

# URBAN DESIGN ADVISORY PANEL

## MINUTES

MINUTES OF A MEETING OF THE URBAN DESIGN ADVISORY PANEL  
HELD AT 1.00 PM ON THURSDAY 27 SEPTEMBER 2018  
IN THE LADY OSBORNE ROOM, TOWN HALL

**PLN-18-530 – 125 BATHURST STREET – PARTIAL DEMOLITION, ALTERATIONS AND REDEVELOPMENT FOR GENERAL RETAIL AND HIRE, FOOD SERVICES AND 34 MULTIPLE DWELLINGS**

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 officers and Aldermen.

The proposal is 31m high (10 storeys) and comprises 34, one and two bedroom residential apartments, with commercial tenancies on the ground floor.

The Proposal is located within the Central Business Fringe Area of the CHPS. The Proposal exceeds the deemed to comply height limit of 15m. It falls within the Amenity Building Envelope (Fig 22.3 of the CHPS).

The officer draft amendment, arising from the work undertaken 2018 by Leigh Woolley on Building Height Standards, nominates an Acceptable Solution Maximum Height of 18m with a Performance Criterion Maximum height of 45m.

The Panel considered the overall height to be acceptable, and it provided reasonable transition from the CBD to the adjacent Commercial Zone, noting that there is plenty of development potential in close proximity to the site and that a residential proposal of similar height (The Commons) has already been approved on the corner of Watchorn and Bathurst Streets.

In supporting the height of the proposal the Panel considered its location (being immediately adjacent to Area 1 which has a proposed maximum height of 60m ) and stressed that future development to the North-West and South-West within the same block should further reduce in height to transition successfully to the adjacent Commercial and Residential Zones.

The Panel also concluded that the existence of the adjacent heritage place, listed in the Historic Heritage Code, did not warrant moderation of the overall height of the Proposal, as the heritage place was largely obscured in the streetscape by a later addition.

**URBAN DESIGN ADVISORY PANEL  
MINUTES**

It was also noted that the existing façade of the art deco building, on the development site, was being retained. Above the height of the façade the Proposal is stepped back from the street and will provide adequate context for the generally lower frontages in the streetscape.

The Panel questioned the need for a white building, noting that the new building wasn't strictly Art Deco in the context of the existing Art Deco façade being retained on the site. The Panel suggested that the use of colour and variation in tone and texture could be used to better effect and assist the building to better 'fit' with the City's overall townscape.

The Panel noted that there were a number of matters relating to the design that were not fully resolved.

In particular the Panel raised serious concern regarding a number of significant building surveying issues, and particularly the potential impact this could have on the design of the building. Most notably was the very real potential for the amenity of approximately half of all the apartments being severely compromised through the loss of natural light and ventilation. This has occurred because of the small site and the decision to build to all internal boundaries (except the NE).

There were also building surveying issues to do with the proposed open fire stairs and their exits and security.

Beyond the building surveying matters it was clear that the landscaping, the design and separation of public and private open spaces, the provision of artwork and the public and private access to the building required much more consideration.

The Panel recognised that the residential amenity of the future occupants of the dwellings was not an issue dealt with in non Residential Zones under the Planning Scheme, but the Panel was concerned that the lack of protection afforded by the City of Hobart Planning Scheme in this regard has the potential to seriously undermine the liveability of the residences, and questioned what impact this might have on the vitality of the City longer term. It urges the officers and the Council to seriously look at the standards and controls that might apply to residential development occurring in Zones other than the Residential Zone and specifically the Commercial and Central Business Zones.