

URBAN DESIGN ADVISORY PANEL

MINUTES

MINUTES OF A MEETING OF THE URBAN DESIGN ADVISORY PANEL
HELD AT 10.00 AM ON TUESDAY 23 OCTOBER 2018
IN THE LADY OSBORNE ROOM, TOWN HALL

1. PLN-17-1066 - 66 Burnett Street – Demolition and New Building for 68 Multiple Dwellings, 22 Visitor Accommodation Units, Food Services, and Signage (Amended Proposal)

The Panel met with the proponents, who explained the proposal and responded to questions.

The Panel subsequently met in camera to discuss the proposal in detail and the advice below was produced for the consideration of the proponents, officers and Aldermen.

The Panel notes that the proponent has considered the matters last raised by the Panel in regard to the original development application.

The development proposal comprises 90 apartments, 22 of which are identified as being for visitor accommodation. The principal axis of the building runs north to south and the building height ranges from six stories (approx 17.5m) in the north to seven stories (approx 21.5 m) in the south. The development is located predominantly in the Commercial Zone of the City of Hobart Planning Scheme with a deemed to comply height of 15m. The Building Height Standards Review Project recently undertaken by Leigh Woolley resulted in a recommended deemed to comply height limit of 15m with a maximum permitted height of 18m for this Zone.

In particular the Panel notes the changes to setbacks and landscaping in relation to adjacent properties and the amended design of the Elizabeth Street elevation.

Although the height of the proposal exceeds the maximum permitted height, the Panel finds the height acceptable because of the internal nature of the site as well as the site's proximity to the more compact urban form of Central North Hobart. There remains potential for the over-looking of adjacent Elizabeth Street properties given the significant difference in ground levels. The Panel however notes this potential is likely to remain even with a reduction in height or increased setback of the development.

The proposed landscaped areas to the south and west are managed as part of the body corporate and will only be accessible for maintenance. These areas will assist in maintaining privacy with neighbours to the south and west.

A condition of any approval should include the submission of a comprehensive landscaping plan with a particular focus on the issue of maintaining privacy with neighbours.

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The Panel does raise the likely prominence of the building when viewed at distance from higher ground to the east and west and suggests that further consideration be given to the articulation of the exterior finishes.

Particular consideration needs to be given to the colour, texture and finish of the precast panels with a view to reducing the apparent visual bulk of the proposal. This should also be the subject of a condition of any approval.