

# Application Referral Cultural Heritage - Response

<b>From:</b>	N Booth
<b>Recommendation:</b>	Proposal is unacceptable.
<b>Date Completed:</b>	
<b>Address:</b>	80 LIVERPOOL STREET, HOBART
<b>Proposal:</b>	Alterations (New Heat Pump Units)
<b>Application No:</b>	PLN-16-1019
<b>Assessment Officer:</b>	Helen Ayers,

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## Referral Officer comments:

The application relates to a three storey terraced property with highly decorated front facade currently operated as Restaurant with Take Away facilities and associated Offices above.

The property is in the Victorian Georgian retail architectural style and forms part of a consistently detailed terrace of four properties, all of which are Heritage Listed as set out in the Hobart Interim Planning Scheme 2015.

Proposed is the provision of three pieces of air handling kit set on small plinths directly onto the roof of the front awning. Two of the units would deal with air conditioning of the retail space whilst the third is intended to be used as a chiller unit for a refrigeration space. The circumstances of the case are unusual in that the development has already occurred. The application might therefore be considered 'retrospective' in the sense that the applicant is seeking approval for something which has previously occurred. The Council's duty is, nevertheless, to consider the discretionary application as though the work did not exist. Council also has, under the provisions of the *Land Use Planning and Approval Act 1993* a duty to enforce its own planning schemes.

The building forms part of a group of four relatively intact terraced commercial units that have formed a coherent and consistent group within one of the CBD's principal retail streetscapes since the mid Victorian period. The front façade contains a high level of Rococo influenced detailing around the window surrounds, decorative banding, quoins and high quality plaster finish and moldings.

The proposed pieces of air handling kit would sit on plinths directly onto the roof of the front awning and as such would be highly visible when viewing the terrace from the opposite side of the street and from long distances. No attempt has been made to utilise methods to potentially limit the visual impact of the proposal. It is also noted that due to its height, when viewed other than directly onto the building, it would partially obscure the closest windows and their decorative surround. As such it is considered that the proposal would introduce three pieces of unsightly air handling kit onto an otherwise largely uncluttered elevation.

The stated objective of E.13.7 is to ensure that development at a heritage place is undertaken in a sympathetic manner which does not cause a loss of historic cultural heritage significance. Similarly, Design Standards as set out in the Central Business Zone as set out in Part D 22.4.3 states that the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, must be insignificant when viewed from the street.

As the proposed Air Handling kits are large, bulky and located in a highly visual location, it is considered that the proposal displays little respect for and is to the detriment of the identifiable and significant historical, architectural, social and cultural characteristics of the original building. Given the above, it is therefore considered that the proposal fails to comply with the stated policies of the Interim Planning Scheme and it is therefore recommended that the application be refused and enforcement action be sanctioned to ensure its removal.

#### Suggested Reasons for Refusal

1. The proposed alterations will have an unacceptable impact on the significant visual characteristics of this heritage Listed Place contrary to the policies contained within the Hobart Interim Planning Scheme, in particular E.13.7.2 and Development Standards Part D.22.4.3.

Nick Booth  
Heritage Officer  
20 February 2017