

Application Referral Cultural Heritage - Response

From:	Nick Booth
Recommendation:	Proposal is acceptable subject to conditions.
Date Completed:	
Address:	66 BURNETT STREET, NORTH HOBART ADJACENT ROAD RESERVE
Proposal:	Demolition and New Building for 68 Multiple Dwellings, 22 Visitor Accommodation Units, Food Services, and Signage
Application No:	PLN-17-1066
Assessment Officer:	Adam Smee,

Referral Officer comments:

This site is an internal lot that is best known for being the Donald Gorrings Workshop located behind the existing development fronting onto Elizabeth and Burnett Streets. The proposal seeks approval for the demolition of the existing workshop and ground and excavations to facilitate the erection of a multi-storey residential and short term let development with a single commercial unit proposed into the Elizabeth Street commercial frontage.

The site largely sits outside of a recognised Heritage Precinct and is not individually Heritage Listed. However one limited but highly visual strip of land currently as a vehicular access lane to the rear site extends into the Elizabeth Street (NH6) Heritage Precinct and forms part of its commercial frontage. The wider site is also identified as forming part of Hobarts Area of Archaeological Potential as set out in the Hobart Interim Planning scheme 2015. As such, the proposal and those parts of it within the Precinct must be considered against the relevant heritage provisions of the Scheme.

Heritage Precinct

With regards to the narrow strip of land that lays within the Elizabeth Street Heritage Precinct (NH6) as set out in the Hobart Interim Planning Scheme 2015, the precinct is considered to be significant for reasons including:

1. The fine quality and quantity of Old Colonial, mid to late Victorian, Federation and Inter War commercial/residential buildings demonstrate its original mixed use nature
2. Intact individual houses that are representative examples of Old Colonial and Federation residential architecture.
3. The continuous two storey (mostly brick) facades, general uniformity of form and scale together with a distinctive nineteenth century subdivision pattern that create a consistent and impressive streetscape.
4. The front gardens of a few properties south of Burnett Street, and more recent street art are important aesthetic features that reinforce its mixed use character.

The element of the proposal within the Precinct would take the form of a narrow two and three storey development built directly onto the street frontage, essentially acting as an infill to the existing developments of 281 and 285 Elizabeth Street. The ground floor would be intended to be used for commercial use with shopfront to the street, along with a secondary resident

pedestrian access to parts of the developments lower ground car parking floors.

As set out in the described characteristics above, the Precinct is identified as having a general uniformity of form, scale and as having a continuous two storey façade. As originally submitted, the proposed element took the three storeys out to the street frontage. Following concerns raised by the heritage Officers, the third storey has been set back to a point rough in line with the highest point of the neighbouring 285 Elizabeth Street building, allowing the street front element to primarily read as being two-storey, and thus substantially in keeping with the scale of the commercial streetscape of this part of Elizabeth Street. By also being relatively narrow, it is considered that the general pattern of subdivision and rhythm of the street would be unaffected.

The architectural form of the this part of the proposed development would follow a style associated with International modernism, utilising a flat roof, ribbon style fenestration to the upper floor residential units and simplified pre-formed slab construction style that would clearly set it apart from the earlier Victorian and Federation buildings which make up the greater proportion of the streetscape built form. The general lack of detailing and pre-cast materials are considered to be unfortunate. However, it is acknowledged that there are several examples of development in the International style within the Precinct, perhaps most notably the Republic Hotel, and that proposed design would not be so out of keeping with the general architectural language of the streetscape to warrant refusal or alteration by way of condition in this instance. However, final approval of materials and colouration, including to the area of blank elevation that would extend beyond the front elevation of No.281 Elizabeth Street by condition would be prudent in this instance to ensure that the this element of the development sits comfortably within the wider streetscape.

Archeology

This site is located within an area identified as being of historical archaeological potential. A Statement of Archaeological Potential, Impact Assessment and Method Statement has been prepared and submitted as supporting documentation by Tasarc on behalf of Irene Inc. dated 5 June 2018. The report is considered to be thorough in its assessment, sound in its methodology and to have been conducted by a suitably qualified practitioner.

It is reported that for a significant part of the 19th century, much of the site was largely used as market gardens and similar agricultural uses. Buildings were therefore relatively minor and generally timber in construction. However, from the 1850's onwards, more substantial buildings associated with residential occupation extended back from the Elizabeth Street frontage were constructed, albeit still within the periphery of the larger site. This pattern continued into the 20th Century, with the majority of the land used for the production of food and additions to existing properties limited to the fringe of the site.

In the 1950's the current use of the site was established, and the structures occupying the site demolished to facilitate the construction of the current buildings and the associated concrete apron hard standing. It is noted however that the buildings on the site occupied the former undeveloped land, whilst the concrete apron occupies the site of the previous structures. As such, the report concludes that given the degree of limited land intervention associated with the provision of a concrete apron, the footings, cellars, privies, cesspits, hard standing such as cobbles and various detritus associated with these earlier structures may lay relatively undisturbed beneath the hard standing. The report therefore concludes that whilst the majority of the site is of low to no potential, a significant area is of medium to high potential.

The report goes on to make a number of recommendations in the form of an Archeological Method Statement based an archaeological excavation strategy within the medium to high zones identified in the report involving ground clearance and excavation of exposed historical finds with a low watching brief for the low to no potential zones. The recommendations are

considered reasonable and should form a condition should approval be granted.

Conclusion

It is therefore considered that subject to the following conditions, the proposal would comply with the Heritage Provisions of the Scheme.

Suggested Condition

1. The Statement of Archaeological Potential and Archaeological Method Statement produced by Tasarc dated 5th June 2018 shall be implemented in full in accordance with the recommendations of the report

Within the Zones identified as being of medium to high potential, all onsite excavation and disturbance must be conducted and monitored by a suitably qualified archaeologist. All and any recommendations made by the archaeologist engaged in accordance with above must be complied with in full; and all features and/or deposits discovered must be reported to the Council within 2 working days of the discovery; and a copy of the archaeologists advice, assessment and recommendations obtained in accordance with above must be provided to Council within 5 working days of receipt of the advice, assessment and recommendations.

Excavation and/or disturbance must not recommence unless and until approval is granted from the Council.

Reason for condition

To ensure that work is planned and implemented in a manner that seeks to understand, retain, protect, preserve and manage significant archaeological evidence.

2. The palette of exterior colours and materials must reflect the palette of materials within the local streetscape and precinct.

Prior to the issue of any approval under the Building Act 2016, plans must be submitted and approved showing exterior colours and materials in accordance with the above requirement.

All work required by this condition must be undertaken in accordance with the approved plans.

Reason for condition

To ensure that development at a heritage precinct is undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance.

Nick Booth
Heritage Officer
30 October 2018