH TIME : 03.19 PM

DESCRIPTION OF LAND

City of LAUNCESTON
 Lot 1 on Plan 55051 (formerly being P11715(D))
 Being the land described in Conveyance 26/5842
 Derivation : Part of 100 acres Located to Richard Dry
 Derived from A15733

SCHEDULE 1

M950048 TRANSFER to SELORA PTY LTD Registered 09-Mar-2023
 at 12.01 PM

SCHEDULE 2

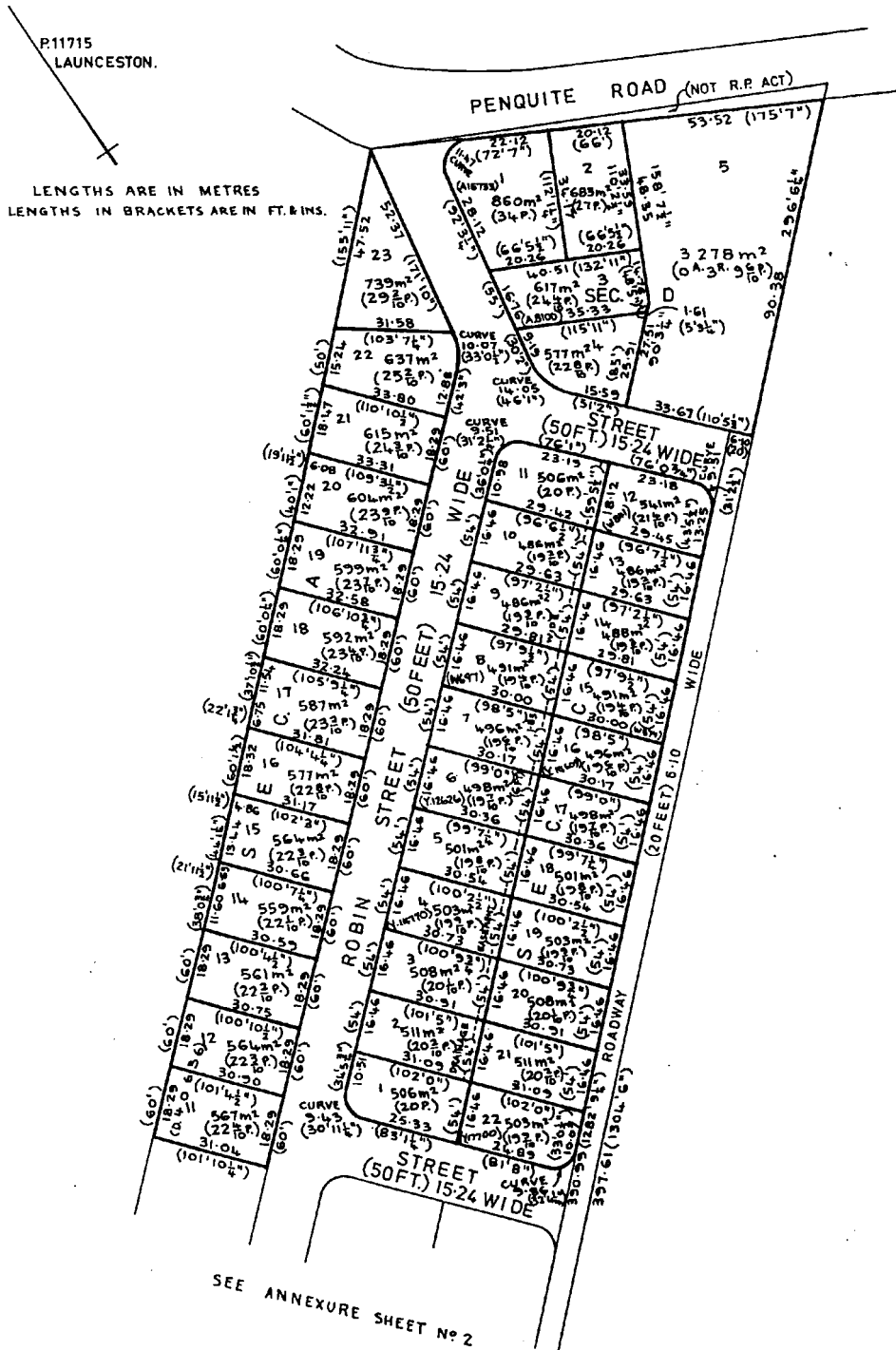
Reservations and conditions in the Crown Grant if any
 26/5842 CONVEYANCE: Benefiting Easement: Right to pass and
 repass in common with all others over the strip of
 land containing seven and three tenths of a perch
 26/5842 CONVEYANCE Made Subject to Boundary Fences & other
 Conditions

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p>ANNEXURE SHEET No. 1 (of 2 annexures) to plan by Surveyor</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: P.11715</p> <p>(NOT TO SCALE)</p>
<p>Signed for the purposes of identification</p>	<p>Surveyor: _____</p>	
<p>Council Clerk: _____</p>	<p>Owner: DECEASED PERSON'S ESTATE Title Reference: Z 37</p>	

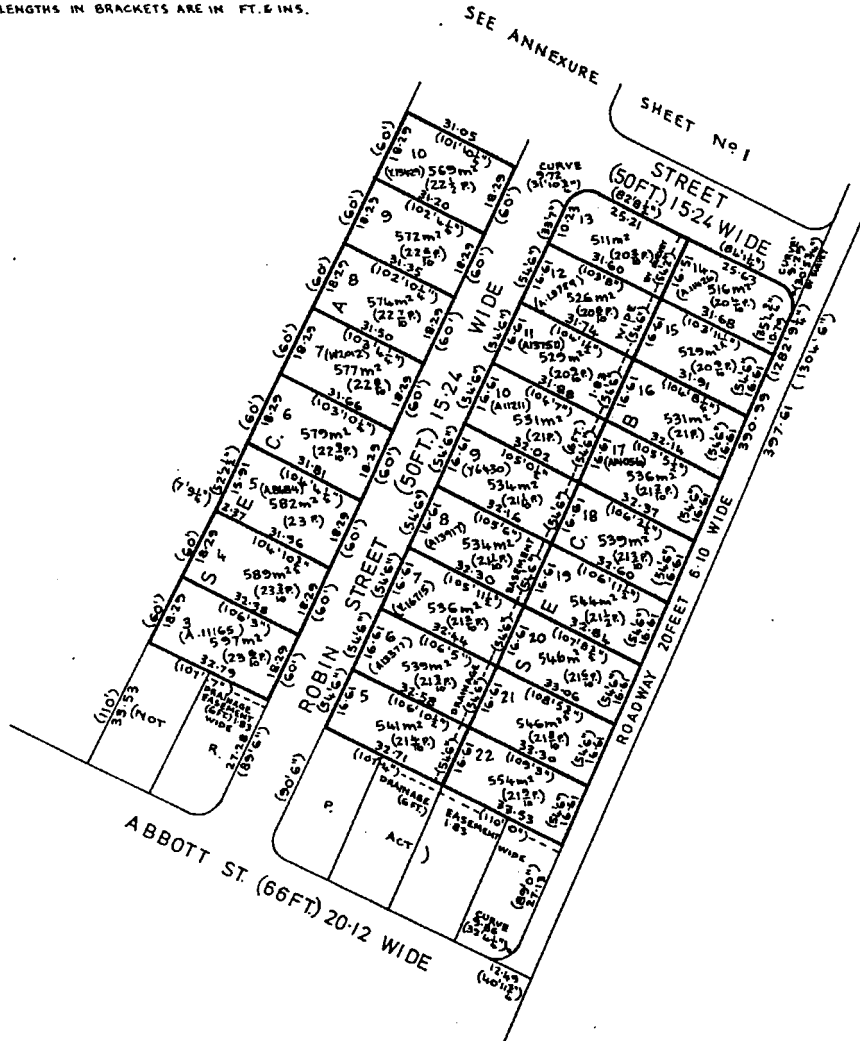
SKETCH BY WAY OF ILLUSTRATION ONLY



<p>ANNEXURE SHEET No. 2 (of 2 annexures) to plan by Surveyor</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: P.11715</p>
<p>Signed for the purposes of identification</p>	<p>Surveyor Owner: DECEASED PERSONS ESTATE Title Reference: Z 37</p>	<p>(NOT TO SCALE)</p>

SKETCH BY WAY OF ILLUSTRATION ONLY

LENGTHS ARE IN METRES
LENGTHS IN BRACKETS ARE IN FT. & INS.



Appendix B Owners Consent

Form No. 1

Owners' consent

Requests for amendments of a planning scheme or Local Provisions Schedule and applications for combined permits require owners' consent. This form must be completed if the person making the request is not the owner, or the sole owner.

The person making the request must clearly demonstrate that all owners have consented.

Please read the notes below to assist with filling in this form.

1. Request made by:

Name(s):

Email address

Contact number:

2. Site address:

Address:

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

3. Consent of registered land owner(s):

Every owner, joint or part owner of the land to which the application relates must sign this form (or a separate letter signed by each owner is to be attached).

Consent to this request for a draft amendment/and combined permit application is given by:

Registered owner :

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Position
(if applicable):

Signature:

Risa Miller

Date:

10/7/24

Registered owner
(please print):

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Position
(if applicable):

Signature:

G Adams

Date:

Registered owner
(please print):

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Position
(if applicable):

Signature:

Date:

NOTES:

a. When is owners' consent required?

Owners' consent is required for:

- amendments to an interim planning scheme or to a Local Provisions Schedule¹; or
- combined permits and amendments².

Owners' consent must be provided before the planning authority determines to initiate, certify or prepare the amendment.

b. Who can sign as owner?

Where an owner is a natural person they must generally sign the owner's consent form personally.

Where an owner is not a natural person then the signatory must be a person with legal authority to sign, for example company director or company secretary.

If the person is acting on behalf of the owner under a legal authority, then they must identify their position, for example trustee or under a power of attorney. Documentary evidence of that authority must also be given, such as a full copy of the relevant Trust Deed, Power of Attorney, Grant of Probate; Grant of Letters of Administration; Delegation etc.

Please attach additional pages or separate written authority as required.

c. Strata title lots

Permission must be provided for any affected lot owner and for common property for land under a strata title under the *Strata Titles Act 1998*. For common property, permission can be provided in one of the following ways:

- i. a letter affixed with the body corporate's common seal, witnessed by at least two members of the body corporate (unless there is only one member, in which case the seal must be witnessed by that member) and which cites the date on which the body corporate or its committee of management met and resolved to give its consent to the application; or,
- ii. the consent of each owner of each lot on the strata plan.

d. Companies

If the land is owned by a company the form is to be signed by a person with authority in accordance with the *Corporations Act 2001 (Cwth)*.

e. Associations

If the land is owned by an incorporated association the form is to be signed by a person with authority in accordance with the rules of the association.

f. Council or the Crown

If the land is owned by a council or the Crown then form is to be signed by a person authorised by the relevant council or, for Crown land, by the Minister responsible for the Crown land, or a duly authorised delegate.

The name and positions of those signing must be provided.

Effective Date: September 2021

¹ under section 33(1) of the former provisions of the *Land Use Planning and Approvals Act 1993* or section 37 of the current provisions.

² under section 43A of the former provisions or section 40T of the current provisions of the Act

Appendix C Council Datasheet

Table C6.1 Local Historic Heritage Places Datasheet – LAU-C6.1.XXX

Town/Locality:

Newstead

Address:

64 Robin Street

Folio of the Register:

55051/1

Description:

Building as shown in Figures 1 - Two storey meeting hall, Post-War International, 1952 and 1964



Figure 1

Specific Extent:

The entire site including gardens, with the facades visible directly from the street and setbacks from the street being of high importance

Figures of specific extent:

Not applicable

Statement of local historic heritage significance and historic heritage values:

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history - Highly significant as one of a few buildings built post war for community groups, specifically the Masonic Lodge, in Launceston. The building is distinctive and adds to the collective value of the streetscape as well as having individual significance. The foundation stone of the Heather Lodge’s new temple was laid in 1952 (refer Figure 2). It was the first time the ancient Masonic ceremony had been performed in Launceston for over 50 years. (<i>Examiner</i> , 2 Jun 1952, p.5) Further additions occurred in 1964. The architect involved being Roy Smith, Willing and Newman and builders H J Martin and G J Luck.
(ii) creative or technical achievements - The place maintains significance in its ability to convey key characteristics of the Post-War International architectural style, with prismatic form and asymmetry to windows and entryway. It maintains smooth brick exterior walls with areas of contrasting textures including concrete and glass.
(iii) a class of building or place - A good representative example of a large Post-War International style community building form complete with fence. Exclusions from significance include: Addition to the side; metal sheet fencing.
(iv) aesthetic characteristics - The place is aesthetically significant achieving precision, sharpness, and transparency in design. Typical of the Post-War International type, the structure is well established and

large in scale with a vertical monumentality. It is considered to contribute aesthetically and historically to the surrounding streetscape.

(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons - A social assessment has not been undertaken for the property. However, the site is likely significant to past and present members of the Freemasons / Masonic order of Tasmania and their families. The place is further considered to add to the collective ambiance of Launceston, closely linked with the region's sense of place.
(ii) the life or works of a person, or group of persons, of importance to the locality or region - The place is known to have been designed by prominent architects Roy Smith, Willing & Newman; and built by H. J. Martin & G. J. Luck between 1952 and 1964. The site is further associated with the Freemasons / Masonic order of Tasmania.

Figures for statements of local heritage significance and heritage values:



Figure 2 – Foundation Stone

Appendix D Heritage Assessment

praxisenvironment

heritage

planning

archaeology

po box 338
north hobart
tasmania 7002

0418 303 184
info@prax.com.au

Assessment of Heritage Significance

64 Robin Street
NEWSTEAD TASMANIA

Brad Williams
Heritage Consultant

For 6ty°

July 2024

Contents:

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This document was written by Brad Williams (BA.Hons Archaeology, G.Dip Maritime Archaeology, MA Cultural Heritage Management)

Historical Archaeologist, Heritage Consultant and Director of Praxis Environment – a division of Praxis Synergy Pty. Ltd. ACN 623 700 818.

Supplementary historical research was provided by Alan Townsend, consultant historian.

Unless otherwise stated, the north point (or approximate) of maps and plans is to the top of the page – project north is designated as the sunroom-side wall of the building.

Cadastral information depicted in this document must not be relied upon without verification by a Surveyor. Rectified aerial imagery has not been used; therefore the actual location as depicted in aerial images may differ to that of actual survey.

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1. Introduction, rationale and brief

This report has been commissioned by 6ty° in order to assess the possible historic heritage significance of the place known as 64 Robin Street, Newstead, Tasmania. The building was built as the rooms of Lodge Heather – the East Launceston branch of the Masonic Lodge, in 1952. The building has recently been sold into private ownership and lodge activities no longer take place within the building.

The place is not subject to any statutory heritage controls, however the owner proposes that Launceston City Council initiates an amendment to the Local Provisions Schedule of the Tasmanian Planning Scheme – Launceston to add the place to Table C6.1 (Local Historic Heritage Places) i.e. – the owner seeks that the place be locally heritage listed.

Accordingly, this document aims to:

- Provide a brief overview of the historical development and context of the place.
- Consider comparative assessments of relevant places to consider whether the place represents any key historic theme or association.
- Develop a statement of significance for the place
- Assess the ability of the fabric and setting of the place, as well as intangible values, to demonstrate the significance of the place.



Figure 1.1 – Aerial photograph of the area (the place outlined in red). Adapted from www.thelist.tas.gov.au

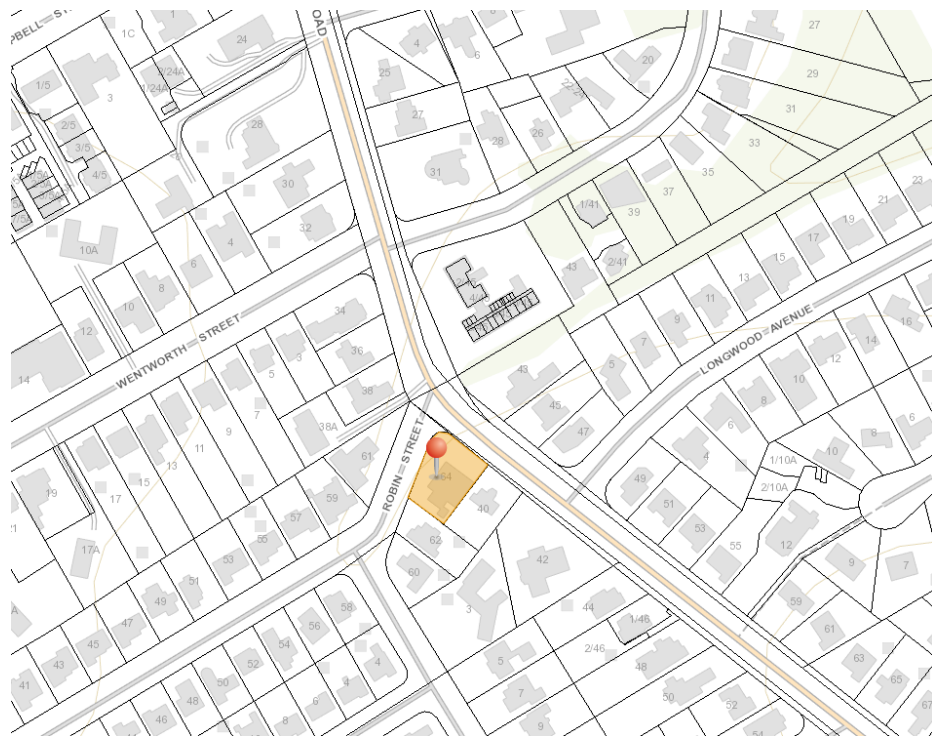


Figure 1.2 – Cadastral boundaries of the site (shaded orange) and wider area. From www.thelist.tas.gov.au

2. Brief overview of the history and historical context of the place

- As early as 1948, St Andrew Lodge who had been meeting in premises in Connaught Crescent touted a new lodge building in the vicinity of East Launceston. At that time, they also proposed a move to St Aidan's Hall in Berean Street as a temporary arrangement. Minutes of meetings also reveal that Mr. Roy Smith's offices were sometimes used for meetings.¹
- In October 1948 it was resolved to name the new lodge 'Lodge Heather' and to explore a suitable building site in East Launceston. A building and advisory committee was formed. Mr. Roy Smith assisted with exploration of possible sites.² Negotiations began with the Baptist Church for purchase of a Sunday School building, but this was not pursued.
- In 1949 the Lodge formed the 'Heather Hall Company' as a trading entity for the purchase of land and construction of a building. Brother Roy Smith tabled sketch plans for a proposed site and building on Penquite Road. In 1951 it was estimated that the cost of the new building was expected to be between £4,000 and £5,000.³
- In 1952 a tender was accepted from Brother Martin for the new temple at Penquite for £5,943.⁴
- The Examiner reported on the 2nd June 1952 that the foundation stone of Lodge Heather had been laid in a re-enactment of the ancient ceremony of dedicating a lodge building. That article stated:

Ancient Masonic Ceremony: At L'ton THE ANCIENT CEREMONY of laying the foundation stone of a Masonic Temple was re-enacted in Launceston on Saturday afternoon, before 200 Masons and their wives. It was the first time in 70 years that the ceremony had been performed in Launceston. The new temple is for Heather Lodge and will be built on the corner of Penquite Rd. and Robbins St. Newspapers of the day and coins of the realm were deposited with the stone. A Past Grand Master of the Grand Lodge of Tasmania (Sir Claude James) gave a short address before laying the mortar. The stone was lowered by three regular stops to its proper position. After the stone was lowered Sir Claude struck the four corners and said, "With temperance, fortitude, prudence and justice let our work be founded." Officers of the lodges with their tools of office checked the stone and reported, "It is well and truly laid." Scattered Corn Sir Claude then scattered corn upon the stone as an emblem of plenty. Wine as an emblem of truth, oil as an emblem of

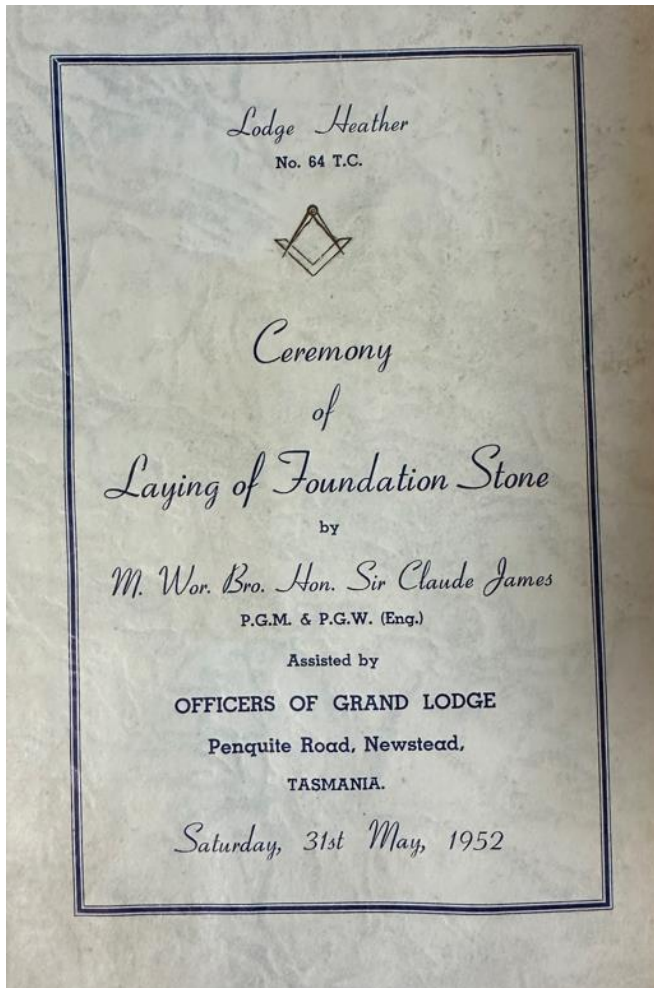
¹ Minutes of Regular Meetings, Tasmanian Archive and Heritage Office NS7540/1/1.

² Ibid.

³ Ibid.

⁴ Ibid.

charity and salt as an emblem of hospitality were poured on the stone. After the National Anthem those present adjourned to St. Aidan's Hall for refreshments, There Sir Claude James was presented with an inscribed silver entree dish and Lady James with a bouquet. The wife of the Master of Heather Lodge, Mrs. G. Dell, and the wife of the chairman of the Heather Hall Company, Mrs. H. W. Beecroft, were presented with bouquets.



Laying of the foundation stone. Tasmanian Archive and Heritage Office (minutes of Meetings, as cited above).

- The Examiner reported on the 10th December 1952 that the building known as *Heather Hall* had been dedicated by the Grand Master of the Grand Lodge of Tasmania. Note that at this stage the building was single-storey. The architects were Roy Smith, Willing and Newman and the builders were H.J. Martin and G.J. Luck.



The original single-storey lodge building. The Examiner 31/5/1952.

- My March 1953 Heather Hall was in use.
- In 1964 the second storey was added to the building also to the design of Smith, Willing and Luck.
- The building was used for lodge purposes until recently, when several Launceston suburban lodges amalgamated to be based in the central Brisbane Street lodge building.

3. Description of the building

The following is a broad description of the building:

Element	Sub-element	Description
Exterior		
General form		The exterior form of the building sympathetically demonstrates the two phases of construction – i.e. the 1952 ground floor and the 1964 upper floor extension. There is a later single-storey extension on the southern side.
Roof	Form	The roof is near-flat and concealed by a low concrete parapet.
	Cladding	Presumably iron.
Walls	Masonry	The walls are face brick laid in a stretcher bond. The bricks are subtly different between each period of construction. There is a concrete stringcourse, parapet and infill panels beneath the upper-level windows. There is a concrete pediment above the main doors.
	Foundations	Presumed concrete.
Windows/doors	Windows in general	The windows are the original timber-framed casements. All window apertures appear original. There is a feature porthole window on the Penquite Road elevation.
	Doors	The front doors appear to be original – a pair of timber panelled doors each with a porthole window.
Other site features		The block is surrounded by a low hedge behind a mesh fence, and there is an informal carpark area off Elphin Road – no notable features.
Interior		
<p>The interior of the building was not inspected, however from photographs available via realestate.com.au it appears that the interior of the building has a high degree of original integrity (noting the two main periods of construction), with the upper-floor lodge meeting room, foyer/stairway downstairs assembly hall/supper-room and ancillary areas such as kitchen/toilets etc. all appearing to have not been subject to substantial change since construction.</p> <p>Note that the Tasmanian Planning Scheme does not have any explicit provisions for interior works to a Local Heritage Place – deferring to the definition of <i>development</i> in the Land Use planning and Approvals Act 1993 which explicitly limits development (in this context) to the construction, exterior alteration or exterior decoration of a building.</p>		



Figure 3.1 – The Robin Street elevation of the building. From GoogleEarth.







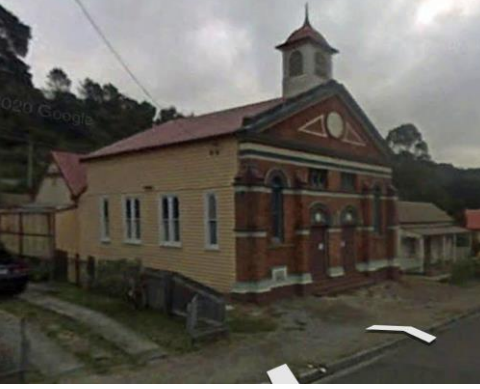
Figure 3.2 – The Penquite Road elevation of the building. From GoogleEarth.

4. Comparative assessment



4.1. Masonic Lodge buildings in Tasmania


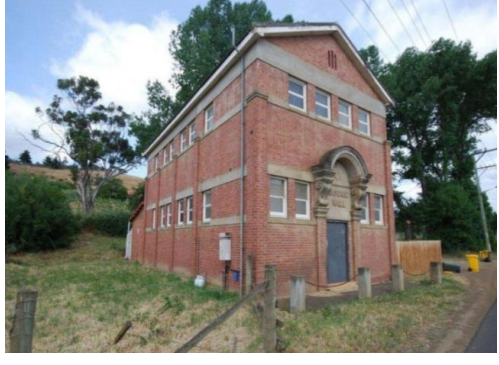

A search of the Tasmanian Heritage Register and selected local heritage schedules reveals the following 'Masonic Halls' or similar listed. This search has also been informed by a list of active lodges at freemasonrytasmania.org:

Address	Photo (GoogleEarth)	Brief description/notes	Comparison with 64 Robin Street
<p>Former Masonic Hall 24 Murray Street Hobart.</p>		<p>Substantial mid c19th high-Victorian classically styled building.</p>	<p>This is an example of a much larger city-based lodge, whereas 64 Robin Street is a later example of a smaller suburban lodge.</p>
<p>Masonic Temple, 3 Sandy Bay Road Hobart.</p>		<p>A substantial mid-c20th lodge building demonstrating classical architectural approaches and displaying typical features such as an austere starkness and restrained fenestration.</p>	<p>This is an example of a much larger city-based lodge, whereas 64 Robin Street is a later example of a smaller suburban lodge.</p>


<p>Masonic Temple 15 Hamilton Street Latrobe</p>		<p>Late Victorian purpose-built classical styled building with a substantial later extension.</p>	<p>Example of an earlier rural Masonic Lodge.</p>
<p>Masonic Hall Chambers 39-39A Brisbane Street Launceston</p>		<p>Substantial high-Victorian classically styled building with a later similarly styled front extension.</p>	<p>This is an example of a much larger city-based lodge, whereas 64 Robin Street is a later example of a smaller suburban lodge.</p>
<p>Masonic Hall 21 Cutten Street Queenstown</p>		<p>Federation purpose-built building with a well-articulated masonry façade and more modest construction rearward.</p>	<p>Example of an early c20th Masonic Lodge associated with a 'boom-town' rather than a later suburban lodge.</p>

<p>Masonic Hall 3348 Huon Highway Franklin</p>		<p>A modestly scaled and detailed c1920s lodge building demonstrating references to classical architecture and the lack of fenestration common on purpose-built lodge buildings.</p>	<p>Example of an early-mid c20th rural Masonic Lodge of a similar scale and style to 64 Robin Street.</p>
<p>Masonic Hall Peltro Street Glenorchy</p>		<p>A restrained Inter-War Stripped Classical styled building of a light brick front bay and a red brick rear. The building bears some resemblance to the Hobart Masonic Hall but in a more restrained manner.</p>	<p>A larger example of a suburban lodge of a similar period to 64 Robin Street.</p>
<p>Masonic Hall 87 Emu Bay Road, Deloraine.</p>		<p>Late Victorian purpose-built classical styled building of modest proportions and detailing.</p>	<p>Example of an earlier rural Masonic Lodge.</p>

<p>Masonic Hall Gay Street Oatlands</p>		<p>Mid-c20th concrete block hall of modest scale and styling demonstrating the lack of fenestration common on purpose-built lodge buildings.</p>	<p>Example of a mid c20th rural Masonic Lodge.</p>
<p>Masonic Hall Devonport</p>		<p>Federation purpose-built building with a well-articulated masonry façade.</p>	<p>Example of an early c20th smaller city Masonic Lodge of a similar scale to 64 Robin Street.</p>
<p>Lodge Lauriston George Town</p>		<p>Later c20th (1961) modernist building.</p>	<p>Example of a mid-c20th Masonic Lodge of a similar scale to 64 Robin Street.</p>

<p>Masonic Lodge Penguin</p>		<p>Mid-c20th concrete block hall of modest scale and styling demonstrating the lack of fenestration common on purpose-built lodge buildings.</p>	<p>Example of an early-mid c20th rural Masonic Lodge of a similar scale to 64 Robin Street.</p>
<p>Masonic Hall 513 Gordon River Road, Bushy Park</p>		<p>A modestly scaled and detailed c1920s lodge building demonstrating classical architectural styling and the lack of fenestration common on purpose-built lodge buildings.</p>	<p>Example of an early-mid c20th rural Masonic Lodge with similar architectural styling and of a similar scale to 64 Robin Street.</p>
<p>Masonic lodge 10 Patrick Street Ulverstone</p>		<p>A modestly scaled and detailed c1920s lodge building. Front extension obscures the main hall. No longer used as a lodge.</p>	<p>Example of an early-mid c20th rural Masonic Lodge of a similar scale to 64 Robin Street.</p>

<p>Masonic Lodge High Street Sheffield</p>		<p>Mid-c20th concrete block hall of modest scale and styling demonstrating the lack of fenestration common on purpose-built lodge buildings.</p>	<p>Example of a mid c20th rural Masonic Lodge of a similar scale to 64 Robin Street.</p>
<p>Masonic Centre 3 Forcett Street Sorell</p>		<p>Mid-c20th concrete block hall of modest scale and styling demonstrating the lack of fenestration common on purpose-built lodge buildings.</p>	<p>Example of a mid c20th rural Masonic Lodge of a similar scale to 64 Robin Street.</p>
<p>Masonic Lodge 42 Hogg Street, Wynyard.</p>		<p>A modestly scaled and detailed c1930s lodge building demonstrating classical architectural styling and the lack of fenestration common on purpose-built lodge buildings.</p>	<p>Example of an early-mid c20th rural Masonic Lodge of a similar scale to 64 Robin Street.</p>

<p>Masonic lodge 11 William Street Longford.</p>		<p>A modestly scaled and detailed c1930s lodge building demonstrating the lack of fenestration common on purpose-built lodge buildings. No longer used as a lodge building.</p>	<p>Example of an early-mid c20th rural Masonic Lodge of a similar scale to 64 Robin Street.</p>
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The above examples show a range of the Masonic Lodge buildings in Tasmania. Note that Oddfellows, RAOB (etc.) buildings were not examined here, but may provide a wider dataset of buildings in which lodge activities take place. Whilst Masonic Lodge buildings are not particularly uncommon in Tasmania, they represent a diversity both stylistically and temporally connected to the growth of Tasmanian populations and the fluctuations in lodge attendance over many decades.

The rural examples examined here are generally small and modest buildings, some with notable stylistic flourishes to their facades dating from the first half of the twentieth century and representing the formalisation of lodge premises in growing Tasmanian towns (noting that often lodge activities would have been held in other public gathering spaces prior to that).

In cities, the Masonic Lodges were large, ornate and prominent buildings such as the earlier Hobart building in Murray Street and the later Sandy Bay Rod building, as well as the Launceston building, the earlier buildings appearing to desire more outward austerity and these are more fenestrated than the later examples where windows were restrained and in general the architectural detailing was much more restrained (yet still subtly present, in particular classical motifs).

64 Robin Street is a good example of a medium-scale suburban lodge building from the mid-c20th, designed by a prominent architect. It displays many of the features typical of these buildings – restrained fenestration, references to a classical style of architecture and some stark austerity.

4.2. Roy Smith – Architect

The building was designed by the firm Smith, Willing & Newman. Given Roy Smith's hand in the initial designs and site location, as well as him being a member of the lodge, it is likely that he had a leading-hand in the design. The building has a distinctive character reminiscent of Smith's work. The following biography of Smith is drawn from the *Australian Dictionary of Biography*:

Roy Sharrington Smith (1892-1971), architect, was born on 24 November 1892 at Launceston, Tasmania, third of six children of Sydney Herbert Smith, commercial traveller, and his wife Grace, née Spong. Roy was educated at The Friends' School, Hobart. Indentured in 1909 to Robert Ricards of Ricards & Heyward, architects, he attended (from 1915) evening-classes under Lucien Dechaineux at the Hobart Technical School. In 1917 he was admitted to the Tasmanian Institute of Architects. At Holy Trinity Church, Hobart, on 23 August 1922 he married with Anglican rites Isobel Vera Stuart (d.1969), a nursing sister.

After working for a number of local architects, Smith served as an assistant-architect (1925-30) with the Federal Capital Commission, Canberra. In 1930-32 he practised successively in Sydney, London and Dublin. Returning to Launceston, he was invited to form a partnership with Hubert East; Gordon Willing, Jack Newman and Denys Green later joined the firm. With his partners, Smith ran a general practice and designed numerous schools, churches, houses and commercial buildings in northern Tasmania. He and East designed Holyman House in Launceston. His houses were often in a refined vernacular style with Georgian references; his commercial buildings exhibited a restrained Art Deco.

Smith sat for many years on the council of the T.I.A. and was president of the Tasmanian chapter of the Royal Australian Institute of Architects in 1938-40. A founder (1929) of the R.A.I.A., he was a councillor for fourteen years, vice-president (1938-39, 1942-44) and president (1944-46). In 1947 he was elected a fellow of the Royal Institute of British Architects; in 1966 he was made a life fellow of the R.A.I.A.

An active parishioner of St Aidan's Anglican Church, Launceston, Smith became involved in community organizations. For more than twenty years he served on the committees of the (Glenara) Northern Tasmanian Home for Boys (president 1961-68) and the Society for the Care of Crippled Children (vice-president 1966-71): he was responsible for the design of additions and alterations to their buildings. A council-member and chairman (1954-56) of the northern branch of the Royal Society of Tasmania, he also belonged to the Rotary Club of Launceston.

*In 1960 Smith helped to found the Tasmanian branch of the National Trust of Australia. For the rest of his life he was its senior architect. His firm carried out restorations on some of Australia's finest colonial houses, among them Franklin House and Staffordshire House, at Launceston, Clarendon, at Evandale, Malahide, at Fingal, Mount Morriston, at Ross, and Fairfield, at Epping Forest. He revealed his love of the State's architectural heritage in his books, *John Lee Archer, Tasmanian Architect and Engineer* (1962), and *Early Tasmanian Bridges* (1969). Smith was a man of fastidious taste and a skilled photographer; he had gained much from his earlier association with Frank Heyward and East, both of whom appreciated a historical approach to architecture. Survived by his son, he died on 13 September 1971 at his Launceston home and was cremated; his estate was sworn for probate at \$54,478. In 1973 the National Trust established a biennial lecture in honour of Smith, Isabella Mead and Karl von Stieglitz.*

Firms in which Roy Smith was partner are known to have designed:

Holyman House, Launceston (Smith, East and Willing).
Launceston Gas Company (new) headquarters (St John Street) (Smith, East and Willing).
Park Hotel, Invermay (Smith, East and Willing).
Launceston Fire Station (East and Smith).
Beach Hotel, Burnie (Smith, East and Willing).
Launceston Bank for Savings, 52 Invermay Road, Invermay (Smith, East and Willing).
Launceston Church Grammar School library and hall (Smith, East and Willing).
Former Mercury Building, 70 St John Street (Smith, East and Willing).
Phoenix Foundry (Wellington Street, Launceston) (Smith, East and Willing).
12 Cardigan Street, East Launceston.
Woodcroft, 39 Gascoyne Street, Sandhill.
Luck's Corner, George Street, Launceston (Smith and East)
21A High Street, Launceston.
St Giles school, East Launceston (East and Smith).
Westbury Town Hall (East and Smith).
Westbury Convent (Smith, East and Willing).
Christ Church, Ringarooma (East and Smith).
St Aidan's Church, East Launceston (East and Smith).
Lindisfarne Anglican Church (Smith and Heyward).
Campbell Town Hall (East and Smith).
Launceston Cricket Ground Grandstand (demolished).
Elphin Showgrounds Pavilion (demolished).
CMS House, Launceston (92 St John Street) (East and Smith).
Essendon Aerodrome Hangar (1935 – largest in Australia at that time).
Eskleigh conversion, Perth.
National Theatre remodelling (Launceston (East and Smith).
St Marys bank.
Scottsdale bank.
Longford Town Hall remodelling.
St Joseph's convent and school, East Launceston.
Burnie Park entrance gates.
Burnie Parish Hall (Smith, East and Willing).
Tasmanian Woolgrowers Agency extensions, Cimitiere Street, Launceston (East and Smith).

5. Statement of historic heritage significance

5.1. Assessment methodology

The following assessment of historic heritage significance is based on the national HERCON standard for statements of significance, based on the amount of information currently at-hand as detailed in this document. Note that natural history and indigenous heritage values have not been assessed here, as these are beyond the scope of this assessment.

The assessment methodology for each criterion follows the methodology details in the Tasmanian Government's *Assessing Historic Heritage Significance for Application with the Historic Cultural Heritage Act 1995* (October 2011) which is considered to represent a sound approach to assessing values (and from which the expanded definitions in the table below are drawn).

Although that document cites the *Historic Cultural Heritage Act 1995* in its title (to which the place is not subject), its wider applicability as a framework for considering the significance of local heritage places is summarised on page 2 of that document:

The approach outlined in this document is intended to assist heritage practitioners, statutory bodies, local planning authorities and members of the community in understanding why places are entered in the Tasmanian Heritage Register or suggested for listing in a local planning scheme. Through the use of examples, the document suggests thresholds to assist in determining whether:

- (i) *A place is of historic heritage significance at a STATE level as being important to the whole of Tasmania, and therefore eligible for entry in the Tasmanian Heritage Register;*
or
- (ii) *A place is of historic heritage significance at a LOCAL level as being important to a region or local community and eligible for listing in a heritage schedule of a local planning scheme.*

This document follows Steps 1-3 of that document (as summarised on p.3) and in particular follows the methodology for determining whether the place meets any particular criteria (deriving from the HERCON standards) as detailed on p.5 of that document, which prescribes (beyond the basic significance test):

*a broader test providing an indicative list of factors (**inclusion factors**) that assist in determining whether the criterion is satisfied (**significance indicators**) and whether a place is considered as being of local or state historic heritage significance (**threshold indicators**); and*

*an indicative list of those factors (**exclusion factors**) which would generally disqualify a place from being considered to be of either state or local significance against that criterion.*

In order for this assessment to remain impartial and not prejudiced, the significance indicators for the place will be tested against **both the inclusion and exclusion factors** for all criteria as per the HERCON standard.

The definition of Local Historic Heritage Significance as defined in the Tasmanian Planning Scheme (C.6.3.1) derives from the HERCON system, and is defined as such:

Local Historic Heritage Significance means significance in relation to a local heritage place or a local heritage precinct or local historic landscape precinct, and its historic heritage values as identified in the relevant list, in the relevant Local Provisions Schedule, because of:

(a) its role in, representation of, or potential for contributing to the understanding of:

- (i) local history;*
- (ii) creative or technical achievements;*
- (iii) a class of building or place; or*
- (iv) aesthetic characteristics; or*

(b) its association with:

- (i) a particular community or cultural group for social or spiritual reasons; or*
- (ii) the life or works of a person, or group of persons, of importance to the locality or region, as identified in the relevant list in the relevant Local Provisions Schedule, or in a report prepared by a suitably qualified person, if not identified in the relevant list.*

The Tasmanian Government Guidelines provide a more rigorous template for assessing significance, and will be used here, however this is generally interchangeable with the definition in the Tasmanian Planning Scheme.

5.2. Assessment of historic heritage significance as per the Tasmanian Government standards

As per the methodology above, the following assessment of historic heritage significance will utilise the Tasmanian Government's assessment document (as cited above) and undertake a historical heritage assessment against the inclusion factors for each of the criteria (including those which are not included in the THR datasheet as a means of impartially considering those criteria nonetheless) and will also assess the place against the exclusion factors for each criterion.

A. The place is of importance to the course, or pattern of our cultural or natural history.

Inclusion Factors		Response
A1	Association with an event, or series of events, of historical significance.	
A2	Demonstration of important periods or phases of settlement.	
A3	Association with important cultural phases or movements.	64 Robin Street demonstrates the attendance of lodges throughout the c20th as a good example of a purpose-built mid-c20th lodge building – demonstrating the popularity of such institutions during that period. The fact that the building was extended at an early stage further demonstrates that rapid gain in popularity of lodges in the mid c-20 th .
A4	Demonstration of important historical processes or activities.	
A5	Symbolism and influence of a place for its association with an important event, period, phase or movement.	
A6	Diversity of attributes – possessing multiple historical associations and physical qualities where the collective value is greater than the sum of the individual associations/qualities.	

Exclusion factors		Response
XA1	The association of the place to the historically important event, phase, period, process or movement is either incidental (minor, secondary) or cannot be substantiated. For example, every farm house is not of historical importance in demonstrating the spread of European settlement or pastoral land use across Tasmania; while a local legend of a link between a place and an event may make an interesting story it needs to be backed up by reasonable evidence if the place is to be registered on the basis of that link.	It is considered that the representation of lodges in mid-c20th Tasmania is a sufficiently important movement.
XA2	The place has an association with, or demonstrates evidence of, an historical event, phase, period, process or movement that is of dubious historical	

	importance. For example, the historical event, etc, needs to possess an importance 'beyond the ordinary' in respect of its state or local significance.	
XA3	The significant fabric of the place has been so altered that it can no longer provide evidence of a particular association.	The place is in largely original condition therefore is able to demonstrate tangible attributes of this important historical movement.

This assessment concludes that the place has significance against Criterion A as it represents an historically important movement in mid c20th Tasmania.

B. The place possesses uncommon, rare or endangered aspects of our cultural or natural history.

Inclusion Factors		Response
B1	Rare surviving evidence of an event, phase, period, process, function, movement, custom or way of life in Tasmanian history that continues to be practised or is no longer practised.	
B2	Evidence of a rare historical activity that was considered distinctive, uncommon or unusual at the time it occurred.	
B3	Distinctiveness in demonstrating an unusual historical, architectural, archaeological, scientific, social or technical attribute(s) that is of special interest.	
B4	Demonstrates an unusual composition of historical, architectural, archaeological, scientific, social or technical attributes that are of greater importance or interest as a composition/collection.	

Exclusion Factors		Response
XB1	The place is not rare within the relevant state/local context.	As per the comparative assessment in Section 4.1, lodge buildings are not considered rare in Tasmania.
XB2	The claim of rarity or uncommonness has too many descriptive qualifiers linked to it. For example, this is	

	the only stone house . . with a slate roof . . and a bull-nosed verandah. . . within the former estate of . .	
XB3	The place is the only one of its type and the event/custom/function is rare but its importance is questionable. For example, the only place to overlap the corrugated iron roofing four ridges instead of two; the only place to have a toilet suite in the kitchen; the only 2-storey potting shed; the only place having vinyl floor tiles on the ceiling, etc.	
XB4	The place is under threat of destruction, but its importance is questionable.	

This assessment concludes that the place is not of any historic cultural heritage significance against Criterion B as it does not demonstrate any rare aspects of local history.

C. The place has the potential to yield information that will contribute to an understanding of our cultural or natural history.

Inclusion Factors		Response
C1	Potential to improve knowledge of a little recorded aspect of Tasmania's past.	
C2	Potential to fill gaps in our existing knowledge of Tasmania's past.	
C3	Potential to inform/confirm unproven historical concepts or research questions relevant to Tasmania's past.	
C4	Potential to provide information about single or multiple periods of occupation or use.	
C5	Potential to yield site specific information which would contribute to an understanding of significance against other criteria.	

Exclusion Factors		Response
XC1	There is no physical, documentary or other evidence that would allow an assessment of likely research potential.	64 Robin Street is not considered likely to have the potential to yield any significant information of importance to any local historical
XC2	The potential information is trivial, not important or not significant.	
XC3	The context of the physical remains is so disturbed that they cannot	

	yield meaningful or important information, or the significance of the remains has been compromised through being relocated to the current location from somewhere else.	theme.
XC4	The information that can be derived from the place is already reasonably known or readily available from other resources, including other heritage places.	
XC5	A place which has had its research potential fully exhausted, for example, an archaeological site that has been excavated so that there is negligible physical remains left in situ, or a building whose significant fabric has been substantially removed or replaced with new work.	

It is concluded that the place has no potential to yield information that would contribute to any important attribute of our cultural history therefore is not of any historic cultural heritage significance against Criterion C.

D. The place is important in demonstrating the principal characteristics of a class of cultural or natural places or environments.

Inclusion Factors		Response
D1	Representative of a class of place/s that demonstrate an aesthetic composition, design, architectural style, applied finish or decoration of historical importance.	As per the comparative assessment in Section 4.1, 64 Robin Street is considered to be a good example of a mid-20th suburban lodge building with strong Post-War Internationalist architectural styling. This is demonstrated in the austere form and detailing of the building with subtle classical architectural references, the restrained fenestration and large meeting spaces within.
D2	Representative of a class of places that demonstrate a construction method, engineering design, technology or use of materials, of historical importance.	
D3	Representative of a class of places that demonstrate an historical land use, function or process, of historical importance.	
D4	Representative of a class of places that demonstrates an ideology, custom or way of life of historical importance.	
		Demonstration of lodge activities is considered to be of historical importance.

Exclusion Factors		Response
XD1	The place does not have a degree of distinctiveness within that class. For example, it is not a particularly, fine,	As per the comparative assessment in Section 4.1, 64 Robin Street is considered to have a

	intact or pivotal example. A place is not eligible simply because it is representative of a class of places as nearly every historic place in the state can be defined as representative of one class or another.	degree of distinctiveness and a range of characteristics sufficient to demonstrate a place of historical importance.
XD2	The place does not include a reasonable range of characteristics that define the class, either having never possessed them or having lost them through subsequent development, activity or disturbance.	
XD3	Lack of reasonable evidence to indicate the place is linked to a specific class of place/s.	
XD4	The class itself is of dubious importance. For example, a place is claimed to be a fine example of a post-World War II road culvert or milepost. Whilst it is conceivable a culvert or milepost might be significant, this would be an exceptional circumstance and it would be unreasonable to consider culverts and milestones as such significant classes that every fine example of each warrants inclusion on the Heritage Register.	

This assessment concludes that the place represents a good example of a mid-c20th purpose-built lodge building with strong Post-War International styling which provides an adequate demonstration of a sufficiently important class of place in local history and attributes of an important architectural style.

E. The place is important in demonstrating a high degree of creative or technical achievement.

Inclusion Factors		Response
E1	Recognition of artistic or design excellence.	
E2	Represents a breakthrough or innovation in design, fabrication or construction technique.	
E3	Distinctiveness as a design solution, treatment or use of technology.	
E4	Adapts technology in a creative manner or extends the limits of available technology.	

Exclusion Factors		Response
XE1	The place is not eligible simply because it is the work of an important designer or artist. It must be a substantial achievement that is demonstrated in the place itself and has been awarded or is otherwise worthy of recognition for its excellence.	64 Robin Street is not considered to represent any high degree of creative nor technical achievement.
XE2	The place has substantially lost its design or technical integrity through subsequent changes to, or deterioration of, the significant element of the place.	
XE3	The place has had its landmark or scenic qualities substantially and irreversibly degraded.	
XE4	The place has only an indirect or loose association with creative or technical achievement.	

This assessment concludes that the place is not of any historic cultural heritage significance against Criterion E as it does not demonstrate any degree of creative or technical achievement beyond the ordinary.

F. The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.

Inclusion Factors		Response
F1	Important to the community as a key landmark (built feature, landscape or streetscape) within the physical environment of Tasmania.	The prominent location of the building on the corner of a main thoroughfare demonstrates landmark qualities.
F2	Important to the community as a landmark within the social and political history of Tasmania.	
F3	Important as a place of symbolic meaning and community identity.	As a purpose built and long-running lodge building, 64 Robin Street is considered likely to have sufficient symbolic meaning as a place of public socialisation in the local area.
F4	Important as a place of public socialisation.	
F5	Important as a place of community service (including health, education, worship, pastoral care, communications, emergency services, museums, etc.).	
F6	Important in linking the past affectionately to the present.	

Exclusion Factors		Response
XF1	The place is important to the community solely for amenity reasons. For example, most modern picnic and parkland areas, playgrounds and beaches, used for contemporary recreation.	
XF2	The place is important to the community only as they seek to retain it in preference to a proposed alternative. For example, a place is occupied by an unremarkable development.	
XF3	The community group for which the place is claimed to have strong or special meaning does not have reasonable standing. That is, it is not recognised within the wider Tasmanian community, or the group is unable to demonstrate an important cultural association with the place. For example, a residential lobby group formed in response to a proposed development or activity at the place and unlikely to have the capacity to maintain an ongoing involvement with the place; a state-wide organisation whose functions and operational history has no direct link to the place or places of a similar nature.	It is considered that those associated with lodges have sufficient standing in the community to be considered a legitimate community group.

This assessment concludes that the place has local historic cultural heritage significance against Criterion F as it demonstrates associative value to the community as a recognisable lodge building in a prominent location.

G. Special association with the life or works of a person, or group of persons, of importance in our history.

Inclusion Factors		Response
G1	A key phase(s) in the establishment or subsequent development of the place were undertaken by, or directly influenced by, the important person(s) or organisation.	The building was designed by the firm Smith, Willing and Newman. As per the comparative analysis in Section 4.2, Roy Smith is likely to have had influence in its design, and it is considered to be a good example of his work. No other lodge building is known to have been designed by Smith.
G2	An event or series of events of historical importance occurring at the place were undertaken by, or directly influenced by, the important person(s) or organisation.	

G3	One or more achievements for which the person(s) or organisation are considered important are directly linked to the place.	
G4	Social or domestic events occurred at the place that are inseparable from the achievement(s) of the important person(s) or organisation, were a major influence upon an achievement(s) or are otherwise of public interest.	

Exclusion Factors		Response
XG1	The person(s) or organisation associated with the place lacks reasonable prominence or historical importance to the relevant state or local area.	
XG2	The association of the person(s) or organisation with the place cannot be demonstrated or substantiated.	
XG3	The association of the person(s) or organisation with the place is not strong, unusual or extraordinary enough to warrant recognition in this way. For example, the person spent a brief, transitory or incidental time at the place without leaving evidence or achieving anything relevant to their importance; and the association of the person or organisation with the place is totally unconnected with their achievement and not of historical interest in interpreting the context of their life and achievement.	
XG4	The person or organisation is perceived to draw more importance from their connection with the place than vice versa. For example, a person who acquires a famous property cannot be considered important merely for being the one-time owner of the property.	

This assessment concludes that the place is of local historic heritage significance due to its ability to demonstrate an example of the work of prominent 1930's-60's Launceston-based architect Roy Smith. The building represents a type of building of which no other example of Smith's work is known.

5.3. Summary of historic heritage significance

The above assessment concludes that 64 Robin Street is of local historic heritage significance against Criteria A, D, F and G, in that the place has the ability to:

- Demonstrate a phase of historical interest to the local community as it demonstrates a good example of a mid-c20th purpose-built lodge building.
- The place has landmark qualities as a recognisable lodge building in a prominent location.
- The place is demonstrative of community interaction through lodge activities.
- The place is considered to be a good example of the work of Architect Roy Smith, who was an important mid-c20th architect in Tasmania, being instrumental in the Art-Deco and Post-War modernist movement with strong connections to the formation of the National Trust of Australia – Tasmania.



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