



CITY OF HOBART

AGENDA

City Planning Committee Meeting

Open Portion

Monday, 11 November 2019

at 5:00 pm

Lady Osborne Room, Town Hall

THE MISSION

Working together to make Hobart a better place for the community.

THE VALUES

The Council is:

People	We value people – our community, our customers and colleagues.
Teamwork	We collaborate both within the organisation and with external stakeholders drawing on skills and expertise for the benefit of our community.
Focus and Direction	We have clear goals and plans to achieve sustainable social, environmental and economic outcomes for the Hobart community.
Creativity and Innovation	We embrace new approaches and continuously improve to achieve better outcomes for our community.
Accountability	We work to high ethical and professional standards and are accountable for delivering outcomes for our community.

ORDER OF BUSINESS

Business listed on the agenda is to be conducted in the order in which it is set out, unless the committee by simple majority determines otherwise.

APOLOGIES AND LEAVE OF ABSENCE

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City Planning Committee Meeting (Open Portion) held Monday, 11 November 2019 at 5:00 pm in the Lady Osborne Room, Town Hall.

COMMITTEE MEMBERS

Deputy Lord Mayor Burnet (Chairman)
Briscoe
Denison
Harvey
Behrakis

Apologies:

Leave of Absence:

NON-MEMBERS

Lord Mayor Reynolds
Zucco
Sexton
Thomas
Dutta
Ewin
Sherlock

1. CO-OPTION OF A COMMITTEE MEMBER IN THE EVENT OF A VACANCY

2. CONFIRMATION OF MINUTES

The minutes of the Open Portion of the City Planning Committee meeting held on [Monday, 28 October 2019](#) and the Special City Planning Committee meeting held on [Monday, 4 November 2019](#), are submitted for confirming as an accurate record.

3. CONSIDERATION OF SUPPLEMENTARY ITEMS

Ref: Part 2, Regulation 8(6) of the *Local Government (Meeting Procedures) Regulations 2015*.

Recommendation

That the Committee resolve to deal with any supplementary items not appearing on the agenda, as reported by the General Manager.

4. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST

Ref: Part 2, Regulation 8(7) of the *Local Government (Meeting Procedures) Regulations 2015*.

Members of the committee are requested to indicate where they may have any pecuniary or conflict of interest in respect to any matter appearing on the agenda, or any supplementary item to the agenda, which the committee has resolved to deal with.

5. TRANSFER OF AGENDA ITEMS

Regulation 15 of the *Local Government (Meeting Procedures) Regulations 2015*.

A committee may close a part of a meeting to the public where a matter to be discussed falls within 15(2) of the above regulations.

In the event that the committee transfer an item to the closed portion, the reasons for doing so should be stated.

Are there any items which should be transferred from this agenda to the closed portion of the agenda, or from the closed to the open portion of the agenda?

6. PLANNING AUTHORITY ITEMS - CONSIDERATION OF ITEMS WITH DEPUTATIONS

In accordance with the requirements of Part 2 Regulation 8(3) of the *Local Government (Meeting Procedures) Regulations 2015*, the General Manager is to arrange the agenda so that the planning authority items are sequential.

In accordance with Part 2 Regulation 8(4) of the *Local Government (Meeting Procedures) Regulations 2015*, the Committee by simple majority may change the order of any of the items listed on the agenda, but in the case of planning items they must still be considered sequentially – in other words they still have to be dealt with as a single group on the agenda.

Where deputations are to be received in respect to planning items, past practice has been to move consideration of these items to the beginning of the meeting.

RECOMMENDATION

That in accordance with Regulation 8(4) of the *Local Government (Meeting Procedures) Regulations 2015*, the Committee resolve to deal with any items which have deputations by members of the public regarding any planning matter listed on the agenda, to be taken out of sequence in order to deal with deputations at the beginning of the meeting.

7. COMMITTEE ACTING AS PLANNING AUTHORITY

In accordance with the provisions of Part 2 Regulation 25 of the Local Government (Meeting Procedures) Regulations 2015, the intention of the Committee to act as a planning authority pursuant to the Land Use Planning and Approvals Act 1993 is to be noted.

In accordance with Regulation 25, the Committee will act as a planning authority in respect to those matters appearing under this heading on the agenda, inclusive of any supplementary items.

The Committee is reminded that in order to comply with Regulation 25(2), the General Manager is to ensure that the reasons for a decision by a Council or Council Committee acting as a planning authority are recorded in the minutes.

7.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

7.1.1 141 HAMPDEN ROAD, HOBART - THREE MULTIPLE DWELLINGS (ONE EXISTING, TWO NEW) PARTIAL DEMOLITION, EXTENSION, ALTERATIONS, LANDSCAPING AND ALTERATIONS TO CAR PARKING PLN-19-504 - FILE REF: F19/143049

Address:	141 Hampden Road, Hobart
Proposal:	Three Multiple Dwellings (One Existing, Two New) Partial Demolition, Extension, Alterations, Landscaping and Alterations to Car Parking
Expiry Date:	26 November 2019
Extension of Time:	Not applicable
Author:	Liz Wilson

RECOMMENDATION

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for three multiple dwellings (one existing, two new), partial demolition, extension, alterations and landscaping at 141 Hampden Road Hobart for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-19-504 - 141 HAMPDEN ROAD HOBART TAS 7000 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

TW

The use and/or development must comply with the requirements

of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2019/01213-HCC dated 5 September 2019 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

THC

The use and/or development must comply with the requirements of the Tasmanian Heritage Council as detailed in the Notice of Heritage Decision, THC Works Ref: 6012 dated 16 October 2019, as attached to the permit.

Reason for condition

To clarify the scope of the permit.

PLN 2

Screening with no more than 25% uniform transparency and a minimum height of 2.0m above floor level, must be installed and maintained along the eastern edge of the servants' wing roof terrace prior to the first occupation.

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

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

Advice: The draft plans 1811-DA20 rev F, 1811-DA24 rev D and 1811-DA28 rev F, which show a 1.0m high steel and textured/translucent glass screen on top of a 1.0m solid planter box, are considered to meet this condition. Alternative designs may be considered at building permit stage, in consultation with the eastern neighbour and Council's Cultural Heritage Officer.

Reason for condition

To provide reasonable opportunity for privacy for dwellings.

ENG sw1

All stormwater from the proposed development (including but not limited to: roofed areas, ag drains, retaining wall ag drains and impervious surfaces such as driveways and paved areas) must be drained to the Council's stormwater infrastructure prior to first occupation or commencement of use (whichever occurs first).

Advice:

Under section 23 of the Urban Drainage Act 2013 it is an offence for a property owner to direct stormwater onto a neighbouring property.

Reason for condition

To ensure that stormwater from the site will be discharged to a suitable Council approved outlet.

ENG sw8

A stormwater detention system in accordance with Aldanmark drawing 19E99- 97 C1.01 Rev 1 must be installed limit stormwater discharges from the development prior to first occupation. The stormwater detention system must have a minimum capacity of 3,000L and a maximum discharge rate of 5 L/s.

All work required by this condition must be undertaken and maintained in accordance with the approved stormwater design.

Reason for condition

To ensure that the stormwater runoff quantity is managed to take into account the limited receiving capacity of the downstream Council stormwater infrastructure.

ENG 3a

The proposed driveway, circulation roadways and parking module (parking spaces, aisles and manoeuvring area) must be designed and constructed in accordance with Australian

Standard AS/NZS2890.1:2004 (including the requirement for vehicle safety barriers where required) with the following exceptions:

- 1. Jockey parking is permitted as documented on drawing 1811-DA15 Rev C by Circa Morris-Nunn Architects.**
- 2. Manoeuvring area maximum gradient to be 10%.**

Reason for condition

To ensure the safety of users of the access and parking module, and compliance with the relevant Australian Standard.

ENG 4

The first five metres (5m) of the access driveway approved by this permit must be constructed to a sealed standard (spray seal, asphalt, concrete, pavers or equivalent Council approved) prior to commencement of use. The entire access driveway, circulation roadways and parking module (parking spaces, aisles and manoeuvring area) must have the surface drained to the Council's stormwater infrastructure prior to the commencement of use.

Reason for condition

To ensure the safety of users of the access driveway and parking module, and that it does not detract from the amenity of users, adjoining occupiers or the environment by preventing dust, mud and sediment transport.

ENG 5

The number of car parking spaces approved on the site is eight (8).

All parking spaces must be delineated by means of white or yellow lines 80mm to 100mm wide, or white or yellow pavement markers in accordance with Australian Standards AS/NZS 2890.1 2004, prior to commencement of use.

Advice: Heritage condition HER 10 below has refused the two new

parking spaces located between the 'main building' and Hampden Road. The three existing spaces located between the servants wing and Hampden Road (on the existing driveway) can remain. The number of approved spaces is therefore five in the rear and three in the front. Reducing the number of spaces between the servants wing and Hampden Road to two is also acceptable.

Reason for condition

To ensure the provision of parking for the use is safe and efficient.

ENG 1

Any damage to council infrastructure resulting from the implementation of this permit, must, at the discretion of the Council:

- 1. Be met by the owner by way of reimbursement (cost of repair and reinstatement to be paid by the owner to the Council); or**
- 2. Be repaired and reinstated by the owner to the satisfaction of the Council.**

A photographic record of the Council's infrastructure adjacent to the subject site must be provided to the Council prior to any commencement of works.

A photographic record of the Council's infrastructure (e.g. existing property service connection points, roads, buildings, stormwater, footpaths, driveway crossovers and nature strips, including if any, pre-existing damage) will be relied upon to establish the extent of damage caused to the Council's infrastructure during construction. In the event that the owner/developer fails to provide to the Council a photographic record of the Council's infrastructure, then any damage to the Council's infrastructure found on completion of works will be deemed to be the responsibility of the owner.

Reason for condition

To ensure that any of the Council's infrastructure and/or site-related service

connections affected by the proposal will be altered and/or reinstated at the owner's full cost.

ENV 1

Sediment and erosion control measures sufficient to prevent sediment from leaving the site must be installed prior to any disturbance of the site, and maintained until all areas of disturbance have been stabilized or re-vegetated.

Advice:

For further guidance in preparing a Soil and Water Management Plan – in accordance with Fact sheet 3 Derwent Estuary Program click [here](#).

Reason for condition

To avoid the sedimentation of roads, drains, natural watercourses, Council land that could be caused by erosion and runoff from the development, and to comply with relevant State legislation.

HER 10

The two parking areas 6 and 7 as shown on plans 1811-DA 14, 15, 16, 17, revisions E and C dated 4/9/19 and 27/8/19 are not approved. The garden area between the 'main building' and Hampden Road must be retained with a new planted garden area between the house and the fence.

Prior to the issue of any approval under the *Building Act 2016*, revised plans, including landscaping plans must be submitted and approved showing the retention of the garden area in accordance with the above requirement.

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

Advice: The three existing parking spaces between the servants wing and Hampden Road may remain.

Reason for condition

To ensure that development at a heritage place and in a heritage precinct does not result in the loss of historic cultural heritage values.

HER 11

The southern wall of the garden apartment must not directly abut the servant's wing. This wall must be separated from the servant's wing by the width of the existing verandah. Any connection to the rooftop terrace from the servant's wing must be via a lightweight link or bridge with handrails designed in materials, colours and finishes in accordance with condition HER 17.

Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved showing a separation in accordance with the above requirement.

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

Reason for condition

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

HER 12

The glazed balustrade on the first floor between the servant's wing and the main house as shown on drawing 1811-DA22 revision C dated 27/8/19 is not approved. The balustrade must be constructed using more muted and less reflective materials, colours and finishes.

Prior to the issue of any approval under the *Building Act 2016*, documentation must be submitted and approved in accordance with the above requirement.

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

Reason for condition

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

HER 17

The materials and colours shown on the submitted plans and summarised in the Material Board (drawing 1811-DA31 revision A dated 27/8/19) are not approved. The colours, finishes and materials must reflect the palette of colours, finishes and materials within the local streetscape and precinct, adjacent to Melrose and other nearby buildings.

Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved showing exterior colours, finishes 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 place and in a heritage precinct is undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance.

ADVICE

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, by-laws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's [website](#) for further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the Hobart City Council.

BUILDING PERMIT

You may need building approval in accordance with the *Building Act 2016*. Click [here](#) for more information.

This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*.

PLUMBING PERMIT

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Click [here](#) for more information.

WASTE DISPOSAL

It is recommended that the developer liaise with the Council's Cleansing and Solid Waste Unit regarding reducing, reusing and recycling materials associated with demolition on the site to minimise solid waste being directed to landfill.

Further information regarding waste disposal can also be found on the Council's [website](#).

FEES AND CHARGES

Click [here](#) for information on the Council's fees and charges.

DIAL BEFORE YOU DIG

Click [here](#) for dial before you dig information.

- | | |
|---------------|--|
| Attachment A: | PLN-19-504 - 141 HAMPDEN ROAD HOBART
TAS 7000 - Planning Committee or Delegated
Report ↓ |
| Attachment B: | PLN-19-504 - 141 HAMPDEN ROAD HOBART
TAS 7000 - CPC Agenda Documents ↓ |
| Attachment C: | PLN-19-504 - 141 HAMPDEN ROAD HOBART
TAS 7000 - Planning Referral Officer Cultural
Heritage Report ↓ |

**APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015**

Type of Report:	Committee
Council:	18 November 2019
Expiry Date:	26 November 2019
Application No:	PLN-19-504
Address:	141 HAMPDEN ROAD , HOBART
Applicant:	Stefan Visage 141 Hampden Road
Proposal:	Three Multiple Dwellings (One Existing, Two New), Partial Demolition, Extension, Alterations, Landscaping and Alterations to Car Parking
Representations:	Twelve (12)
Performance criteria:	Development Standards, Parking and Access Code, Historic Heritage Code

1. Executive Summary

- 1.1 Planning approval is sought for Three Multiple Dwellings (One Existing, Two New), Partial Demolition, Extension, Alterations and Landscaping at 141 Hampden Road.

1.2 More specifically:

- The site contains a three storey dwelling, sited towards the corner of Hampden Road and Wilmot Street. To the east of the dwelling, and connected to the dwelling, is the servants wing and stables. This is currently used as part of the main dwelling.
- The proposal is to convert the servants wing and stables into a second dwelling, with a laundry, storeroom sitting room, living room, dining room and kitchen on the ground floor and three bathrooms, three bedrooms and a sitting room on the first floor level. There is access from the living room to a new roof top terrace which is allocated to the servants wing and stables apartment, and located above the garden apartment. The apartment also has a ground floor area of private open space in front of the garden apartment bedrooms.
- Construction of a 'garden apartment' along the eastern side of the site. This is the third dwelling on the site. This building comprises three bedrooms, two bathrooms, a laundry, kitchen, dining room, living room and covered outdoor area/conservatory. It is also allocated an area of private open space in front of the dining room.
- The main house is allocated two areas of private open space on the western side of the site, adjacent to Wilmot Street.
- There are currently 12 onsite parking spaces. The proposal is to reduce the amount of parking spaces to seven (7). The allocation of parking will be as follows: main dwelling - car parks 1, 2 and 3; garden apartment - car parks 4 and 5; stables/servants wing apartment - car parks 6 and 7. Car park 5 is below the overhang of the garden apartment above.

1.3 The proposal relies on performance criteria to satisfy the following standards and codes:

- 1.3.1 Urban Mixed Use Zone Development Standards - Setback from Frontage
- 1.3.2 Parking and Access Code - Number of Parking Spaces, Layout of Parking Area, Surface Treatment, Lighting of Parking Areas, Siting of Parking Spaces
- 1.3.3 Historic Heritage Code - Listed Place, Place of Archaeological Potential, Heritage Precinct Hobart 2.

1.4 Twelve (12) representations objecting to the proposal were received within the statutory advertising period between 13 and 27 September 2019.

1.5 The proposal is recommended for approval subject to conditions.

1.6 The final decision is delegated to the Council.

2. Site Detail

- 2.1 The property is located on the corner of Hampden Road and Wilmot Street and contains a large, heritage listed building and 12 car parking spaces accessed from both streets.



Fig. 1. Subject property.



Fig. 2. Subject property from Hampden Road. Source: GoogleMaps.



Fig. 3. Subject property from Wilmot Street. Source: GoogleMaps.

3. Proposal

- 3.1 Planning approval is sought for Three Multiple Dwellings (One Existing, Two New), Partial Demolition, Extension, Alterations and Landscaping at 141 Hampden Road.

3.2 More specifically:

- The site contains a three storey dwelling, sited towards the corner of Hampden Road and Wilmot Street. To the east of the dwelling, and connected to the dwelling, is the servants wing and stables. This is currently used as part of the main dwelling.
- The proposal is to convert the servants wing and stables into a second dwelling, with a laundry, storeroom sitting room, living room, dining room and kitchen on the ground floor and three bathrooms, three bedrooms and a sitting room on the first floor level. There is access from the living room to a new roof top terrace which is allocated to the servants wing and stables apartment, and located above the garden apartment. The apartment also has a ground floor area of private open space in front of the garden apartment bedrooms.
- Construction of a 'garden apartment' along the eastern side of the site. This is the third dwelling on the site. This building comprises three bedrooms, two bathrooms, a laundry, kitchen, dining room, living room and covered outdoor area/conservatory. It is also allocated an area of private open space in front of the dining room.
- The main house is allocated two areas of private open space on the western side of the site, adjacent to Wilmot Street.
- There are currently 12 onsite parking spaces. The proposal is to reduce the amount of parking spaces to seven (7). The allocation of parking will be as follows: main dwelling - car parks 1, 2 and 3; garden apartment - car parks 4 and 5; stables/servants wing apartment - car parks 6 and 7. Car park 5 is below the overhang of the garden apartment above.

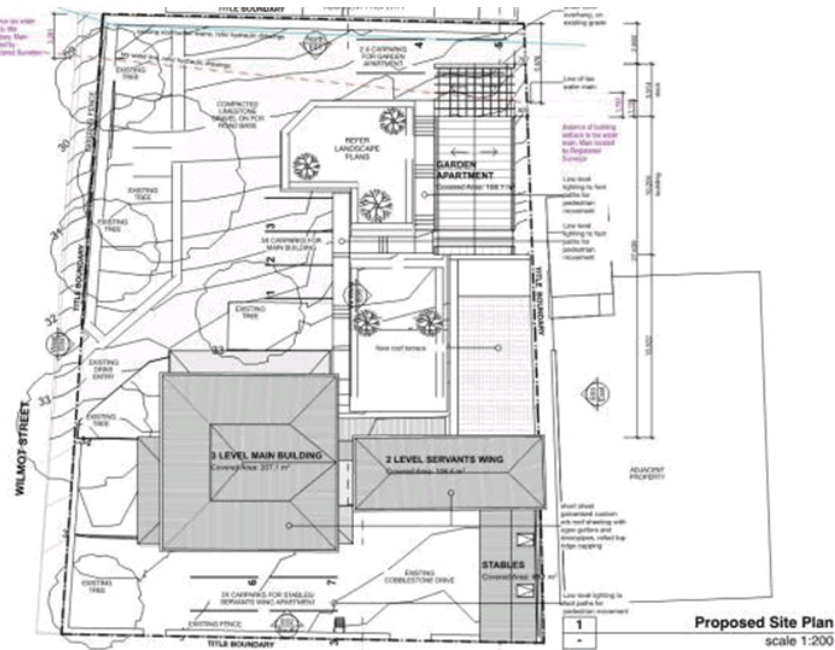


Fig. 4. Proposed site plan.



North Elevation Demolition

Fig. 5. Existing north elevation (facing into the site), showing the three-storey main dwelling on the right-hand side, and the two storey servant's wing on the left-hand side.



Fig. 7. Part of the existing eastern elevation showing the stables (coloured dark grey to the left of the drawing), the servants wing and the main dwelling in the background (with the fire escape steps in front of it).

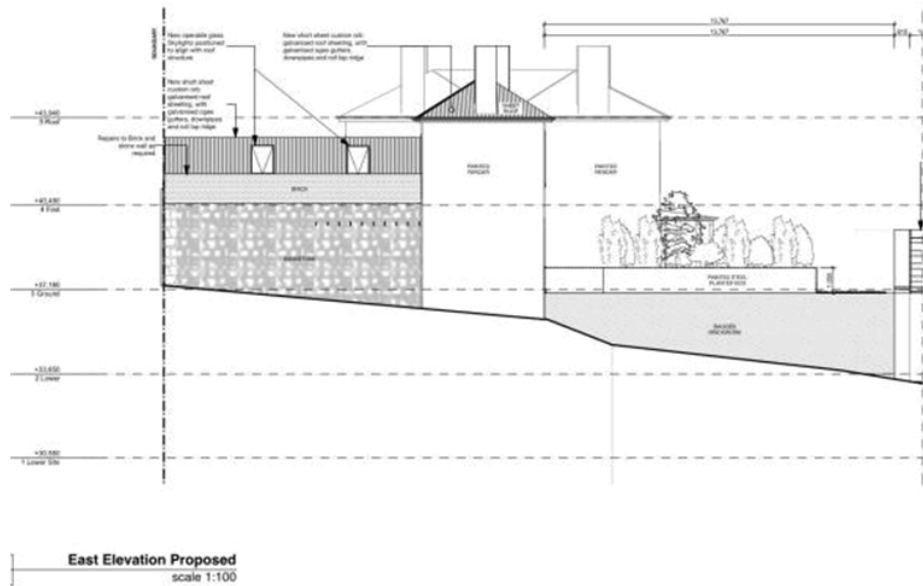


Fig. 8. Part of the proposed eastern elevation showing the stables, servants wing and main dwelling and the new roof terrace above part of the garden apartment.

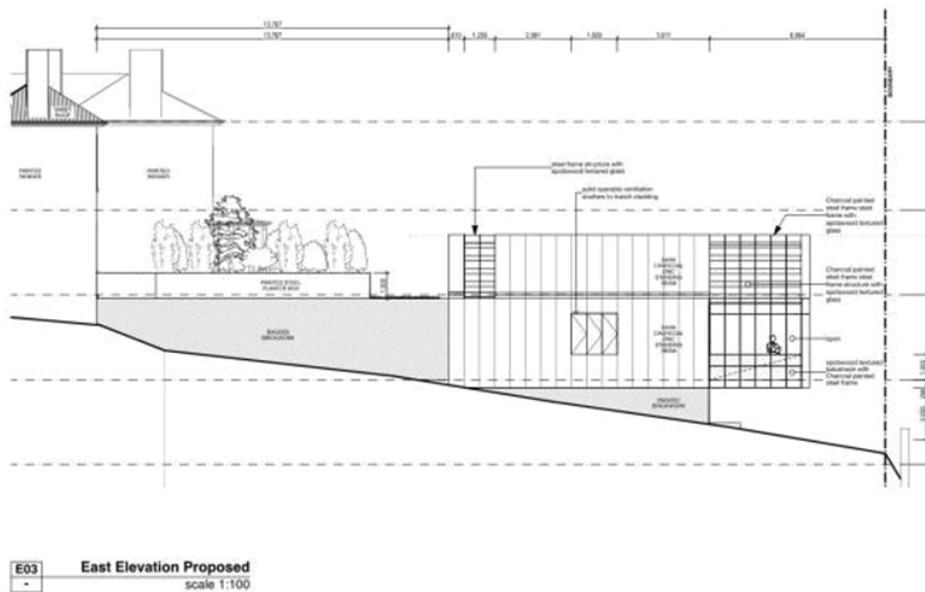


Fig. 9. The rest of the proposed eastern elevation showing the roofed garden terrace and the rest of the garden apartment with the suspended covered outdoor area.



E02	South Elevation Demolition
-	scale 1:100

Fig. 10. Existing southern elevation (facing Hampden Road), showing the main dwelling to the left, the servants wing to the right, and the stables in the foreground (dark grey).



E02 **South Elevation Proposed**
scale 1-100

Fig. 11. Proposed southern elevation (facing Hampden Road).

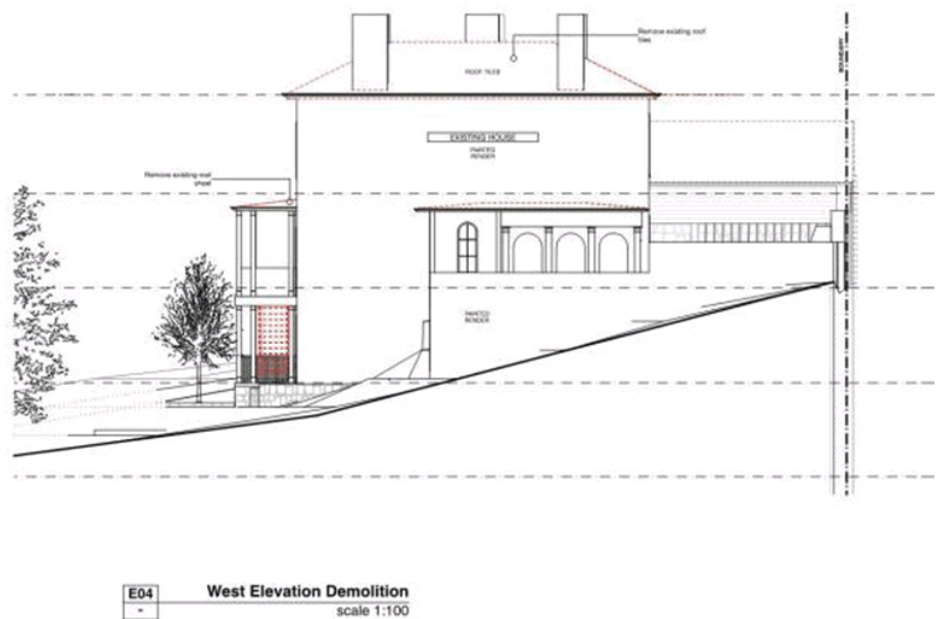
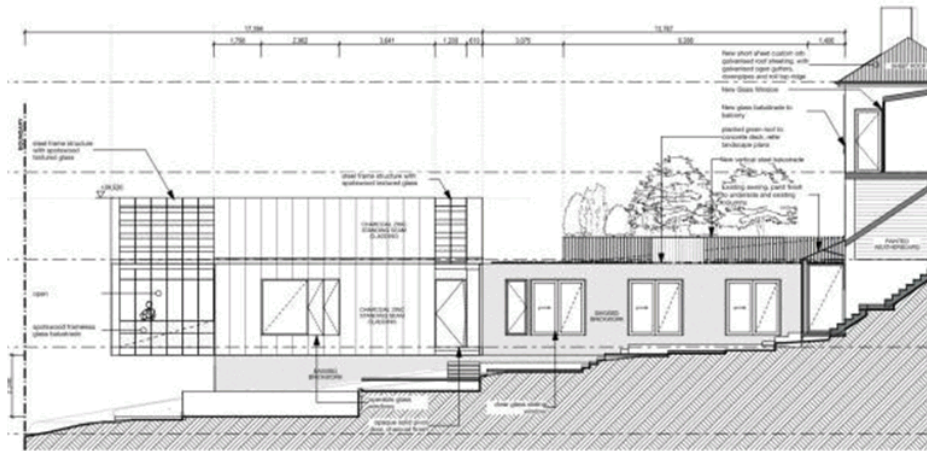


Fig. 12. Existing western elevation facing Wilmot Street showing the main dwelling with part of the stables in the background.



Fig. 13. Part of the proposed western (Wilmot Street) elevation showing the main dwelling

to the right and the new garden apartment to the left.



E05 Internal West Elevation/Section
scale 1:100

Fig. 14. Proposed western elevation shown without the tree obscuring the view. The main dwelling is partly shown to the right with the proposed garden apartment to the left.



Fig. 15. Generic perspective of the property as existing.



Fig. 16. Generic perspective of the property as proposed.

4. Background

- 4.1 PLN-16-752 approved the change of use of the property to a single dwelling.
- 4.2 PLN-17-215 approved alterations to the dwelling.

5. Concerns raised by representors

- 5.1 Twelve (12) representations objecting to the proposal were received within the statutory advertising period between 13 and 27 September 2019.

- 5.2 The following table outlines the concerns raised in the representations received. Those concerns which relate to a discretion invoked by the proposal are addressed in Section 6 of this report.

Heritage
• The proposal will have an insensitive and brutal impact on important heritage buildings.
• The development will seriously damage the existing curtilage of the buildings, with the crowding of the site.
• The focus on black finishing will have a gloomy and dismal effect on the beautiful original buildings. The current fashionable use of black and grey is completely inappropriate for this site. Any new finish should respect the existing ashlar imitation sandstone.
• I am concerned with loss of important trees.
• The integrity of the heritage buildings are destroyed by over development of the site.
• It has the appearance of a dark box alongside elegant mid colonial buildings.
• It is distressing to see people reducing the garden area of original titles.
• Heritage must protect the garden as well as the buildings.
• The character of the colonial home and garden will be adversely affected.
• The development will adversely affect local businesses that rely on visitors experiencing the heritage of the area. The sight of these new and repurposed buildings, by nature of their extreme juxtaposition in colour, size and material, will dominate the entire outlook from nearby properties and therefore adversely affect the experience of guests.
• The existence of an original urban set stable, complete with feeding troughs and cobblestones, in full public view from the street, is a national rarity. I observe, on an almost daily basis, pedestrians stopping to admire and photograph the scene. The value of these stables cannot be underestimated. If this historical building is converted into an apartment its heritage value will be greatly reduced. On close inspection of the development plans it is plain to see that there isn't the space to create a kitchen, dining area and stairs without removing the existing heritage listed feed troughs. The proposed window inserts into the present open faced stable front will involve privacy screening of some sort, thereby obscuring any view of the internal nature of the building.

- The tiled roof replacement with galvanised sheeting is out of character with the building and creates a visual nuisance with glare for many years. I understand that slate shingle roofing was the replacement material requested by heritage officers in this case.
- The historically important, large heritage properties in the immediate vicinity of 'Melrose' have all remained unaltered and intact - 'Wivenhoe', 'Ellerslie' and 'Lumeah', the only exception being the earliest built 'Heathfield' with its 1930's P&O style addition of flats to its rear - a regrettable mistake, born out of greed, which should never be repeated.
- The garden apartment is large and a modern shape and colour which will be imposing from Wilmot Street and will not fit with the heritage property and gardens.
- The size of the garden apartment diminishes the character of the servants quarters.
- The new external door to the servants quarters to allow access to a roof-top garden will completely change the symmetry of the building. The new internal door from the stables into the living area will mean loss of heritage fabric.
- Heritage houses are costly to preserve, but keeping this enclave of special homes in the history of Hobart is essential for future generations.
- The predominance of steel and glass in the design is inappropriate for a heritage listed place.
- The Resource Management and Planning Appeal Tribunal have stated that "the house and site are of high significance and that the early fabric, in whatever detailed sequence of construction took place, is of significance." It is our understanding from the Tribunal that if a development were to occur on the site, it would have to be of significant value to the community to justify the dilution of the integrity of the heritage value of the property. This current application is not of benefit to the community.
- Houses such as Melrose were designed to sit within a substantial garden. The garden is a significant component of the the property. An intrusion, such as the proposed building, will dissect the green aligned areas of Melrose and surrounding properties (Wivenhoe at 137 Hampden Road, Deveron Cottage at 139 Hampden Road and Lumeah at 143 Hampden Road) and therefore disrupt the flow of this unique cluster of historical properties. The visual record of these houses and gardens will be blemished.

•	A roof garden is a new element being introduced into the heritage precinct.
•	The development will be seen from Wilmot Street and potentially from the Waterfront and parts of St Davids Park. The montages are misleading and require further investigation.
•	There is no necessity to remove the tall and beautiful chestnut tree.
•	The application contains detailed comments about Heritage issues relevant to the buildings, both internal and external, and other structures. However, it does not consider any issues relating to the overall site or make any reference to preserving the existing title or gardens, which make up a crucial element of the 'cultural heritage significance' of the area.
•	It is reasonable to assume that at least the new structure will be stratum titled. On this assumption, the development will effectively become a subdivision of the original Heritage Listed property which is, or should be, contrary to the intent of the Heritage Overlay. As a result, I seek the Council's assurance that it will preclude any likelihood of this Heritage site being further subdivided. A classic example of subdivision destroying Heritage is that of 'Heathfield' on Davey Street, which was subdivided in the 1920s, creating Heathfield Avenue and enabling residences to be constructed from 145 Hampden Road through to Davey Street.
•	If the property is strata titled it will dilute its heritage value as well as inevitable body corporate problems resulting in different levels of respect for its place in Hobart's past.
•	The stable cobblestones should be left as they are.
•	Why is the new door onto the roof garden being cut into the original building when a window already in place could be changed into a doorway?
•	Why is the extension so close to the boundary? Moving it 1.0m from the boundary would make very little difference to Melrose and would not appear so crowded and crammed in.
•	The extension should be shortened and lowered.
Other Impacts	
•	The building is 1.0m from the neighbouring house at 139 A & B Hampden Road and will impact on the privacy of this neighbour.
•	The deciduous tree on the rooftop garden will drop leaves onto the neighbouring property and there should be a condition limiting its height to 2.0m.

•	Are there any guarantees that the rooftop garden will be maintained and not become unsightly?
•	The proposed ventilation shutters will be adjacent to the neighbouring residence.
•	Where will exhaust fumes from the kitchens be released? Will heat pumps be installed, and where will they go?
•	The developer should undertake not to cause any damage to neighbouring properties during construction.

6. Assessment

- 6.1 The *Hobart Interim Planning Scheme 2015* is a performance based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria relied on.
- 6.2 The site is located within the Urban Mixed Use Zone of the *Hobart Interim Planning Scheme 2015*.
- 6.3 The existing use is single dwelling. The proposed use is three multiple dwellings. Both uses are permitted in the zone.
- 6.4 The proposal has been assessed against:
- 6.4.1 Part D - 15.0 Urban Mixed Use Zone Standards
 - 6.4.2 Part D - Road and Railway Assets Code
 - 6.4.3 Part E - 6.0 Parking and Access Code
 - 6.4.4 Part E - 7.0 Stormwater Management Code
 - 6.4.5 Part E - 13.0 Historic Heritage Code
- 6.5 The proposal relies on the following performance criteria to comply with the applicable standards:
- 6.5.1 Frontage Setback – Part D 15.4.2 P1
 - 6.5.2 Parking and Access Code - Part E 6.6.1 P1, 6.7.5 P1, 6.7.6 P1, E.6.7.7

P1, 6.7.12 P1

6.5.3 Historic Heritage Code - Part E 13.7.1 P1, 13.7.2 P1, P2, P3, P4 and P6,
13.8.1 P1, 13.8.2 P1, P3 and P5, and 13.10.1 P1

6.6 Each performance criterion is assessed below.

6.7 Frontage Setback - Part D 15.4.2 P1

6.7.1 The acceptable solution at clause 15.4.2 A1 requires that building setback from frontage must be no more than 1.0m from the median setback of all existing buildings on the same side of the street within 100m of the site.

6.7.2 The proposal includes a new garden apartment, which is sited along the eastern boundary, and is approximately 25m from the front boundary with Wilmot Street. The buildings within 100m of the site on the same side of the street within the same zone are sited close to the front boundary, and the proposed 25m setback is not within 1.0m of their median setback.

6.7.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.

6.7.4 The performance criterion at clause 15.4.2 P1 provides as follows:

Building setback from frontage must satisfy all of the following:

(a) be consistent with any Desired Future Character Statements provided for the area;

(b) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape;

(c) enhance the characteristics of the site, adjoining lots and the streetscape;

(d) provide for small variations in building alignment only where appropriate to break up long building facades, provided that no potential concealment or entrapment opportunity is created;

(e) provide for large variations in building alignment only where appropriate to provide for a forecourt for space for public use, such as outdoor dining or landscaping, provided that no potential concealment or entrapment opportunity is created and the forecourt is afforded very good passive surveillance.

6.7.5 There is no Desired Future Character Statement in the Urban Mixed Use Zone and so (a) is met.

6.7.6 The building's relationship with its frontage to Hampden Road is maintained under the proposal. The frontage to Hampden Road reads as the 'front' of the building and is therefore the most important frontage. The frontage to Wilmot Street reads as the 'side' of the building and so is less important in terms of setback. The discretion relates to the setback to the secondary frontage with Wilmot Street, a narrow, one-way road that runs between Hampden Road and Sandy Bay Road. The alignment of buildings on this side of Wilmot Street are close to the lot frontages, except for the immediate neighbour at 12 Wilmot Street which has one dwelling set close to the road, and the others located well back from the frontage.

The area of the subject site closest to Wilmot Street is currently a 12 space car park with limited landscaping, and cars parked almost on the front fence line. The car park will be set further back from Wilmot Street under the proposal, with additional landscaping to soften and improve the look of this area. Car parking adjacent to Wilmot Street will be reduced from 12 spaces to three (3) spaces. Two (2) other spaces will be provided in the rear corner of the lot adjacent to the garden apartment. The application is not proposing the removal of a building close to the frontage and its replacement with a new building setback from frontage; instead the existing elements closest to the streetscape (the car park) will be maintained but reduced in size and softened with landscaping, with the new building sited beyond the car park.

The applicant's architect has provided the following design response as to why the building has been setback from Wilmot Street rather than being sited within 1.0m of this frontage:

"The proposed garden apartment is well setback from Wilmot Street, which is further than the required 1.0m setback. This has been deliberately positioned to maintain the heritage views of Melrose itself from the Wilmot Street side. The proposed charcoal metal material to the garden apartment has been selected to discreetly recede and allow the characteristics of the garden setting sit forward, while maintaining the heritage views to the form of Melrose. The change in form of the the flat roof terraced area with the gable."

Given the heritage values of Melrose, the above justification is considered to be a valid one.

- 6.7.7 In terms of (b), the adjoining buildings at 12 Wilmot Street have varying setbacks. One dwelling, like the Melrose building, is set close to the street, the others, like the proposed garden apartment, are set well back from the street. This varying setback is consistent between the two adjoining sites. The subject site "generally maintains a continuous building line" because Melrose itself forms part of the building line with the rest of the buildings on this side of Wilmot Street. The new structure in the rear garden does not form part of this continuous building line, but because the performance criterion uses the word "generally", it is not expected that every building on a lot would form part of the building line, particularly on a corner block. An obvious example would be a new Colorbond shed - this structure would ideally be set back into the garden reducing its impact on streetscape and so should not "generally" form part of the building line close to the road. Given the importance of the heritage values of Melrose, the improvement of the existing car park with additional landscaping, the fact that the garden apartment is facing the secondary frontage, the maintenance of the existing primary (and much more important) frontage with Hampden Road, and the performance criterion not expecting that every building must maintain a continuous building line in the streetscape, (b) is met.
- 6.7.8 The siting of the garden apartment beyond the car park is considered to enhance the characteristics of the site, the adjoining lot and the streetscape because it allows Melrose to remain the dominant building on the site when viewed from Wilmot Street and the adjoining lot. The garden apartment through its siting and colours is designed to be recessive and subservient to Melrose. The new landscaping at the street edge in front of the car park softens and enhances this space, and gives the property more of a garden setting which is more the norm for the secondary frontage of a corner block. The alternative is to bring the new building within 1.0m of the frontage to Wilmot Street which would mean it would be a significantly more dominant structure and would impact upon the reading of the site as a large site with a dominant heritage listed building. Opportunities for softening landscaping between a building sited 1.0m from the footpath would be very limited. Bringing the new building within 1.0m of Wilmot Street would not enhance the characteristics of the lot or the streetscape. The development is therefore considered to meet (c).



Fig. 17. Plan showing the recessive nature of the garden apartment, the new car park sited further away from Wilmot Street than the existing, and the increase in the amount of landscaping, especially between the car park and Wilmot Street.

- 6.7.9 Assessment under (d) is not required because the setback variation is not a small one.
- 6.7.10 Assessment under (e) is not relevant because a public use forecourt space on a private residential site is not a relevant consideration (this clause could only sensibly be applied to commercial development).
- 6.7.11 The proposed setback to Wilmot Street is considered to meet the Objective of the Setback Standard which is:

To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.

- 6.7.12 The proposal complies with the performance criterion.

6.8 Parking and Access Code (Number of Parking Spaces) - Part E 6.6.1 P1

6.8.1 The acceptable solution at clause E.6.6.1 A1 requires the provision of six (6) onsite parking spaces (two spaces per dwelling).

6.8.2 The site currently has 15 car parking spaces. The proposal reduces this to seven (7) parking spaces. Car parks 1, 2 and 3 are allocated to the main dwelling, car parks 4 and 5 are allocated to the garden apartment and car parks 6 and 7 are allocated to the servants wing/stables apartment. The applicant has therefore provided one more parking space than is required under the acceptable solution. The parking between Melrose and Hampden Road is reduced from three (3) to two (2) and the car park fronting Wilmot Street is reduced from 12 to three (3) with two (2) other spaces next to the garden apartment.

6.8.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.

6.8.4 The performance criterion at clause E.6.6.1 P1 provides as follows:

The number of on-site car parking spaces must be sufficient to meet the reasonable needs of users, having regard to all of the following:

- (a) car parking demand;*
- (b) the availability of on-street and public car parking in the locality;*
- (c) the availability and frequency of public transport within a 400m walking distance of the site;*
- (d) the availability and likely use of other modes of transport;*
- (e) the availability and suitability of alternative arrangements for car parking provision;*
- (f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;*
- (g) any car parking deficiency or surplus associated with the existing use of the land;*
- (h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;*
- (i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;*

- (j) any verified prior payment of a financial contribution in lieu of parking for the land;*
- (k) any relevant parking plan for the area adopted by Council;*
- (l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code;*
- (m) whether the provision of the parking would result in the loss, directly or indirectly, of one or more significant trees listed in the Significant Trees Code.*

6.8.5 The Council's Senior Development Engineer has commented as follows:

The number of on-site car parking spaces must be sufficient to meet the reasonable needs of users, having regard to all of the following:

- (a) car parking demand;*

The main building is quite large and it is likely that there may be a need for additional parking to meet the needs of this building above the two spaces required in the planning scheme. In addition to this, visitors to the site are likely.

- (b) the availability of on-street and public car parking in the locality;*

There is a supply of on-street parking in the surrounding road network, although this is heavily utilised during business hours.

- (c) the availability and frequency of public transport within a 400m walking distance of the site;*

Metro Tasmania operate regular bus services along Sandy Bay Rd and Davey Street which is within 400 metres of the subject site.

- (d) the availability and likely use of other modes of transport;*

The site is located a convenient walking distance from shops, and services.

- (e) the availability and suitability of alternative arrangements for car parking provision;*

No alternative parking provision is available or considered necessary.

- (f) any reduction in car parking demand due to the sharing of car parking*

spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;

Not applicable.

(g) any car parking deficiency or surplus associated with the existing use of the land;

There is an existing surplus of parking which is being reduced.

(h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;

Not applicable.

(i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;

Not applicable.

(j) any verified prior payment of a financial contribution in lieu of parking for the land;

Not applicable.

(k) any relevant parking plan for the area adopted by Council;

Not applicable.

Based on the above assessment and given the submitted documentation, the parking provision may be accepted under clause E.6.6.1 P1. This is particularly due to the actual parking demands that will be generated by the development warranting the proposed surplus parking, and that the overall surplus is reducing. Condition for clarity (ENG 5).

- 6.8.6 In relation to (l) and (m), the property is heritage listed in the planning scheme, located in Heritage Precinct Hobart 2 and is listed with the Tasmanian Heritage Council. The area fronting onto Wilmot Street is already a parking area with some landscaping, and several large trees.



Fig. 18. Existing trees and car park fronting onto Wilmot Street.

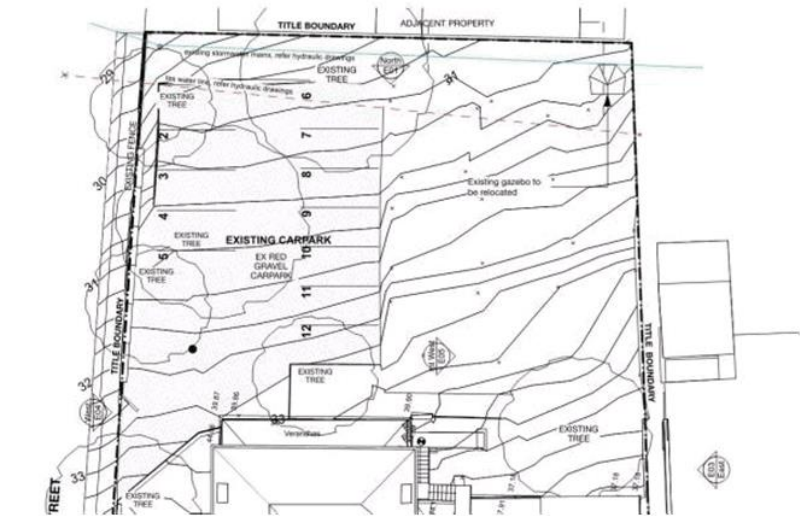


Fig. 19. Existing car park plan.

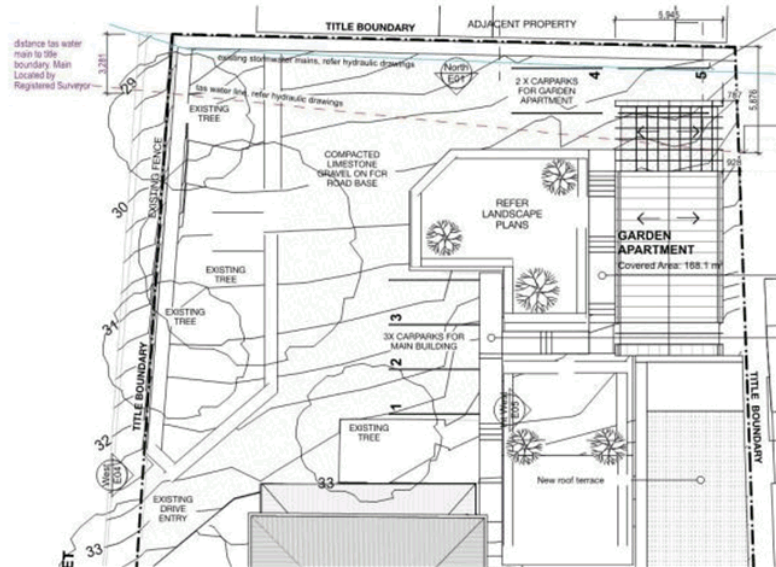


Fig. 20. Proposed car park plan.

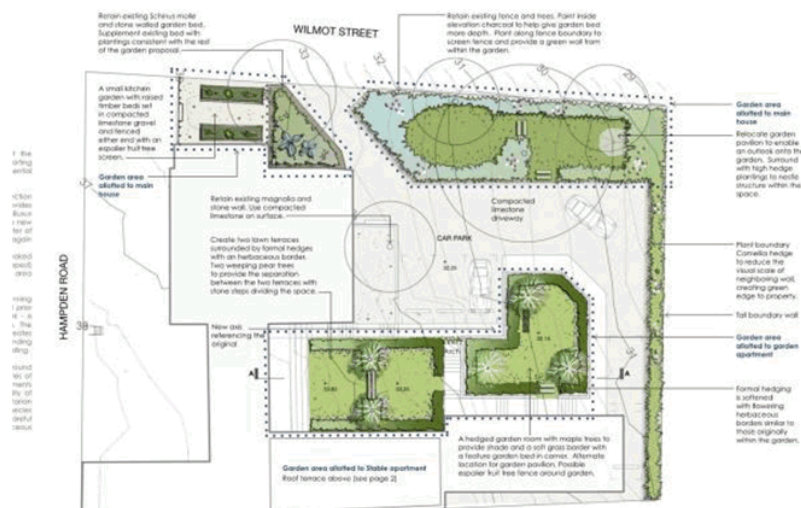


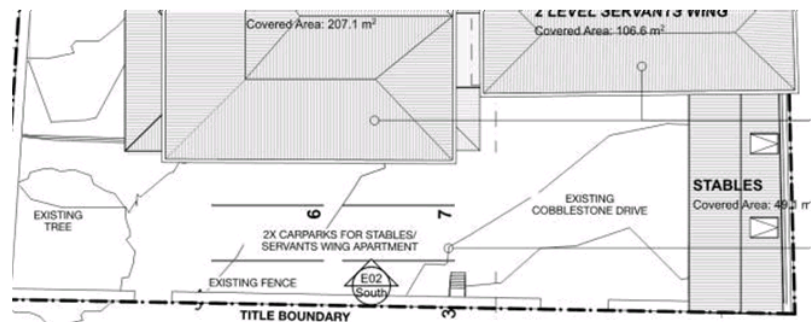
Fig. 21. Proposed landscape plan.

The changes to the car park will result in the loss of the tree adjacent to the title boundary with 12 Wilmot Street.

In relation to clauses (l) and (m) under clause E.6.6.1 P1:

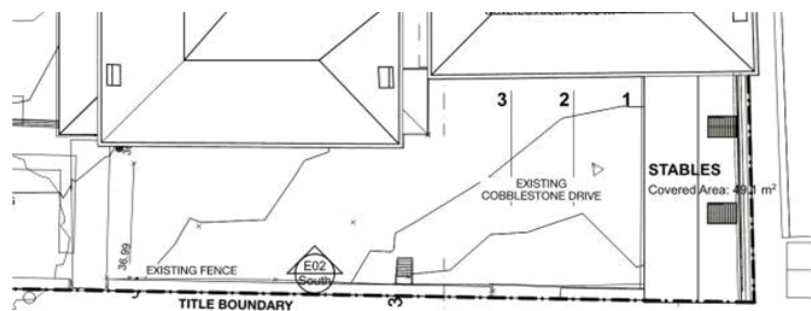
(l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code;

The proposal removes the existing 12 space car park close to Wilmot Street. The proposed arrangement moves the car park further away from Wilmot Street, reduces it down to three (3) spaces, plus two (2) next to the garden apartment in the corner of the lot, and introduces significantly more landscaping which improves the streetscape and reduces the impact of the car park on the heritage values of the place. Car parking between Melrose and Hampden Road is reduced from three (3) to two (2); however this would mean the loss of some garden space. The Council's Cultural Heritage Officer has recommended refusal of the two new parking spaces at Hampden Road, meaning that the three existing parking spaces would remain, and the front garden retained. The site will therefore have eight (8) spaces rather than seven (7). Because the existing three Hampden Road spaces are already on a hard paved area (a cobblestone drive), this will not change the amount of landscaping in this area, and compared to the proposed two new spaces (which have been recommended for refusal), will actually increase rather than decrease landscaping on the site, and so have a positive heritage and streetscape outcome.



141 Hampden circa 1911

Fig. 22. The two parking spaces (spaces 6 and 7) that are recommended for refusal.



141 Hampden circa 1911

Fig. 23. The three existing spaces on the cobblestone drive.

(m) whether the provision of the parking would result in the loss, directly or indirectly, of one or more significant trees listed in the Significant Trees Code.

The application complies with (m) because there are no trees on the significant trees list (Table 24.1) at 141 Hampden Road.

- 6.8.7 The proposal complies with the performance criterion, subject to condition ENG 5.

6.9 Parking and Access Code (Layout of Parking Areas) - Part E 6.7.5 P1

- 6.9.1 The acceptable solution at clause E.6.7.5 A1 requires that parking areas must be designed and constructed in accordance with AS/NZS 2890.1:2004.

- 6.9.2 The proposal includes a car park which has jockey parking spaces (spaces numbered 4, 5, 6 and 7).

- 6.9.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.

- 6.9.4 The performance criterion at clause E.6.7.5 P1 provides as follows:

The layout of car parking spaces, access aisles, circulation roadways and ramps must be safe and must ensure ease of access, egress and manoeuvring on-site.

- 6.9.5 The Council's Senior Development Engineer has advised as follows:

The presence of jockey parking triggers performance criterion assessment.

Gradients are also not shown on the parking areas, but are likely to comply with AS2890.1 based on the elevations of the property and a site visit.

Residential car parking space layout may utilise a 'jockey parking' configuration (in which one car parking space is behind another car parking space), provided it serves the same dwelling and is not designated for visitors. Submitted documentation appears to meet these parameters and therefore may be accepted clause E.6.7.5 P1. Condition for clarity (ENG 3a).

- 6.9.6 The proposal complies with the performance criterion, subject to condition ENG 3a.

6.10 Parking and Access Code (Surface Treatment of Parking Areas) - Part E 6.7.6 P1

- 6.10.1 The acceptable solution at clause E.6.7.6 A1 requires that parking areas are paved with a durable all-weather surface and drained to stormwater.
- 6.10.2 The proposal includes converting a red gravel access and parking area into compacted limestone gravel on a FCR road base. Limestone is not a durable all-weather surface.
- 6.10.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.
- 6.10.4 The performance criterion at clause E.6.7.6 P1 provides as follows:

Parking spaces and vehicle circulation roadways must not unreasonably detract from the amenity of users, adjoining occupiers or the quality of the environment through dust or mud generation or sediment transport, having regard to all of the following:

- (a) the suitability of the surface treatment;*
- (b) the characteristics of the use or development;*
- (c) measures to mitigate mud or dust generation or sediment transport.*

- 6.10.5 The Council's Senior Development Engineer has advised as follows:

The proposal involves converting a red gravel access and parking area into compacted limestone gravel on FCR road base. Council do not consider this a durable all-weather pavement as the durability of the limestone gravel is suspect. Given the existing situation is red gravel, this is an improvement, but Council's road engineers have raised concern that gravel may be trafficked onto their roadway. On this basis a modified ENG 4 condition is needed to seal the first 5.0m of the driveway on the Wilmot Street access.

Supported under clause E.6.7.6 P1 on the basis of the above rationale and condition ENG 4.

- 6.10.6 The proposal complies with the performance criterion, subject to condition ENG 4.

6.11 Parking and Access Code (Lighting of Parking Areas) - Part E 6.7.7 P1

6.11.1 The acceptable solution at clause E.6.7.7 A1 requires that parking areas and pedestrian paths serving five or more parking spaces and used outside daylight hours, must be provided with lighting in accordance with AS/NZS 1158.3.1:2005.

6.11.2 The proposal includes some low level lighting for pedestrians on paths and stairs and near car parks 6 and 7.

6.11.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.

6.11.4 The performance criterion at clause E.6.7.7 P1 provides as follows:

Parking and vehicle circulation roadways and pedestrian paths used outside daylight hours must be provided with lighting to a standard which satisfies all of the following:

- (a) enables easy and efficient use of the area;*
- (b) minimises potential for conflicts involving pedestrians, cyclists and vehicles;*
- (c) reduces opportunities for crime or anti-social behaviour by supporting passive surveillance and clear sight lines and treating the risk from concealment or entrapment points;*
- (d) prevents unreasonable impact on the amenity of adjoining users through light overspill;*
- (e) is appropriate to the hours of operation of the use.*

6.11.5 The car park will be used by residents who are familiar with the layout of the parking area. There are no nominated visitor spaces. Low level lighting is proposed on the access paths and stairways to assist occupants getting from their car into their dwelling. The car parking areas are visible from their adjacent streets which assists in reducing the opportunities for crime or anti-social behaviour to occur. Given the use of the property for residential purposes, and the low number of dwellings on the site (three), the street visibility, and the separation of the car parking allocated to each dwelling, the proposed lighting is considered to be sufficient to meet the performance criterion.

6.11.6 The proposal complies with the performance criterion.

6.12 Parking and Access Code (Siting of Car Parking) - Part E 6.7.12 P1

- 6.12.1 The acceptable solution at clause E.6.7.12 A1 requires that car parking spaces in the Urban Mixed Use Zone are located behind the building line of buildings located or proposed on a site.

- 6.12.2 'Building line' is defined under clause 6.3.1 as:

Means a line coincident with the front wall of a building extending either either side of the building.

The proposal includes a new parking layout, with parking spaces fronting both Wilmot Street (spaces 1 to 5) and Hampden Road (spaces 6 and 7). The Wilmot Street spaces are located behind the building line. The Hampden Road spaces are located in front of the building line.

- 6.12.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.

- 6.12.4 The performance criterion at clause E.6.7.12 P1 provides as follows:

Parking spaces and vehicle turning areas, including garages or covered parking areas in the Inner Residential Zone, Urban Mixed Use Zone, Village Zone, Local Business Zone and General Business Zone may be located in front of the building line where topographical or other site constraints dictate that this is the only practical solution because of one or more of the following:

- (a) there is a lack of space behind the building line to enable compliance with A1;*
- (b) it is not reasonably possible to provide vehicular access to the side or rear of the property;*
- (c) the gradient between the front and the rear of existing or proposed buildings is more than 1 in 5;*
- (d) the length of access or shared access required to service the car parking would constitute more than 75% of the depth of the relevant lot;*
- (e) the access driveway cannot be located at least 2.5 m from a habitable room window of a building defined as a residential building in the Building Code of Australia;*
- (f) the provision of the parking behind the building line would result in the loss of landscaped open space and gardens essential to the values or character of a Heritage Place or Precinct listed in the Heritage Code in this planning scheme;*
- (g) the provision of the parking behind the building line would result in*

the loss directly or indirectly of one or more significant trees listed in the Significant Trees Code in this planning scheme,

and only if designed and located to satisfy all of the following:

- (i) does not visually dominate the site;*
- (ii) maintains streetscape character and amenity;*
- (iii) does not result in a poor quality of visual or audio amenity for the occupants of immediately adjoining properties, having regard to the nature of the zone in which the site is located and its preferred uses;*
- (iv) allows passive surveillance of the street.*

6.12.5 Parking spaces 1 to 5 are sited behind the building line with Melrose and so meet the acceptable solution.

6.12.6 Parking spaces 6 and 7 are in front of the building line (between Melrose and Hampden Road). There are currently three parking spaces between Melrose and Hampden Road. The proposal reduces the number of spaces in this area from three to two, albeit in a different configuration, thus reducing the extent of the existing discretion. The applicant is not obliged to reduce the number of spaces fronting onto Hampden Road, but in doing so, has reduced the visual impact of car parking on the site, improved streetscape character and amenity, reduced the impact of parking noise and intrusion on the neighbouring property and maintained passive surveillance of the street. The proposal therefore meets (i) to (iv). The continued use of two spaces in this area is practical for the workings of the site, as these spaces are allocated to the adjacent servants wing/stables apartment. The placement of these spaces behind the building line would reduce the amount of soft landscaping. The loss of landscaping to the rear and the provision of more car parking in its place would result in the loss of landscaped open space and gardens essential to the character of the listed place. The proposal to maintain two parking spaces between Melrose and Hampden Road is therefore considered to meet (f).

6.12.7 The proposal complies with the performance criterion.

6.13 Historic Heritage Code (Listed Place & Heritage Precinct Hobart 2) - Part E 13.7.1 P1, 13.7.2 P1, P2, P3, P4 and P6, 13.8.1 P1, 13.8.2 P1, P3 & P5

6.13.1 There is no acceptable solution for partial demolition or works to a listed place, or a place located in a heritage precinct.

- 6.13.2 The proposal includes partial demolition, alterations and extension to a place listed in the planning scheme, listed with the Tasmanian Heritage Council and sited in Heritage Precinct Hobart 2.
- 6.13.3 There are no acceptable solutions; therefore assessment against the performance criteria is relied on.
- 6.13.4 The relevant performance criteria provide as follows:

E.13.7.1 P1

Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic cultural heritage significance of the place unless all of the following are satisfied:

- (a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;*
- (b) there are no prudent and feasible alternatives;*
- (c) important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained;*
- (d) significant fabric is documented before demolition.*

E.13.7.2 P1

Development must not result in any of the following:

- (a) loss of historic cultural heritage significance to the place through incompatible design, including in height, scale, bulk, form, fenestration, siting, materials, colours and finishes;*
- (b) substantial diminution of the historic cultural heritage significance of the place through loss of significant streetscape elements including plants, trees, fences, walls, paths, outbuildings and other items that contribute to the significance of the place.*

E.13.7.2 P2

Development must be designed to be subservient and complementary to the place through characteristics including:

- (a) scale and bulk, materials, built form and fenestration;*
- (b) setback from frontage;*

- (c) siting with respect to buildings, structures and listed elements;*
- (d) using less dominant materials and colours.*

E.13.7.2 P3

Materials, built form and fenestration must respond to the dominant heritage characteristics of the place, but any new fabric should be readily identifiable as such.

E.13.7.2 P4

Extensions to existing buildings must not detract from the historic cultural heritage significance of the place.

E.13.7.2 P6

The removal of areas of landscaping between a dwelling and the street must not result in the loss of elements of landscaping that contribute to the historic cultural significance of the place.

E.13.8.1 P1

Demolition must not result in the loss of any of the following:

- (a) buildings or works that contribute to the historic cultural heritage significance of the precinct;*
- (b) fabric or landscape elements, including plants, trees, fences, paths, outbuildings and other items, that contribute to the historic cultural heritage significance of the precinct;*
unless all of the following apply;

- (i) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;*
- (ii) there are no prudent or feasible alternatives;*
- (iii) opportunity is created for a replacement building that will be more complementary to the heritage values of the precinct.*

E.13.8.2 P1

Design and siting of buildings and works must not result in detriment to the historic cultural heritage significance of the precinct, as listed in Table E13.2.

E.13.8.2 P3

Extensions to existing buildings must not detract from the historic cultural heritage significance of the precinct.

E.13.8.2 P5

The removal of areas of landscaping between a dwelling and the street must not result in the loss of elements of landscaping that contribute to the historic cultural significance or the streetscape values and character of the precinct.

6.13.5 The Council's Cultural Heritage Officer has advised as follows:

This place is heritage listed in Table E13.1 of the Historic Heritage Code of the Scheme. It is also located in the Heritage Precinct Hampden Road H2. It is also located in Table E13.4 as a Place of Archaeological Potential.

This property is made up of three major buildings:

1. The main two storey and basement Victorian Regency house with a double storey verandah facing the garden to the north,
2. A stable building which is also used as a carport which is visible from Hampden Road, and
3. A two storey wing located between the main house and the boundary to 139 Hampden Road.(this is also called the servant's wing).

By way of background, two previous planning applications were lodged for this property (PLN-15-01564) and (PLN-16-00587) for a large extension into the garden over three levels for three units. The 2015 application was withdrawn. The application for PLN-16-00587 was refused by Council. There were eight (8) grounds of refusal. The applicant appealed Council's decision, which was upheld by the Tribunal.

This proposal is for a new dwelling in the garden (to the north of the house) located close to and along the eastern boundary of the subject property and the conversion of the stables into part an apartment.

Representations:

Twelve (12) representations were received during the advertising period,

all against the proposal.

The following heritage related and streetscape issues were raised:

- 'The application 'does not consider any issues relating to the overall site or make any reference to preserving the existing title or gardens, which make up a crucial element of the 'cultural heritage significance' of the area.'
- 'It is reasonable to assume that at least the new structure will be stratum titled. On this assumption, the development will effectively become a subdivision of the original Heritage Listed property which is, or should be, contrary to the intent of the Heritage Overlay. As a result, the Association is seeking Council's assurance that it will preclude any likelihood of this Heritage site being further subdivided.'
- We urge 'Council to avoid further diminution of Heritage Values, which include the original estate boundaries / land content of 'Melrose'.'
- 'This area of eight heritage-listed properties is a rare cluster anywhere in Australia, prized for its colonial-era buildings and beautiful gardens. The gardens in particular are very important. We are disappointed that the stables will change their character but understand they need to be developed sympathetically so the rest of the rooms in the servant's wing can be utilised. However, can the cobblestones not be left as they are, to retain the integrity of the area?'
- 'Why is a new door onto the roof garden being cut into the original building when a window already in place could be changed to a doorway?'
- 'The length and height of the second unit in front of the servant's wing overpowers the entire site and interrupts the view of the trees through the existing heritage precinct. The length could be shortened by removing one bedroom. Viewed from Wilmot Street, the development will appear totally out of context with this special area.'
- 'In our view the northern part of the proposed extension should be lowered to follow the contour of the site and be no higher than one storey. With the present proposal the height of the roof is only slightly lower than the veranda roofing of the main Melrose house and is some 9 metres above ground level.'
- 'The view of Melrose from Hunter Street will show an out-of-character high pitched roof of a very strong colour - a contrast to the traditional white used in the other properties -blocking much of the view of the original Melrose home.'
- 'It will not be compatible with heritage surroundings, nor will it blend into the present streetscape. No part of the design of the new addition (length, height, dark colour) is in sympathy with the grand old

home. That design will dominate and detract from Melrose's stand alone splendour. There is no way the Stables can be converted into the proposed without substantial damage to its fabric.

- 'This area of Hobart is so historic and unique that I can't fathom how a glass, steel and zinc clad unit would even be considered in this location. Not only is it an eye sore in its own right, it also detracts from the original "Melrose" house and servants quarters.'
- 'The removal of trees and green space to allow this building would diminish the historic precinct and would not benefit the community in any way.'
- 'I hope the Hobart City Council seriously considers that impact of this proposal, as there are not endless "Melrose's" in Hobart.'
- This area 'contains a number of historically significant properties (including Wivenhoe, Devoren Cottage, Melrose and Lumeah) .. which ... constitutes an intact and consistent area of great cultural and heritage importance in the context of Hobart's history and development. It would be most undesirable for this integrity to be jeopardised by inappropriate construction in the area.' 'I am very concerned therefore at the scale and style of the proposed additions.. Their heights, bulk and protrusion into the area below the house would be extremely detrimental to the cultural and heritage aspect of Melrose as seen from Wilmot Street in particular (but also from other neighbourhood properties), and the preponderance of steel and glass in their design would be quite out of character with other structures in the area (including the historic Melrose house itself,' 'the proposed new buildings on Melrose would be completely inappropriate in terms of the historic integrity of the neighbourhood. They would, moreover, also bring a loss of vegetation ...'
- 'Melrose is one of four historic homes within this small section of Hampden Rd and is significant in its size and grandeur, gardens and stables. The other three historic homes within 50 meters of Melrose are Lumeah, Wivenhoe and Ellerslie- all similarly grand and these three properties have retained their gardens and sense of space from the 1850's, a rare and treasured commodity which Melrose currently does too. The proposal for Melrose show the garden apartment to be very large on the block ,sticking out with an elevated deck on the sandy bay rd border allowing two cars to park underneath and becoming two storeys high at this end. This is a very modern shape that will be at odds with the gently sloping garden below the house currently and will look very imposing from Wilmot st sticking out horizontally when everything in Wilmot St steps down the hill not up.' 'In drawing 1811-DA19 D , the length of this apartment occupies 17m of the total 20m available and so there can be no sense of the character

of the servants quarters as this building occupies almost the entire length of existing garden.' 'The proposed new apartment in the servants quarters features two new doors we object to on heritage grounds: -an external new door through the front facade of the servants quarters allowing access to a roof top garden- this will completely change the symmetry of this building and is situated in place that would never have a door, squashed to one side of a classic 6 window, two storey building, see 1811-DA21 C.-also in the servant quarter proposal there is a new internal door from the stables into a new living area- again the fabric of this original small building would be completely lost.' 'keeping this enclave of special homes in the history of Hobart is essential for future generations.'

- 'I love all the old buildings in this part of Hobart and thought they were protected because its a heritage precinct.' 'When I saw the plan for what they want to do to 'Melrose' I was very upset. The black colour of the joined big building is horrible and very dark and will stick out a mile and no-one will want to live under someone else's roof garden. I also cant believe that anyone would think to fill in the stable building! My opinion is that if this development proposal is allowed the whole place will be ruined of it beautiful heritage state it has been in for so many years!'
- 'A large part of visitor appeal is the heritage of the surrounding area. The sight of these new and repurposed buildings. by nature of their extreme juxtaposition in colour, size and material, will dominate the outlook.' 'The existence of an original urban set stable, complete with feeding troughs and cobblestones, in full public view from the street, is a national rarity. The value of these stables cannot be underestimated. If this historical building is converted into an apartment its heritage value will be greatly reduced. On close inspection of the development plans it is plain to see that there isn't the space to create a kitchen, dining area and stairs without removing the existing heritage listed feed troughs. The proposed window inserts into the present open faced stable front will involve privacy screening of some sort, thereby obscuring any view of the internal nature of the building.' 'Also of note is the proposed (currently tiled) roof replacement with galvanised sheeting. This material is out of character with the building and creates a visual nuisance with glare for many years. I understand that slate shingle roofing was the replacement material requested by heritage officers in this case.'
- 'I object to the development as planned because of the insensitive and brutal effect it will have on the existing important heritage buildings. The development will seriously damage the existing curtilage of the buildings, with the crowding of the site. Further, the focus on black

finishing will have a gloomy and dismal effect on the beautiful original buildings. The current fashionable use of black and grey may well work on a green field site, but it is completely inappropriate in this setting. When built these buildings were rendered in ashlar imitating sandstone and any new development should respect this. I am also concerned at the proposed loss of important trees on the site.'

- 'The development destroys the integrity of the historic building by overdevelopment of the site, the historic building requires adequate space around it, to be properly understood. Further, the development as proposed has the appearance of a dark box alongside the elegance of the mid colonial buildings.'
- 'Melrose, Hampden Road is in "Heritage Precinct H2 Hampden Rd" which contains many large and small buildings demonstrating the architecture of small working class homes and other larger buildings with lovely gardens. Most of these have been protected for the future generations by caring and responsible owners. It is distressing to see ... the ... spoiling (of) this area by subdividing or reducing the garden of the original titles. Unfortunately in many cases the shrinking of the land relative to the original stately homes has created a density never envisaged.' 'The heritage overlay must protect the garden areas as well as the significant buildings.'
- It has been established that Melrose is very significant culturally, both as a separate entity and as part of a historic precinct.
- This development is not sympathetic to the character of the area and will detract from the historic cultural heritage significance of the area.
- We do not understand (the addition of a new structure to the servants wing) is necessary for the functioning of the house, there is sufficient garden in front of the servants wing for an outdoor area with access down the stairs.
- Historically houses were designed to sit within a substantial garden - a significant component of each property. An intrusion, such as the proposed building, will dissect these green areas. The visual record of these houses and gardens will be blemished. we believe the elegant plainness, simple forms and classic details will contrast too starkly with the dark approx. 28 metre long contemporary structure. With all the surrounding buildings being a light colour, the charcoal will be highlighted. we believe the materials of steel, zinc and textured glass are not used in Melrose and are not typical of the area. the development will be visible from Wilmot Street, and it will starkly rise above anything else and may be visible from St Davids Park during the winter months when the trees are not in leaf. we believe the montages are misleading and require further investigation. It is not a single storey structure as the land falls away resulting in a two storey

structure with enough space underneath for car parking.

- The Tribunal stated: "the extent of the heritage significance is also a relevant factor .. the greater the value of the place, the greater would be the "prudence" of any alternatives. It may be that there is iconic value of such a degree that it would take extraordinary circumstance to justify the works". There is the necessity to remove the tall and beautiful chestnut tree.
- This house is in a cluster of houses of huge historic merit. To destroy the visual testament to the early settlement of Hobart will be an irreversible shame and a loss to the charm of Hobart. This proposal is not sympathetic due to its fabric, colour, locations and siting. It will be visible from Wilmot Street. The Tribunal's decisions in 2017 was "The plain intention of the scheme is to ensure that only extremely limited development of historically significant places can be undertaken.

All comments are relevant in relation to the matters pertaining to an assessment against the relevant provisions of the Historic Heritage Code of the Scheme. A planning authority must take into consideration the matters set out in representations relating to the application under Division 2 Development Control s.51. (2) (c) of the *Land Use Planning and Approvals Act 1993*.

The proposal must be assessed against the following provisions of the Historic Heritage Code of the Scheme:

E13.7.1 P1 - Demolition - heritage place

E13.7.2 P1, P2, P3, P4, P6 - Buildings and Works other than Demolition - heritage place

E13.8.1 P1 - Demolition - heritage precinct

E13.8.2 P1, P3, P5 - Buildings and Works other than Demolition - heritage precinct

E13.10.1 P1 - Building, works and demolition - place of archaeological potential

Clause E13.7.1 P1 states:

Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic cultural heritage significance of the place unless all of the following are satisfied;

(a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;

- (b) there are no prudent and feasible alternatives;*
(c) important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained;
(d) significant fabric is documented before demolition.

The proposed demolition involves the following:

1. Metal fire escape stairs
2. Verandah and toilet on the ground floor northern elevation of the servants wing.
3. Partial wall removal of external northern façade of servants wing for a door
4. Horse chestnut tree at the bottom of the garden
5. Eucalypt tree and other large shrubs/trees on the eastern side of the site
6. c.1990 internal fitout of bathroom etc of ground floor and first floor of the servants wing
7. Partial wall removal of wall on ground floor of servants wing
8. Partial wall removal between stables and servants wing
9. Partial internal wall removal within the stables
10. Partial wall removal within the servants wing on first floor
11. Partial wall removal between the servants wing and stables,
12. Partial floor removal of ceiling to stables
13. Partial removal of roofing of stables for two skylights
14. Removal of mid to late 20th century faux tile roofing, downpipes of all buildings and replacement with galvanised iron.
15. Removal of garden between the wall on Hampden Road for parking spaces 6 and 7.
16. Relocation of gazebo in the lower corner of garden to another garden location

Discussion

The proposed demolition is relatively limited with only three areas that give cause for concern. These include:

15. The removal of the garden between the boundary wall on Hampden Road and the house for parking,
3. The removal of part of the northern elevation of the servants wing for a doorway
9. Demolition of parts of the stables for the apartment

All other demolition is considered acceptable. The removal of areas of

garden for parking in the front must also be assessed against E13.7.2 P6. This area is currently garden and has box hedges and trees as shown in the image below.



Area of garden to be removed for parking. Note: the cobble stone courtyard is to remain and does not extend into the proposed parking area.

The English style garden area is small, but makes an important contribution to the setting of the house and the streetscape view and should not be used for parking. This area of garden is not recommended for removal.

The removal of part of the northern wall of the servant's wing for a door opening is not ideal, particularly as its purpose is to connect to a rooftop garden, a feature that is discordant with the character of the area. It is noted that removal of the windows (arranged uniformly and in a traditional pattern which have not been altered since its construction) will not occur and this is a positive outcome. On balance, the proposed new door opening might be considered appropriate in this instance.

The proposed alterations to the stables is also problematic. The stables contain many early, original and unusual features including feed bins, Colonial (c.1855) joinery and a notation that the early cobble stones may be located under the concrete layer. The Conservation Management Plan (CMP) prepared by Graeme Corney makes the following

recommendation: 'Retain space in its current form. Do not partition the space or remove walls.' (p.41) as well as recommending the retention of particular features. It is observed that a condition of permit has been included in the Works Permit issued by Heritage Tasmania which requires a review of the design to achieve the recommendations provided in the CMP. Their condition is supported and should assist in the retention of features of heritage value within the stables. No conditions are required by Council.

With a condition of permit, the proposal will satisfy E13.7.1 P1.

Clause E13.7.2 P1 states:

Development must not result in any of the following:

(a) loss of historic cultural heritage significance to the place through incompatible design, including in height, scale, bulk, form, fenestration, siting, materials, colours and finishes;

(b) substantial diminution of the historic cultural heritage significance of the place through loss of significant streetscape elements including plants, trees, fences, walls, paths, outbuildings and other items that contribute to the significance of the place

The proposed development is to the front (northern) garden of the site. This proposal extends from the front of the servants wing with a single storey structure with a fenced roof garden on top that directly abuts the servants wing. A landscaping plan is provided for the roof-top garden. The direct adjacency of the proposed wing is problematic, especially given there is a proposal (partially detailed in this application) to underpin the servants wing as well as construct a new structure. In any normal course of events any excavation and construction adjacent to an historic building should be separated and linked by a lighter weight structure. This could be easily achieved, but it is noted that a redesign of the floor plan would be required. However, given the size and generous spaces of the proposed garden apartment this is not considered problematic. This could be achieved by a condition of permit.

The proposed structure is located further to the north of the servants wing and has a gabled roof form with metal cladding and steel frame. The height of the roof is lower than the first floor level of the servants wing and marginally lower than the eaves of the verandah to the main house. While it will be visible from Wilmot Street, the gable roof form does not create a solid obstruction in front of the servants wing preventing the wing from being obscured, due to its siting lower on the block. At present trees

obscure the first floor of Melrose. These are shown in the following image. Some of these are identified for removal and as a result the extension will be more visible.



Distant view with the northern elevation of Melrose.



View of subject property from St Davids Park.

In terms of the new gabled structure, its siting is considered acceptable as

is its height, bulk and form. The fenestration pattern is very different to the house, but it is clearly another building and will read as a separate element. Representations raise the issue of the darkness of colour being in contrast to the light coloured buildings around which will result in it appearing heavier and more obvious. This is a valid concern and it is considered that a more sympathetic colour scheme would be appropriate. This could be achieved by a condition of permit requiring a revised external colour, materials and finishes materials board such the proposal will then satisfy E13.7.2 P1 (b).

A glazed balustrade is proposed for the area on the first floor between the servant's wing and the main house. This will be a reflective element and quite visible from afar and not considered to be appropriate for this location. It is recommended that a condition of permit requiring a revised design that is more muted in finish and colour be included.

The loss of the garden area behind the wall in Hampden Road for parking has been discussed above and it is considered that with the exclusion of this, the proposal satisfies part (b) of the clause E13.7.2 P1.

Clause E13.7.2 P2 states:

Development must be designed to be subservient and complementary to the place through characteristics including:

- (a) scale and bulk, materials, built form and fenestration;*
- (b) setback from frontage;*
- (c) siting with respect to buildings, structures and listed elements;*
- (d) using less dominant materials and colours.*

The proposed extension is subservient to the place through its scale, bulk, built form, setback from frontage. Its siting with respect to buildings, structures and listed elements could be improved with a separation between the garden apartment and the servant's wing. As discussed above, a condition of permit for revised exterior colours, materials and finishes would ensure the proposal satisfies E13.7.2 P2. In all other respects the proposal satisfies E13.7.2 P2 (a) (b) (c) and (d).

Clause E13.7.2 P3 states:

Materials, built form and fenestration must respond to the dominant heritage characteristics of the place, but any new fabric should be readily identifiable as such.

Clearly, all new materials of the northern extension will be readily identifiable as such. The form of this extension with its gable roof is quite different to the hipped roof of the house and servant's wing of Melrose, but then it does echo the form of the stable building. In all, the proposal is considered to satisfy E13.7.2 P3.

Clause E13.7.2 P4 states:

Extensions to existing buildings must not detract from the historic cultural heritage significance of the place.

The proposed extension to the north of the servant's wing is an extension that would benefit from a separation or link between the new and the old. This could be achieved by a condition of permit and would reinforce the new structure as being quite separate and distinct, rather than an extrusion of the existing. With such a condition, as discussed as being required for E13.7.2 P1 and E13.7.2 P2 the proposal will satisfy E13.7.2 P4.

Clause E13.7.2 P6 states:

The removal of areas of landscaping between a dwelling and the street must not result in the loss of elements of landscaping that contribute to the historic cultural heritage significance of the place.

An area of landscaping to be removed for the purposes of car parking has been identified in the discussion for E13.7.1 P1 and E13.7.2 P1 (b). No parking in the area and the reinforcement of it as a garden area can be achieved by a condition of permit and, as such, the proposal will then satisfy E13.7.2 P6.

Clause E13.8.1 P1 states:

Demolition must not result in the loss of any of the following:

(a) buildings or works that contribute to the historic cultural heritage significance of the precinct;

(b) fabric or landscape elements, including plants, trees, fences, paths, outbuildings and other items, that contribute to the historic cultural heritage significance of the precinct;

unless all of the following apply;

(i) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;

- (ii) there are no prudent or feasible alternatives;*
- (iii) opportunity is created for a replacement building that will be more complementary to the heritage values of the precinct.*

The proposed removal of the garden behind the wall on Hampden Road for parking has been discussed above for clauses E13.7.1 P1, E13.7.2 P1 (b) and E13.7.2 P6. A condition of permit not approving this will result in the proposal satisfying E13.8.1 P1. The remaining demolition, internal and external when read in conjunction with the Works Permit issued by Heritage Tasmania is deemed to satisfy E13.8.1 P1.

Clause E13.8.2 P1 states:

Design and siting of buildings and works must not result in detriment to the historic cultural heritage significance of the precinct, as listed in Table E13.2.

Detriment means 'damage or loss to such value or thing'. While the proposed extension is clearly contemporary in form and will be a new addition to the precinct, the proposal will not alter the statements of significance to an extent that the precinct will be devalued. In an ideal situation, the house and garden would remain as one, however the northern garden is a space in which a new element could be positioned. It is also worth noting that the original northern boundary of Melrose extended further down Wilmot Street and included the land on which the townhouses of 12 Wilmot Street are now located. This was once the tennis court for the property and was subdivided off in the c.1970s-1980s. As a consequence it is considered that with the conditions of permit as discussed above, the proposal will satisfy E13.8.2 P1.

Clause E13.8.2 P3 states:

Extensions to existing buildings must not detract from the historic cultural heritage significance of the precinct.

The words 'detract from' means 'to diminish or depreciate the value being considered.' The extension is relatively low in height in comparison to Melrose and surrounding buildings, and if a condition of permit is included, separation between it and the servants wing will be even more pronounced. Modification of the exterior colours, finishes and materials will also reduce any impact. In this regard, the proposal satisfies E13.8.2 P3.

Clause E13.8.2 P5 states:

The removal of areas of landscaping between a dwelling and the street must not result in the loss of elements of landscaping that contribute to the historic cultural significance or the streetscape values and character of the precinct.

This has been discussed in clause E13.7.2 P6 and it is recommended a condition of permit be included should a permit be issued.

With conditions of permit, the proposal is considered acceptable and complies with E13.7.1 P1, E13.7.2 P1, E13.7.2 P2, E13.7.2 P3, E13.7.2 P4, E13.7.2 P6, E13.8.1 P1, E13.8.2 P1, E13.8.2 P3, and E13.8.2 P5 of the Historic Heritage Code of the Scheme.

- 6.13.6 The Tasmanian Heritage Council has approved the development subject to conditions.
- 6.13.7 The proposal complies with the performance criterion, subject to conditions.
- 6.14 Historic Heritage Code (Place of Archaeological Potential) - Part E 13.10.1 P1
 - 6.14.1 The acceptable solution at clause E.13.10.1 A1 requires that development does not involve excavation or ground disturbance on a place of archaeological potential.
 - 6.14.2 The proposal includes excavation and ground disturbance on a place of archaeological potential.
 - 6.14.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.
 - 6.14.4 The performance criterion at clause E.13.10.1 P1 provides as follows:

Buildings, works and demolition must not unnecessarily impact on archaeological resources at places of archaeological potential, having regard to:

- (a) the nature of the archaeological evidence, either known or predicted;*
- (b) measures proposed to investigate the archaeological evidence to confirm predictive statements of potential;*
- (c) strategies to avoid, minimise and/or control impacts arising from*

building, works and demolition;

(d) where it is demonstrated there is no prudent and feasible alternative to impacts arising from building, works and demolition, measures proposed to realise both the research potential in the archaeological evidence and a meaningful public benefit from any archaeological investigation;

(e) measures proposed to preserve significant archaeological evidence 'in situ'.

6.14.5 The Council's Cultural Heritage Officer has advised as follows:

The Works Permit issued by the Tasmanian Heritage Council requires consideration of archaeological values. No replication of a condition of permit is considered necessary in this instance. The proposal satisfies E13.10.1 P1.

6.14.6 The Tasmanian Heritage Council has approved the development subject to conditions.

6.14.7 The proposal complies with the performance criterion.

7. Discussion

- 7.1 Planning approval is sought for Three Multiple Dwellings (One Existing, Two New), Partial Demolition, Extension, Alterations and Landscaping.
- 7.2 The application was advertised and received twelve (12) representations. The representations raised concerns including loss of heritage values to both the precinct and the property, setback to neighbours and damage to neighbours during construction.
- 7.3 The proposal has been assessed against the relevant provisions of the planning scheme and is considered to perform well.
- 7.4 Discussions have been held between the developer and one of the neighbours, and an agreement has been reached to construct a privacy screen along the eastern edge of the servants' wing roof terrace. The screen is 1.0m high, sits on top of a 1.0m planter box and is constructed of steel and textured/translucent glass. Although there is no privacy discretion under the planning scheme, the screen will improve the amenity of both the developer and the neighbour, and given the agreement between the parties, will be included as a condition on the planning permit.

- 7.5 The proposal has been assessed by the Council's Development Engineer and Cultural Heritage Officer. The officers have raised no objection to the proposal, subject to conditions.

The Tasmanian Heritage Council has approved the development subject to conditions.

- 7.6 The proposal is recommended for approval.

8. Conclusion

- 8.1 The proposed Three Multiple Dwellings (One Existing, Two New), Partial Demolition, Extension, Alterations and Landscaping at 141 Hampden Road satisfies the relevant provisions of the *Hobart Interim Planning Scheme 2015*, and as such is recommended for approval.

9. Recommendations

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for Three Multiple Dwellings (One Existing, Two New), Partial Demolition, Extension, Alterations and Landscaping at 141 Hampden Road HOBART for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-19-504 - 141 HAMPDEN ROAD HOBART TAS 7000 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

TW

The use and/or development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2019/01213-HCC dated 5 September 2019 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

THC

The use and/or development must comply with the requirements of the Tasmanian Heritage Council as detailed in the Notice of Heritage Decision, THC Works Ref: 6012 dated 16 October 2019, as attached to the permit.

Reason for condition

To clarify the scope of the permit.

PLN 2

Screening with no more than 25% uniform transparency and a minimum height of 2.0m above floor level, must be installed and maintained along the

eastern edge of the servants' wing roof terrace prior to the first occupation.

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

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

Advice: The draft plans 1811-DA20 rev F, 1811-DA24 rev D and 1811-DA28 rev F, which show a 1.0m high steel and textured/translucent glass screen on top of a 1.0m solid planter box, are considered to meet this condition. Alternative designs may be considered at building permit stage, in consultation with the eastern neighbour and Council's Cultural Heritage Officer.

Reason for condition

To provide reasonable opportunity for privacy for dwellings.

ENG sw1

All stormwater from the proposed development (including but not limited to: roofed areas, ag drains, retaining wall ag drains and impervious surfaces such as driveways and paved areas) must be drained to the Council's stormwater infrastructure prior to first occupation or commencement of use (whichever occurs first).

Advice:

- *Under section 23 of the Urban Drainage Act 2013 it is an offence for a property owner to direct stormwater onto a neighbouring property.*

Reason for condition

To ensure that stormwater from the site will be discharged to a suitable Council approved outlet.

ENG sw8

A stormwater detention system in accordance with Aldanmark drawing 19E99-97 C1.01 Rev 1 must be installed limit stormwater discharges from the development prior to first occupation.

The stormwater detention system must have a minimum capacity of 3,000L and a maximum discharge rate of 5 L/s.

All work required by this condition must be undertaken and maintained in accordance with the approved stormwater design.

Reason for condition

To ensure that the stormwater runoff quantity is managed to take into account the limited receiving capacity of the downstream Council stormwater infrastructure.

ENG 3a

The proposed driveway, circulation roadways and parking module (parking spaces, aisles and manoeuvring area) must be designed and constructed in accordance with Australian Standard AS/NZS2890.1:2004 (including the requirement for vehicle safety barriers where required) with the following exceptions:

1. **Jockey parking is permitted as documented on drawing 1811-DA15 Rev C by Circa Morris-Nunn Architects.**
2. **Manoeuvring area maximum gradient to be 10%.**

Reason for condition

To ensure the safety of users of the access and parking module, and compliance with the relevant Australian Standard.

ENG 4

The first five metres (5m) of the access driveway approved by this permit must be constructed to a sealed standard (spray seal, asphalt, concrete, pavers or equivalent Council approved) prior to commencement of use. The entire access driveway, circulation roadways and parking module (parking spaces, aisles and manoeuvring area) must have the surface drained to the Council's stormwater infrastructure prior to the commencement of use.

Reason for condition

To ensure the safety of users of the access driveway and parking module, and that it does not detract from the amenity of users, adjoining occupiers or the environment by preventing dust, mud and sediment transport.

ENG 5

The number of car parking spaces approved on the site is eight (8).

All parking spaces must be delineated by means of white or yellow lines 80mm to 100mm wide, or white or yellow pavement markers in accordance with Australian Standards AS/NZS 2890.1 2004, prior to commencement of use.

Advice: Heritage condition HER 10 below has refused the two new parking spaces located between the 'main building' and Hampden Road. The three existing spaces located between the servants wing and Hampden Road (on the existing driveway) can remain. The number of approved spaces is therefore five in the rear and three in the front. Reducing the number of spaces between the servants wing and Hampden Road to two is also acceptable.

Reason for condition

To ensure the provision of parking for the use is safe and efficient.

ENG 1

Any damage to council infrastructure resulting from the implementation of this permit, must, at the discretion of the Council:

1. Be met by the owner by way of reimbursement (cost of repair and reinstatement to be paid by the owner to the Council); or
2. Be repaired and reinstated by the owner to the satisfaction of the Council.

A photographic record of the Council's infrastructure adjacent to the subject site must be provided to the Council prior to any commencement of works.

A photographic record of the Council's infrastructure (e.g. existing property service connection points, roads, buildings, stormwater, footpaths, driveway crossovers and nature strips, including if any, pre-existing damage) will be relied upon to establish the extent of damage caused to the Council's infrastructure during construction. In the event that the owner/developer fails to provide to the Council a photographic record of the Council's infrastructure, then any damage to the Council's infrastructure found on completion of works will be deemed to be the responsibility of the owner.

Reason for condition

To ensure that any of the Council's infrastructure and/or site-related service connections affected by the proposal will be altered and/or reinstated at the owner's full cost.

ENV 1

Sediment and erosion control measures sufficient to prevent sediment from leaving the site must be installed prior to any disturbance of the site, and maintained until all areas of disturbance have been stabilized or re-vegetated.

Advice:

- *For further guidance in preparing a Soil and Water Management Plan – in accordance with Fact sheet 3 Derwent Estuary Program click [here](#).*

Reason for condition

To avoid the sedimentation of roads, drains, natural watercourses, Council land that could be caused by erosion and runoff from the development, and to comply with relevant State legislation.

HER 10

The two parking areas 6 and 7 as shown on plans 1811-DA 14, 15, 16, 17, revisions E and C dated 4/9/19 and 27/8/19 are not approved. The garden area between the 'main building' and Hampden Road must be retained with a new planted garden area between the house and the fence.

Prior to the issue of any approval under the *Building Act 2016*, revised plans, including landscaping plans must be submitted and approved showing the retention of the garden area in accordance with the above requirement.

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

Advice: The three existing parking spaces between the servants wing and Hampden Road may remain.

Reason for condition

To ensure that development at a heritage place and in a heritage precinct does not

result in the loss of historic cultural heritage values.

HER 11

The southern wall of the garden apartment must not directly abut the servant's wing. This wall must be separated from the servant's wing by the width of the existing verandah. Any connection to the rooftop terrace from the servant's wing must be via a lightweight link or bridge with handrails designed in materials, colours and finishes in accordance with condition HER 17.

Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved showing a separation in accordance with the above requirement.

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

Reason for condition

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

HER 12

The glazed balustrade on the first floor between the servant's wing and the main house as shown on drawing 1811-DA22 revision C dated 27/8/19 is not approved. The balustrade must be constructed using more muted and less reflective materials, colours and finishes.

Prior to the issue of any approval under the *Building Act 2016*, documentation must be submitted and approved in accordance with the above requirement.

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

Reason for condition

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

HER 17

The materials and colours shown on the submitted plans and summarised in the Material Board (drawing 1811-DA31 revision A dated 27/8/19) are not approved. The colours, finishes and materials must reflect the palette of colours, finishes and materials within the local streetscape and precinct, adjacent to Melrose and other nearby buildings.

Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved showing exterior colours, finishes 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 place and in a heritage precinct is undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance.

ADVICE

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, by-laws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's [website](#) for further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the Hobart City Council.

BUILDING PERMIT

You may need building approval in accordance with the *Building Act 2016*. Click [here](#) for more information.

This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*.

PLUMBING PERMIT

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Click [here](#) for more information.

WASTE DISPOSAL

It is recommended that the developer liaise with the Council's Cleansing and Solid Waste Unit regarding reducing, reusing and recycling materials associated with demolition on the site to minimise solid waste being directed to landfill.

Further information regarding waste disposal can also be found on the Council's [website](#).

FEES AND CHARGES

Click [here](#) for information on the Council's fees and charges.

DIAL BEFORE YOU DIG

Click [here](#) for dial before you dig information.



(Liz Wilson)

Development Appraisal Planner

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.



(Cameron Sherriff)

Acting Senior Statutory Planner

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

Date of Report: 30 October 2019

Attachment(s):

Attachment B - CPC Agenda Documents

Attachment C - Referral Officer Report (Cultural Heritage Officer)



Tasmanian Heritage Council
GPO Box 618 Hobart Tasmania 7000
Tel: 1300 850 332
enquiries@heritage.tas.gov.au
www.heritage.tas.gov.au

PLANNING REF: PLN-19-504
THC WORKS REF: 6012
REGISTERED PLACE NO: 2380
FILE NO: 10-14-67 THC
APPLICANT: Hannah Gora, Circa Morris Nunn
DATE: 16 October 2019

NOTICE OF HERITAGE DECISION

(Historic Cultural Heritage Act 1995)

The Place: 'Melrose', 141 Hampden Road, Battery Point.
Proposed Works: Multiple dwellings - one existing, two new, partial demolition, extension, alterations and landscaping.

Under section 39(6)(b) of the *Historic Cultural Heritage Act 1995*, the Heritage Council gives notice that it consents to the discretionary permit being granted in accordance with the documentation submitted with Development Application 19-504, advertised on 13/09/2019, subject to the following conditions:

1. (i) **The ground floor section of the outbuilding, corresponding to the half that was formerly used as a stables, must be conserved as an open space with its historic items conserved and retained in situ. The proposed apartment layout must be revised to accommodate this requirement.**
(ii) **The attic floor of the outbuilding must be retained as far as possible, with the only substantial removal of flooring to be as required to create the new stairwell.**

Reason for condition

To ensure that the heritage fabric and character of the place are properly considered and conserved. The outbuilding is considered to have high heritage values and the ability to readily interpret its former use is considered to be an important aspect of the place.

2. **A detailed scope of work must be prepared for the servants' wing and outbuilding, including a thorough explanation of the proposed approach to conserving the heritage form, historic character and significant fabric of these areas.**

Reason for condition

To ensure that the heritage fabric and character of the place are properly considered and conserved.

3. **Where walls are approved to be demolished to form the new master bedroom suite in the servants' wing, evidence of the original wall alignments must be expressed and clearly interpreted in the new work.**

Reason for condition

To ensure that understanding of the building's historic form is not lost.

4. **The underpinning of the rear wall of the servants' wing must include adequate subsoil drainage to prevent the creation of conditions conducive to rising damp in the heritage building.**

Reason for condition

To avoid the creation of conditions conducive to rising damp in the heritage building.

5. **As far as possible all mature trees and plantings must be retained. An itemised plan showing all trees proposed to be removed, providing adequate justification for the proposed removal and providing information on suitable protection zones for all trees to be retained must be prepared by a suitably qualified arboriculturalist.**

Reason for condition

To ensure significant plantings on the site are properly considered and managed, as part of the historic setting of Melrose.

6. **Amended documentation demonstrating compliance with the requirements of Conditions 1 to 5 must be submitted to Heritage Tasmania and must be to the satisfaction of the Works Manager, prior to the commencement of works.**

Reason for condition

To ensure the documentation is amended to meet the requirements of the conditions of approval.

7. **A photographic record must be made of the stables outbuilding and servants' wing, including the internal fabric and finishes, and a high resolution digital copy of this record provided to Heritage Tasmania prior to the commencement of any works. The record must comprise:**

- (i) at least two photographs of each interior space; and
- (ii) photographs of any detail or finish that may be of historical or architectural interest; and
- (iii) cross-referencing of all photographs to 'as existing' floor plans, showing the location and orientation of the camera.

Reason for condition

To record items of architectural and historical interest, and to document the evolution of this important heritage place.

7. **An archaeological method statement (AMS) must be prepared describing how the following features will be investigated and managed in order to improve current understanding of their original form and purpose:**

- (i) the outbuilding that was attached to the southern boundary wall (the extant buttress may be a remnant of the outbuilding);

- (ii) the timber garden gazebo, its origins and original specific location;
- (iii) the low stone walls attached to the basement level of the main house.

Prior to the commencement of work the AMS must be provided to, and must be to the satisfaction of, Heritage Tasmania's Works Manager.

Reason for condition

To ensure that archaeological features are appropriately investigated and managed.

- 8. The archaeological investigations recommended in the AMS must be undertaken in accordance with the endorsed AMS prior to the commencement of works, or as otherwise provided for in the AMS.**

Reason for conditions

To ensure that sub-surface heritage information is considered and appropriately managed, consistent with the appropriate outcomes described in Section 7 of the Works Guidelines.

- 9. Prior to the commencement of works, a digital copy of all plans (and specifications) for the works must be provided to Heritage Tasmania and any substantial variance from the works covered by this permit must be identified by the applicant.**

Reason for condition

To provide Heritage Tasmania with an opportunity to review the construction documentation for the work, to allow a reassessment of potential heritage impacts of work that may not have been detailed at the development application stage.

Advice

The conditions of approval for WA5273 (PLN17-2015) must be met if the works subject to that approval are to be undertaken.

Please ensure the details of this notice, including conditions, are included in any permit issued, and forward a copy of the permit or decision of refusal to the Heritage Council for our records.

Should you require clarification of any matters contained in this notice, please contact Heritage Tasmania's Regional Heritage Officer (south), Russell Dobie, on 6165 3708 or 1300 850 332.



Brett Torossi
Chair



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-19-504	Council notice date	20/08/2019
TasWater details			
TasWater Reference No.	TWDA 2019/01213-HCC	Date of response	05/09/2019
TasWater Contact	Phil Papps	Phone No.	(03) 6237 8246
Response issued to			
Council name	HOBART CITY COUNCIL		
Contact details	coh@hobartcity.com.au		
Development details			
Address	141 HAMPDEN RD, HOBART	Property ID (PID)	5576797
Description of development	Multiple dwellings x 3		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Circa morriss-nunn architects	Proposed Site Plan / 1811-DA14	D	27/08/2019
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
CONNECTIONS, METERING & BACKFLOW			
<ol style="list-style-type: none"> 1. A suitably sized water supply with metered connections / sewerage system and connections to each dwelling unit of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 			
CCTV INSPECTION of TASWATER ASSETS			
<ol style="list-style-type: none"> 3. Prior to the issue of a Certificate for Certifiable Work TasWater requires a CCTV inspection survey to be conducted, at the developer's expense, for the full length (41.6m) of the 83 year old vitrified clay sewer pipe (Asset A452098) from the sewer manhole (Asset A443447) to ascertain the condition of the pipe to determine its suitability for future relining by TasWater. The CCTV inspection, and reporting, must be in accordance with WSAA Conduit Inspection Reporting Code of Australia – WSA05-2008. Accompanying the CCTV survey footage must be a WINCAN version 8 report detailing the asset's condition. All data (survey and report) must be submitted to TasWater, either on DVD or a portable hard-drive/memory stick device, for further assessment. <i>Advice: There are multiple companies operating across Tasmania that can offer this service to the standards required (eg. Nu-Jet)</i> 4. In the event that the sewer pipe (Asset A452098) can be relined by TasWater in the future and prior to the issue of a Certificate of Water and Sewerage Compliance at the completion of the works TasWater requires a second CCTV inspection survey to be conducted, at the developer's expense, for the full length (41.6m) of the sewer pipe (Asset A452098) from the sewer manhole (Asset A443447) to ascertain the condition of the pipe to determine if any damage may have occurred which may affect its suitability for future relining by TasWater. The CCTV inspection, and reporting, must be in accordance with WSAA Conduit Inspection Reporting Code of Australia – WSA05-2008. 			



Accompanying the CCTV survey footage must be a WINCAN version 8 report detailing the asset's condition. All data (survey and report) must be submitted to TasWater, either on DVD or a portable hard-drive/memory stick device, for further assessment.

Advice: *There are multiple companies operating across Tasmania that can offer this service to the standards required (eg. Nu-Jet)*

ASSET CREATION & INFRASTRUCTURE WORKS

5. In the event that the sewer pipe (Asset A452098) cannot be relined for its entire length or it has been damaged during the associated development works the developer must replace or realign a suitable portion of the sewer pipe to ensure compliance with any other conditions in this permit including the following;
 - a. In the event that any works are required to be undertaken on adjoining land written consent of the landowner must be provided to TasWater prior to the issue of Engineering Design Approval.
 - b. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.
 - c. Prior to applying for a Permit to Construct new TasWater infrastructure and the issue of a Certificate for Certifiable Work (Building and/or Plumbing) for the associated development the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction.
 - d. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.
 - e. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.
 - f. Prior to the issue of a Certificate of Water and Sewerage Compliance (Building and/or Plumbing) all alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
 - g. After testing, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
 - h. At practical completion of the sewerage works and prior to TasWater issuing a Certificate of Water and Sewerage Compliance (Building and/or Plumbing), the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
 - i. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved;
 - ii. A request for a joint on-site inspection with TasWater's authorised representative must be made;
 - iii. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee;



iv. As constructed drawings must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.

- i. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.
- j. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
- k. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.
- l. A construction management plan must be submitted with the application for TasWater Engineering Design Approval. The construction management plan must detail how the new TasWater infrastructure will be constructed while maintaining current levels of services provided by TasWater to the upstream properties. The construction plan must also include a risk assessment and contingency plans covering major risks to TasWater during any works. The construction plan must be to the satisfaction of TasWater prior to TasWater's Engineering Design Approval being issued.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

- 6. In the event that the sewer pipe (Asset A452098) is required to be realigned and prior to the issue of a Certificate of Water and Sewerage Compliance, a pipeline easement, to TasWater's satisfaction, must be created over the existing /proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions.

BOUNDARY TRAP AREA

- 7. The proposed development is within a boundary trap area and the developer must provide a boundary trap that prevents noxious gases or persistent odours back venting into the property's sanitary drain. The boundary trap must be contained within the property boundaries and the property owner remains responsible for the ownership, operation and maintenance of the boundary trap.

DEVELOPMENT ASSESSMENT FEES

- 8. The applicant or landowner as the case may be, must pay a development assessment fee of \$351.28 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater. The payment is required by the due date as noted on the statement when issued by TasWater.

Advice

General

For information on TasWater development standards, please visit

<https://www.taswater.com.au/Development/Technical-Standards>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

Service Locations



Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

The location of TasWater infrastructure as shown on the GIS is indicative only.

- A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater
- TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies
- TasWater will locate residential water stop taps free of charge
- Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

Authorised by

A handwritten signature in black ink, appearing to read "J Taylor".

Jason Taylor

Development Assessment Manager

TasWater Contact Details

Email	development@taswater.com.au	Web	www.taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001		

*circa morris-nunn architects*

IXL Atrium
27 Hunter Street
Hobart TAS 7000 AU

e. info@circamorrisnunn.com.au
w. circamorrisnunn.com.au
p. +61 3 6236 9544

12-Aug-19

Attention:
HCC Planning

To Whom It May Concern:

Addition and Renovations/Restoration at 141 Hampden road, Hobart

The residence at 141 Hampden Road, Hobart reuses the existing heritage stables combined with the servants wing, and provides an additional Garden Apartment, designed to take in the garden setting. Works to the existing main house are not included in this DA and previous approved works remain. For the residence, we have taken a number of necessary steps in order to provide an addition and preserve and restore the existing property the best way possible.

These include:

- Preliminary discussions with Heritage Tasmania, meeting with Russel Dobbie Heritage Advisor.
- Engagement of a Heritage Specialist, Paul Davies, who has provided a Heritage Impact Assessment
- A pre-application meeting with Sarah Waight, Cultural Heritage Officer at Hobart City Council.
- A Conservation Management Plan by Graeme Corney.
- Engagement of a Landscape Architect to provide a landscape garden plan as previously requested by Sarah Waight.
- Hydraulic Drawings provided by Aldanmark Consulting Engineers.
- Photographic views of Melrose from various locations around the waterfront and Salamanca showing how the garden apartments sits below the prominent heritage façade line.

Heritage Tasmania has received the latest drawings, and Russell Dobie has expressed his 'in principle' support for the proposal.

Scope of Work

We understand the scope of work to involve restoration, demolition and an addition for the existing historic property. Please refer to the associated drawings for detail.

Please also refer written response below to Liz Wilson'd planning queries dated 24th July. Where she has noted discretionary clauses may apply.

15.4.2 A1 (Building Setback)

The proposed garden apartment is well setback from Wilmot Street, which is further than the required 1m setback. This has been deliberately positioned to maintain the heritage views of Melrose itself from the Wilmot Street side. The proposed charcoal metal material to the garden apartment has been selected to discreetly recede and allow the characteristics of the garden setting sit forward, while maintaining the heritage views to the form of Melrose. The change in form of the the flat roof terraced area with the gable



structure allows for variation in the façade and a reduced height where the garden apartment connects to the heritage façade.

15.4.7 A1 (front fencing) – N/A

The existing front fencing remains to both the Wilmot and Hampden Road side. There is no additional proposed screening or fences aside from low walls to provide terraces to the garden.

15.4.8 A1 (habitable room windows facing north)

The Garden apartment is positioned to maximise light to the living room and oriented to sit parallel to the existing heritage façade. The northern glass gable end is elevated and oriented 35 degrees east of north which is just outside the required 30 degrees. This orientation enables a sensitive connection to the heritage façade, sitting perpendicular to the servant's wing elevation. The western elevation of the garden apartment provides a large elevated window to overlook the garden and provide filtered afternoon light through the existing trees. The siting and orientation has been positioned to best sit with the heritage context while providing opportunity for privacy and light.

15.4.8 A2 (overlooking)

The Garden apartment is positioned along the eastern boundary to maximise views from Wilmot street. The garden terrace provides a low solid boundary wall in line with the heritage building. The Gable form is set off this boundary to approximately match the neighbour's setback from the boundary, the height of the gable form is below the maximum height of the neighbour's extension. Ventilation shutters on the eastern side are clad with solid panels to match the exterior cladding to not overlook the neighbouring property. 2x glass skylights are inserted to the eastern side of the stables roof in order to provide natural light to the upper floor in the stables. The stables sit adjacent to the neighbours driveway.

15.4.8 A3 (outdoor living space)

Each dwelling has been allocated an outdoor living space to be no less than the minimum of 10m². The garden apartment wing has been set back to the East side of the property to maximise the garden spaces to the Wilmot street side. Each property in addition has a balcony or verandah space adjacent to living areas. Refer landscape plans.

We hope the information provided is sufficient. Please do not hesitate to call us if you have any further questions.

Do not hesitate to contact me via email at hannah@circamorrisnunn.com.au

Yours sincerely, Architect Hannah Gora, with

Robert Morris-Nunn, Director

141 Hampden Road

Hobart

Architectural Drawings - Circa Morris-Nunn Architects

Layout No:	Layout Name	Rev
DA01	Cover and Location Plan	C
DA02	Perspectives	C
DA03	Existing Site Plan	C
DA04	Lower Ground Demolition	C
DA05	Ground Demolition	C
DA06	First Demolition	C
DA07	Roof Demolition	C
DA08	North Elevation Demolition	C
DA09	East Elevation Demolition 1	C
DA10	East Elevation Demolition 2	C
DA11	South Elevation Demolition	C
DA12	West Elevation Demolition	C
DA13	Internal West Demolition	C
DA14	Proposed Site Plan	D
DA15	Stables Ground Floor Proposed	C
DA16	Stables First Floor Proposed	C
DA17	Stables Roof Plan Proposed	C
DA18	Garden Apartment Carport	D
DA19	Garden Apartment Ground Floor	D
DA20	Garden Apartment First Floor	C
DA21	Garden Apartment Perspectives	C
DA22	North Elevation Proposed	C
DA23	East Elevation Proposed 1	C
DA24	East Elevation Proposed 2	C
DA25	South Elevation Proposed	C
DA26	West Elevation Proposed 1	C
DA27	West Elevation Proposed 2	C
DA28	Internal West 1	C
DA29	Internal West 2	C
DA30	Section 01	A
DA31	Materials Board	A
DA32	Location Plan	C
DA33	00 Hunter St	C
DA34	01 Hunter St	C
DA35	02 Hunter St	C
DA36	03 Hunter St	C
DA37	04 Mura car park	C
DA38	05 Morrison St	C
DA39	06 Franklin Wharf	C
DA40	07 Elizabeth St Pier	C
DA41	08 Elizabeth St Pier	C
DA42	09 General Views	C
DA43	11 Wilmet St	C
DA44	12 Wilmet St	C
DA45	13 Wilmet St	C
DA46	14 Hampden Rd	C
DA47	15 Hampden Rd	C

Project Information

TITLE REFERENCE
 VOLUME 53325
 FOLIO 1

COVERED AREA

EXISTING COVERED AREA: 364m2

PROPOSED COVERED AREA: 169m2

PROPOSED CARPARKS 7



Location Plan - Not to scale

revisions

Revision ID	Issue Date	Reason
C	27/8/19	Development Application

original drawing size

A3

1:10	1:10
1:50	1:50
1:100	1:100
1:200	1:200

141 Hampden Stefan Visagie

141 Hampden Rd
 Hobart
 Tas 7000



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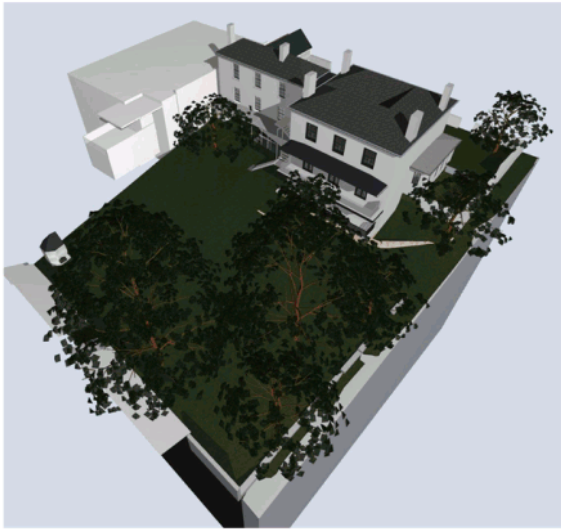
Contact

Kilburn | 27 Hunter St | Hobart | Tas | 7000
 03 8238 9644
 info@circamorrisnunn.com.au

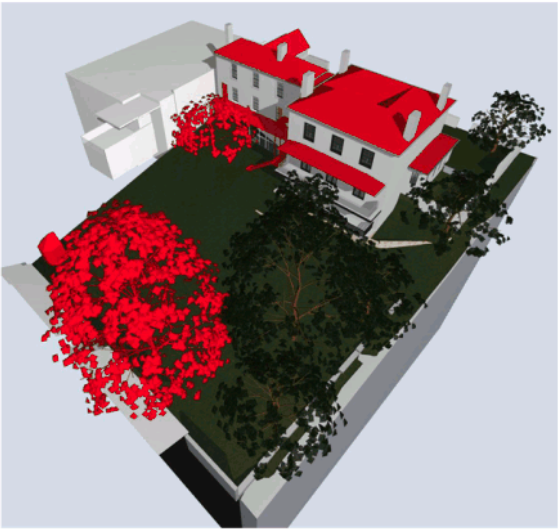
These drawings show design intent and are suitable as a guide only. The builder shall check and verify all dimensions and verify all errors/ omissions to the Architect. Do not scale off the drawings. Drawings are not to be used for construction purposes until issued by the Architect for construction.

Cover and Location Plan

Status	Development Application
Issue date	27/8/19
drawing n°	1811-DA01
revision	C



1	Existing Generic Perspective
-	



2	Demolition Generic Perspective
-	



3	Proposed Generic Perspective
-	

revisions

Revision ID	Issue Date	Reason
C	27/8/19	Development Application

original drawing size

A3

1:10	1:50	1:100	1:200
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141 Hampden
Stefan Visagie
141 Hampden Rd
Hobart
Tas 7000

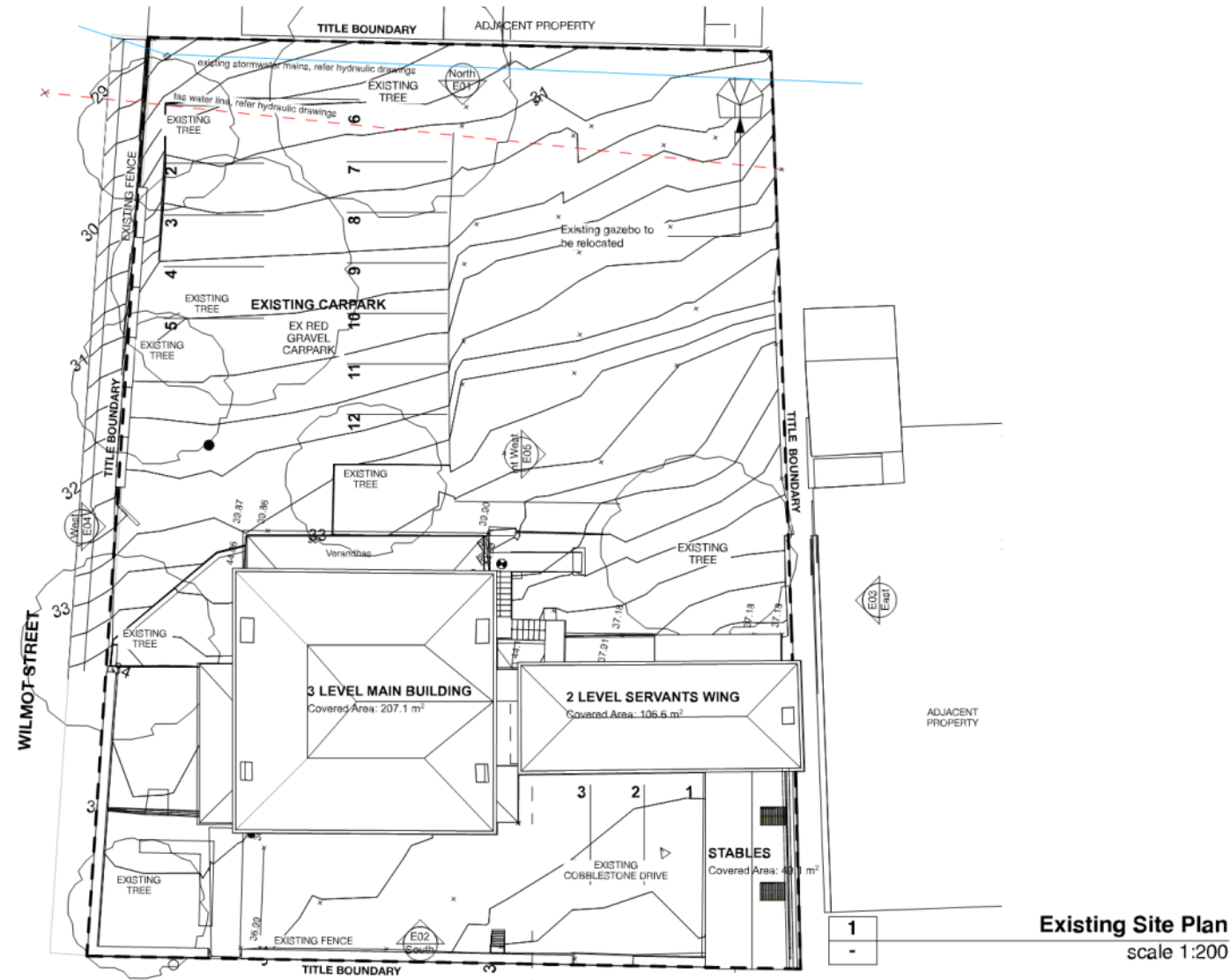
circa morris-nunn architects
Contact
Kilburn | 27 Hunter St | Hobart | Tas | 7000
03 8238 9544
info@circamorrisnunn.com.au

Perspectives

Status	Development Application
Issue date	27/8/19
drawing n°	revision

1811-DA02

C



revisions

Revision ID	Issue Date	Reason
D	4/9/19	Development Application

original drawing size

1:10	1:10
1:50	1:50
1:100	1:100
1:200	1:200

141 Hampden
Stefan Visagie

141 Hampden Rd
Hobart
Tas 7000

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circa morris-nunn architects
Contact

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03 8238 9544
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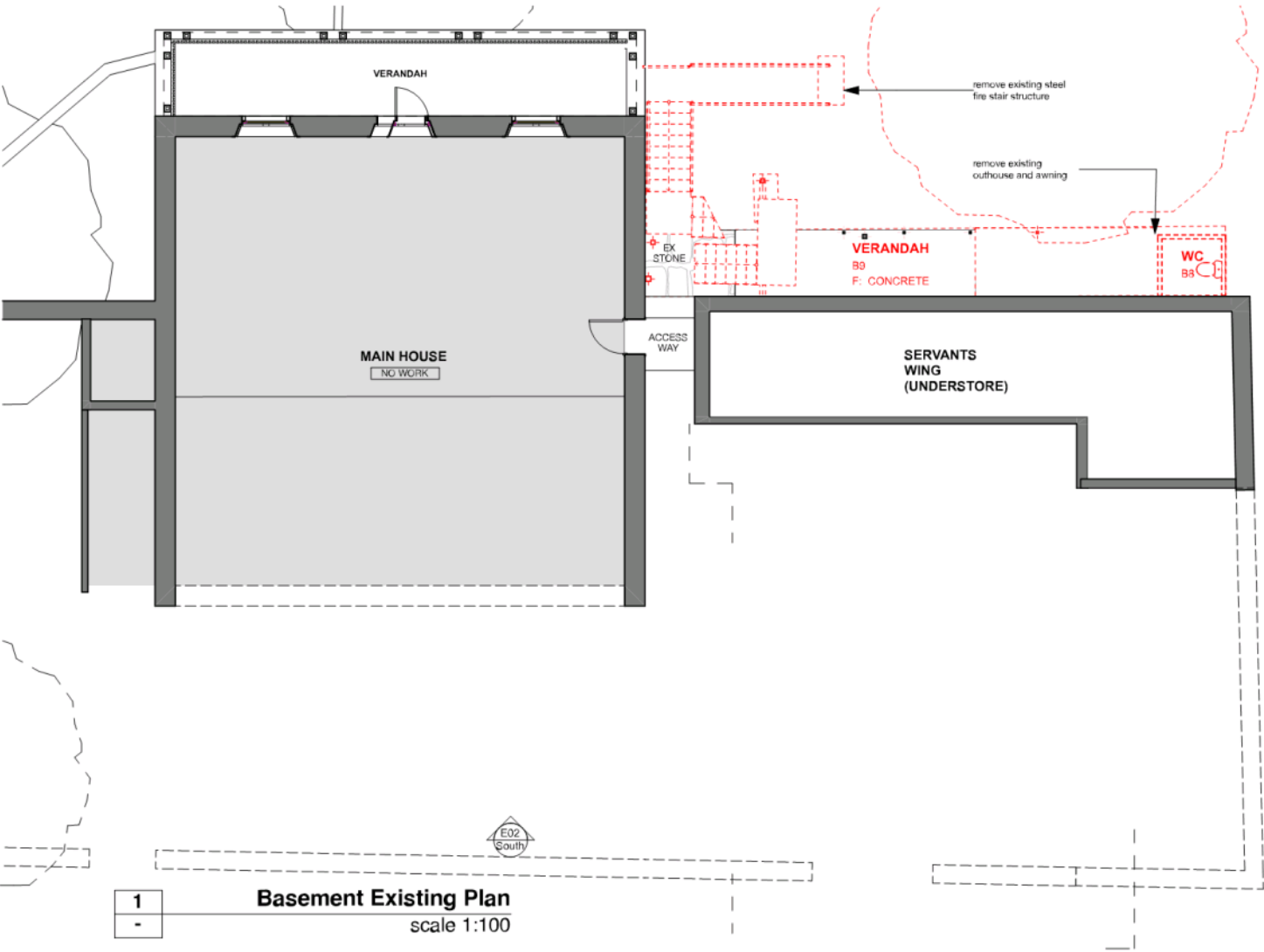
These drawings show design intent and are suitable as a guide only. The builder shall check and verify all dimensions and verify all details/conditions to the Architect. Do not scale off the drawings. Drawings are not to be used for construction purposes until issued by the Architect for construction.

Existing Site Plan

Status	Development Application
Issue Date	4/9/19
Revision	

1811-DA03

D



- general demolition notes:**
- 1. Allow for all necessary demolition work to achieve new finished floor levels and specified floor finishes;
 - 2. Remove all redundant fixtures, fittings and equipment;
 - 3. Ensure that demolition and construction work does not affect the functioning of any existing equipment and site infrastructure that are being retained;
 - 4. If hazardous materials are found, removal must be done in compliance with all relevant workplace standards.
 - 5. Provide temporary bracing of existing structure where affected by demolition for the duration of works.
 - 6. Provide dust-proof screens, bulkheads and covers to protect existing finishes and the immediate environment from dust and debris.
 - 7. Provide hoarding to construction / demolition area for the duration of works.
 - 8. Items of value to be handed back to owner / proprietor
 - 9. Builder to make the building secure throughout the building works.

revisions

Revision ID	Issue Date	Reason
C	27/8/19	Development Application

original drawing size

A3

1:10	1:10
1:50	1:50
1:100	1:100
1:200	1:200

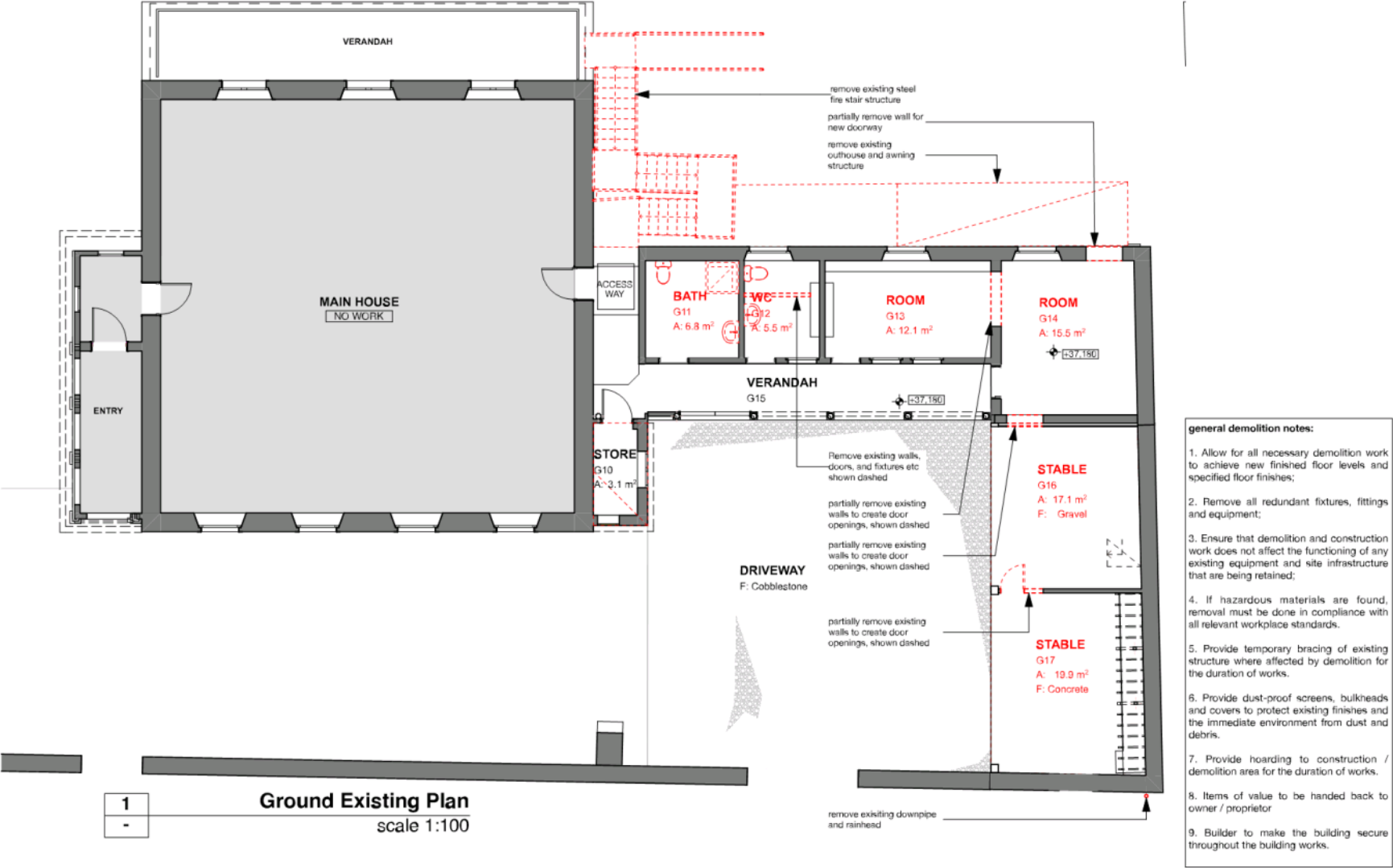
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Lower Ground Demolition

status	Development Application
issue date	27/8/19
drawing no	1811-DA04
revision	C



- general demolition notes:**
1. Allow for all necessary demolition work to achieve new finished floor levels and specified floor finishes;
 2. Remove all redundant fixtures, fittings and equipment;
 3. Ensure that demolition and construction work does not affect the functioning of any existing equipment and site infrastructure that are being retained;
 4. If hazardous materials are found, removal must be done in compliance with all relevant workplace standards.
 5. Provide temporary bracing of existing structure where affected by demolition for the duration of works.
 6. Provide dust-proof screens, bulkheads and covers to protect existing finishes and the immediate environment from dust and debris.
 7. Provide hoarding to construction / demolition area for the duration of works.
 8. Items of value to be handed back to owner / proprietor
 9. Builder to make the building secure throughout the building works.

revisions		
Revision ID	Issue Date	Reason
C	27/8/19	Development Application

original drawing size

A3

1:10	1:10
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1:100	1:100
1:200	1:200

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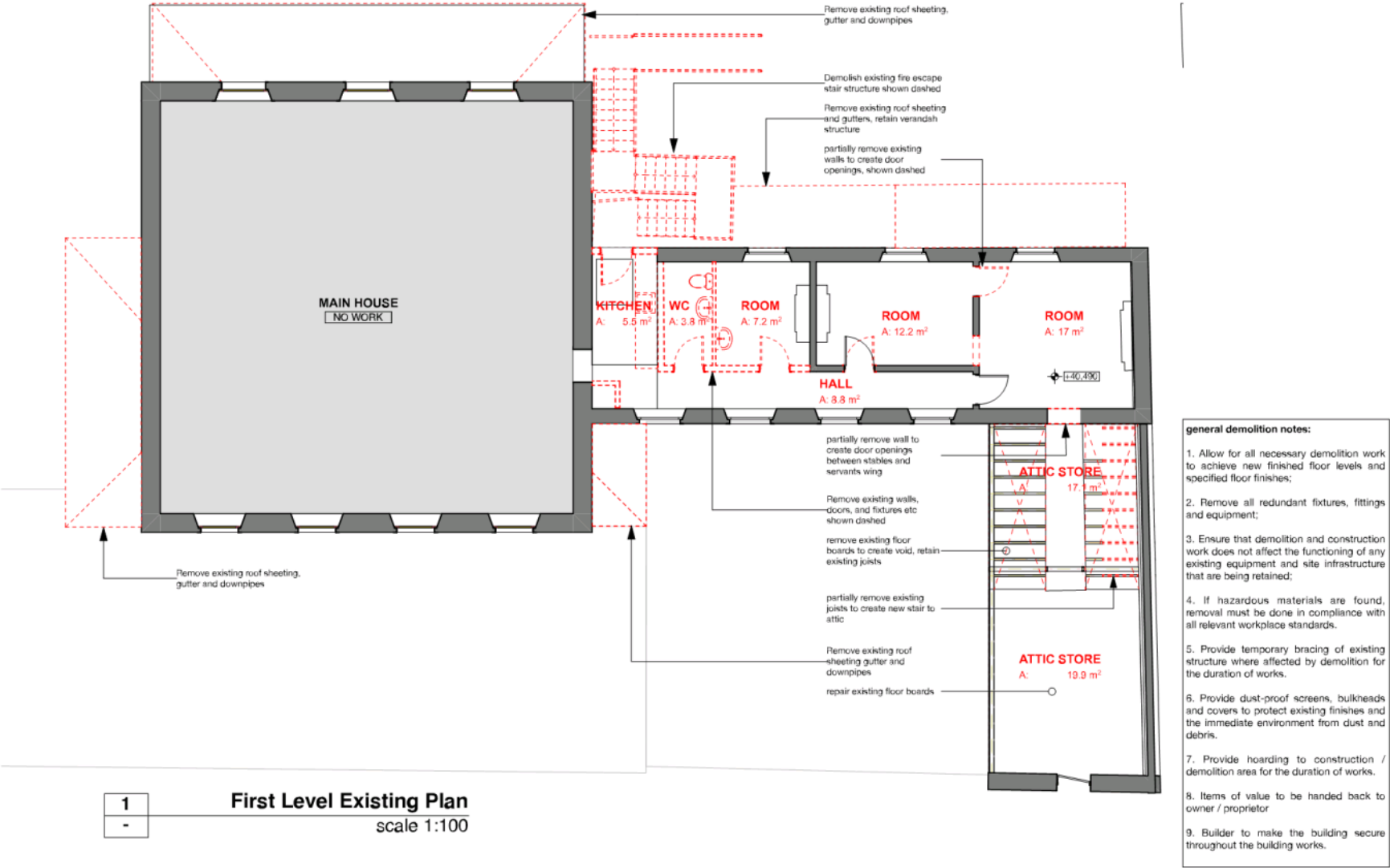
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Ground Demolition

status	Development Application
issue date	27/8/19
drawing no	1811-DA05
revision	C



revisions

Revision ID	Issue Date	Reason
C	27/8/19	Development Application

original drawing size

1:10	1:10
1:50	1:50
1:100	1:100
1:200	1:200

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First Demolition

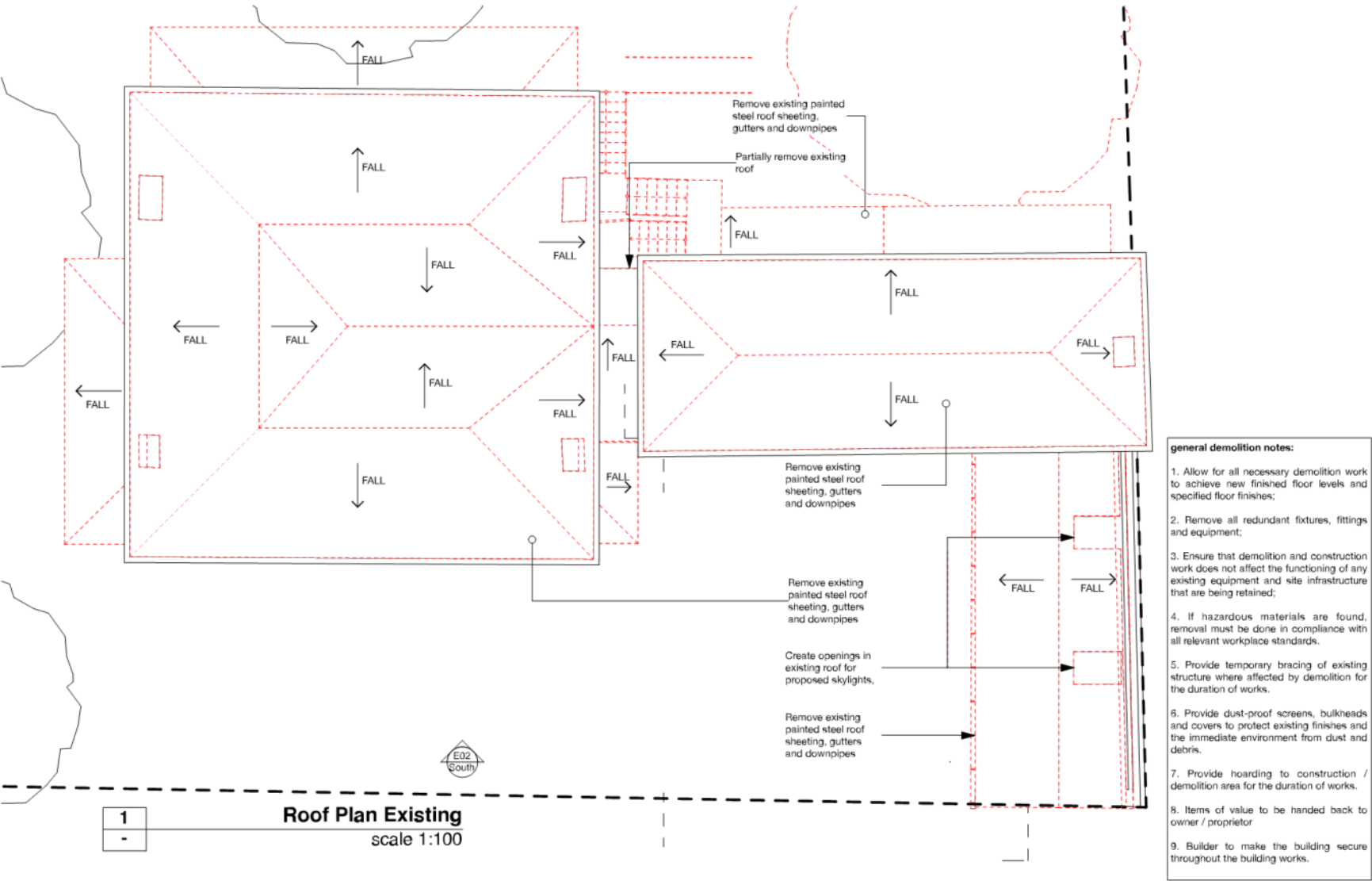
status
Development Application

issue date
27/8/19

drawing no
revision

1811-DA06

C



revisions		
Revision ID	Issue Date	Reason
C	27/8/19	Development Application

original drawing size

A3

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1:200	1:200

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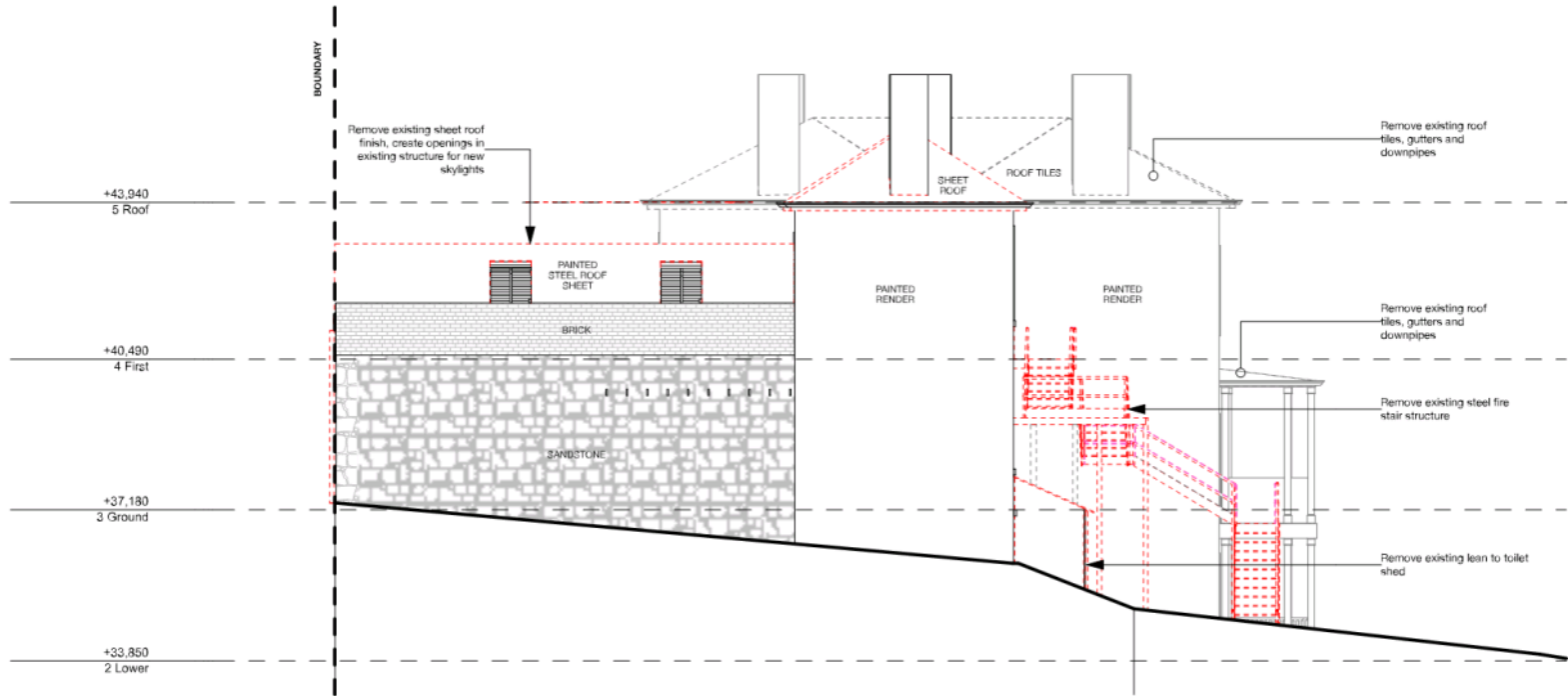
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Roof Demolition	
status	Development Application
issue date	27/8/19
drawing no	1811-DA07
revision	C





E03 East Elevation Demolition
scale 1:100

revisions

Revision ID	Issue Date	Reason
C	27/8/19	Development Application

original drawing size

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East Elevation Demolition 1
Elevations Demolition

Development Application

27/8/19

1811-DA09 C





E02 South Elevation Demolition
scale 1:100

revisions		
Revision ID	Issue Date	Reason
C	27/8/19	Development Application

original drawing size

A3	
1:10	1:10
1:50	1:50
1:100	1:100
1:200	1:200

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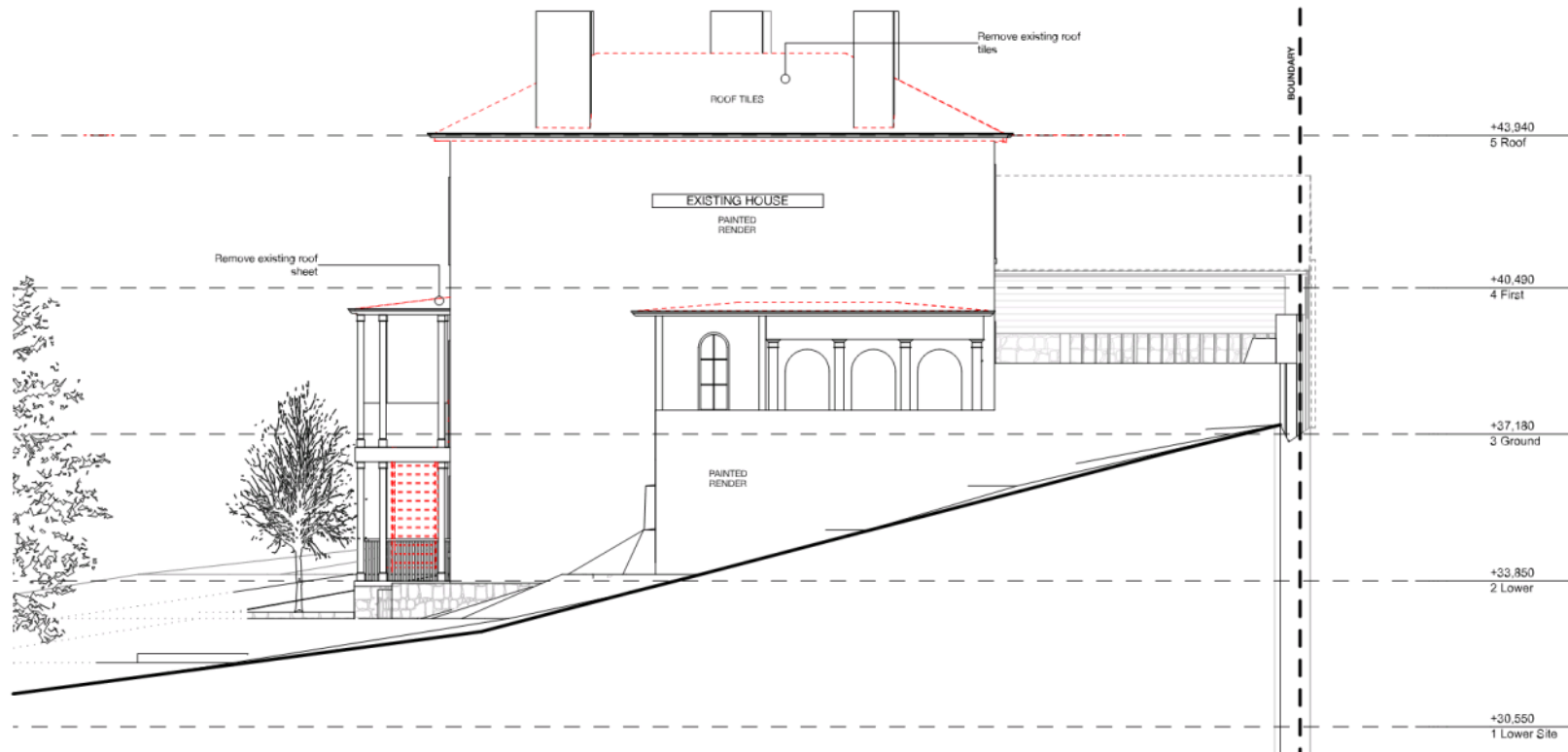
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South Elevation Demolition
Elevations Demolition

Status	Development Application
Issue date	27/8/19
drawing no	revision

1811-DA11

C



E04	West Elevation Demolition
-	scale 1:100

revisions

Revision ID	Issue Date	Reason
C	27/8/19	Development Application

original drawing size

A3

10	5	2.5	500	1:10
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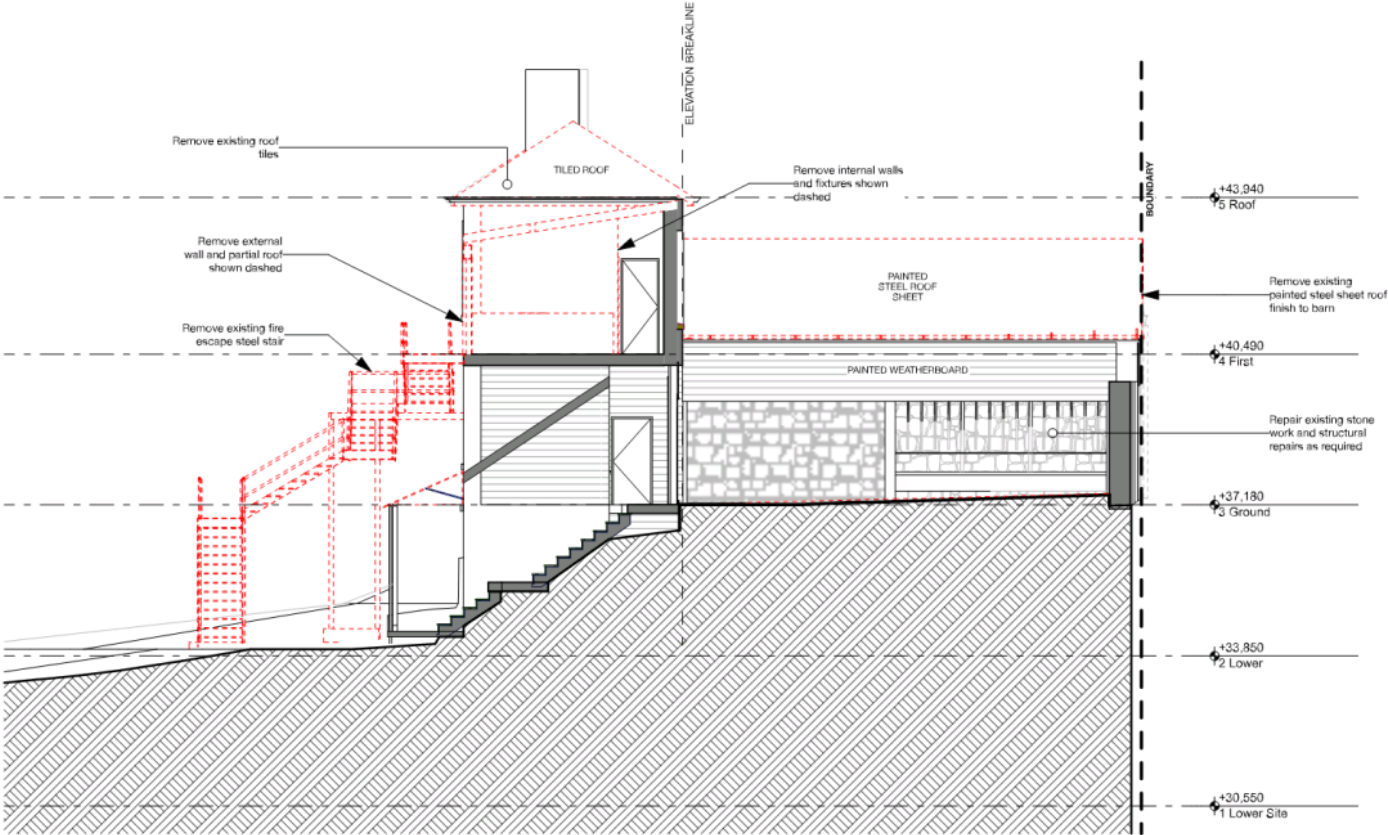
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West Elevation Demolition

status	Development Application
issue date	27/8/19
drawing n ^o	revision

1811-DA12

C



E05 Internal West Elevation/Section
- scale 1:100

revisions

Revision ID	Issue Date	Reason
C	27/8/19	Development Application

original drawing size

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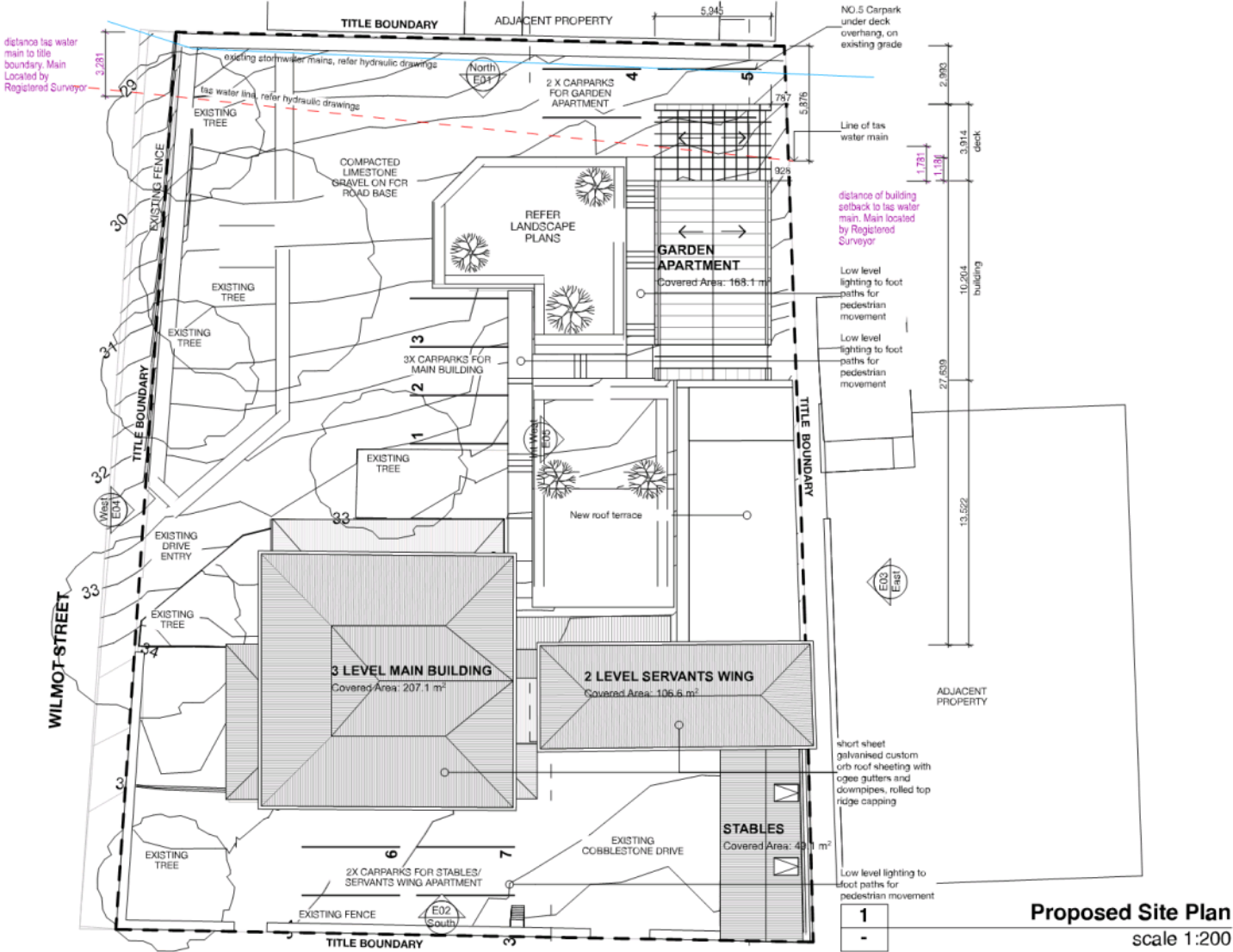
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Internal West Demolition
Elevations Demolition

Status Development Application
Issue date 27/8/19

drawing n° 1811-DA13
revision C



revisions

Revision ID	Issue Date	Reason
E	4/9/19	Development Application

original drawing size

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1:10	1:50	1:100	1:200

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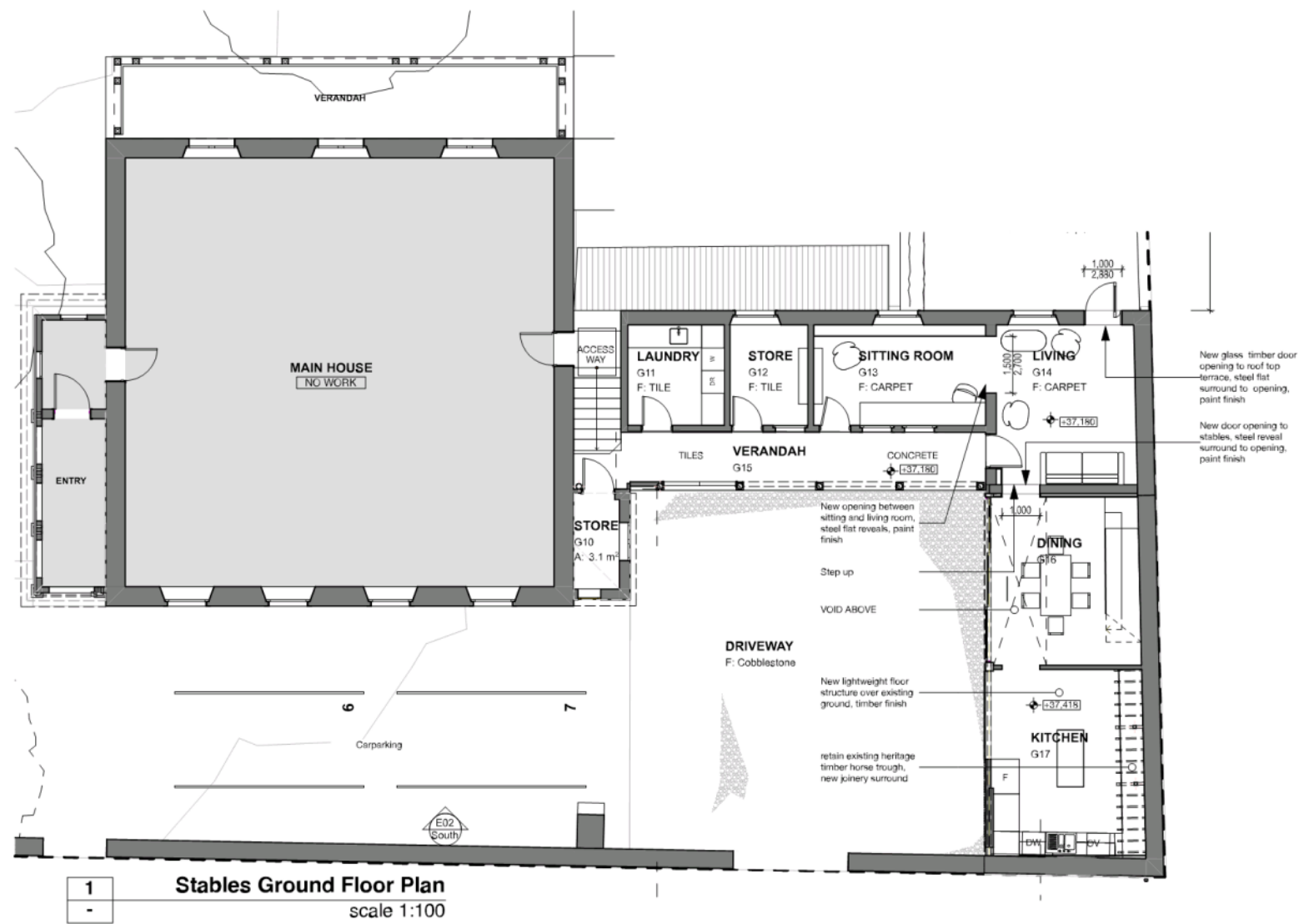
Proposed Site Plan
scale 1:200

Proposed Site Plan
Plan

Status	Development Application
Issue Date	4/9/19
Revision	

1811-DA14

E



revisions

Revision ID	Issue Date	Reason
C	27/8/19	Development Application

original drawing size

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1:10	1:50	1:100	1:200
1:10	1:50	1:100	1:200

A3

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Stables Ground Floor Proposed
Plan

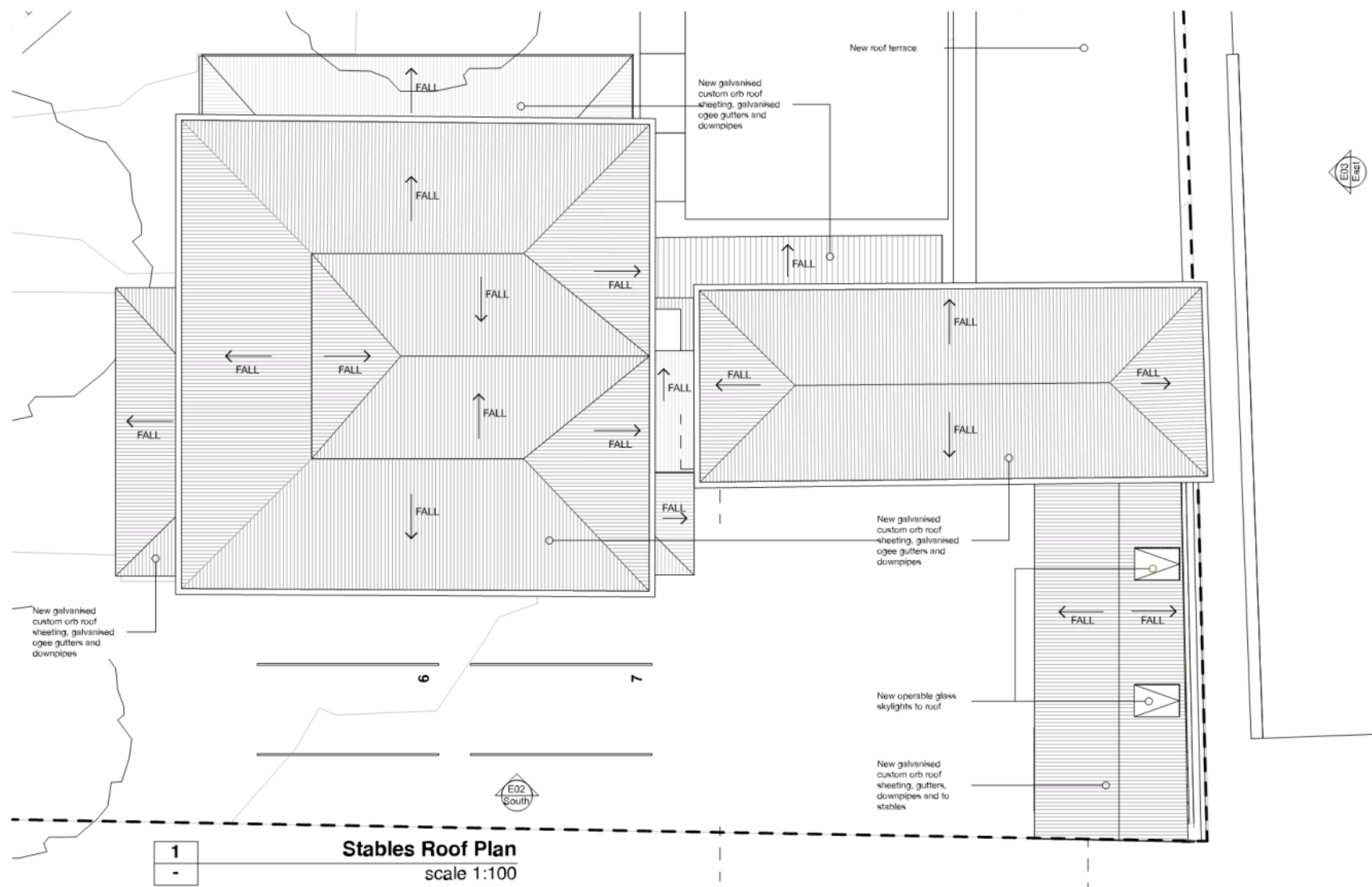
Status Development Application

Issue date 27/8/19

drawing no 1811-DA15

revision C





revisions

Revision ID	Issue Date	Reason
C	27/8/19	Development Application

original drawing size

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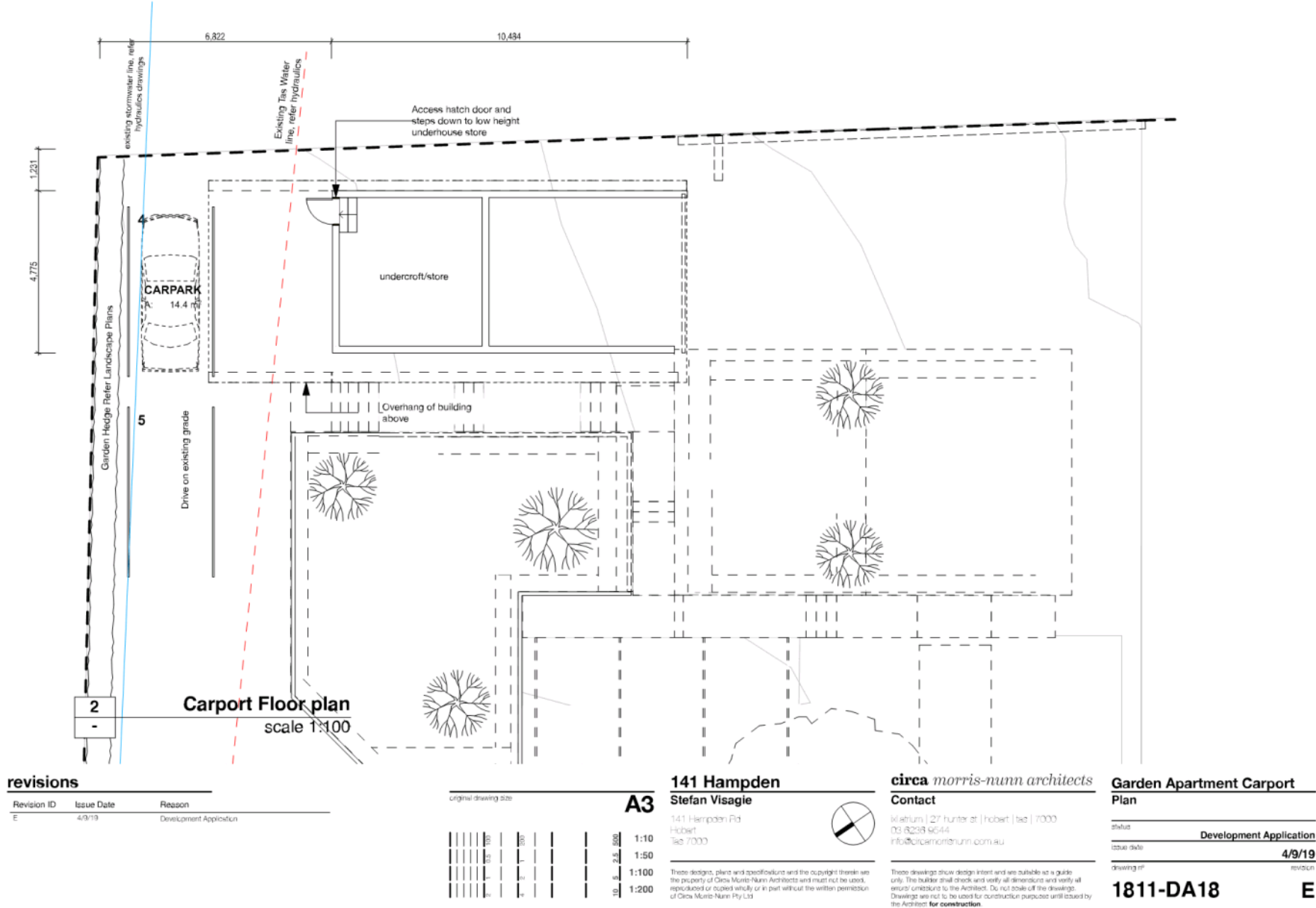
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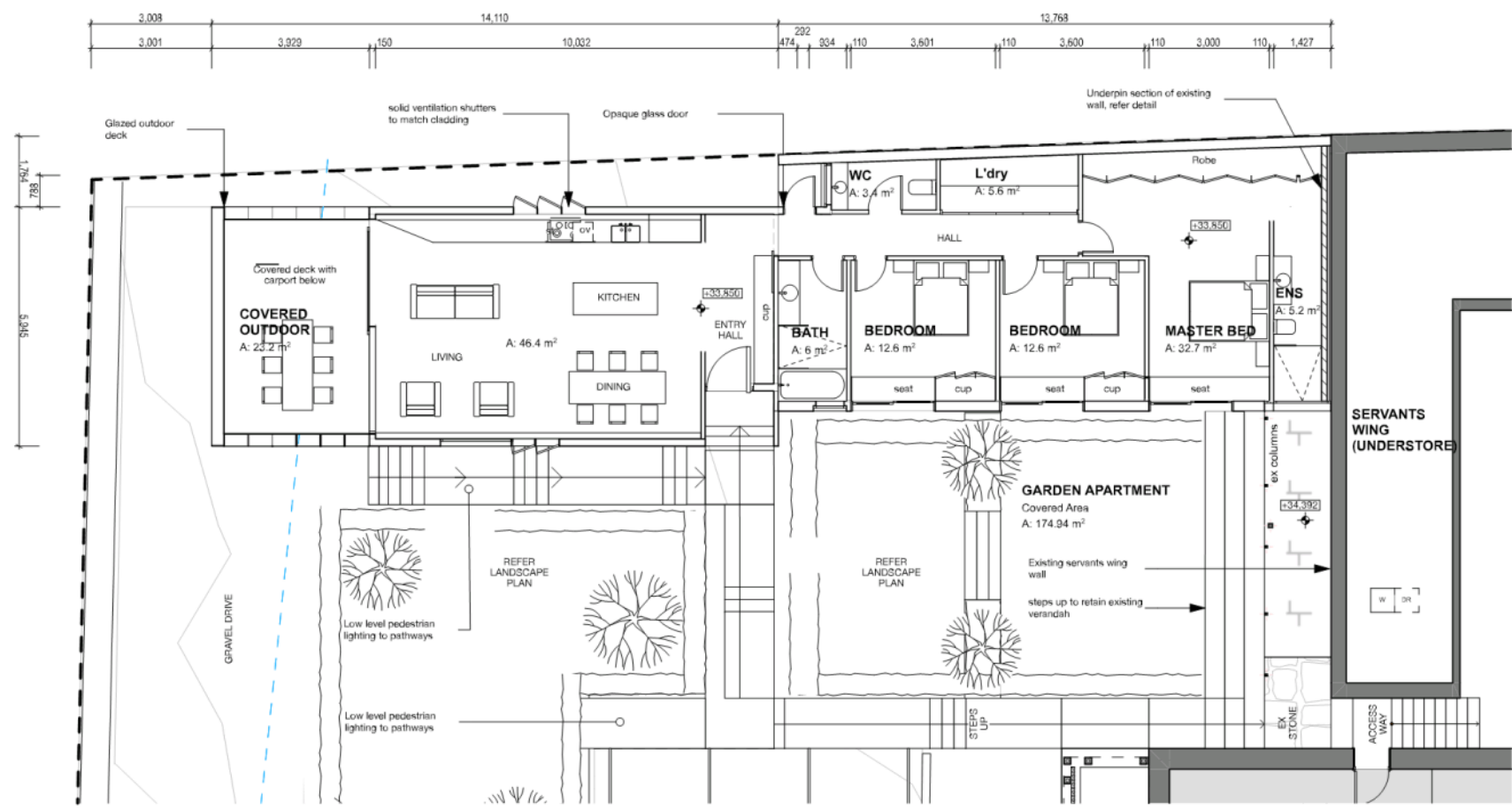
Stables Roof Plan Proposed
Plan

Status	Development Application
Issue date	27/8/19
drawing n°	revision

1811-DA17

C





1 Lower Ground Floor Plan
- scale 1:100

revisions		
Revision ID	Issue Date	Reason
D	27/8/19	Development Application

original drawing size

A3		
1:10	1:10	
1:50	1:50	
1:100	1:100	
1:200	1:200	

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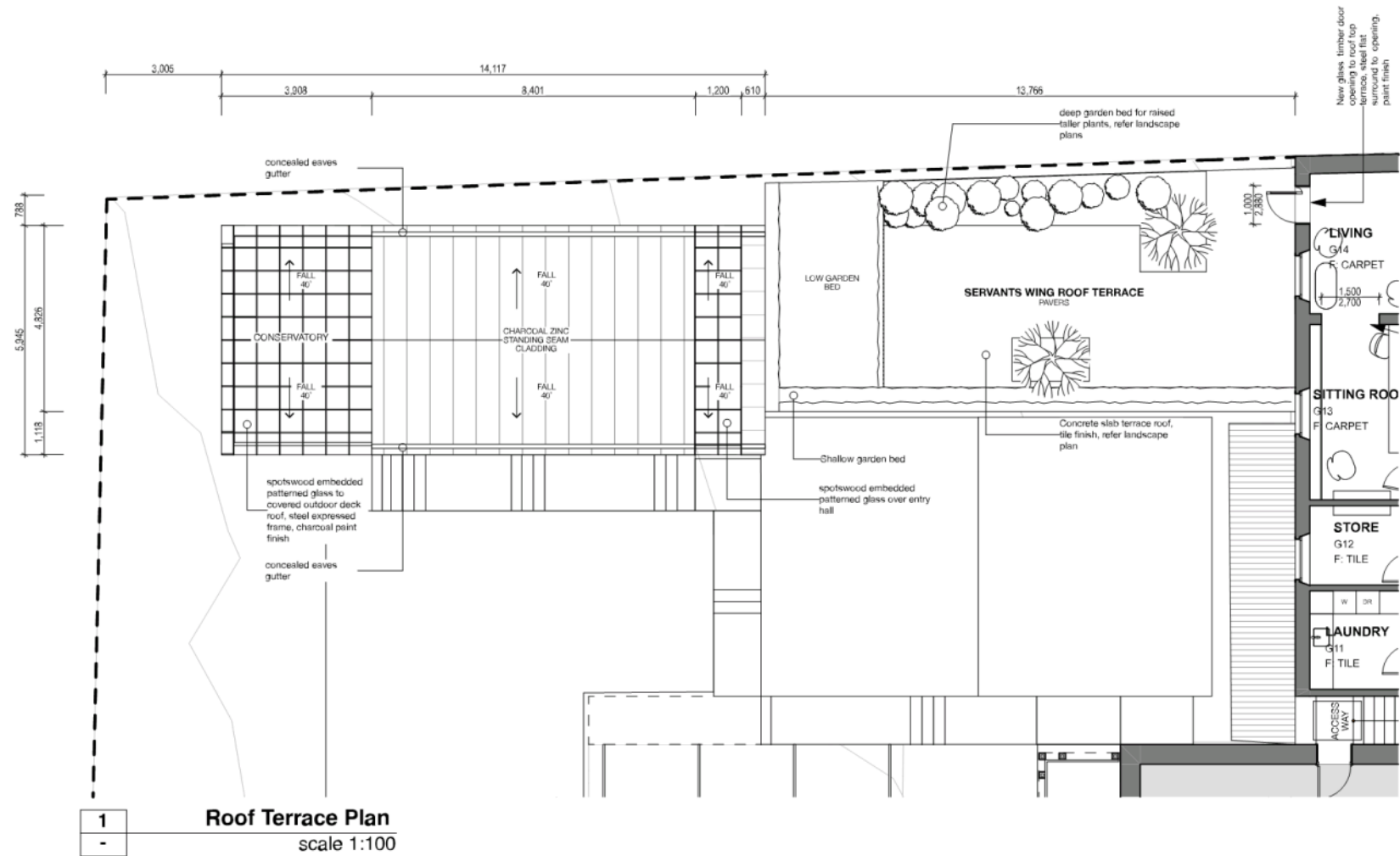
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Garden Apartment Ground Floor Plan

Development Application	
status	
issue date	27/8/19
drawing no	1811-DA19
revision	D



revisions		
Revision ID	Issue Date	Reason
C	27/8/19	Development Application

original drawing size

A3

1:10	1:10
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1:200	1:200

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Garden Apartment First Floor Plan

status

Development Application

issue date

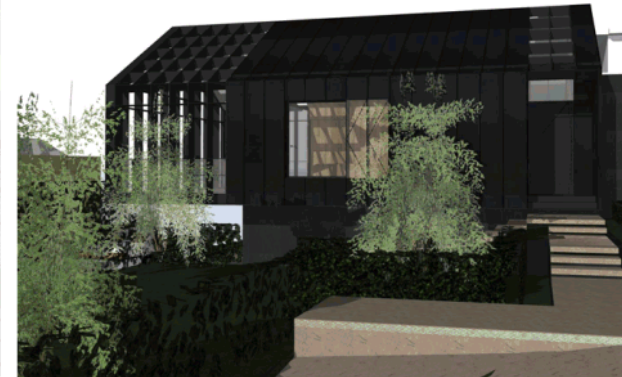
27/8/19

drawing no

1811-DA20

revision

C



3	Apartment Entry Perspective
-	

1811-DA21 C



E01 North Elevation Proposed
scale 1:100

revisions

Revision ID	Issue Date	Reason
C	27/8/19	Development Application

original drawing size

original drawing size	1:100	1:500	1:1000	1:2000
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1:500	1:500	1:500	1:1000	1:2000
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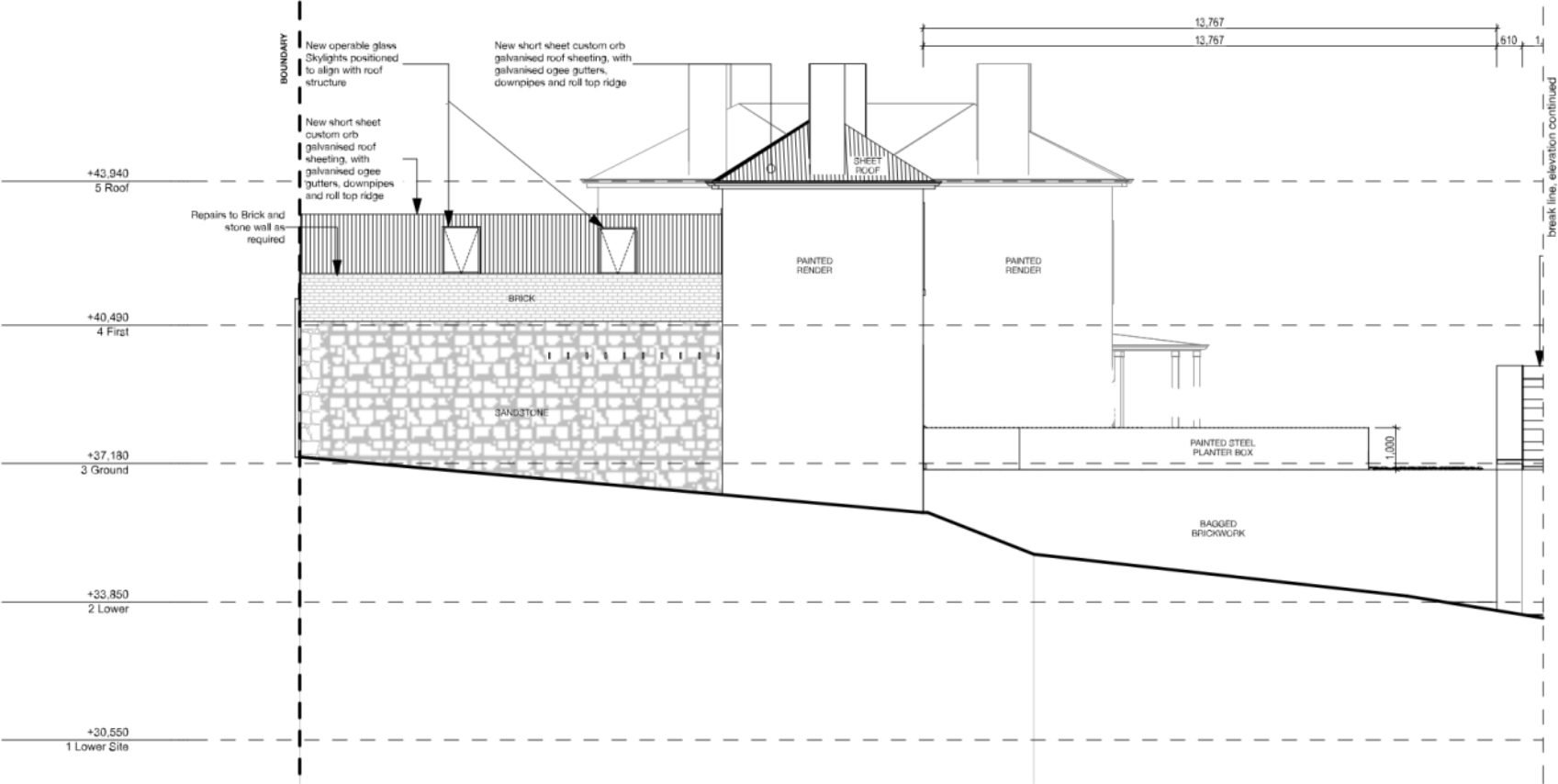
North Elevation Proposed
Elevations Proposed

Development Application

27/8/19

1811-DA22

C



E03 East Elevation Proposed
- scale 1:100

revisions		
Revision ID	Issue Date	Reason
C	27/8/19	Development Application

original drawing size

A3

1:10	1:10
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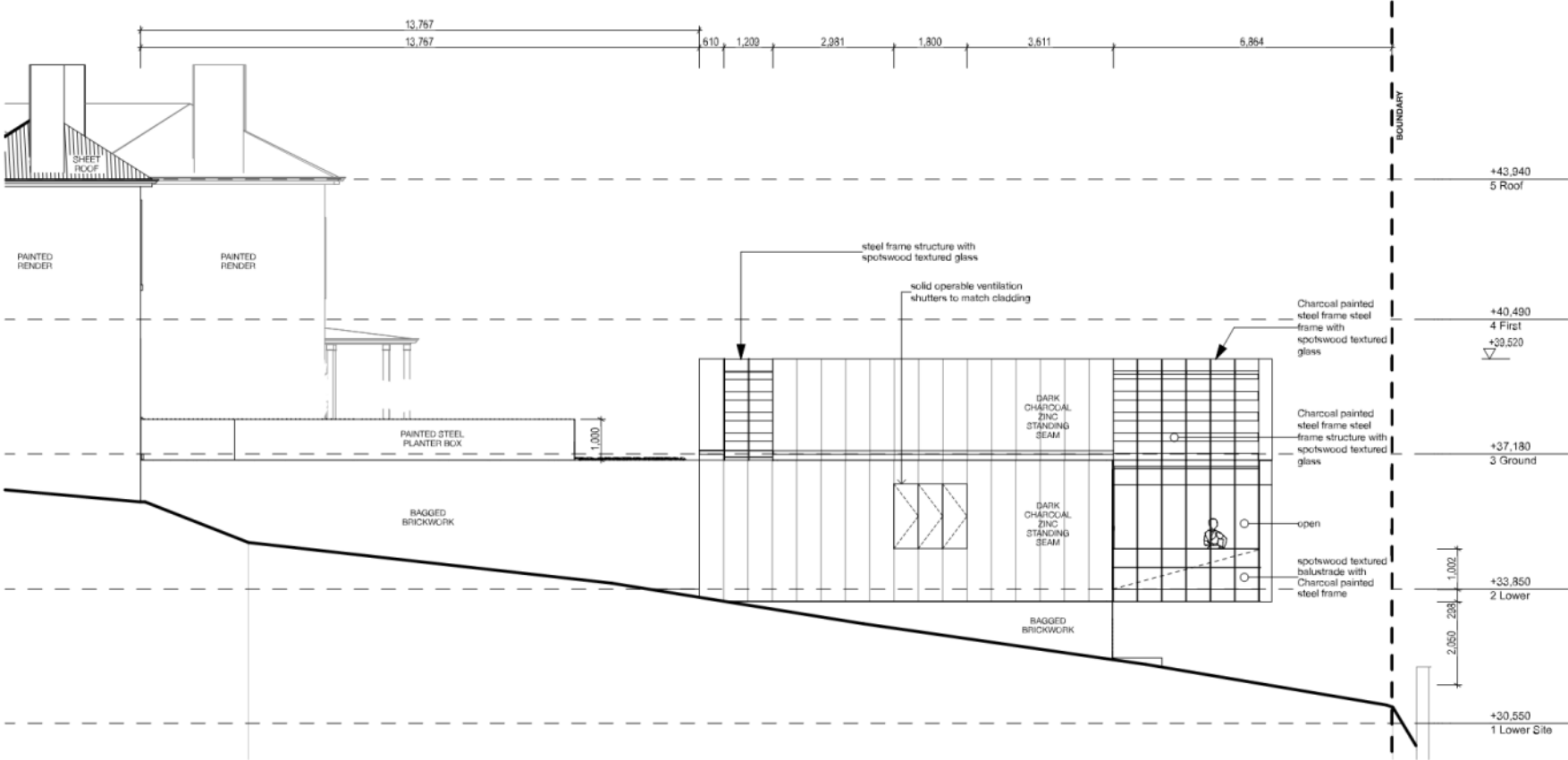
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East Elevation Proposed 1
Elevations Proposed

Status	Development Application
Issue date	27/8/19
drawing n°	1811-DA23
revision	C



E03

East Elevation Proposed

scale 1:100

revisions

Revision ID	Issue Date	Reason
C	27/8/19	Development Application

original drawing size

A3

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East Elevation Proposed 2
Elevations Proposed

Status Development Application
Issue date 27/8/19

drawing n° revision

1811-DA24

C



E02
-

South Elevation Proposed
scale 1:100

revisions

Revision ID	Issue Date	Reason
C	27/8/19	Development Application

original drawing size

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South Elevation Proposed
Elevations Proposed

Status
Development Application

Issue date
27/8/19

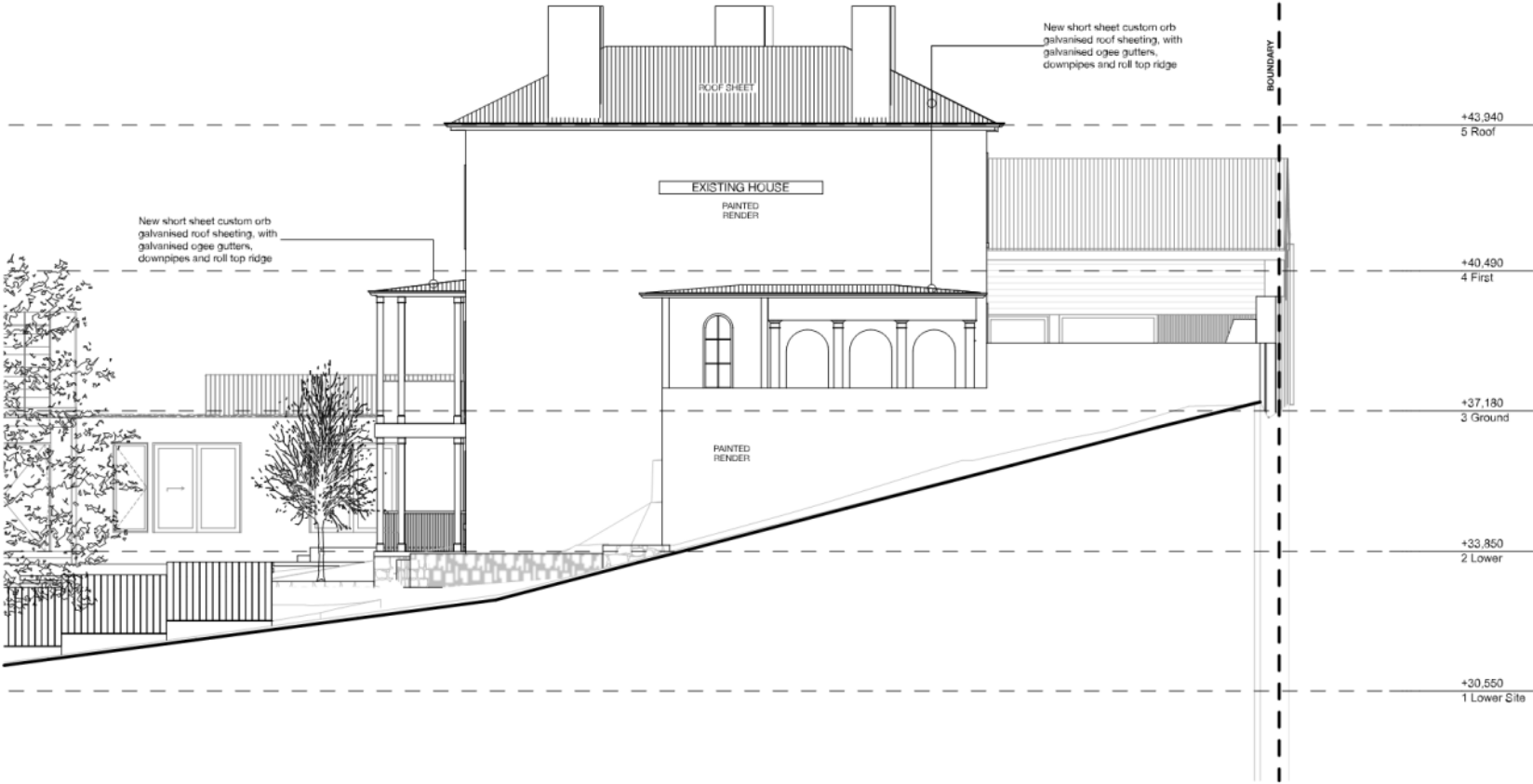
drawing n°
1811-DA25

revision
C



1811-DA26 C

C



E04 West Elevation Proposed
scale 1:100

revisions

Revision ID	Issue Date	Reason
C	27/8/19	Development Application

original drawing size

A3

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1:10	1:50	1:100	1:200
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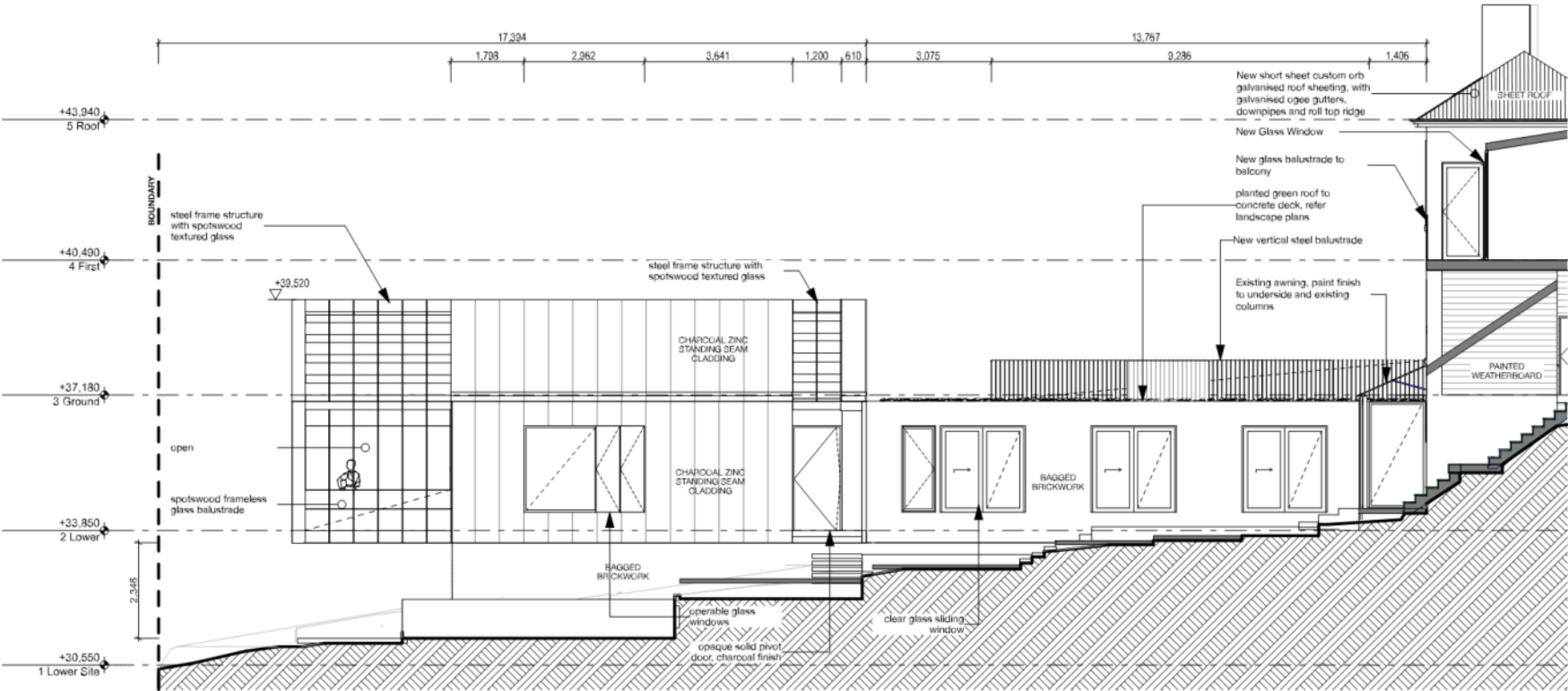
These drawings show design intent and are suitable as a guide only. The builder shall check and verify all dimensions and verify all materials/conditions to the Architect. Do not scale off the drawings. Drawings are not to be used for construction purposes until issued by the Architect for construction.

West Elevation Proposed 2
Elevations Proposed

Status	Development Application
Issue Date	27/8/19
Revision	

1811-DA27

C



E05 Internal West Elevation/Section
scale 1:100

revisions

Revision ID	Issue Date	Reason
C	27/8/19	Development Application

original drawing size

1:10	1:10
1:50	1:50
1:100	1:100
1:200	1:200

141 Hampden
Stefan Visagie

141 Hampden Rd
Hobart
Tas 7000

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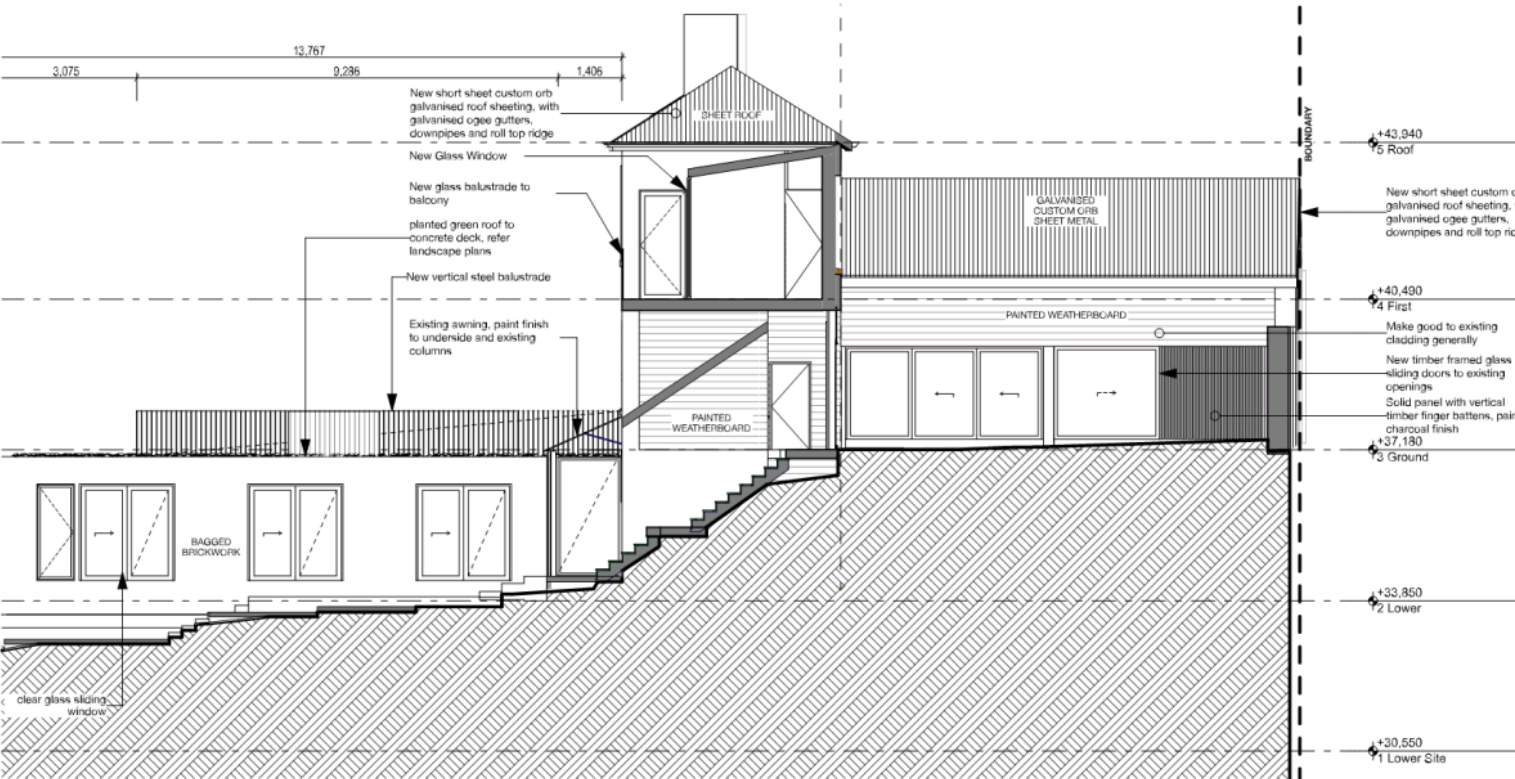
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Internal West 1
Elevations Proposed

Status Development Application
Issue date 27/8/19

drawing no 1811-DA28 revision

1811-DA28 C



E05 Internal West Elevation/Section
scale 1:100

revisions

Revision ID	Issue Date	Reason
C	27/8/19	Development Application

original drawing size

1:10	1:50	1:100	1:200
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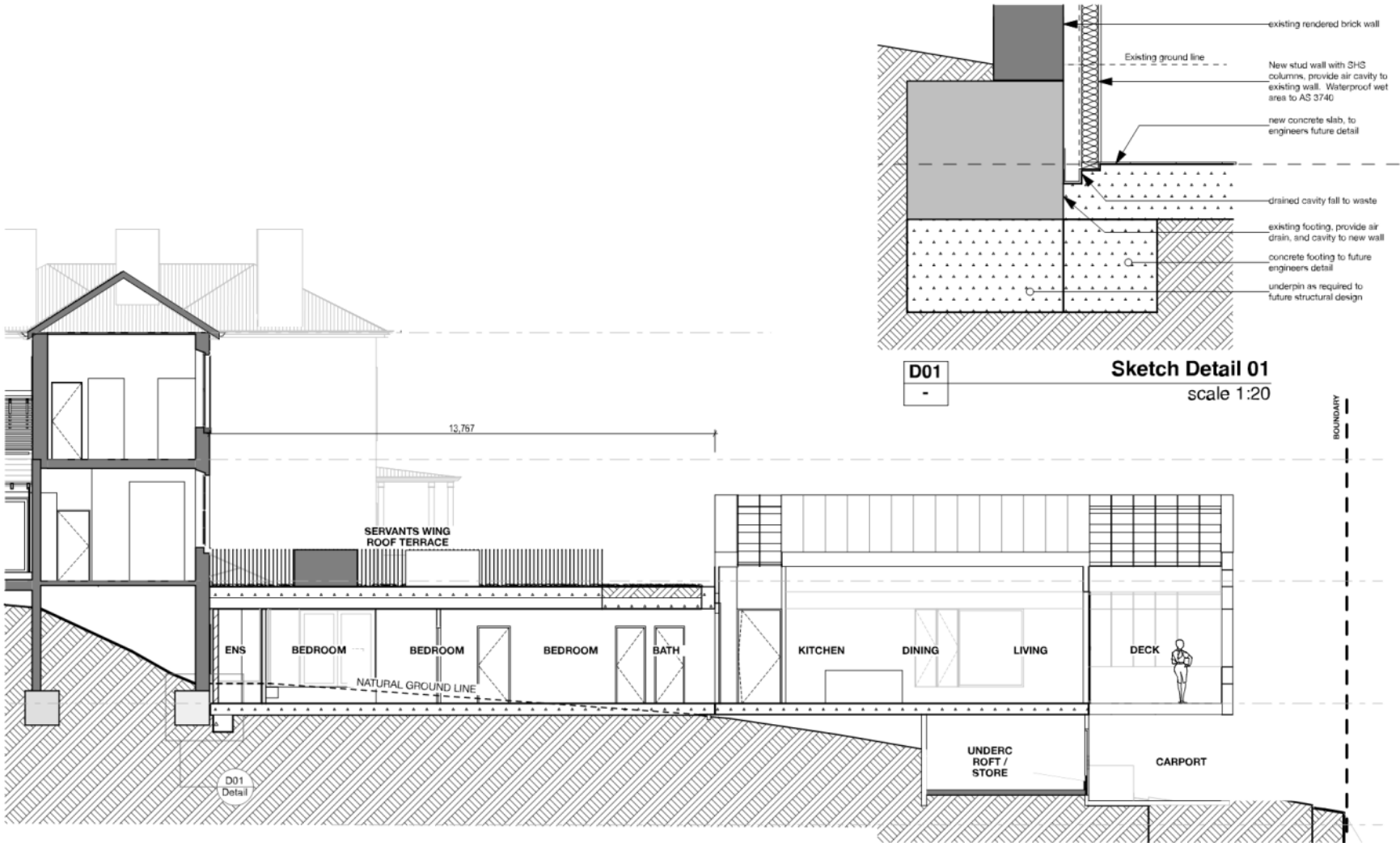
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Internal West 2
Elevations Proposed

Status	Development Application
Issue date	27/8/19
drawing no	revision

1811-DA29

C



A1
-
Section 01
scale 1:100

revisions		
Revision ID	Issue Date	Reason
A	27/8/19	Development Application

original drawing size

A3		
1:10	1:10	
1:50	1:50	
1:100	1:100	
1:200	1:200	

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Section 01
Elevations Proposed

Status	Development Application
Issue date	27/8/19
drawing n°	revision

1811-DA30

A

CIVIL HYDRAULIC DRAWINGS **PROPOSED ALTERATIONS AND ADDITIONS** **141 HAMPDEN ROAD** **HOBART, TASMANIA 7000**

SHEET	DRAWING	ISSUE	DATE
C0.01	INDEX, NOTES AND OVERALL PLAN	1	27/08/2019
C1.01	SITE HYDRAULIC PLAN	1	27/08/2019
C3.01	DETAILS	0	10/07/2019

GENERAL NOTES

1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL, HYDRAULIC AND STRUCTURAL DRAWINGS AND SPECIFICATIONS. STANDARDS REFERENCED ARE TO BE THE LATEST CURRENT VERSION.
2. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS ENDORSED FOR CONSTRUCTION AND AUTHORIZED FOR ISSUE ACCORDINGLY.
3. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH PRESENT STANDARD DRAWINGS AND SPECIFICATIONS, AUSTRALIAN STANDARDS, VDMA RELEVANT CODE OF AUSTRALIA & WATER SUPPLY CODE OF AUSTRALIA AND TO THE SATISFACTION OF COUNCIL'S DEPUTY ENGINEER.
4. PRELIMINARY STANDARD DRAWINGS TO BE READ IN CONJUNCTION WITH COUNCIL EXCLUSION SHEETS T20-BH-1 & T20-BH-2.
5. ALL WORKS ARE TO BE MAINTAINED IN A SAFE CONDITION.
6. CONSTRUCTION SHALL BE COMPLETED PRIOR TO THE COMMENCEMENT OF WORKS.
7. CONTRACTOR TO OBTAIN APPROVALS, SERVICE DISCONNECTIONS AND COORDINATE WORK WITH ALL RELEVANT AUTHORITIES PRIOR TO COMMENCEMENT.
8. A STATE OF WORKS ACTIVITY MUST BE OBTAINED FROM COUNCIL PRIOR TO ANY WORKS COMMENCING.
9. SURVEY DATA IDENTIFIED AND PROVIDED BY ROADSCAPE & BROWN SUPERVISORS.
10. ARCHITECTURAL PLAN AND SITE LAYOUT UNDETERMINED AND PROVIDED BY OTHER WORKS DRAWING.

WORKPLACE HEALTH & SAFETY NOTES

- BEFORE THE CONTRACTOR COMMENCES WORK THE CONTRACTOR SHALL UNDERTAKE A SITE SPECIFIC PROJECT PRESENT RISK ASSESSMENT. JOB SAFETY ANALYSIS (JSA) FROM COUNCIL'S DOCUMENTS (FORMS):
- THE TYPE OF WORK.
 - HAZARDS AND RISKS TO HEALTH AND SAFETY.
 - THE CONTROLS TO BE APPLIED IN ORDER ELIMINATE OR MINIMIZE THE RISK POSED BY THE IDENTIFIED HAZARDS.
 - THE MAINTENANCE OF THE RISK CONTROLS. MEASURES ARE TO BE IMPLEMENTED.

THESE ARE TO BE SUBMITTED TO THE SUPERVISOR PRIOR TO WORK COMMENCEMENT. RELEVANT WORKPLACE SAFETY OFFICERS.

- FOR THIS PROJECT POSSIBLE HAZARDS (HOLDERS) ARE NOT LIMITED TO:
- REDUCTION OF ANY TIME & DISTANCE.
 - CONTAMINATED SOILS.
 - CONSTRUCTION OF STRUCTURES WITH HIGH WATER TABLE.
 - FILLING, LOADING AND REMOVAL OF EXISTING TREE VEGETATION.
 - UNDERGROUND STRUCTURES (UNDERGROUND SERVICES, ETC).
 - COMBINED SERVICES.
 - OVERHEAD POWER LINES.
 - UNDERGROUND STORAGE, WATER AND SEWER PIPES.
 - TELECOMMUNICATIONS CABLES, BOTH UNDERGROUND & OVERHEAD.
 - WORKING AT HEIGHTS.
 - WORKING WITH LABILE TOXIC/CONTAMINANT MATERIALS.
 - TRAFFIC MANAGEMENT.

EARTHWORKS & DRIVEWAY NOTES

1. ALL EARTHWORKS SHALL BE IN ACCORDANCE WITH ASBESTOS TOLERANCE ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS.
2. ALL EXISTING AND PROPOSED SHALL BE STRENGTHENED AND GRADDED IN THE AREA OF PROPOSED WORKS.
3. NEW OR EXISTING DRIVEWAY DRIVEWAYS SHALL BE IN ACCORDANCE WITH PUBLIC STANDARD DRAWING T20-BH-1 & MUST BE INSPECTED AND APPROVED BY COUNCIL.
4. EXISTING AND PROPOSED DRIVEWAYS SHALL BE TO BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
5. ALL MATERIALS SHALL BE SPREAD AND PAVED IN SLOTTED OR COMBES EXCEEDED 10MM IN DIAMETER UNLESS APPROVED OTHERWISE.
6. FILL REQUIRED TO SUPPORT DRIVEWAYS INCLUDING FILL IN EMBANKMENTS THAT SUPPORT DRIVEWAYS SHALL BE RETAINED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
 - TOP SOIL AND DRIVEWAY WATER SHALL BE PROTECTED TO A DEPTH OF 100MM.
 - THE FILL SHALL BE COMPACTED TO A MINIMUM DENSITY OF 95%.
 - FILL IN EMBANKMENTS SHALL BE KEPT DOWN INTO NATURAL GRADE.
 - THE FILL SHALL BE COMPACTED IN HORIZONTAL LAYERS OF NOT MORE THAN 200MM.
 - EACH LAYER SHALL BE COMPACTED TO A MINIMUM DENSITY RATIO OF 95% STD. IF IT IS THE BUILDER'S RESPONSIBILITY TO DESIGN THAT THIS IS ADVISED.
7. WHERE THE ABOVE REQUIREMENTS CANNOT BE ACHIEVED THE ENGINEER SHALL BE CONSULTED AND THE FORMATION SHALL BE PROTECTED UNDER SUPERVISION OF THE ENGINEER TO COMPLY WITH APPROVED RIDE.
8. CONCRETE PAVEMENTS SHALL BE CURED FOR A MINIMUM OF 7 DAYS USING A CURRENT BEST PRACTICE METHOD.
9. DRAIN CONTROL JOINTS SHALL BE CONSTRUCTED AS SOON AS POSSIBLE WITHOUT TRAVELLING THE JOINT. GENERALLY THIS SHALL BE AT 10M INTERVALS.
10. BATTERS SHALL BE SET TO A SAFE SLOPE OF 1:1 OR 1:2 IN ACCORDANCE WITH THE BCA VOL 4 AS INDICATED BELOW.

SOIL TYPE (REFER BCA 3.2.4)	EMBANKMENT SLOPES H:L	
	COMPACTED FILL	CLAY
STABLE ROCK (N)	2:1	8:1
SAND (N)	1:2	1:2
SILT (N)	1:4	1:4
CLAY	FINES CLAY	1:1
	COARSE CLAY	NOT SUITABLE
SOFT SOIL (N)	NOT SUITABLE	NOT SUITABLE

NOTE: WHERE SITE CONDITIONS ARE UNSUITABLE FOR A BATTERED BANK CONSULT THE ENGINEER FOR A SUITABLE RETAINMENT WALL DESIGN. EMBANKMENTS THAT ARE TO BE LEFT EXPOSED MUST BE COVERED BY VEGETATION OR SURFACE WORKS TO PREVENT SOIL EROSION.

DRAINAGE AND SERVICES NOTES

1. ALL WORKS ASSOCIATED WITH PUBLIC STORMWATER INFRASTRUCTURE IS TO BE CARRIED OUT IN ACCORDANCE WITH PUBLIC STANDARD DRAWINGS AND SPECIFICATIONS AND TO THE SATISFACTION OF COUNCIL.
2. ALL WORKS ASSOCIATED WITH PUBLIC SEWER AND WATER IS TO BE CARRIED OUT IN ACCORDANCE WITH THE VDMA PARTS 1 & 2 WATER AND SEWERAGE CODES OF AUSTRALIA AND TO THE SATISFACTION OF TARRANTER.
3. ALL CONNECTIONS TO EXISTING WORKS TO BE CARRIED OUT BY THE RELEVANT AUTHORITY AT COST TO BUILDER UNLESS APPROVED OTHERWISE.
4. METEOROLOGICAL LAYOUT TO BE COORDINATED WITH OTHER SERVICES HYDRAULIC LAYOUT AS SHOWN IN NATIONAL LAYOUT TO BE COMPLETED ON SITE.
5. ALL EXISTING SERVICES TO BE LOCATED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS.
6. GENERAL LAYOUT SHALL BE LAYED OUT IN ACCORDANCE WITH THE TARRANTER PLUMBING CODE.
7. RETAIL AND DRIVEWAYS TO THE REQUIREMENTS OF ASBESTOS AND PART 3.1.2 OF THE BCA.
8. PRELIMINARY AND EXISTING SERVICES SHALL BE AT A DEPTH OF 100MM TO 150MM APPROVED DISCHARGE POINT.
9. ALL PIPES UNDER TRAFFICABLE AREAS INCLUDING DRIVEWAYS IS TO BE BACKFILLED WITH COMPACTED FILL.
10. DISCHARGE PIPES TO BE 100MM CLAY OR 150MM POLYPROPYLENE (PP) TO BE 100MM DIA.
11. MINIMUM COVER FOR DISCHARGE PIPES SHALL BE 1M FOR STORMWATER AND 1.5M FOR PRIVATE SEWER LINES.
12. MINIMUM COVER FOR TARRANTER SEWER APPROXIMATE TO BE 1.5M DIA. 100MM DIA.
13. MINIMUM COVER FOR DISCHARGE PIPES SHALL BE 1M FOR STORMWATER AND 1.5M FOR PRIVATE SEWER LINES.
14. WATER PIPES TO BE 100MM DIA. POLYPROPYLENE (PP) TO BE 100MM DIA. 100MM DIA.
15. WATER CONNECTIONS SHALL BE PROVIDED WITH METERS AND BLOW-OUT PREVENTION AS PER TARRANTER STANDARD DRAWING T20-BH-2.
16. ALL PIPES TO BE INSTALLED BY COUNCIL PRIOR TO BATTER.
17. PIPE DIMENSIONS SHOWN HAVE BEEN DESIGNED BY PIPE CAPACITY TABLES. THESE PIPES MAY NEED TO BE INCREASED IN MINIMUM INTERNAL SIZE DUE TO THE DEPTH AS PER ASSESSED AS PER TABLE BELOW. CHECK IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE TO ASBESTOS.

DEPTH TO HEAD OF OUTLET	MINIMUM INTERNAL DIAMETER (mm)	
	WIDTH	LENGTH
0-100	400	400
100-150	400	500
150-200	500	500
200-250	500	600
250-300	600	600

CIVIL INSPECTIONS / HOLD POINTS

- THE BUILDER IS TO ALLOW TO ENSURE ALLOWABLE ENGINEERS TO UNDERTAKE INSPECTIONS AT THE FOLLOWING HOLD POINTS OF A CIVIL WORKS NATURE:
1. SUBGRADE/COMPACTED LEVEL OF DRIVEWAY PAVEMENT INCLUSIVE OF PROOF ROLL.
 2. BASE OF ROAD PAVEMENT INCLUSIVE OF PROOF ROLL.
 3. FINISH WORK OF DRIVEWAY PRIOR TO CONCRETE POUR.



OVERALL PLAN
 SCALE 1:200 (A1)

THESE DRAWINGS MUST BE APPROVED BY
 COUNCIL & TASWATER PRIOR TO CONSTRUCTION

REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
1	PLANNING APPROVAL	27/08/2019			
2	PLANNING APPROVAL	10/07/2019			
A	PRELIMINARY	06/06/2019			



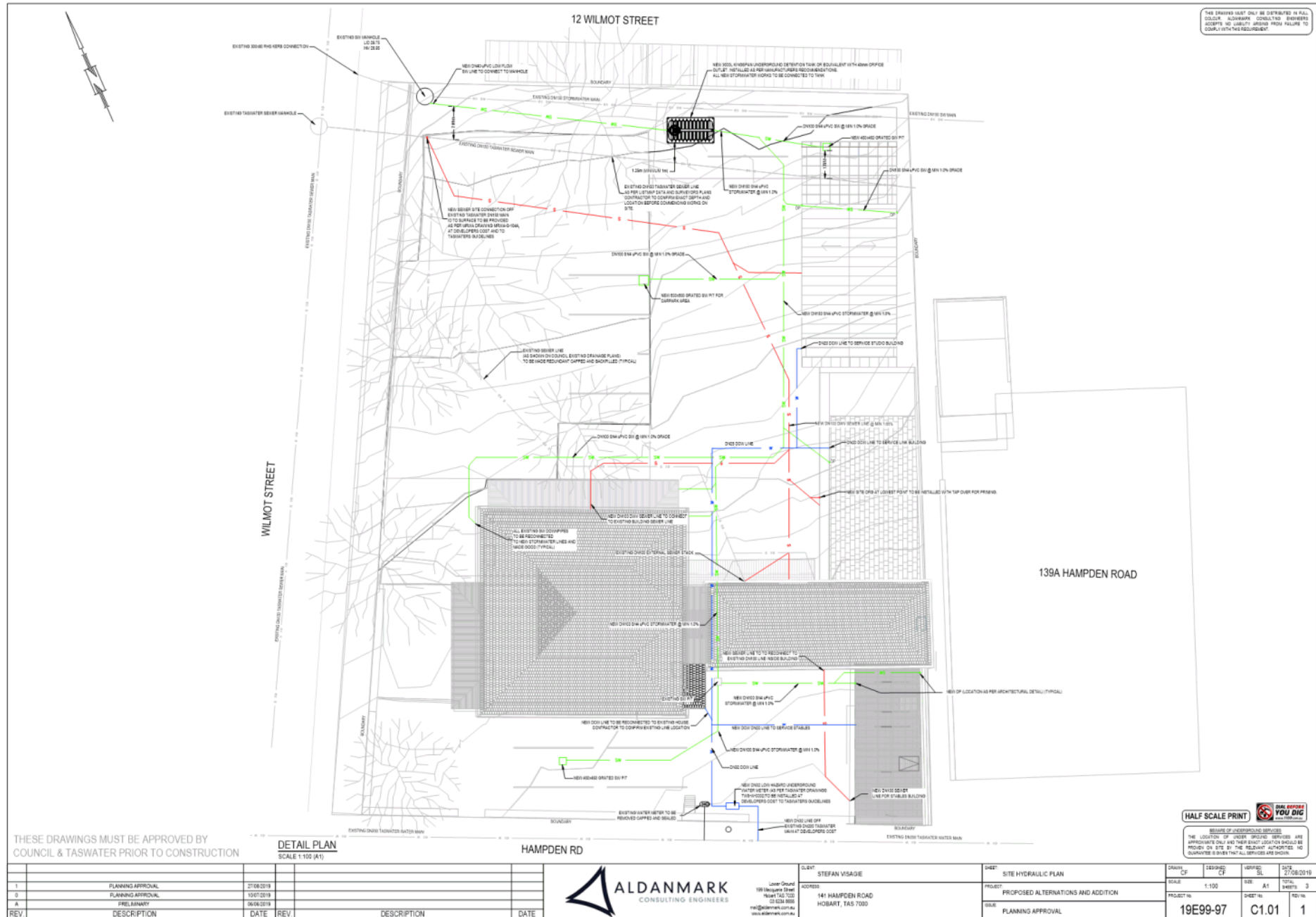
CLIENT
 STEFAN VISAGE
 188 Denig Street
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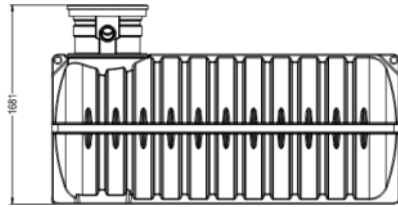
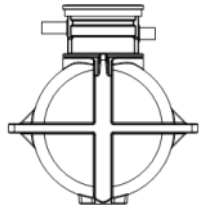
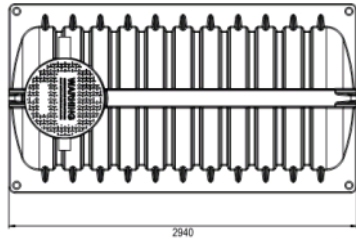
SHEET
 OVERALL PLAN, INDEX AND NOTES
PROJECT
 PROPOSED ALTERATIONS AND ADDITIONS
DATE
 PLANNING APPROVAL

SCALE	DESIGNED	DATE	SHEET	TOTAL
1:200	CF	27/08/2019	A1	3
PROJECT NO.	19E99-97	SHEET NO.	C0.01	REV NO.
				1

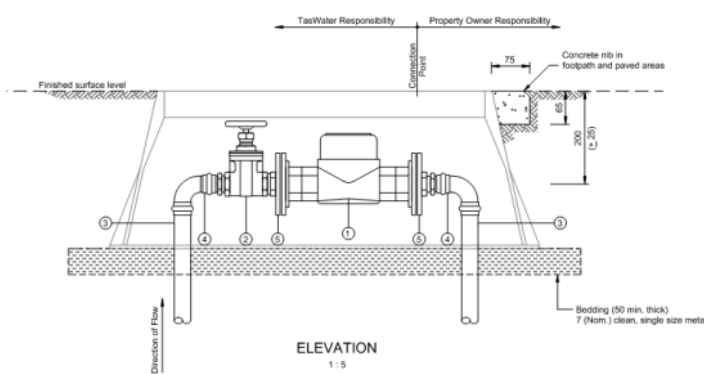
HALF SCALE PRINT
 BEWARE OF UNDERGROUND SERVICES
 THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT LOCATION SHOULD BE PROVIDED ON SITE BY THE RELEVANT AUTHORITIES. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.





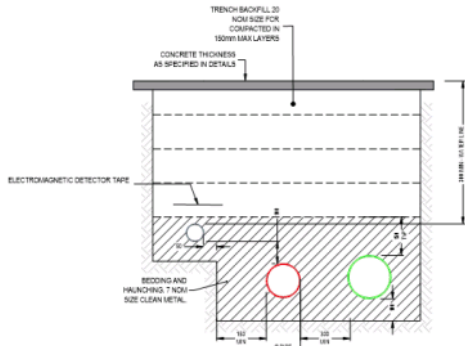


KINGSPAN 3000 LTR DETENTION TANK
RTS



BOUNDARY CONNECTION PARTS LIST		
No.	DESCRIPTION	COMMENTS
1	DN 32 'Sensus' Smart Water Meter with Dual Check Valve	Supplied by TasWater
2	DN 32 Gate Valve	Supplied by TasWater
3	DN 32 Type 'A' Copper Pipework	
4	B-Press Fittings or Equivalent	
5	DN 32 BSP to Table E Flange Adaptor	

TASWATER DN32 LOW HAZARD DOMESTIC WATER CONNECTION DETAIL
RTS



TYPICAL CROSS SECTION - TRAFFICABLE

THESE DRAWINGS MUST BE APPROVED BY
COUNCIL & TASWATER PRIOR TO CONSTRUCTION

REV.	DESCRIPTION	DATE	REV.	DESCRIPTION	DATE
0	PLANNING APPROVAL	10/07/2019			
A	PRELIMINARY	06/08/2019			



Client: STEFAN VISAGIE
Address: 141 HAMPTON ROAD
HOBART, TAS 7000
Phone: 03 6231 8888
Email: info@aldanmark.com.au
www.aldanmark.com.au

Project: PROPOSED UNIT DEVELOPMENT
Issue: PLANNING APPROVAL

DATE	BY	DATE	BY
10/07/2019	CF	10/07/2019	BL
10/07/2019	CF	10/07/2019	BL
10/07/2019	CF	10/07/2019	BL



THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT LOCATION SHOULD BE PROVEN ON SITE BY THE RELEVANT AUTHORITIES. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.

THE CONCEPT

The landscape concept seeks to respect the heritage of the existing residence while supporting the proposed new use as a multi-residential development.

The retention of large existing trees and protection of existing stone features softens and provides structure to the new garden spaces. Existing Buxus plants are salvaged and re-used to form the new formal hedges echoing the original character of the garden. An archway and climbing rose again references the original garden features. The original pavilion which likely once overlooked the tennis court (since subdivided and developed) is relocated and positioned as a seating area overlooking the new decorative garden.

The original axis of the garden - once running centrally from the house to the tennis court prior to the development of the existing carpark - is referenced with the new formal hedging. The return of this hedging at the lower terrace creates a softened visual 'bookend' prior to the eye finding the large boundary wall of the adjacent dwelling.

Garden spaces have been arranged around the required vehicle areas to provide a series of garden rooms servicing the various apartments of the proposed development. The formality of these garden rooms is in keeping with the Victorian Regency style of garden with the plant species selected to support this through the careful juxtaposition of crisp hedging and soft herbaceous borders.



PRECEDENT IMAGES



'Melrose' Residence
Concept Landscape Plan

North
Scale: 1:200 @ A3
May 2019 / No. 10/19
Issue Development Application

Client: Circa Morris-Nunn Architects
Page No: 1 of 2
Address: 141 Hampden Road
File: 190812 19-37_DA

**PLAY
/ST.**
PLAY SPACES
URBAN DESIGN
LANDSCAPE
ARCHITECTURE

SUGGESTED PLANT PALETTE				
Flower colour: Evergreen: Decorative foliage				
PHOTO	KEY	SCIENTIFIC NAME	COMMON NAME	EST. SIZE HxW
TREES				
		<i>Acer palmatum</i>	Japanese Maple	3m x 2m
		<i>Cornus kousa</i>	Dogwood	3m x 2m
		<i>Pyrus salicifolia pendula</i>	Weeping Silver Pear	4m x 2m
SHRUBS				
		<i>Adenanthos sericeus</i>	Woolley Bush	1.2m x 1m
		<i>Buxus sempervirens</i>	English Box	1m x 1m
		<i>Camellia sasanqua</i> "Cleopatra White"	Camellia sasanqua	2m hedged
		<i>Convolvulus cneorum</i>	Silverbush	.5m x 1m
		<i>Luma apiculata</i>	Chilean Myrtle	1m x 1m
		<i>Rhododendron</i> "Robleiv PBR Intended" Autumn Jewel	Azalea	.8m x .8m
		<i>Rhododendron</i> "Robleiv PBR Intended" Autumn Ivory	Azalea	1m x 1m
		<i>Rosa</i> sp "Iceberg" climbing rose	Rose	Climbing to 2.4m
GRASSES, GROUNDCOVERS & STRAPPINGS				
		<i>Agave attenuata</i>	Century Plant	1m x 1m
		<i>Arthropodium cinctum</i>	Renga Lily	.6m x .8m
		<i>Clematis</i> "Montana Broughton Star"	Clematis	Climbing to 3m
		<i>Cosmos bipinnatus</i> "Early Dwarf" (mix)	Cosmos	.5m x .5m
		<i>Cyclamen hederifolium</i>	Cyclamen	.15m x .15m
		<i>Festuca glauca</i>	Blue Fescue	.3m x .3m
		<i>Miscanthus sinensis</i>	Silvergrass	1.2m x .7m
		<i>Salvia leucantha</i> "Velour White"	White Salvia	.5m x 1m
		<i>Sedum</i> sp	Sedum	.4m x .4m

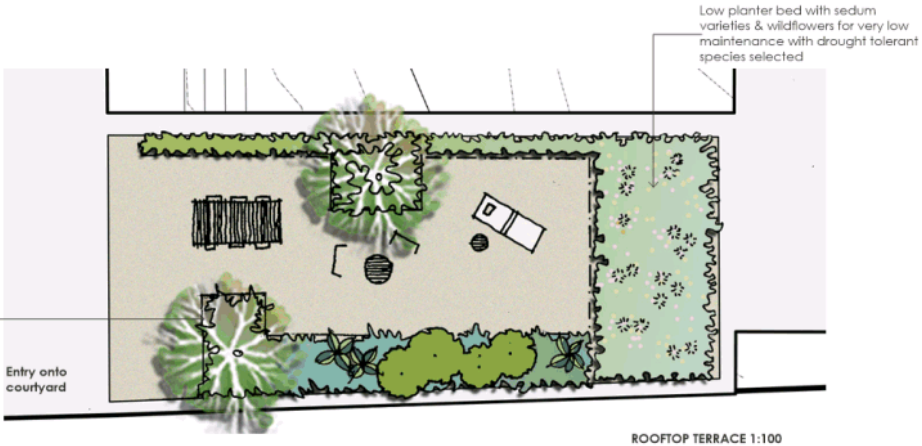
Note: All existing trees shown to be retained and protected during construction.

PRECEDENT IMAGES



SUGGESTED MATERIALS	
PHOTO	DESCRIPTION
	Faced sandstone to new retaining walls for material consistency but textural contrast with picked faces on existing original sandstone walls.
	Black finished steel to roof-top terrace raised planters and archway garden feature.
	Compacted limestone gravel to driveway and turning area.

1000mm high raised planter for establishment of screening planting to neighbors. Two small *Cornus kousa* trees planted to give a beautiful green view from within building and create privacy for users of terrace. Planters designed in a way to create nooks for different entertaining functions and provide privacy from below on both sides.



ROOFTOP TERRACE 1:100



SECTION AA 1:200

'Melrose' Residence
Concept Landscape Plan

North
Scale: as shown
May 2019 / Modified: 12/08/19
Issue Development Application

Client: Circa Morris-Nunn Architects
Page No: 2 of 2
Address: 141 Hampton Road
File: 190812 19-37_DA

PLAY / ST.
PLAY SPACES
URBAN DESIGN
LANDSCAPE
ARCHITECTURE



2nd September 2019

The General Manager
Hobart City Council
Town Hall, Macquarie St
HOBART, TAS 7001

Attention: Ms S Waight

Dear Ms Waight:

RE MELROSE – ARCHAEOLOGY

I have been asked to address the request for an archaeological assessment of the above property as part of the DA process. I respond by suggesting that the archaeological potential of the site is well understood and is fully addressed through the statutory provisions of the Tasmanian Cultural Heritage Act.

Based on the extensive work that has been undertaken leading up to the current application, including the previous DA, CMP and numerous heritage assessments provided as part of the Tribunal appeal process, the history and development of the site is well documented. It would appear that a desk-top study at this point is very unlikely to add any new or relevant information that could inform future archaeological potential with any certainty.

It is our opinion having reviewed all of the material that has been produced and having undertaken further site analysis that the site as a whole has high archaeological potential and that there is a high likelihood of some material being uncovered during works. However, the precise location of where items may be found in relation to the proposed works is not known and from the material available is not possible to determine.

As a result the prudent approach must be to consider that the place has archaeological potential and to require works to respond to the requirements of the Act in this regard. A sound approach would be to engage an archaeologist during the early stages of excavation and investigation in the form of a 'watching brief' to ensure that the Act is satisfied in relation to archaeology.

While we appreciate that method statements and similar studies are regularly a sound way to proceed, in this situation we can see little value in the production of a document that cannot add useful information or input and which will inevitably result in site investigation at the commencement of works being the way to proceed.

We then suggest that the requirement for an archaeological assessment be removed and that in its place the site be considered as a place of archaeological potential that requires the provision of the Cultural Heritage Act to be applied and satisfied.

I am very happy to discuss this further and assure Council that we seek a good heritage outcome that addresses archaeology with care.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Paul Davies', written over a vertical line.

Paul Davies
B Arch MBEnv Bldg Cons AIA
Chartered Architect

Visual impact
montages

METHODOLOGY

EQUIPMENT & SOFTWARE
The imagery contained in this report was generated using the following equipment and software;

- Modeling completed with QGIS 2.18.13 and Graphisoft Archicad 22
- Nikon D800E Digital DSLR camera.
- Adobe Photoshop CS6

DATA
The imagery contained in this document was based on the following plans, documents and photos.
-Development Application drawings prepared Circa Morris Nunn Architects
-Site Survey by Rogerson & Birch Surveyors (Dated 12th October 2015)
-3D modelling prepared by Circa Morris Nunn Architects Pty Ltd
-Photos taken by Circa Morris Nunn Architects Pty Ltd.



Location Plan - NTS

revisions

Revision ID	Issue Date	Reason
C	27/8/19	Development Application

original drawing size

1:10	1:50	1:100	1:200
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A3

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Location Plan
Heritage Views

Status	Development Application
Issue Date	27/8/19
Revision	

1811-DA32

C



00 Hunter St - After taken on 35mm full frame 105mm @ 200% Crop



00 Hunter St - Before



00 Hunter St - After

NOTE: Before and after images taken on 35mm Full Frame @ 43mm (50° View Angle human eye)

revisions

Revision ID	Issue Date	Reason
C	27/8/19	Development Application

original drawing size

A3

1:10	1:50	1:100	1:200
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00 Hunter St
Heritage Views

22825 Development Application

2204 005 27/8/19

drawing n° revision

1811-DA33

C



01 Hunter St - After taken on 35mm full frame 105mm @ 200% Crop



01 Hunter St - Before



01 Hunter St - After

NOTE: Before and after images taken on 35mm Full Frame @ 43mm (50° View Angle human eye)

revisions

Revision ID	Issue Date	Reason
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01 Hunter St
Heritage Views

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Drawing n°	revision

1811-DA34

C



02 Hunter St - After taken on 35mm full frame 105mm @ 200% Crop



02 Hunter St - Before



02 Hunter St - After

NOTE: Before and after images taken on 35mm Full Frame @ 43mm (50° View Angle human eye)

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drawing n° revision

1811-DA35

C



03 Hunter St - After taken on 35mm full frame 105mm @ 200% Crop



03 Hunter St - Before



03 Hunter St - After

NOTE: Before and after images taken on 35mm Full Frame @ 43mm (50° View Angle human eye)

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03 Hunter St
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Status	Development Application
Issue 0359	27/8/19

drawing n° 1811-DA36
revision C



04 Muirs car park - After taken on 35mm full frame 105mm @ 200% Crop



04 Muirs car park - Before



04 Muirs car park - After

NOTE: Before and after images taken on 35mm Full Frame @ 43mm (50° View Angle human eye)

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04 Muirs car park
Heritage Views

Status	Development Application
Issue Date	27/8/19
Drawing n°	revision

1811-DA37

C



05 Morrison St - After taken on 35mm full frame 105mm @ 200% Crop



05 Morrison St - Before



05 Morrison St - After

NOTE: Before and after images taken on 35mm Full Frame @ 43mm (50° View Angle human eye)

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C	27/8/19	Development Application

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05 Morrison St
Heritage Views

Status Development Application

Issue Date 27/8/19

Drawing n° revision

1811-DA38

C



06 Franklin Wharf - After taken on 35mm full frame 105mm @ 200% Crop



06 Franklin Wharf - Before



06 Franklin Wharf - After

NOTE: Before and after images taken on 35mm Full Frame @ 43mm (50° View Angle human eye)

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06 Franklin Wharf
Heritage Views

Status Development Application
Issue Date 27/8/19

drawing n° revision

1811-DA39

C



08 Elizabeth St Pier - After taken on 35mm full frame 105mm @ 200% Crop



08 Elizabeth St pier - Before



08 Elizabeth St pier - After

NOTE: Before and after images taken on 35mm Full Frame @ 43mm (50° View Angle human eye)

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Revision ID	Issue Date	Reason
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08 Elizabeth St Pier
Heritage Views

Development Application

27/8/19

1811-DA41

C



09 Brook St Pier - After



10 Salamanca Place - After

NOTE: Before and after images taken on 35mm Full Frame @ 43mm (50° View Angle human eye)

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09 General Views
Heritage Views

Status	Development Application
Issue 0359	27/8/19

1811-DA42

C



11 Wilmot St - Before



11 Wilmot St - After Proposed Works not visible from this location

NOTE: Before and after images taken on 35mm Full Frame @ 43mm (50° View Angle human eye)

revisions

Revision ID	Issue Date	Reason
C	27/8/19	Development Application

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11 Wilmot St
Heritage Views

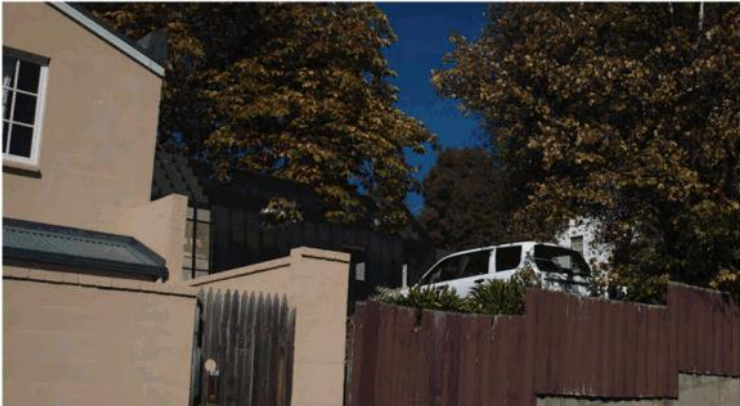
Status Development Application

Issue Date 27/8/19

Drawing n° revision

1811-DA43

C



12 Wilmot St - proposed



12 Wilmot St - Before



12 Wilmot St - proposed

NOTE: Before and after images taken on 35mm Full Frame @ 43mm (50° View Angle human eye)

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Revision ID	Issue Date	Reason
C	27/8/19	Development Application

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12 Wilmot St
Heritage Views

Status	Development Application
Issue Date	27/8/19
Drawing n°	revision

1811-DA44

C



13 Wilmot St - Proposed



13 Wilmot St - Before



13 Wilmot St - Proposed

NOTE: Before and after images taken on 35mm Full Frame @ 43mm (50° View Angle human eye)

revisions

Revision ID	Issue Date	Reason
C	27/8/19	Development Application

original drawing size

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13 Wilmot St
Heritage Views

status	Development Application
issue date	27/8/19
drawing n°	revision

1811-DA45

C



14 Hampden Rd - Before



14 Hampden Rd - proposed

NOTE: Before and after images taken on 35mm Full Frame @ 43mm (50° View Angle human eye)

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Revision ID	Issue Date	Reason
C	27/8/19	Development Application

original drawing size

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14 Hampden Rd
Heritage Views

status
Development Application

issue date
27/8/19

drawing n°
1811-DA46

revision
C



15 Hampden Rd - Before



15 Hampden Rd - Before

NOTE: Before and after images taken on 35mm Full Frame @ 43mm (50° View Angle human eye)

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C	27/8/19	Development Application

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15 Hampden Rd
Heritage Views

status
Development Application

issue date
27/8/19

drawing n°
1811-DA47

revision
C

**MELROSE, 141 Hampden Road, Hobart
CONSERVATION MANAGEMENT PLAN**

Draft 14 December 2015

Prepared by

graeme corney architect & heritage consultant

3/78a Esplanade, Rose Bay 7015 tel (03) 6243 1994 or 0448 014 005

**Figure 1** Hampden Road elevation of *Melrose*

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1 Introduction

This is a Conservation Management Plan (CMP) of *Melrose* at 141 Hampden Road, Hobart.

This two storey rendered house with basement was built in 1855 by one of Tasmania's important but under-rated architects and builder James Alexander Thompson (1805-1860). He built the house for his second wife the wealthy widow Catherine Jackson. Thompson lived with his wife at *Melrose* until 1860 when he sailed to England where he died of typhoid fever.

Most of what can now be seen of *Melrose* was constructed before Thompson's death. The house is for the most part a Victorian Regency town house but exhibits influences of Italianate architecture which are very early for Hobart. After Thompson, some important Tasmanians of the 19th century either rented or owned *Melrose*. Among them were William Robertson – successful Tasmanian pastoralist and prominent in the development of Port Philip Bay; Arthur Hopkins –likely son of wealthy philanthropist Henry Hopkins who was reputedly the wealthiest Tasmanian in the 1850s; and the highly successful businessman Sir James Milne Wilson –who served terms as Mayor of Hobart, Member of the Legislative Council and Premier and Colonial Secretary.

Despite the various ownerships, particularly by the Commonwealth of Australia and later the Tasmanian Government when it was used for psychiatric services, *Melrose* has stayed surprisingly intact. Remarkably it still stands almost entirely in its pre 1860 form of two storey house plus basement together with its servants' wing and stables.

The current owners will use *Melrose* as a residence and intend to extend the servants' wing and convert that part to separate apartment accommodation.

1.01 The Need for a Conservation Management Plan

The purpose of this Conservation Management Plan (CMP) is to guide future heritage management of *Melrose* and environs and to guide future changes to the fabric in a manner which conserves its heritage values.

1.02 Author identification

This CMP was prepared by Graeme Corney, architect & heritage consultant. The historical information is by historian David Young.

1.03 The site

The location is 141 Hampden Road, Hobart, Tasmania, Australia.

Melrose is situated on the lower side of Hampden Road immediately below and to the north of the Repatriation Centre about 1.5 kilometers from Hobart's GPO.

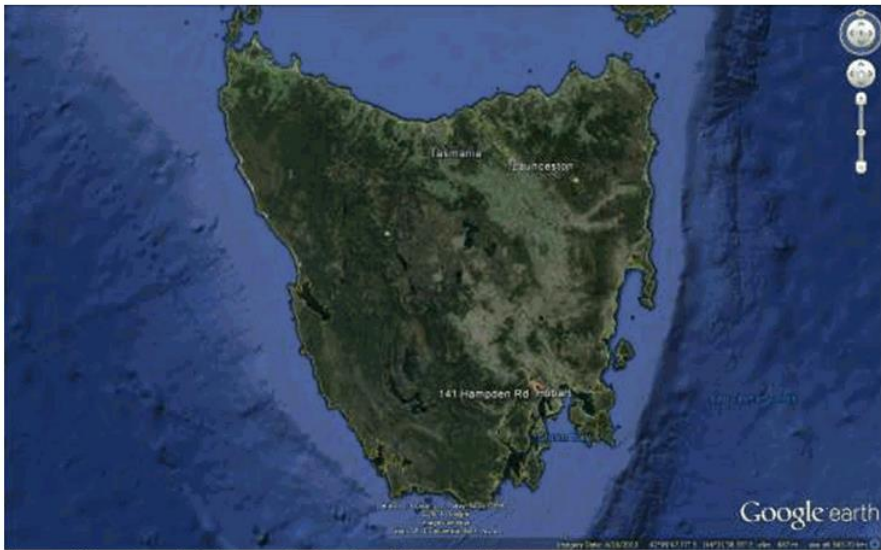


Figure 2 Google aerial of Tasmania showing *Melrose* in Hobart



Figure 3 Google aerial of *Melrose* and immediate environs.

1.04 Methodology

The methodology of this report follows the principles of JS Kerr's *The Conservation Plan* fifth edition 2000 and the *Burra Charter: The Australian ICOMOS Charter for the Places of Cultural Significance* 1999.

1.05 Exclusion of Aboriginal heritage values

This CMP does not consider Aboriginal heritage values.

1.06 Acknowledgements

The author acknowledges the assistance of the following people in the development of this CMP:

- David Young for researching the history of the site

2 Historical Evidence

2.01 Aboriginal occupation

Prior to the British invasion and settlement of in 1803, Aboriginal Tasmanians were divided into 9 tribes of about 250-700 people.¹ Each tribe was made of a number of small member bands. Each of the nine tribes controlled specific territory. Some bands from other tribes were allowed to enter other tribal territory for seasonal hunting. To enter a territory without permission of the occupying tribe could start inter-tribal warfare.

The tribe that occupied the Hobart area was the Mouheener people of the Tahuni Lingah or Nuenonne language group². Europeans have called them the South-East tribe.

They occupied the south east coast and lived in balance with the resources of seafood, animals and wild berries available to them. However within 5 years of British settlement, a combination of food shortage in the new white settlements and lack of sensitivity towards the indigenous culture and seasonal migration of the local tribe, led firstly to direct competition for the local food supply, then eventually to open conflict between the settlers and the natives.³

After years of steady expansion of settlers into rural areas, and the resultant conflict, the Aboriginal people were under siege and their numbers reduced. By November 1828 Colonel George Arthur –Lieutenant Governor of Tasmania (then Van Diemen's Land) had declared martial law.⁴ The conflict between the settlers and the Aboriginal people culminated in the Black Line Offensive of November 1830. The moving line of troops and European settlers was set up to drive Aboriginal people out of settled areas.⁵

In recent decades some moves towards reconciliation have finally taken place. Some land has been returned to the Aboriginal people and there is now broader community acknowledgement and understanding of their culture.

¹ Julia Clark, *The Aboriginal People of Tasmania*, The Tasmanian Museum & Art Gallery, 1983. p.24

² Godden Mackay Logan Pty Ltd, Officers Mess, Anglesea Barracks CMP 2008.

³ Ryan, Lyndal 1996, *The Aboriginal Tasmanians*, Second Edition, Allen & Unwin, St Leonards, NSW, p77.

⁴ *ibid*, 99.

⁵ *ibid*, p110.

2.02 History of the site

This CMP draws principally on Melrose, 141 Hampden Road, Hobart a history by David Young 2015.

The Melrose site was originally part of two acres owned by Scottish settler William Murray who subdivided the land into twenty two blocks in 1845. Wilmot Street was formed by this subdivision to gain maximum yield from the original two acres.

In 1853 pastoralist William Robertson purchase five adjoining blocks as an agent for architect and surveyor James Alexander Thompson. Thompson was about to marry a wealthy widow Catherine Jackson and it was likely the financial arrangement for purchase was part of a larger scheme of a prenuptial agreement.

Thompson built *Melrose* on the land in 1855 and soon after built a large wing extension for expanded servants quarters and facilities. The original servants' area was the basement of kitchen, scullery and two small pantry stores. For the wealthy gentlewomen Catherine a more complete and separate servants' area was more appropriate.

The Thompsons lived at *Melrose* for only four years. In May 1859 they auctioned the contents of the house in anticipation of a voyage to England. James died of typhoid fever near Glasgow in 1860.

William Robertson their trustee and friend of Catherine lived in the house from 1860-1865.

A summary of the more prominent events that assist in developing an understanding of the place is as follows:

date	event	source
1839	Two acres between Harrington St and Hampden Road granted to William Murray	Young p1
1845	Murray subdivided the land into 22 blocks and created Wilmot Street	ibid
1853	Murray sold 5 blocks –later to become Melrose –to James Alexander Thompson (through William Robertson who acted as his agent)	Young p2
1855	Thompson constructed <i>Melrose</i> and moved in with his new wife	Young p4
	It is likely that the main house and a 3 bayed outbuilding of stables, coach house and store was the original configuration	GC comment based on site fabric
1860	Thompson sailed for Britain where he died of typhoid fever that year	Young p5
1860	Thompson's widow Catherine Thompson let <i>Melrose</i> to William Robertson	ibid
1867	Catherine Thompson let <i>Melrose</i> to Arthur Hopkins –likely son of wealthy philanthropist Henry Hopkins	Young p6
1870	<i>Melrose</i> was purchased by (later Sir) James Milne Wilson	ibid
1880	Wilson died leaving his widow Deborah Hope Wilson to occupy <i>Melrose</i>	Young p8
1897	Deborah Hope Wilson died leaving <i>Melrose</i> to daughter Barbara Wilson	ibid
1912	<i>Melrose</i> was purchased by Mrs GL Guesdon	ibid
Aug 1918	The Commonwealth of Australia acquired <i>Melrose</i> for nurses quarters to cater for the influx of wounded returned soldiers from WW1	ibid
1923	Alice Kettlewell purchased <i>Melrose</i> and let it out	ibid
1966	The Tasmanian Government purchased <i>Melrose</i> for Psychiatric Services	Young p9
1995	<i>Melrose</i> was purchased by the Watkins family who in 2000 used it as a medical surgery	ibid
July 2015	<i>Melrose</i> was purchased by the current owner Dr Ian Stefan Visagie	ibid

2.03 The name *Melrose*

James Thompson built *Melrose* for himself and his new wife Catherine.

He named it after a Lowlands Scottish town some 40 kilometres due south of his birthplace, Haddington.⁶

2.04 James Alexander Thompson –builder of *Melrose*

James Alexander Thompson was transported to Hobart in December 1825 following his conviction for burglary. His convict records identify him as a decorative painter.

Clearly Thompson was intelligent. He was assigned to the Public Works where he acted as draftsman to the Colonial Architect David Lambe and later to Lambe's successor John Lee Archer. Both Lambe and Archer expressed satisfaction with his work.⁷

Thompson developed his drafting skills further and following his conditional pardon in January 1835 set up his own business which eventuated in a reputation as '...architect, engineer, surveyor, (...) valuer, estate agent, map printer and dealer in machinery'⁸ Thompson also was a builder of houses, jetties and wharves.

He was the architect of a number of houses and produced a few architectural gems.

His best known building is the 1845 Hobart Synagogue which is regarded as the finest example of the Victorian Egyptian style in Australia.⁹ The synagogue is all the more remarkable because Thompson, unlike most of his contemporary architects, never went on the 'Grand Tour' of Europe to study the buildings of France, Italy, Greece, Egypt etc that so strongly influenced those architects. The synagogue was nevertheless a scholarly work.



Figure 4 *Hobart Synagogue* from the front

A second Thompson building of great merit is 1843 *Lauderdale* at 74 Risdon Road, New Town. *Lauderdale* is a finely detailed Grecian Villa.

⁶ Young, p5

⁷ *ibid*, p3.

⁸ Hartley Preston, *Australian Dictionary of Biography*, Thompson, James Alexander (1805-1860)

⁹ Apperly P, Irving R, Reynolds P, *A Pictorial Guide to Identifying Australian Architecture*, Angus & Robertson 1994, p51.

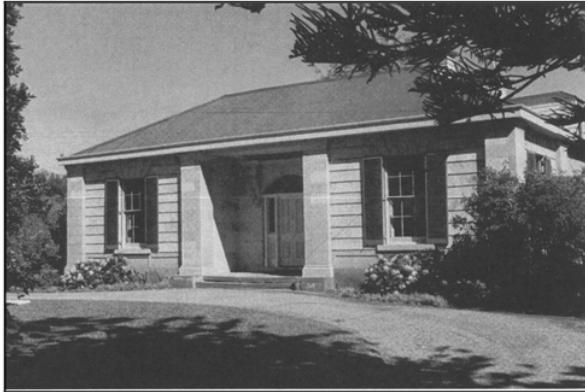


Figure 5 *Lauderdale* from the front (photo courtesy PMM Real Estate)

Another fine house of considerable architectural merit is *Cawarra* at 52 Risdon Road. This house has been credited by some to William Pardon Kay as it is a miniature Government House (designed by Kay) in style and detailing. C. 1840 *Cawarra* is a sophisticated Gothic Revival two-storey house. The late curator and historian Geoffrey Stillwell claimed archival documents showed *Cawarra* to be the work of Thompson¹⁰. The Stillwell comment is believable given that Thompson did occasionally collaborate with Kay and did work on Government House with him over a decade later.



Figure 6 *Cawarra* from the front (photo courtesy TSO0018011)

Melrose itself also demonstrates some characteristics of an up-to-date design in its Italianate entry. Other than the 1842 *Woolmers* house extension by our first Tasmanian-born architect William Archer, *Melrose's* entry is one of the earliest Tasmanian examples of the Italianate style.

¹⁰ Personal comment by Geoffrey Stillwell to Graeme Corney 1994

The combination of architectural diversity and academic correctness of these four examples show Thompson to be a sophisticated and skilled designer, particularly given the absence of formal training as an architect.

2.05 Later owners and tenants of note

William Robertson –lived as a tenant at *Melrose* between 1860-67

Scotsman William Robertson was a successful pastoralist both in the Tasmanian midlands and later in Victoria. He was a member of the Port Philip Association and was important in the development of Victoria.

Arthur Hopkins – lived as a tenant at *Melrose* between 1867-70

Arthur Hopkins was likely the son of wealthy Tasmanian philanthropist Henry Hopkins.

Sir James Milne Wilson and family–owners of *Melrose* between 1870-1912.

Scotsman James Milne Wilson was a highly successful businessman with varying commercial interests including brewing, grazing, engineering, and law across Tasmania, Victoria and South Australia. He was elected Mayor of Hobart, a Member of the Legislative Council and later Premier and Colonial Secretary of Tasmania. He was knighted in 1873.

Commonwealth of Australia –owners of the site between 1918-23.

Towards the end of the First World War an increasing number of wounded soldiers were repatriated at the Repatriation Hospital in Hampden Road opposite *Melrose*. In 1918 the Commonwealth of Australia acquired *Melrose* and converted it to nurses' accommodation.

On the 16th March 1918 the estate agent WA Guesdon described *Melrose* as having the following particulars "...Built Substantially of Stone + Brick, Slate roof, Contains 17 rooms viz – dining room, drawing room, 3 sitting rooms, 11 bedrooms, Kitchen & Scullery. Verandah + balcony -2 Store-rooms, linen & book room, 2 bathrooms, 3 lavatories, laundry & wash-house, garage, wood & coal house, etc. Hot & cold water service. Tennis Court –asphalted, but out of use..."¹¹

On 18th March 1918 Colonel M Gibson described the house as containing "...4 rooms on the ground floor, 8 Rooms, bath room & Lavatory on the 1st Floor, Kitchen, Scullery and Pantry in Basement, also 3 maids rooms, Bath and Linen Room, Coach-House & Laundry in back yard. The building is on sloping ground and the kitchen and scullery are on the ground level. (...) There is also a fair sized garden and Tennis Court on the property."¹²

On 18th April 1918 the Chief Surveyor for the Department of Defense described *Melrose* as consisting of "...an 18 roomed house, together with linen and book room, two bathrooms, three lavatories; cellar, laundry and wash-house; garage, loft, wood and coal house, etc. There is a hot water service, also tennis court, which requires re-dressing; yard, -stone and asphalt -; garden is well stocked with fruit and flowers."¹³

Tasmanian Government–owners of the site between 1966-95.

In 1966 the Tasmanian Government purchased *Melrose* to use for psychiatric services.

¹¹ National Archives, Series MP367/1, pps50-67

¹² *ibid*

¹³ *ibid*

2.06 Chronology of building fabric

The archival research has not revealed any plans of the site development. The original construction date is certain but the timing of later changes including the addition of the eastern wing rely on careful analysis of site evidence and an understanding of the written history of the changes of ownership and occupation.

It is probable that later development of the site would happen at times of owner occupation rather than when the house was let. As the house was let between 1860 to 1870 and 1923 to 1966 it is unlikely development would take place during those periods.

There were only two periods of significant chronological development of the house: the original 1855 construction phase; and the c.1859 phase when the servants' wing was added. Although the dating of the servants' wing has used c.1859 in this report, it may have been constructed almost immediately after the house and outbuildings were completed – as early as 1856.

A few other minor fabric modifications were implemented at times after these two development phases and have been chronicled in the room by room descriptions.

My analysis of the chronological development of the site is as follows:

- 1855** Construction of the main house, garden walls, external steps, Italianate balusters from porch towards Wilmot Street, and outbuildings of stables, coach house and third room of unknown use.

GC comment: The earlier weatherboards around door D19 and the length of the original stone eastern wall (as seen from 139 Hampden Road) are evidence that there were 3 rooms which preceded the servants' wing.

The Italianate balusters returning towards Wilmot Street are shown in Rowntree's 1953 sketch and on Sharland's 1969 photograph. There is evidence of an original morticed connection between the balusters and the garden wall so it is likely that Thompson constructed the balusters and the garden walls at the time or shortly after the completion of the house.

- 1856-9** Construction of the servants' wing, and the alterations to the first floor to make a connection with the new servants' wing.

GC comment: The suggested construction date of the servants' wing is evidenced by the careful matching of the external render with ruled joints and the matching of window joinery and architraves to the main house. If the extension was even 15 years later (after Wilson purchased the house) the joinery fashions of that later time would have been different to the 1855 joinery. Also by 1870 large paned glass to windows was available and fashionable. Double hung windows in fashionable houses after 1870 had no glazing bars to principal elevations.

Thompson's second wife Catherine was a wealthy widow and may have been the incentive for construction of the servants' wing which would have improved privacy from the servants. In the 1850s it was desirable that the servants could move about the household discretely with minimal interface with the family of the house.

The 1904 HCC drainage plan (reproduced on p.80) shows what is likely a horse trough next to the stables and an outbuilding attached to the Hampden Road wall immediately west of the courtyard entrance. The construction time and subsequent demolition of the outbuilding are unknown. It is likely that the horse trough was constructed immediately

following the construction of the stables. The 1904 plan also shows the garden steps on the western side of the house and the new outside dunny on the eastern corner of the servants' wing.

When the servants' wing was constructed a second passage was built into the first floor planning of the house to provide for connection with the new wing. Before the construction of that passage the central room F9 may have been a ante room because it was the access to bedrooms F8 and F10 on both sides and because there is no evidence of a door ever being hung on doorway fd8.

c.1870 Construction of room G10 which may have been a dairy or meat safe.

GC comment: The room construction seems to have been after construction of the arched cast iron portico supporting the servants quarters.

1904 Construction of the outside dunny.

GC comment: The covered way to the dunny is of mid Victorian detailing suggesting there was an earlier drop toilet in the same location or possible a narrow conservatory.

The division of the first floor room into F13 and F14 to create two bathrooms also happened in 1904.

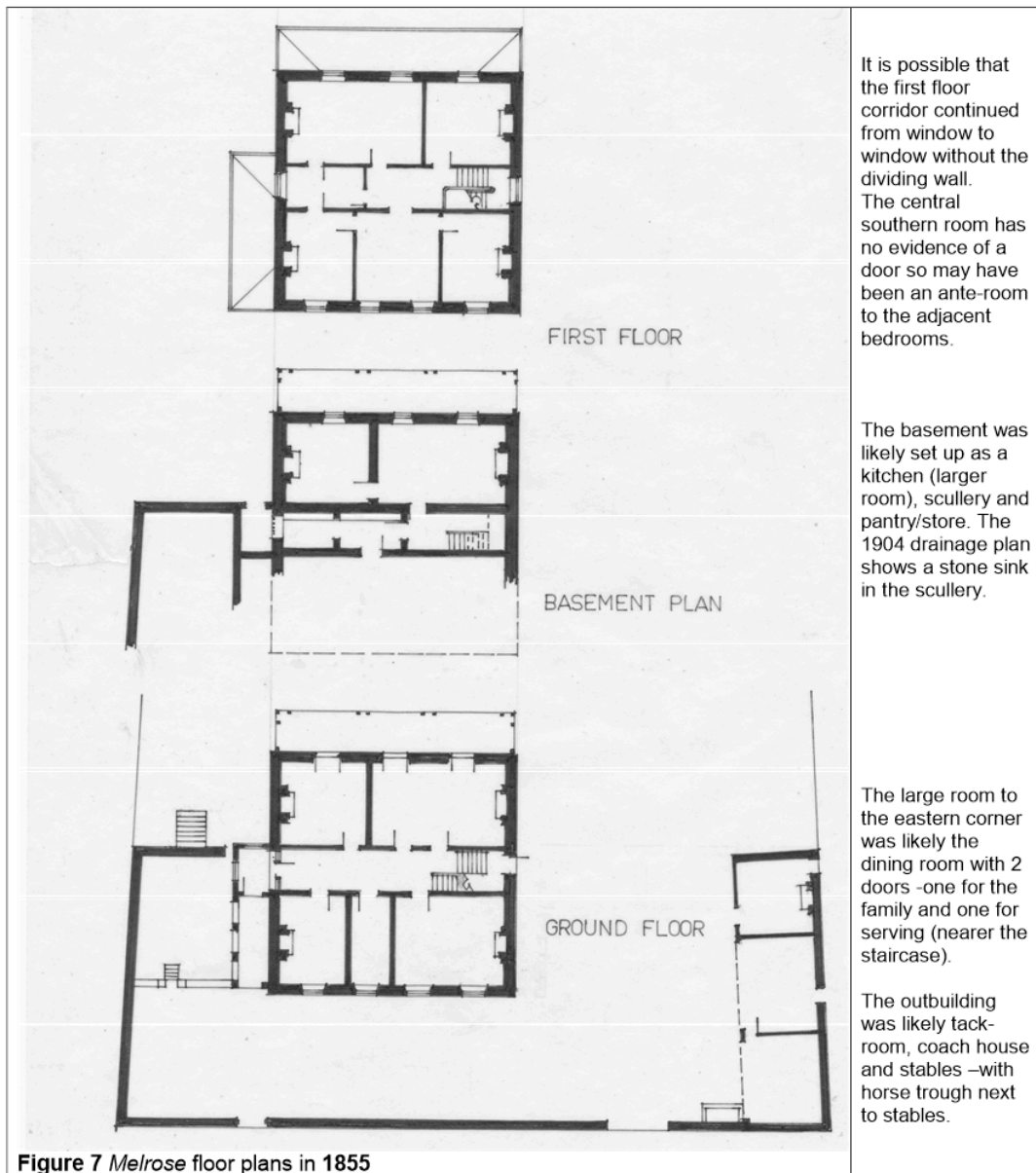
c.1918 Construction of the first floor infill between the house and servants' wing (room F11).

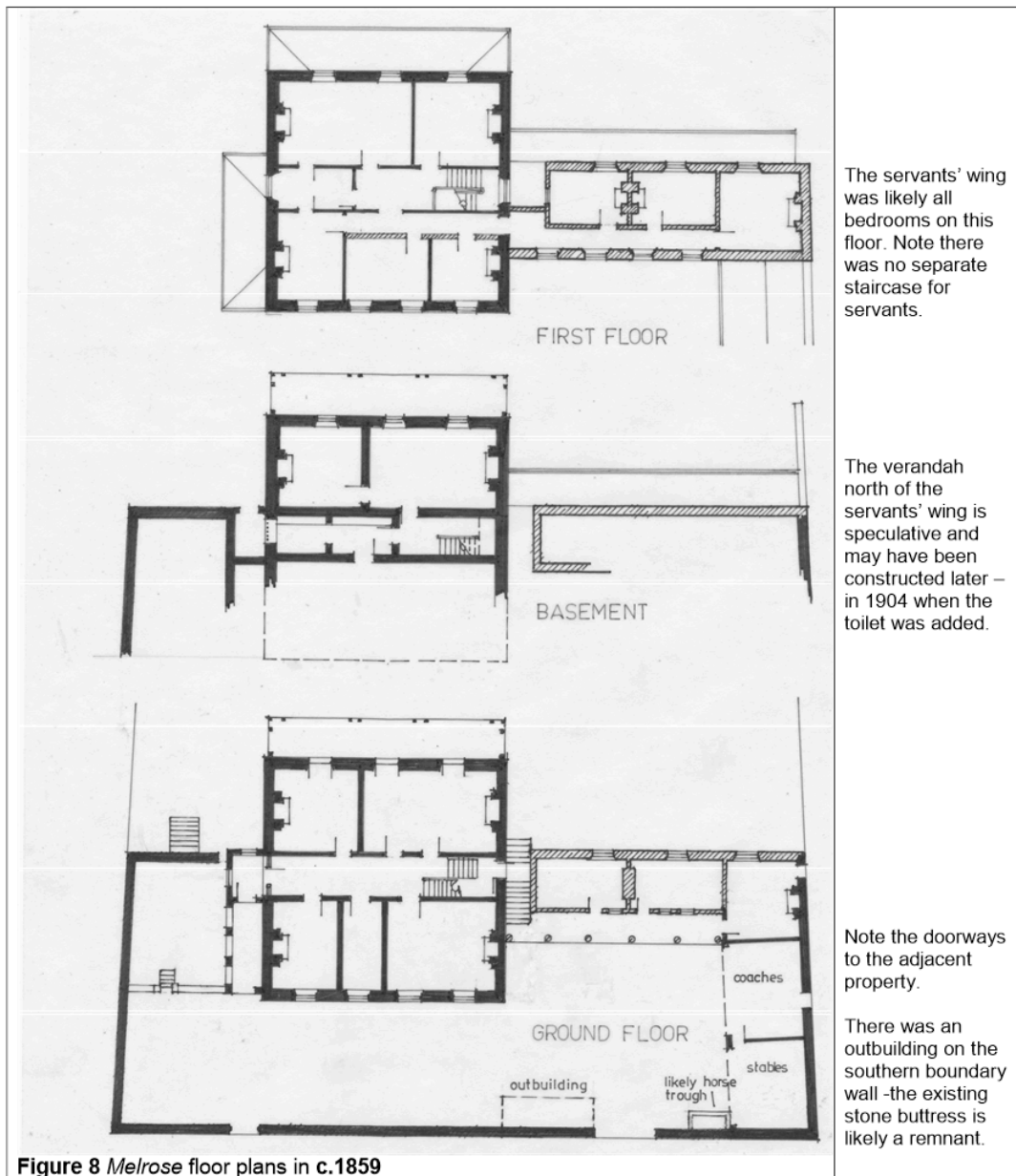
GC comment: This room F11 does not show on the detailed plan of 1904 and was likely constructed soon after the Commonwealth of Australia took ownership in 1918 for nurses quarters. The ceiling is of Wunderlich pressed metal Pattern 1093 first advertised in their 1912 catalogue. The construction of this room also brought about the modifications to window fw1.

It is also likely that the basement window was converted to door bd1 and the basement verandah had handrails introduced at this time –based on the style of joinery detailing.

1966-2015 Various minor modifications such as the division of Thompson's likely bedroom into F4 and F5, the introduction of modern hand-basins, toilets, cupboards or kitchenettes into F2, F5, F6, F9, F11, F13, F14, B1, G7, G8, G11 and G12 all occurred in this phase.

GC comment: Most of these changes have caused little disturbance of the 19th century fabric. Many of the modern changes were likely made between 1966 and 2000, the date c.1980 has been used to describe those various changes.





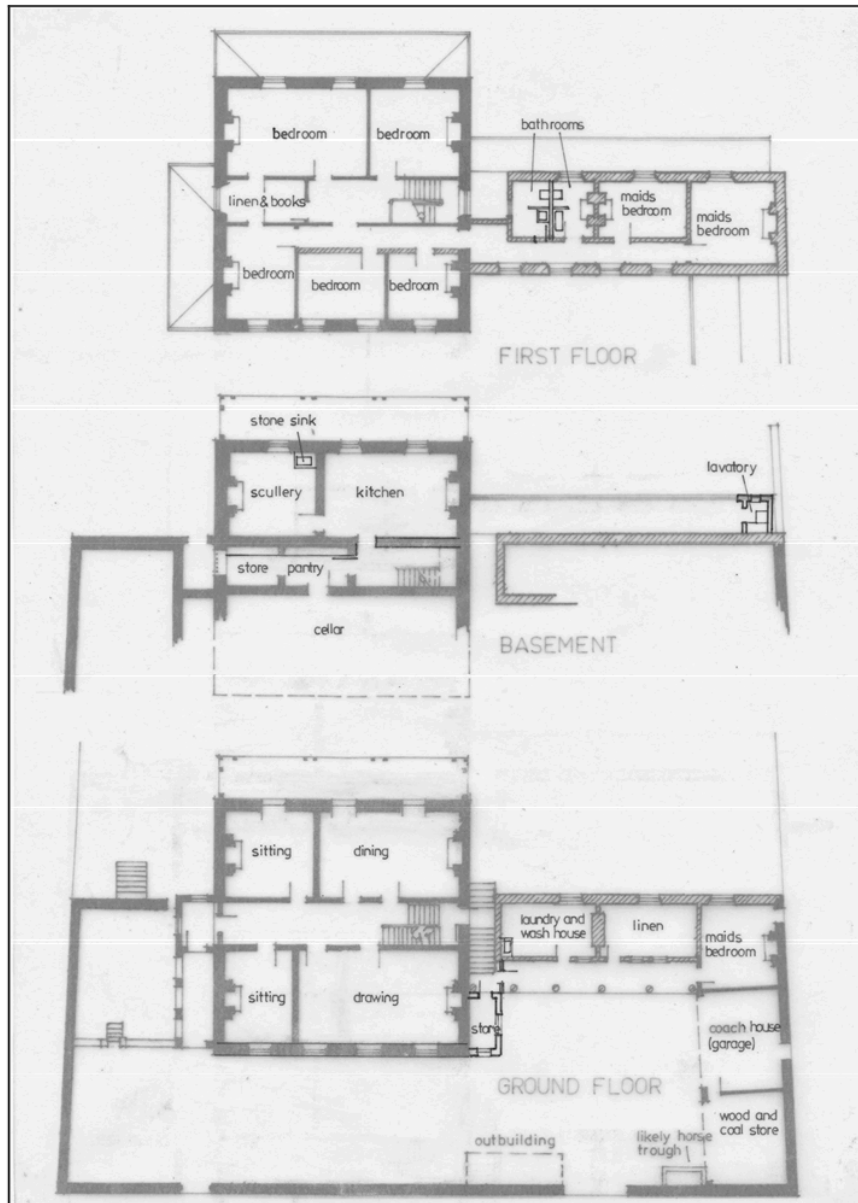
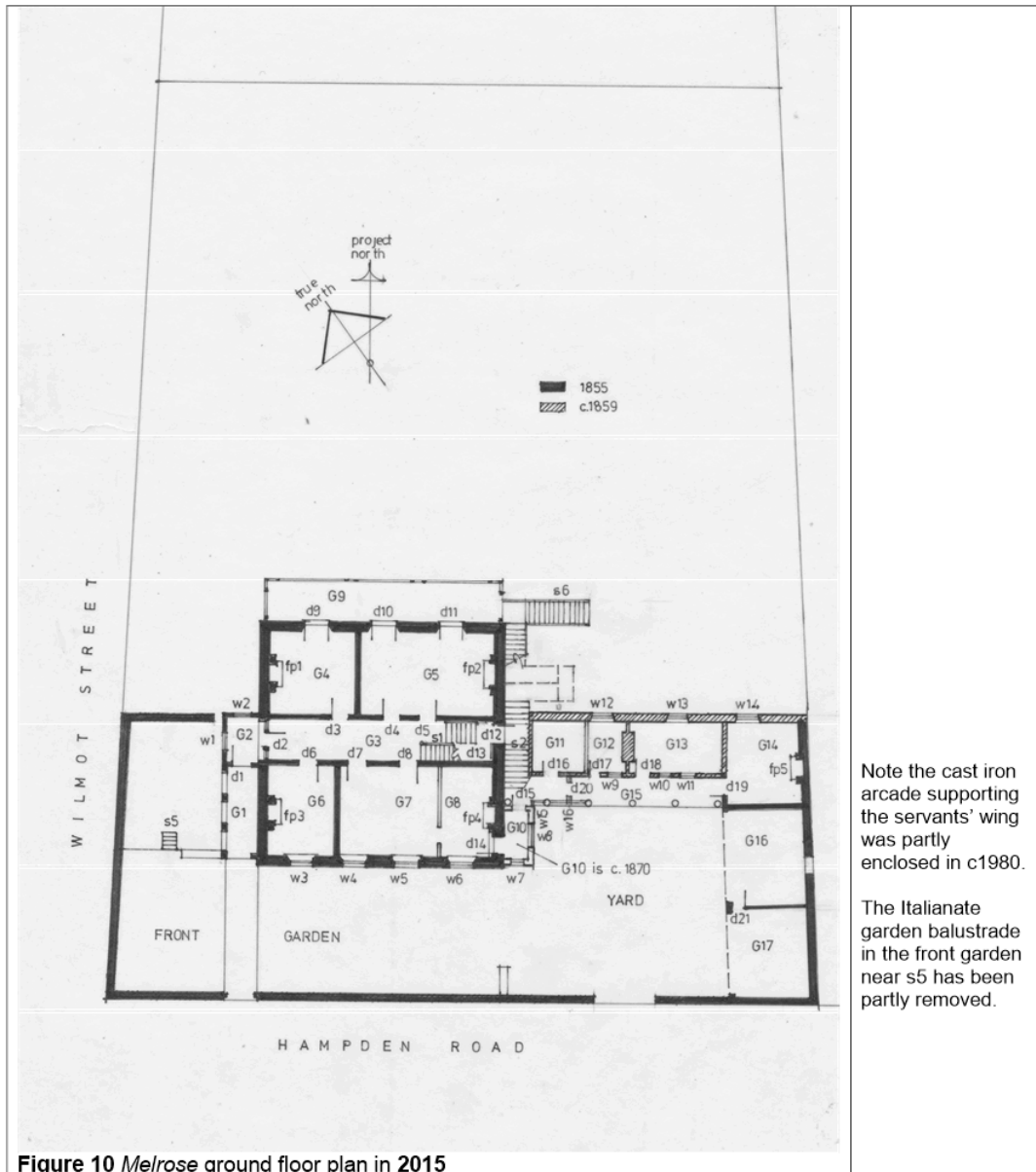
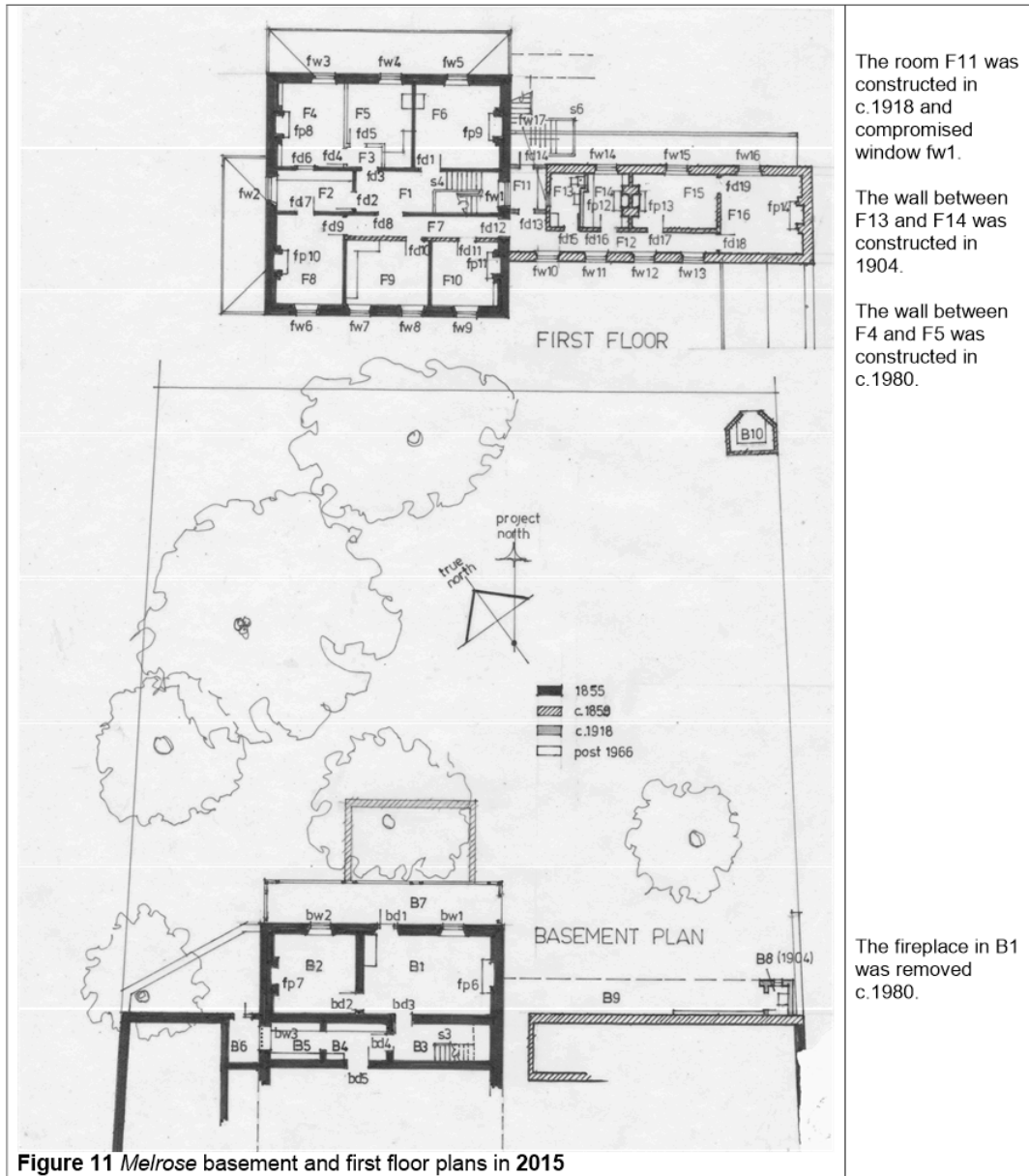


Figure 9 *Melrose* floor plans and conjectural room use in 1918.

Based on the various 1918 descriptions of the house, the plan Figure 7 is the likely layout and room use at that time.





2.07 History of other structures on the site

The David Young archival report advised that the land had no buildings on it when purchased by Thompson's agent. As no early plans or photographs of the site have emerged, an analysis of fabric evidence is relied upon to gauge the history of other structures on the site.

The gazebo is typical of the Victorian fashion of building such structures within the garden. However its design is not 'in the round'. The blank rear elevation and the shape of the roof suggests that the gazebo was attached to a wall. The current location is unlikely to have been its original position. Its current location well down the garden near the bottom boundary would not allow much of Melrose's garden in its view-field. Its foundation also looks a little crude. It is likely the structure has been moved to this current position.

The sandstone foundation wall immediately below and attached to the basement verandah is evidence of an early structure. It is unlikely that this was a garden wall as it more likely would have been laid out symmetrical with the house axis.

3 Physical Evidence and Condition


The condition of the house is particularly sound. There is little evidence of foundation settlement or wall movement. There is minor cracking to part of the north wall of the servant's wing which requires an inspection from an engineer specializing in heritage structures. There is evidence of an earlier roof leak in the eastern wall plaster of the main house. Small pieces of plaster have failed in isolated spots on the northern walls. Those minor issues aside, both the house and its extension are in good condition and merely require some catch-up maintenance.

3.01 The place and its setting




The layout of house, extension, yard, garden walls, front garden and pleasure garden as built up until c1860 have changed little. The plantings have been replaced over time and there is a large graveled area dedicated to parking in the original pleasure garden. This flat area is the probable location of the tennis court. Certainly the place and setting on the Hampden Road side is remarkable in how little it has changed. Even the original cobblestones to the yard are still in place.






3.02 House exteriors

Many of the recommendations shown for exterior works flow from a more detailed analysis shown in 3.03 Internal fabric and spaces.

item	discussion	sign	photo	recommendations
Hampden Rd (front)	The main house was built in 1855 and the two storey extension to its eastern side (right side in this photo) within a few years.	H	 Hampden Road façade	Generally retain and conserve this elevation of the house and servants' wing.
	The walls are of rendered stonework with ruled joints to imitate coursed stonework.	M		
	The 12 paned double hung sash windows are all original and have rendered external architraves to both the main house and the servants' wing.	H		
	The windows have no horns which is unusual for this period of construction.	H	 Note iron brackets for shutters	If the opportunity arises reconstruct the timber louvred shutters to the ground floor.
	The ground floor windows to the main house retain their iron brackets which once held timber louvred shutters which have since been removed.	M		
	There is a rendered string course between the ground and first floor and another immediately below the boxed eaves.	N		
	The roof was originally slate which has been replaced with concrete tiles c.1970.	H	 Servants' wing with cast iron arcade	When the roof is due for replacement or major maintenance, consider replacing in slate or imitation slate. Short sheeted corrugated iron is a suitable alternative.
	There are simple rendered corbelled chimneys at or near each corner of the main house and two more to the servants' wing.	M		
	The servants' wing has similar rendered string courses and similar rendered walls with ruled joints. The coursing however does not align with the coursing on the house, indicating that it was constructed as an addition.	M		
	The wall of the servants' wing first floor has a clumsy junction with the main house in that it is cut around the gutter.	M		
	There is an unusual cast iron arcade supporting the first floor of the servants' wing. The segmental arches are also cast iron. Behind the arcade is a wall of mainly original weatherboards, but with some modern replacements. The panelled doors and small windows in this wall are all original except d16 which is modern.	H		
	The windows have modern security screens over them.	H		
		N		
		H		
		I		
		I		
				Retain the modern weatherboards or replace them with colonial beaded boards matching the original. If the opportunity arises remove d16. Remove the modern security

c.1870	<p>Between the left side cast iron columns are modern half-glazed timber infill panels.</p> <p>The single storey room G10 was built not long after the servants' wing and was likely a dairy or meat safe. The lattice work to W7 is original. The windows to G10 have no external architraves indicating a later construction than the wing.</p> <p>The stables and coach house were constructed at the same time as the main house. The stables have their original feed bins which are in need of repair. Feed was dropped from the loft which is acceptable from Hampden Road footpath.</p> <p>The stables and coach house block have short-sheeted corrugated iron on the roof which was probably originally clad in timber shingles.</p> <p>Overall the Hampden Road façade is remarkably intact and is generally of high significance.</p>	<p>N</p> <p>L</p> <p>L</p> <p>H</p> <p>H</p> <p>L</p> <p>H</p>	 <p>Room G10 with latticed window</p>  <p>Stables from Hampden Road</p>	<p>screens.</p> <p>Retain or remove the modern infill panels between the cast iron columns.</p> <p>Retain or demolish room G10. Refer to the room descriptions for explanation.</p>
Wilmot St	<p>This elevation is substantially in its original form.</p> <p>The walls of the house are mostly rendered and jointed plaster.</p> <p>The foundation wall of the entry portico is coursed sandstone of average quality. The basement stonework was not rendered anywhere.</p> <p>The stonework to the basement wall north of the entry portico has been tuck-pointed in cement pointing c.1920. The cement pointing has not stressed the stonework.</p> <p>The first floor window is a 12 paned double hung sash without horns and with rendered external architrave –all to match the Hampden Road windows.</p> <p>The Italianate entry portico is of timber construction.</p> <p>The Italianate balusters are also of timber and return 6 balusters into the garden towards a modern gate. This balustrade originally returned to the western boundary wall (as evidenced by the remnant mortice joint and the Michael Sharland 1969 photograph p.81) and included prominent posts to both sides of the extant sandstone steps to the lower garden.</p>	<p>H</p> <p>M</p> <p>M</p> <p>N</p> <p>H</p> <p>H</p> <p>H</p> <p>H</p>	 <p>South elevation</p>  <p>Italianate portico with balusters returning into garden</p>  <p>West elevation of verandah</p>	<p>Generally retain and conserve this elevation of the house and entry portico.</p> <p>Some re-pointing of the portico foundation stonework will be necessary within a few years.</p> <p>Retain or remove the tuck pointing to the foundation sandstone.</p> <p>Reconstruct the posts to both sides of the sandstone steps and reconstruct the balusters back to the boundary wall.</p>

	There are two simple corbelled rendered chimneys to this elevation.	H		
north	<p>This elevation of the main house is substantially intact with a few minor modifications.</p> <p>The walls above basement level are rendered with jointing to imitate coursed stonework.</p> <p>The first floor windows are 12 paned double hung sashes without horns and with rendered external architrave –all to match the Hampden Road windows.</p> <p>The ground floor French doors are original and step down to the verandah floor.</p> <p>These French doors have their original shutters except for d9.</p> <p>There are some modern sewer pipes dropping down the verandah wall. There is also some minor cracking of the render.</p> <p>The ground floor verandah originally had square timber balusters until c.1880 when they were replaced with cast iron.</p> <p>The basement verandah has a c.1920 timber handrail and balustrade.</p> <p>The verandah basement foundation wall is also likely c.1920.</p> <p>The basement originally had 3 matching 12-paned double hung sash windows.</p> <p>The central window was replaced with a door and toplight in c.1920.</p> <p>The western window was replaced with casement windows c.1920.</p> <p>The servants' wing is substantially intact but has a steel fire escape intruding on this elevation.</p>	H	 West wall is behind brick building	<p>Generally retain and conserve this elevation of the main house.</p> <p>Reconstruct timber shutters to d9 if possible.</p> <p>If possible remove the sewer drains from this external wall.</p> <p>Repair cracking of render in matching lime render with matching joints.</p> <p>Retain cast iron balusters or replace them with original square timber profiles.</p> <p>Retain or remove basement handrail and balusters.</p> <p>Retain door bd1 and toplight or replace with double hung sash window to match bw1.</p> <p>If possible replace casement windows with double hung sashes to match bw1.</p> <p>At first opportunity demolish the modern steel fire escape.</p>
		M		
		H		
		H		
		H		
		I		
		L		
		L		
		L		
		L		
			 French door d11 with shutters	

	<p>Its walls -including basement level- are rendered with jointing to imitate coursed stonework. Some minor cracking is evident in this wall.</p> <p>The first floor windows are 12 paned double hung sashes without horns. Only the first floor windows have rendered external architraves.</p> <p>The ground floor windows are also double hung sashes without external architraves.</p> <p>There are two string courses, one at first floor level and one immediately below the boxed eaves –all matching the main house.</p> <p>There is a 1904 toilet attached to the basement wall.</p> <p>There is a covered way to the 1904 toilet. The covered way is partly of c.1904 construction and mainly of modern replacement.</p> <p>The c.1904 construction is the timber gabled ceiling and roof iron.</p> <p>There are c.1904 shelves attached to the basement wall under the covered way.</p>	M I H M H M L L I L L	 Elevation of servants' wing  1904 toilet  1904 covered way ceiling	<p>Test cracks to determine if they are active, if not repair the render in matching lime render with matching joints.</p> <p>Retain and repair or remove the 1904 toilet and covered way.</p>
east	<p>The eastern elevation of the boundary wall demonstrates some of the early changes.</p> <p>The wall shows that the original stables and coach house outbuilding originally extended to form a third room. The wall had a doorway connection through the coach house and possibly another connection where the timber link-way connected 141 to 139 Hampden Road.</p> <p>The stone boundary wall has a later brick parapet which is laid in lime mortar and shows rafter pocketing and flashing from a previous structure against it. The brickwork parapet is c.1910.</p> <p>Although the London Building Act of 1707 required parapets to reduce fire risk the Tasmanian building codes did not require these parapets until the early twentieth century.</p> <p>The boundary wall also shows how the servants' wing rendered wall was built on top of the original outbuilding.</p> <p>The brick parapet has vegetation</p>	H L L L H	 Eastern wall of stables and coach house  Note the servants' wing construction built on top of the original outbuilding	<p>Generally retain and conserve this elevation.</p> <p>Retain the unpainted finish of stonework and brickwork to allow the history of this elevation to be best understood.</p> <p>Remove the vegetation and</p>



<p>growing in it and a slight lean outwards.</p> <p>The eastern wall of the main house is predominantly intact but demonstrates a few minor changes.</p> <p>The modern steel fire stair attaches itself to this wall.</p> <p>The verandah ground floor level has had its cast iron balusters replaced with an exit screen door leading onto the fire stair.</p> <p>At this same point the downpipe location has been diverted in a clumsy way over the top of the exit screen.</p> <p>The house wall is rendered at ground and first floor levels and is painted stonework at basement level. There are some patches of missing render and salt saturated render from previous water concentrations.</p> <p>The c.1918 infill of the first floor connection of servants' wing to main house has blocked the original stair window fw1.</p>	<p>I</p> <p>M</p> <p>I</p> <p>I</p> <p>I</p> <p>M</p> <p>I</p> <p>I</p>	 <p>Eastern wall of main house</p>  <p>Window fw1 blocked by the c.1918 infill floor. Note the original slate roof over the c.1859 stairwell.</p>	<p>periodically check the stability of the parapet.</p> <p>Demolish the steel escape stair as soon as possible.</p> <p>Replace the modern exit screen to the verandah ground floor with cast iron balusters to match existing</p> <p>Relocate the downpipe and make vertical.</p> <p>Patch the missing render areas to match. Inspect the salt saturated render and replace if necessary. Demolish the c.1918 infill and repair fw1.</p>
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Figure 12 Garden gazebo from east



Gazebo from south-likely was built against a wall.
It may have been a tennis pavilion.

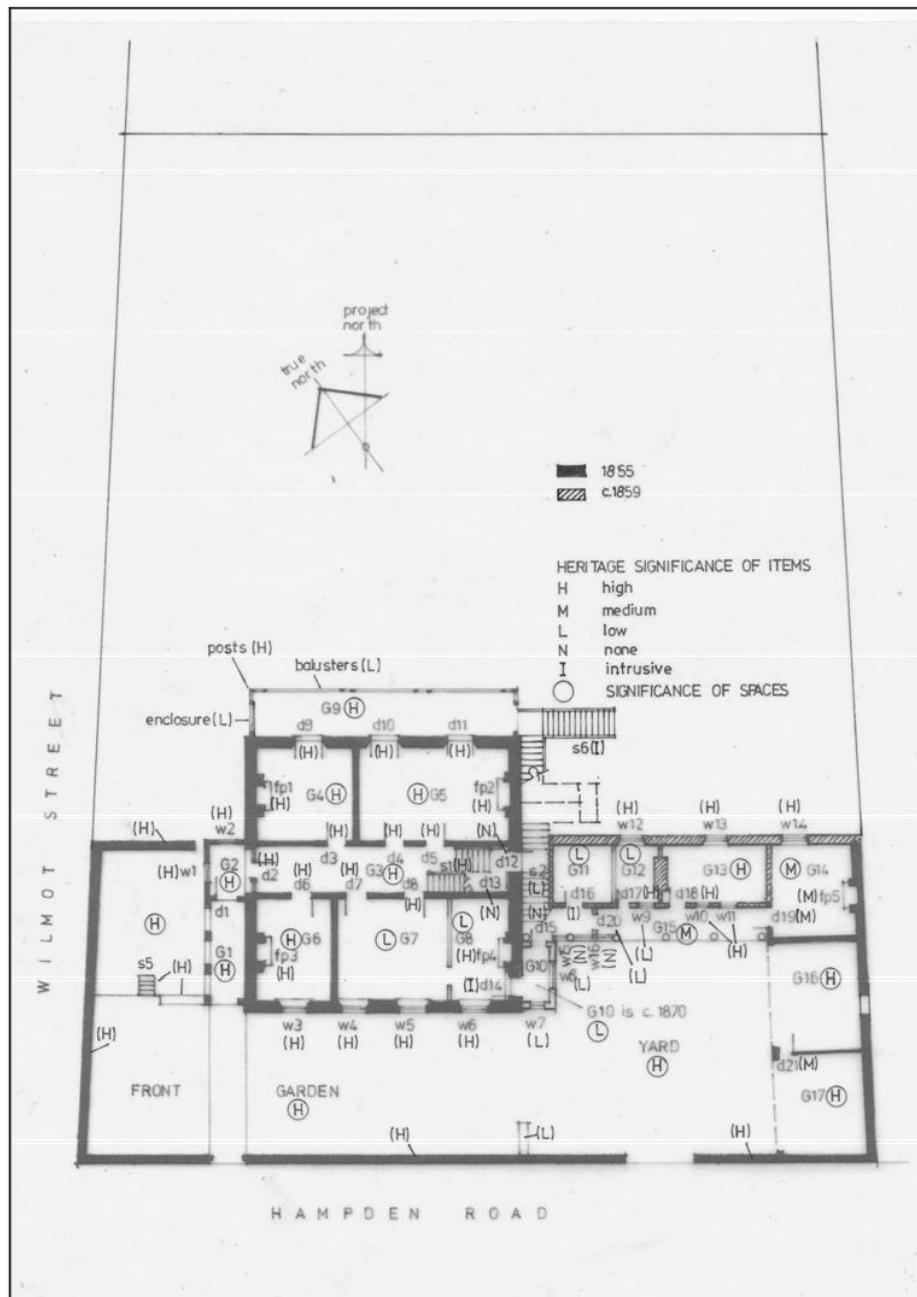


Figure 13 Ground floor plan showing levels of heritage significance of fabric and spaces

MELROSE, 141 Hampden Road, Hobart. CONSERVATION MANAGEMENT PLAN by Graeme Corney



3.03 Internal fabric and spaces

The following tables describe the age of fabric to each room, then the level of significance assigned to that fabric. The heritage significance of each item and the conservation recommendations have been developed later in this conservation planning process, but are shown here to assist the reader. Figures 11 and 12 Floor Plans also show the approximate age of fabric and the levels of heritage significance assigned to them.

Categories of heritage significance are as follows:

Level **H** is adopted where the space or item is highly valued by the community or is important in interpreting history of the site.

Level **M** contains aspects which either have been degraded to a degree by adaptation or where the cultural significance of the item was always of lesser importance.

Level **L** covers a range of fabric or spaces which either have been considerably degraded by adaptation or where the cultural significance of the item was always of modest heritage significance.

Level **N** covers a range of fabric or spaces which either have been degraded beyond recognition or where there has never been any cultural significance.

Level **I** (Intrusive) is assigned to items which have an adverse impact on the heritage significance of the place.

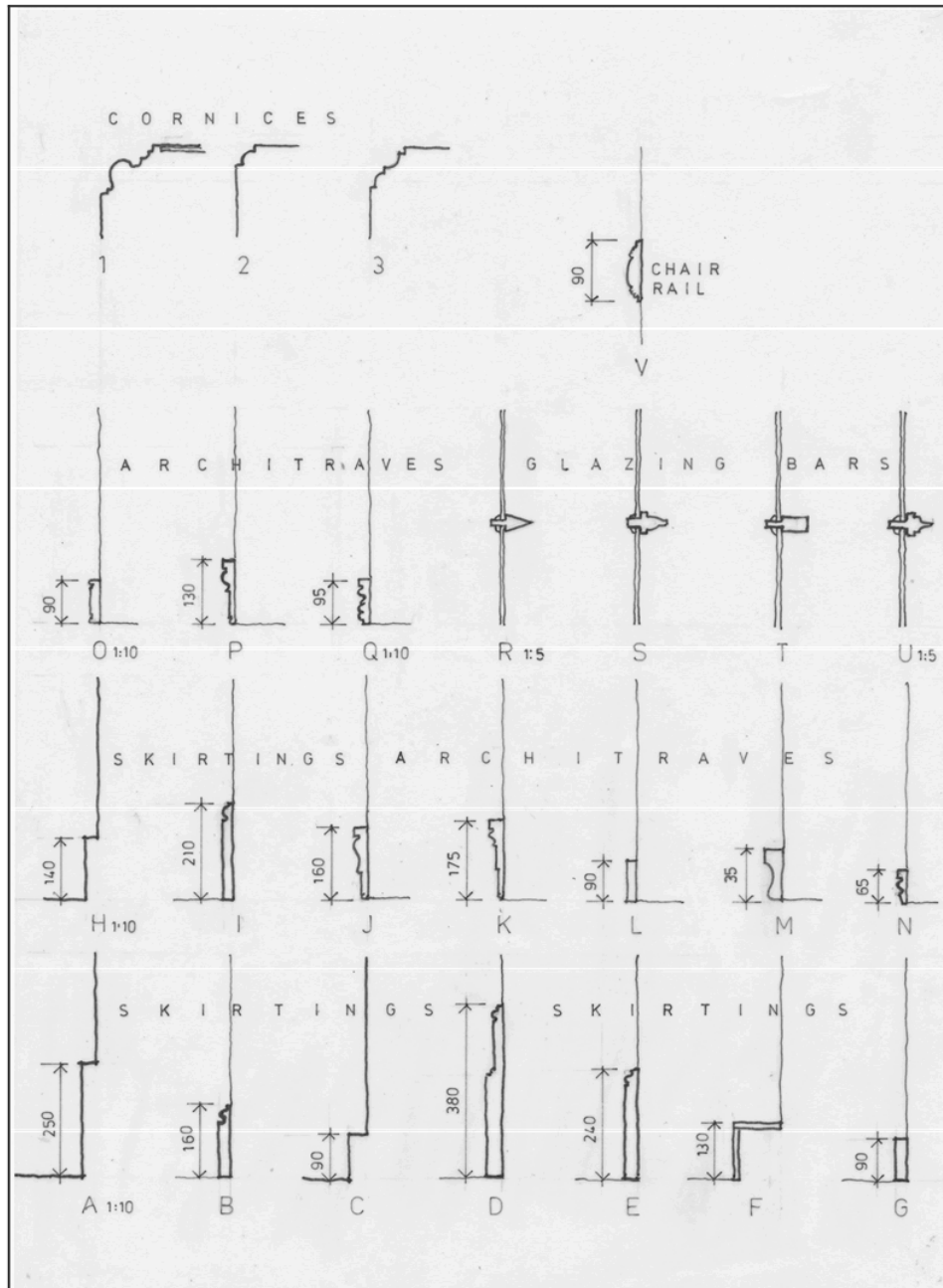













Figure 15 Joinery and plaster profiles



3.03.1 Ground floor (refer to figures 10 and 11 pages 15 & 16 for room numbers)




item	date	discussion	sign	photo	recommendations
Space G1	1855	The space remains in its original form and continues to demonstrate its original purpose.	H		Retain space in its current form.
walls	1855	Render with ruled joints at 303mm spacing.	M		Investigate if joints were 'leaded' by paint scraping. Remove modern metal box from wall.
skirting	1855	250x30 rendered stonework profile A	M		
floor	1855	Original Minton tiles with modern timber ramp to door threshold	H I		Remove timber ramp
ceiling	c.1960	Modern board sheeting at 3020 height Modern unsympathetic light.	N I		Retain or replace with plaster. Replace light with more sympathetic example.
cornice	none				
doors	1855	d1: Original 4-panelled painted door and fanlight; original knob, escutcheon and letter slot; modern latch set and lock above	H H I	 Door d1	Remove modern latch set and higher lock outside.
front door bell-pull	1855	Original bell-pull with stretched wires	H		Consider converting bell-pull to electric or re-wire to a new display board and bell inside.
door architraves		None externally			
arches	1855	timber	H		
balustrade	1855	The balusters, 190x110mm top rail and arches are of timber.	H		Reconstruct balustrade return into garden to original length, ie with posts both sides of sandstone steps -as per Sharland photograph –and return back to boundary wall.




item	date	discussion	sign	photo	recommendations
Space G2	1855	The space remains in its original form and continues to demonstrate its original purpose.	H		Retain space in its current form. The modern wood-graining is poorly done and should be painted over.
walls	1855 c.1970	Painted timber. 2 modern shelves and fire extinguisher.	M I		Remove shelves and fire extinguisher.
skirtings	1855	160x25 timber profile B to porch walls and 90x40 render profile C to house wall.	H H	See photo below	
floor	1855	Minton tiles.	H	 G2 floor	
ceiling	1855	Original lath and plaster. Modern conduit attached to ceiling.	L I		Remove modern conduit
cornice		none			
doors	1855 1855 c.1890 c.1980 1855	d1: 4-panelled door with fanlight; original bottom lock and keeper; c.1890 Carpenter lock and keeper above; modern lock and latch set above; modern letter box d2: modern 3-paneled half glazed Italianate-style painted door with original sidelights and toplight; modern knob escutcheon, no knob. It is likely the original door was 4-panelled. Intrusive poor quality English Oak wood-graining	H H L I N H I I	 modern d2 passage side	Retain or remove Carpenter lock to d1. Remove modern latch set and letter box to d1. Retain or replace door d2 in period detailing. Remove modern knob escutcheon and install period knob and escutcheon. Paint-finish door to match sidelights
door architraves	1855	d1: 160mm painted architrave profile J d2: none	H		
windows	1855 c.1980	w1 and w2: original 6-paned arched window with glazing bars of profile R Modern panel below window	H I	 w1	Remove modern panel and make good



item	date	discussion	sign	photo	recommendations
Space G3	1855	The space remains in its original form and continues to demonstrate its original purpose.	H		Retain space in its current form. Do not partition the space or remove walls
walls	1855 c.1880	Plaster with embossed wallpaper dado below 90x20 stained chair rail to profile V	M L		
skirting	1855	380x25 stained cedar profile D	H		
floor	1855	150mm wide butted Baltic pine floorboards	M		
ceiling	1855	Lath and plaster at 3390 above floor. Modern ceiling rose.	L N		Retain or remove ceiling rose
cornice	1855	Cornice to profile 1	H		
doors	c.1980 1855 1855 c.1980 c.1980 c.1980 1855	d2: modern 3-paneled half glazed Italianate-style painted door with original sidelights and toplight; modern knob escutcheon and knob. d3 -8 incl: original 4-panelled cedar doors with modern locks and knobs d12: modern 2-paneled half glazed Italianate-style painted door with modern lock and handle. d13: modern 4-panelled clear finished door with modern lock and handle, original toplight	N H N H I N I N I H	 d4 and d5	Retain or replace door in period detailing. Paint-finish door d2 to match sidelights d4 could be a modern replacement. Replace all modern locks and knobs with period hardware Retain or replace doors d12 and d13 in period detailing.
door architraves	1855	Original 175mm cedar to profile K	H		
staircase s1	1855 1855 1855 c.1980 c.1920 c.1920	Original painted Georgian style staircase with original handrail and square balusters; original panels to side A modern handrail has been fixed to the north wall Art nouveau embossed paper dado below a c.1920 chair rail	H H H N L L		
coat hooks	c.1880	Two 120x20 rails holding coat hooks on the south wall of G3, one with two hooks and one now with none.	M M M		Replace missing coat hooks




item	date	discussion	sign	photo	recommendations
Space G4	1855	The space remains in its original form and continues to demonstrate its original purpose.	H		Retain space in its current form. Do not partition the space or remove walls.
walls	1855 c.1980 c.1980 c.1980 c.1980	Plaster Modern shelf in corner Modern shelves to right of fireplace. Modern basin. Proliferation of electrical plates etc on walls	M I N I I		Remove modern corner shelf, and hand basin. Remove all surplus electrical plates
skirtings	1855	380x25 stained cedar profile D	H		
floor	1855	150mm wide butted Baltic pine floorboards	M		
ceiling	c.1980 c.1980 c.1980	Modern plasterboard with modern ceiling heater and modern 3-legged chandelier with energy-saving globes.	N I N I		Retain ceiling -or remove and repair original lath and plaster ceiling above. When the opportunity arises remove the ceiling heater. Replace the energy-saver globes in the ceiling light fitting with normal globes.
cornice	1855	Cornice to profile 1 but edge-covered by modern plasterboard ceiling	H		
doors	1855 c.1980	d3: Original 4-paneled painted door with modern lock and handle	H I		Retain door, replace lock and handle with period hardware
door architraves	1855	Stained cedar 175mm to profile K	H		
window	1855 1855 1855 c.1980	d9: original pair of 3-paned French doors with 320mm step-over to verandah original recessed barrel bolts as locks modern Holland blind	H H H N	 d9 reveal	
reveals & architraves	1855 1855	d9: original 3-panelled cedar reveals Original 175mm cedar architraves to profile K	H H		
fireplace fp1	1855 1855 c.1980 c.1920	Original plain slate surround (no sign of marbling paint finish); original cast iron grate; original sandstone hearth with modern tiles over; Edwardian mirror above mantel	H H I L		Remove modern tiles from hearth. Retain or remove Edwardian mirror from above mantel.
other	c.1980	Modern handbasin and paper towel dispenser	I		Remove handbasin and dispenser.





item	date	discussion	sign	photo	recommendations
Space G5	1855	G5 had been subdivided during the early 20 th century, but that wall has now been removed. The space is now back to its original form and to demonstrates its original purpose as a dining room.	H		Retain space in its current form. Do not partition the space or remove walls.
walls	1855 c.1880 c.1980 c.1980	Plaster Victorian paper frieze has survived below the cornice. Modern shelves Proliferation of electrical plates etc on walls	M M I I		Retain paper frieze. Remove shelves and all surplus electrical plates.
skirtings	1855	380x25 stained cedar profile D	H		
floor	1855	150mm wide butted Baltic pine floorboards A gpo is fixed to the floor	M I		Remove floor gpo.
ceiling	c.1980 c.1980 c.1980	Modern plasterboard with modern ceiling heater and modern 3-legged chandeliers	N I N		Remove the ceiling heater. Replace the energy-saver globes in the ceiling light fitting with normal globes.
cornice	1855	Cornice to profile 1 but edge-covered by modern plasterboard ceiling.	H		
doors	1855 c.1980	d4 & d5: Original 4-panelled stained door with modern lock and handle.	H I	Door d4 may be a modern reproduction.	Retain doors, replace lock and handle with period hardware.
door architraves	1855	Stained cedar 175mm to profile K	H		
windows	1855 1855 1855 c.1980 c.1980	d10 & d11: original pair of 3-paned French doors with 320mm step-over to verandah original recessed barrel bolts. modern Holland blinds – these do not allow opening of the doors modern exhaust to d10	H H H I I		Renew or reposition blinds to allow for opening of French doors. Remove exhaust from d10.
reveals & architraves	1855	d10 & d11: original 3-panelled cedar reveals Original 175mm cedar architraves to profile K	H H		
Fireplace fp2	1855 1855 1855 c.1920 1855	Original faux marbled slate surround; original cast iron grate; original painted stone hearth. Edwardian mirror above mantel. Original bell pulls to sides –one with knob missing	H H H L H		Retain or remove Edwardian mirror from above mantel. Replace missing knob to bell-pull.










item	date	discussion	sign	photo	recommendations
Space G6	1855	The space remains in its original form and continues to demonstrate its original purpose.	H		Retain space in its current form. Do not partition the space.
walls	1855	Plaster	M		
skirtings	1855	240x25 stained cedar profile E	H		
floor	1855	150mm wide butted Baltic pine floorboards	M		
ceiling	c.1980 c.1980 c.1980	Modern plasterboard at 3370 above floor with 2 modern ceiling heaters and 2 modern 2-legged chandeliers	N I N		Retain ceiling or remove and repair original lath and plaster ceiling above. When the opportunity arises remove the ceiling heater. Remove one or both chandeliers (small room needs one only) Replace the energy-saver globes in the ceiling light fitting with normal globes.
cornice	1855	Cornice to profile 1 but edge-covered by modern plasterboard ceiling	H		
door	1855 c.1980 c.1980	d6: Original 4-paneled cedar door with modern lock and handle modern coat hook on back of door	H H I N		Retain door, replace lock and handle with period hardware
door architraves	1855	cedar 175mm to profile K	H		
window	1855 c.1980 c.1980	w3: original 12 paned double hung sashes with glazing bars to profile S with modern cam sash and modern finger pulls modern Holland blind Original timber shutter missing from outside	H H N I N		Reconstruct outside shutter. Replace modern finger pulls with period hardware.
reveals & architraves	1855	original 3-panelled cedar reveals. Original 175mm cedar architraves to profile K	H H		
fireplace fp3	1855 1855	Original plain slate surround with faux marbling; original cast iron grate; original sandstone hearth now painted Fireplace surround has moved but appears to be stable.	H H		Retain faux marbling. If surround becomes unstable reposition to original position and stabilize.
other		Light switch is on wrong side of door	I		Relocate light switch.












item	date	discussion	sign	photo	recommendations
Space G7	1855	The space was original only one window wide –as evidenced by the patching to the floor.	L		There is flexibility about the arrangement of rooms G7 and G8.
walls	1855 c.1890 c.1980 c.1980	Plaster Victorian picture rail Modern plasterboard wall to east Modern benches	M M I N		The modern eastern wall crowds fp4 and should be removed. Remove or retain modern benches.
skirtings	1855	380x25 painted profile D	H		Undertake sample paint scrape to determine if the joinery to this room is shellaced cedar. If so remove paint and apply shellac finish.
floor	1855	150mm wide butted Baltic pine floorboards. Note evidence of original dividing wall position	M M		
ceiling	c.1980 c.1980	Modern plasterboard with modern fluorescent lights	N I		Retain ceiling or remove and repair original lath and plaster ceiling above. Replace the fluorescent lights with sympathetic lighting.
cornice	1855	Cornice to profile 1 but edge-covered by modern plasterboard ceiling	H		
doors	1855 c.1980 c.1980	d7 & d8: Original 4-panelled painted doors with modern lock and handle. Modern coat hook on back of d8	H I N		Retain doors, replace lock and handle with period hardware
door architraves	1855	painted 175mm to profile K	H		
windows	1855 1855 c.1980 c.1980	w4 & w5: original 12 paned double hung painted sashes with glazing bars to profile S with original cam sashes and modern finger pulls. modern Holland blinds Original timber shutters missing from outside	H H M I N		Reconstruct outside shutters Undertake sample paint scrape to determine if the painted joinery to this room is cedar. If so remove paint and apply shellac finish. Replace modern finger pulls with period hardware.
reveals & architraves	1855	w4 & w5: original 3-panelled painted reveals Original 175mm painted architraves to profile K	H H		
other	c.1980	Modern benches	N		Remove or retain kitchen benches


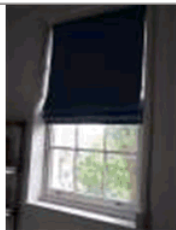
item	date	discussion	sign	photo	recommendations
Space G8	1855	The space was originally two windows wide –as evidenced by the patching to the floor of G7.	L		There is flexibility about the arrangement of rooms G7 and G8.
walls	1855 c.1890 c.1980 c.1980	Plaster Victorian picture rail Modern plasterboard wall to west which crowds the fireplace fp4 Modern benches	M M I I		Remove modern western wall to create more appropriate setting for fp4. Remove modern benches.
skirtings	1855	380x25 painted profile D	H		
floor	1855	150mm wide butted Baltic pine floorboards.	M		
ceiling	c.1980 c.1980	Modern plasterboard with modern fluorescent lights	N I		Retain ceiling or remove and repair original lath and plaster ceiling above. Replace the fluorescent lights with sympathetic lighting.
cornice	1855 c.1980	Cornice to profile 1 but edge-covered by modern plasterboard ceiling	H N		
door	c.1980 c.1980	d14: modern flush panel painted door with modern lock and handle.	I I		Remove door and its architrave and make good
door architraves	c.1980	painted reproduction profile similar K	I		Remove architrave and make good skirting.
window	1855 1855 c.1855 c.1980 c.1980	w6: original 12 paned double hung painted sashes with glazing bars to profile S with original cam sash and modern finger pulls modern Holland blind Original timber shutter missing from outside	H H M I N		Reconstruct outside shutter Undertake sample paint scrape to determine if the painted joinery to this room is cedar. If so remove paint and apply shellac finish. Replace modern finger pulls with period hardware.
reveals & architraves	1855 1855	W6: original 3-panelled painted reveals . Original 175mm painted architraves to profile K	H H		
fireplace fp4	1855 c.1990 1855 c.1980 1855 c.1920	Original plain slate surround with modern painted flowers; Original keyhole cast iron grate has been partly removed to house a modern safe; original sandstone hearth now painted There is an Edwardian mirror above the mantel	H I M I H L		Remove modern painted flowers. Remove safe and repair/replace cast iron grate. Retain or remove Edwardian mirror
other	c.1980	Modern benches	I		Remove benches




item	date	discussion	sign	photo	recommendations
Space G9	1855	The space remains in its original form and continues to demonstrate its original purpose.	H		Retain space in its current form. Do not enclose.
walls	1855 c.1980	Rendered with ruled joints at 300mm centres. Some cracking to render. Modern plumbing drains attached to walls	M I		Repair render in lime plaster with matching ruled joints. Remove plumbing stacks at first opportunity.
skirtings	1855	210mm high rendered string course.	H		
floor	1855	Random width pine butted floorboards up to 210mm wide.	M		
ceiling	1855	210mm wide painted colonial beaded boards	M		
cornice	c.1960	Scotia cornice to profile 2	N		
windows	1855 1855 1855 c.1980 1855	d9, d10 & d11: original pair of 3-paned French doors with 320mm step-over to verandah original timber louvred shutters to d10 and d11, shutters missing to d9. The hinges to d11 are modern. Original bolts and hold-opens for shutters.	H H H I H	 French door d11	Reconstruct missing shutters for d9. Replace modern hinges to d11 with matching hinges.
architraves	1855	Original rendered 180x30 external architraves	M		
verandah posts and balustrade	1855 c.1890 c.1880 c.1855	The original paired panelled posts have been strengthened behind with late Victorian chamfered timbers. The original timber balusters (evidenced by patches in the verandah floor) were replaced with cast iron balusters in c.1880. The shaped handrail may be original.	H L L H?		
other	c.1980 c.1920	A modern exit security screen was installed in the eastern end of verandah, requiring removal of the handrail and balusters. The western end of the verandah was enclosed (likely for weather protection) in c.1920, requiring the removal of this section of balustrade	I L		Remove modern screen to eastern end of verandah, make good balustrade to match. Either repair the c.1920 enclosure or remove and make good the balustrade to match.




item	date	discussion	sign	photo	recommendations
Space G10	c.1870	The space was a later addition to the servants' wing and was likely a dairy or meat safe. It has some significance but also intrudes on the c.1859 cast iron arcade	L and I		Retain or remove G10
walls	c.1980	Modern boarding – possibly cement sheet.	N		Retain or remove
skirtings		none			
floor	c.1980	Modern tiles over likely concrete.	N		Retain or remove
ceiling	c.1980	Modern masonite? boarding at 2370mm above floor.	N		Retain or remove
cornice		none			
doors	c.1980 c.1980	d14 and d15: modern flush panel painted doors with modern lock and handle	I I	 d14 looking into G10	Remove d14 and make good. Retain or remove d15, replace lock and handle with period hardware
door architraves	none				
windows	c.1870	w7: c.1870 lattice –for ventilation purposes.	L	 w7	Retain or remove
	c.1980 c.1870	w8: pair of modern fixed sashes in c.1870 frame	N L	 w8	Retain or remove






item	date	discussion	sign	photo	recommendations
Space G11	c.1859	The space was originally combined with G12 as one room.	L		There is flexibility about the arrangement of rooms G11 and G12. There is also flexibility about adaptation of the room.
	c.1980	The room is now completely modernized.	I		
walls	c.1980	Cement sheet	N		Retain or remove
	c.1980	Plumbing fixtures	N		
skirtings	c.1980	Tiles over 130x110 concr. skirting to profile F	I		Remove skirting when opportunity arises.
floor	c.1980	Tiles over concrete	I		Remove or adapt as required
ceiling	c.1980	Cement sheet at 2500.	N		Retain or remove
cornice	c.1980	Scotia cornice to profile 2	N		Retain or remove
door	c.1980	d16: modern door with glazed panel with modern lock and handle	I		Replace door with more sympathetic panelled door
	c.1980		N		
architraves	c.1980	Painted 80x15mm timber	N		Retain or remove
other	c.1980	Modern handbasin, toilet, shower and bathroom fittings	I		Adapt room as required






item	date	discussion	sign	photo	recommendations
Space G12	c.1859	The space was originally combined with G11 as one room.	L		There is flexibility about the arrangement of rooms G11 and G12. There is also flexibility about adaptation of the room.
	c.1980	The room is now completely modernised	I		
walls	c.1980	Cement sheet	N		Retain or remove
	c.1980	Plumbing fixtures	N		
skirtings	c.1980	Tiles over 130x110 concr. skirting to profile F	I		Remove concrete skirting when possible.
floor	c.1980	Tiles over concrete	I		Remove or adapt as required
ceiling	c.1980	Cement sheet	N		Retain or remove
cornice	c.1980	Scotia cornice to profile 2	N		Retain or remove
door	c.1859	d17: original 4-panelled door (without beads)	H		Retain door, replace modern door hardware with more sympathetic hardware
	c.1900	lock and handle	L		
	c.1980	and modern lock, snib and closer above	I		
	c.1980		I		
architraves	c.1859	Painted 90x20 to profile L	H		
windows	c.1859	w12: original 12 paned double hung painted sashes with glazing bars to profile T	H		Retain window remove paint from glass. replace modern finger pulls with period hardware. replace louvred glass with plain glass.
		glass to w12 is painted.	H		
	c.1859	original cam sash and	H		
	c.1980	modern finger pulls.	N		
	c.1859	w9: original frame with modern louvred glass infill	L		
	c.1980		I		
reveals & architraves	c.1859	w12: original painted plain reveals	H		
		Original 175mm painted architraves to profile K	H		
other	c.1980	Modern handbasin, toilet, and bathroom fittings	I		Adapt room as required

item	date	discussion	sign	photo	recommendations
Space G13	c.1859	The space remains in its original form and continues to demonstrate its original purpose –likely as a store.	M		
walls	c.1859	Plaster, there is minor wall cracking.	M		Repair wall cracks
skirtings	c.1859	Original 90x25 painted timber skirting to profile G	M		
floor	c.1980	Vinyl over concrete	I		Remove or adapt as required
ceiling	c.1859 c.1980	Lath & plaster at 3100mm Fluorescent lights.	M I		Replace fluorescent lights with more sympathetic fittings
cornice		none			
door	c.1859 c.1980	d18: original 4-panelled door (without beads) modern lock and handle	H I		Retain door, replace modern door hardware with more sympathetic hardware
door architraves	c.1859	Painted 35x12 to profile M	H		
windows	c.1859 c.1859 c.1980 c.1980 c.1859 c.1980	w13: original 12 paned double hung painted sashes with glazing bars to profile T original cam sash and modern finger pulls and modern Holland blinds w10 & w11: original 12-paned double hung sashes with glazing bars to profile S with security screens to outside	H H I N H I	 w13	Replace modern finger pulls with period hardware. Remove security screens from outside w10 and w11
reveals & architraves	c.1859 c.1859	w13: original painted plain reveals Original 65x20 mm painted architraves to profile N	H H		

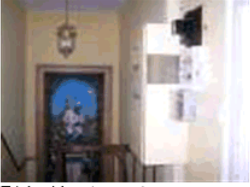

item	date	discussion	sign	photo	recommendations
Space G14	c.1859	The space remains in its c.1859 form, but has had an early 20 th century makeover.	H		Retain space in its current form.
walls	c.1855 c.1859 c.1980 c.1859	Plaster to original east wall Plaster to c.1859 north and west walls Modern boarding to south wall Note c.1859 panelled beam supporting servants' quarters above	M M N H		Retain modern boarding to south wall or replace with plasterboard with plaster set coat finish to match original walls.
skirtings	c.1859	Original 100x25 painted timber skirting to profile G	H		
floor	c.1980	Vinyl over concrete	I		Remove or adapt as required
ceiling	c.1960 c.1980	Modern battens covering edges of modern sheet boarding at 3000mm above floor. modern fluorescent lights	I I		Replace modern ceiling with plasterboard and plaster set coat or remove and repair original ceiling above. Replace fluorescent lights.
cornice	c.1980	Scotia cornice to profile 2	N		Remove modern cornice and replace with square set joint.
door	c.1900 c.1900 c.1980	d19: c.1900 4-paneled painted door (with beads) with c.1900 Carpenter lock and modern lock and handle	L L I		Retain door, replace lock and handle with period hardware
door architraves	c.1859	Painted 90x20 architraves to profile L	H		
window	c.1859 c.1859 c.1980 c.1980	w14: original 12 paned double hung painted sashes with glazing bars to profile S original cam sash and modern finger pulls and modern Holland blinds	H H H N		Replace modern finger pulls with period hardware.
reveals & architraves	c.1859 c.1859	w14: original plain painted reveals Original 130x40 mm painted architraves similar to profile J	H H		
Fireplace fp5	c.1920 c.1980	Plain slate surround with high mantel; no hearth Firebox closed in with modern cover	L I		Retain or replace surround with appropriate simple surround. Remove cover panel and investigate firebox for evidence of earlier fireplace.




item	date	discussion	sign	photo	recommendations
Space G15	c.1859	The space is close to its original form and continues to demonstrate its original purpose.	H		Any adaptations should continue to express the role of this space as an arcade supporting the servant's wing extension.
walls	c.1859 c.1980 1855 c.1859 c.1980 1855	c.1859 weatherboard clad northern wall with some modern weatherboard replacements. Original weatherboards to eastern wall (evidenced by big rose-head nails and smaller boards) Cast iron columns and segmental arches to southern side. First two spans infilled with modern half glazed panels Rendered wall of main house to western end.	H N H H N H	 G15 arcade of columns and segmental arches	Retain or replace modern weatherboards with colonial beaded boards to match. Remove security screens from windows. Remove or retain infill panels
skirtings		none			
floor	c.1980	Concrete floor, modern tiles to some sections	N		Replace tiles with consistent sympathetic material to whole length of G15
ceiling	c.1980	Cement sheet at 3060 above ground level.	N		Retain ceiling or remove and repair original r ceiling above.
cornice		none			
doors	c.1980 c.1980 c.1859 c.1900 c.1980 c.1900 c.1980 c.1859	d15: modern flush panel painted door with modern lock and handle. d16: modern painted door with glazed panel and with modern lock and handle. d17 & d18: original 4-panelled painted doors (without beads) with modern lock and handle. d19: c.1900 4-panelled door (with beads) with modern lock and c.1900 lock and knob and modern security screen d20: door missing, sidelights and original door likely relocated from further west.	I I I H I M I M I M	 d20 sidelights to left, d17 to right	Remove or replace d15 and d16 with more sympathetic style. Retain d17 and d18, replace modern lock and handle with more sympathetic hardware. Retain d19, replace modern lock and handle with more sympathetic hardware. Remove security screen. Consider relocating d20 sidelights back to likely original location.
architraves		none			
windows	c.1859 c.1980 c.1859 c.1980 c.1980	w9: original frame with modern louvred glass infill w10 & w11: original 12 paned double hung painted sashes with modern security screens w15 & w16: modern half glazed panelled infills	L I H H I N	 w10 and w11	w9: Reconstruct original 12-paned double hung sashes to match w10. Remove security screens from outside w10 and w11. Retain or remove w15 and w16.
architraves		none			

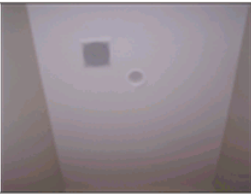

item	date	discussion	sign	photo	recommendations
Space G16	1855	This space was likely a coach house. The space remains in its original form and continues to demonstrate its original purpose as a coach house.	H	 G16 is space to left	Retain space in its current form. Do not partition the space or remove walls.
walls	1855 1855 c.1870 c.1870	Original colonial beaded 210mm wide tongue and grooved boards to north. Original coursed sandstone to east with evidence of early doorway to 139 Hampden Road Butted plain 200mm boards to south	M M M L	 c.1870 doorway sealed up  North wall	
skirtings		none			
floor		Gravel, likely cobblestones under.	N		Investigate for evidence of cobbles under.
ceiling	c.1855	Circular-sawn beams with loft floorboards above at 2600mm above gravel floor.	M M		
cornice		none			
door	1855	d21: Original ledged door with vertical boards of colonial beaded timber	H	 d21	Retain door
architraves		none			



item	date	discussion	sign	photo	recommendations
Space G17	1855	The space remains in its original form and continues to demonstrate its original purpose as stables.	H	 G17 is space to right	Retain space in its current form. Do not partition the space or remove walls.
walls	1855 1855 1855 c.1870	Original colonial beaded wide boards to south. Two boards are 380mm wide. Original coursed sandstone to east with original horse feed bins Butted plain 200mm boards to north.	M H M H L	 feedbins  feedbins 	conserve feed bins
skirtings		none			
floor	1855	Concrete –likely over cobbles	I		Investigate under concrete for presence of cobbles and drains
ceiling	c.1855	Circular-sawn beams with loft floorboards above at 2630mm above concrete floor. Top of partitions for 3 horse stables are extant	M M	 Partitions	
cornice		none			
doors	1855	d21: Original ledged door with vertical boards of colonial beaded timber	H		Retain door
architraves		none			


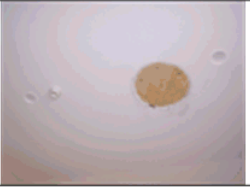

3.03.2 First Floor (refer to figures 10 and 11 pages 15 & 16 for room numbers)




item	date	discussion	sign	photo	recommendations
Space F1	1855	The space remains in its original form and continues to demonstrate its original purpose as a passage.	H		Retain space in its current form. Do not partition the space or remove walls.
		F1 looking to east			
walls	1855 c.1855 c.1980	Plaster Original coats hooks painted board (without hooks) to north wall Modern switchboard to south wall	M H I		Replace missing coat hooks. Relocate switchboard at first opportunity.
skirtings	1855	210x20mm painted skirting to profile I	H		
floor	1855	150mm wide butted Baltic pine floorboards.	M		
ceiling	c.1980 c.1980	Modern cement sheet and battens. Modern sympathetic light fittings with unsympathetic energy saving globes	I N I		Replace cement sheet with plasterboard with a plaster set coat over; or repair original lath and plaster ceiling above. Replace the energy-saver globes in the ceiling light fitting with normal globes.
cornice	c.1980	30mm quad	N		
doors	1855 c.1980 1855	fd1 & fd2: Original 4-paneled painted door with modern lock and knob to fd1 (no knob to fd2). fd3: door removed (possibly to fd4) fd8: original opening but no evidence of a door.	H I M H		Retain doors, replace modern lock and knob with period hardware.
door architraves	1855	painted 135x20mm to profile P	H		
window	1855 c.1980 c.1918	fw1: original stair window with modern canvas trompe-l'oeil cover to inside. c.1918 floor to F11 cuts across the window on the outside face	H N I		Demolish F11 and reinstate fw1 as a window.
window architraves	1855	Original 175mm painted architraves to profile K	H		
staircase s4	1855 1855 1855 c.1920 c.1920	Original painted Georgian style staircase with original handrail and square balusters; original panels to side Art nouveau embossed paper dado below a chair rail	H H H L L		

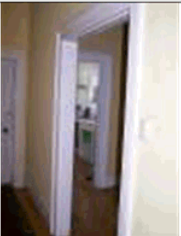

item	date	discussion	sign	photo	recommendations
Space F2	1855	The space remains in its original form and continues to demonstrate its original purpose.	H	 fd6 opening with kitchen sink in front	Retain space in its current form. Do not partition the space or remove walls.
walls	1855 c.1980	Plaster Modern kitchenette benches against north and south walls	M N		Retain or remove kitchenette.
skirtings	1855	210x20mm painted skirting to profile I	H		
floor	1855	150mm wide butted Baltic pine floorboards.	M		
ceiling	c.1980 c.1980	Modern acoustic tiles at 3150mm above floor. Modern unsympathetic light fittings.	I I		Replace acoustic tiles with plasterboard with plaster set coat over. Replace lights with sympathetic fittings.
cornice	c.1980	Scotia to profile 2	N		
doors	1855 c.1980 1855 1855	fd2: Original 4-paneled painted door with modern lock and no knob. fd6: original opening covered by modern panel, door missing fd7: Original 4-paneled painted door, hardware unknown	H I M I H	 fd7 with fridge in front	Retain doors, replace modern lock and knob with period hardware. Remove modern panel from fd6 opening, search for original door and relocate back to opening.
door architraves	1855	painted 130x20mm to profile P	H		
window	1855 1855 c.1980	fw2: original 12-paned double hung sashes with glazing bars to profile S Original cam sash and modern finger pulls	H N I		Replace finger pulls with period hardware.
reveals & architraves	1855 1855	Original plain painted reveals 130x20mm painted architraves to profile P	H H		
benches	c.1980	Modern kitchen benches to north and south walls	N		Retain or remove benches.

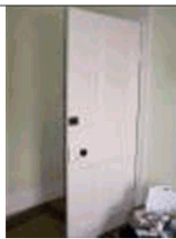
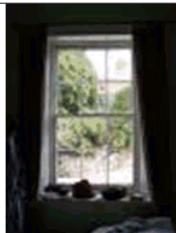

item	date	discussion	sign	photo	recommendations
Space F3	c.1980	This is a modern space created as an access when the space F4/F5 was divided into two rooms	I		Demolish this space at first opportunity –to recreate original single room.
walls	1855 c.1980	Original plaster to south wall, modern plasterboard to west, north and east walls.	M I		Remove modern walls to re-create original single room.
skirtings	1855	210x20mm painted skirting to south wall to profile I	H		
floor	1855	150mm wide butted Baltic pine floorboards.	M		
ceiling	1855 c.1980	Original lath & plaster at 3200mm above floor Modern vent and light	M I		Remove vent and light fitting
cornice		none			
doors	1855 c.1980 1855	fd3: original opening, door removed (possibly to fd4) fd4 & fd5: modern openings with 1855 4-panelled doors relocated to here; modern locks and knobs	H I H I	 Opening fd3 (fd5 beyond)	Investigate where fd4 and fd5 originally hung and re-hang them if possible. Replace modern locks and knobs with period hardware.
door architraves	1855 c.1980	fd3: painted 130x20mm to profile P fd4 & fd5: modern painted 95x20mm to profile Q	H I		



item	date	discussion	sign	photo	recommendations
Space F4	c.1980	The space was originally part of the larger room F4/F5 and was likely Thompson's bedroom.	I		Demolish modern dividing wall at first opportunity –to recreate original single room.
walls	1855 c.1980 c.1980 c.1980	Original plaster to south, west and north walls. Modern plasterboard wall to east. A modern handbasin has been removed from western corner. Modern shelves to west wall.	M I I N		Demolish modern dividing wall at first opportunity –to recreate original single room. Repair western corner. Retain or remove modern shelves
skirtings	1855 c.1980	230x20 painted skirting to profile E to south, west and north walls. Modern 185x20mm painted skirting to east.	H I		
floor	1855	150mm wide butted Baltic pine floorboards.	M		
ceiling	1855 c.1980 c.1980	Original lath & plaster at 3200mm above floor Modern vent has been removed leaving a hole; modern downlights.	M I N		Repair hole. Retain or remove downlights.
cornice		none			
doors	c.1980 1855 c.1980 1855 c.1980	fd4: modern opening with 1855 4-panelled doors relocated to here; modern locks and knobs. fd6: original opening covered by modern panel - door missing.	I H I M I		Investigate where fd4 and fd5 originally hung and re-hang them if possible. Replace modern locks and knobs with period hardware. Remove modern panel and relocate original door back to here.
door architraves	c.1980 ???	fd4: modern painted 95x20mm to profile Q fd6: Hidden behind modern panel.	I ?		
window	1855 1855 c.1980 c.1980	fw3: original 12-paned double hung sashes with glazing bars to profile S Original cam sash and modern finger pulls Modern Holland blind	H H I N		Replace finger pulls with period hardware
reveals & architraves	1855 1855	painted plain reveals . Original 130x20mm painted architraves to profile P	H H		
fireplace fp8	1855 1855 1855	Original plain slate surround (modern re-painting); original cast iron grate; original sandstone hearth painted	H H H		Investigate for faux marbling and re-marble if evidence confirms.




item	date	discussion	sign	photo	recommendations
Space F5	c.1980	The space was originally part of the larger room F4/F5 and was likely Thompson's bedroom.	I		Demolish modern dividing wall at first opportunity –to recreate original single room.
walls	1855 c.1980 c.1980 c.1980	Original plaster to south, east and north walls Modern plasterboard wall to west. A modern handbasin is in eastern corner. Modern shelves and bench to southern wall.	M I N I		Demolish modern dividing wall at first opportunity –to recreate original single room. Retain or remove handbasin. Remove modern shelves and bench.
skirtings	1855 c.1980	230x20 painted skirting to profile E to south, east and north walls. Modern 185x20mm painted skirting to west	H I		
floor	1855	150mm wide butted Baltic pine floorboards.	M		
ceiling	1855 c.1980 c.1980	Original lath & plaster at 3200mm above floor Modern vent has been removed leaving a hole; modern downlights.	M I N		Repair hole. Retain or remove downlights.
cornice		none			
doors	c.1980 1855 c.1980	fd5: modern opening with 1855 4-panelled doors relocated to here; modern locks and knobs	I H I		Investigate where fd5 originally hung and re-hang there if possible. Replace modern locks and knobs with period hardware.
door architraves	c.1980	fd5: modern painted 95x20mm to profile Q	I		
window	1855 1855 c.1980 c.1980	fw4: original 12-paned double hung sashes with glazing bars to profile S Original cam sash and modern finger pulls Modern Holland blind	H H I N		Replace finger pulls with period hardware.
reveals & architraves	1855 1855	painted plain reveals Original 130x20mm painted architraves to profile P	H H		





item	date	discussion	sign	photo	recommendations
Space F6	1855	The space remains in its original form and continues to demonstrate its original purpose as a bedroom.	H		Retain space in its current form. Do not partition the space or remove walls.
walls	1855 c.1980 c.1980	Original plaster A modern handbasin is in north corner. Modern wall heater in eastern corner.	M N I		Retain or remove handbasin. Replace wall heater with more sympathetic heating system.
skirtings	1855	230x20 painted skirting to profile E	H		
floor	1855	150mm wide butted Baltic pine floorboards.	M		
ceiling	1855 c.1980 c.1980 c.1980	Original lath & plaster at 3200mm above floor. Modern 3-legged chandelier with energy saving globes. Modern reproduction Victorian rose	M N I N		Replace globes with more traditional model. Retain or remove ceiling rose.
cornice		none			
door	1855 c.1980 c.1920 1855	fd1: original 4-panelled door (with beads to panels); modern locks and Edwardian knob; and original lock and keeper	H I L H		Replace modern lock and with period hardware. Retain original hardware and Edwardian knob.
door architraves	1855	painted 135x20mm to profile P	H		
window	1855 1855 c.1980 c.1980	Fw5: original 12-paned double hung sashes with glazing bars to profile S Original cam sash and modern finger pulls. Modern Holland blind	H H I N		Replace finger pulls with period hardware.
reveals & architraves	1855 1855	painted plain reveals Original 130x20mm painted architraves to profile P	H H		
fireplace fp9	1855 c.1980 1855	Original slate surround with faux marbling; modern panel covers firebox; original sandstone hearth painted	H I H		Retain faux marbling. Remove modern panel over firebox.

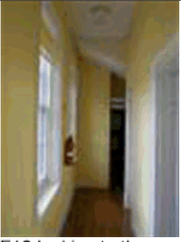
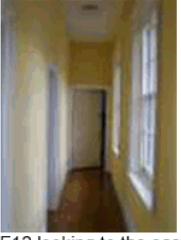
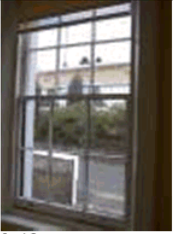
item	date	discussion	sign	photo	recommendations
Space F7	c.1859	The space remains in its c1859 form and continues to demonstrate its original purpose as a corridor to the servant's wing. The corridor impacts adversely on room F10 and particularly its fireplace which is no longer central.	M & I		Retain space in its current form or reconstruct to original form.
walls	1855 c.1859	Original plaster to north wall; c.1859 plaster to south wall.	M M		
skirtings	1855 and c.1859	220x20 painted skirting to profile I	H		
floor	1855	150mm wide butted Baltic pine floorboards	M		
ceiling	c.1950 c.1980	Modern (canite?) lining with battens to edges at 3140mm above floor. Modern lights and smoke detectors	I I		Replace ceiling with plasterboard with plaster set coat over; or expose original ceiling and repair. Remove modern light fittings.
cornice		Modern 40mm quad			
doors	1855 c.1859 c.1980 c.1880 c.1920 c.1859	fd8: original opening, no evidence of earlier door. fd9, fd10 & fd11: original 4-panelled doors (with beads to panels); modern locks to all doors; c.1880 knob to fd9; c.1920 knobs to fd10 & fd11. fd12: c.1859 opening, no evidence of earlier door.	H H I M L M	 fd12 doorway, no door	Replace modern hardware with period locks and knobs.
architraves	1855 c.1859 c.1859	fd8-11: painted 130x20mm architraves to profile P fd12: western side has 130x20mm architraves to profile P; eastern side 90x20mm architrave to profile O	H M M		

item	date	discussion	sign	photo	recommendations
Space F8	1855	The space remains in its original form and continues to demonstrate its original purpose. The white marble fireplace indicates a ladies room –perhaps an upstairs sitting room.	H		Retain space in its current form. Do not partition the space or remove walls.
walls	1855	Original plaster	M		
skirtings	1855	220x20mm painted skirting to profile I	H		
floor	1855	150mm wide butted Baltic pine floorboards.	M		
ceiling	1855 c.1980	Original lath & plaster at 3200mm above floor Modern fluorescent lights.	M I		Replace fluorescent lights with more sympathetic lights.
cornice		none			
door	1855 c.1980 c.1880 1855 1855 c.1980 1855	fd9: original 4-panelled door (with beads to panels); modern latch and Victorian porcelain knob; and original lock and keeper fd7: original 4-panelled door (with beads to panels); modern lever; and original lock and keeper.	H I M H H I H	 fd9 from F8	Remove modern door hardware. Retain original hardware and Victorian knob.
door architraves	1855	fd9 and fd7: Original painted 130x20mm architrave to profile P	H		
window	1855 1855 c.1980 c.1980	fw6: original 12-paned double hung sashes with glazing bars to profile U Original cam sash and modern finger pulls Modern curtain rods and curtains	H H I N		Replace finger pulls with period hardware.
reveals & architraves	1855 1855	painted plain reveals. Original 130x20mm painted architraves to profile P	H H		
fireplace fp10	1855 c.1980 1855	Original white Carrara marble surround in Georgian style with small roundels to corners; Modern panel and heater covers firebox; original sandstone hearth painted	H I H		Remove modern panel and heater over firebox.


item	date	discussion	sign	photo	recommendations
Space F9	c.1859	The space was shortened by the c.1859 construction of the corridor F7. There is no evidence of a door to fd8 suggesting the original room was an ante room and access to F8 and F10.	M		Either retain space in its current form or remove the c.1859 corridor to reform its original shape.
walls	1855, C .1859 c.1980	Original plaster to south, east and west walls. c.1859 plaster to north wall. Modern kitchen benches and cupboards attached to walls	M M N		Retain or remove kitchen cupboards.
skirtings	c.1980	Coved vinyl	I		Reconstruct original 220x20mm skirting -to profile I
floor	c.1980 1855	Vinyl over modern sheet underlay over 150mm wide butted Baltic pine floorboards	I M		Remove vinyl sheet flooring when opportunity arises and reconstruct original skirting.
ceiling	1855 c.1980	Original lath & plaster at 3170mm above floor. Modern fluorescent lights and small hole.	M I		Replace fluorescent lights with more sympathetic lights. Patch hole.
cornice		none			
door	c.1859 c.1980 c.1900 c.1859	fd10: original 4-panelled door (with beads to panels); modern lock and latch late Victorian knob; and original lock and keeper	H I M H		Remove modern latch. Retain original hardware and Victorian knob.
door architraves	c.1859	Original painted 135x20mm to profile P	H		
window	1855 1855 c.1980 c.1980	fw7 & fw8: original 12-paned double hung sashes with glazing bars to profile U Original cam sashes and modern finger pulls Modern Holland blinds	H H I N	 fw8	Replace finger pulls with period hardware.
reveals & architraves	1855 1855	painted plain reveals Original 135x20mm painted architraves to profile P	H H		
Kitchen cupboards	c.1980	Modern kitchen cupboards, stove and fridge to north and west walls	N		Retain or remove kitchen cupboards.




item	date	discussion	sign	photo	recommendations
Space F10	c.1859	The space was shortened by the c.1859 construction of the corridor F7. The fireplace is now off centre.	M		Either retain space in its current form or remove the c.1859 corridor to reform its original shape.
walls	1855, c.1859 c.1980	Original plaster to south, east and west walls. c.1859 plaster to north wall. Modern cupboard adjacent fireplace.	M M N		Retain or remove cupboard.
skirtings	1855	220x20mm painted skirting to profile I	H		
floor	1855	150mm wide butted Baltic pine floorboards.	M		
ceiling	1855 c.1980	Original lath & plaster at 3200mm above floor Modern fluorescent lights.	M I		Replace fluorescent lights with more sympathetic lights.
cornice		none			
door	c.1859 c.1980 c.1920 c.1859 c.1980	fd11: original painted 4-panelled door (with beads to panels); modern lock Edwardian knob; and original lock and keeper Modern coat hook	H I M H N		Retain original hardware and Edwardian knob. Remove modern lock.
door architraves	c.1859	Original painted 130x20mm to profile P	H		
window	1855 1855 c.1980 c.1980	fw9: original 12-paned double hung sashes with glazing bars to profile S Original cam sashes and modern finger pulls Modern Holland blinds.	H H I N		Replace finger pulls with period hardware
reveals & architraves	1855 1855	painted plain reveals Original 130x20mm painted architraves to profile P	H H		
fireplace fp11	1855 c.1980 1855	Original painted Greek Revival surround; Modern panel covers firebox; original sandstone hearth painted	H I H		Repaint surround in plain black or if evidence supports, finish in faux marbling. Remove modern panel covering firebox.


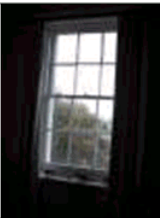

item	date	discussion	sign	photo	recommendations
Space F11	c.1918	The space was originally a first floor gap between the main house and the servant's wing. Its c.1918 floor cuts across fw1.	L & I		Either retain the space in its current form or demolish it to repair window fw1.
walls	c.1855, c.1859 c.1859 c.1918 c.1980	Original plaster to west and east walls Plaster to south wall Modern lining to north wall Modern sink cupboard attached to east wall	M M M N		Retain or remove sink cupboard.
skirting		none			
floor	c.1980 c.1918	Vinyl over underlay over c.1918 timber floor	I, I L		
ceiling	c.1918	Wunderlich pressed metal Pattern 1093 first advertised in their 1912 catalogue.	M	 Wunderlich ceiling and c.1859 window fw17 painted over	Retain or remove ceiling to reconstruct the original first floor gap between the main house and the servants' wing.
cornice		none			
doors	??? c.1980	fd13: early opening, but door missing; fd14: modern escape door with escape hardware.	L I		Remove door and escape stair if possible.
door architraves	???	fd13: c.1859 painted architrave to profile P likely relocated to here. 130x20mm painted architraves to profile P ; fd14: no architrave.	L		
windows	1855 c.1859	fw1: original double hung sashes of unknown detail because covered on both sides. fw17: casement sash with missing top glazing bead.	H		Demolish space F11 and repair window fw1. Reconstruct missing top glazing bead to fw17 and remove paint from glass.

item	date	discussion	sign	photo	recommendations
Space F12	c.1859	The space remains in its original form and continues to demonstrate its original purpose as a passage.	H		
		F12 looking to the west			
walls	c.1859 c.1980 c.1980	Original plaster Modern fire extinguisher to south wall. Modern box enclosure to western corner	M I I		Remove fire extinguisher. Investigate inside boxed enclosure for possible removal.
skirtings	c.1859	220x20mm painted skirting to profile I	H		
floor	1855	105mm wide butted Oregon floorboards	M		
ceiling	1855 c.1980	Original lath & plaster at 3250mm above floor. Two modern lights	M I		Replace modern lights with more sympathetic lights.
cornice		none			
doors	c.1859 c.1859 c.1859 c.1980 c.1920	fd12: original opening, no evidence of door; fd13: early opening, door removed fd15, fd16, fd17 & fd18: original 4-panelled doors with wider beads to panels; modern locks and knobs and latches; and Edwardian knob to fd15	M M H I L		Replace modern locks, knobs and latches with period furniture.
		F12 looking to the east			
door architraves	c.1859	Original painted 125x20mm to profile P	H		
windows	c.1859 c.1859 c.1859 c.1980 c.1980	fw10, fd11, fd12 & fd13: original 12-paned double hung sashes with glazing bars to profile S Original cam sashes and modern finger pulls Modern Holland blinds	H H H I N		Replace finger pulls with period hardware.
		fw10			
reveals & architraves	c.1859 c.1859	painted plain reveals Original 130x20mm painted architraves to profile P	H H		




item	date	discussion	sign	photo	recommendations
Space F13	c.1859	The space was originally part of the larger room F13 and F14 before it was subdivided in 1904.	L		Either retain space in its current form or remove the 1904 dividing wall to reform its original shape.
walls	c.1980 c.1980	modern plasterboard Modern basin and toilet	N I		
skirtings	c.1980	Modern coved vinyl upstand	I		Remove vinyl skirting.
floor	c.1980	Sheet vinyl over hard underlay over timber floor	I		Remove vinyl and underlay.
ceiling	c.1980 c.1980 c.1980	Modern plasterboard Modern downlights; modern vent and hatch	N N I		Remove vent and hatch.
cornice	c.1980	75mm rounded cornice	N		
door	c.1859 c.1859 c.1980 c.1980	fd15: painted 4-panelled door (with beads to panels) likely relocated to here in 1904; original lock, keeper and knob modern lock ; coat hook and towel rail	H H I I		Retain original hardware. Remove modern lock and towel rail.
door architraves	c.1859	Original painted 130x20mm to profile P	H		





item	date	discussion	sign	photo	recommendations
Space F14	c.1859	As for F13	L		As for F13
walls	c.1859 c.1980	Original plaster Modern basin & shelves	M I		
skirtings	c.1980	Modern coved vinyl	I		Remove vinyl skirting
floor	c.1980	Sheet vinyl over hard underlay over timber floor	M		Remove vinyl and underlay
ceiling	c.1980	Modern cement sheet	I		Replace with plasterboard.
cornice	c.1980	Modern 50mm scotia	N		Remove scotia
door	c.1859 c.1980 c.1859	fd16: original painted 4-panelled door (with beads to panels); modern lock and snib; original lock and keeper	H I H		Remove modern lock and snib. Retain original hardware.
door architraves	c.1859	fd16: Original painted 125x20mm to profile P	H		
window	c.1859 c.1859 c.1980 c.1980	fw14: original 12-paned double hung sashes with glazing bars to profile S Original cam sashes and modern finger pulls and Holland blinds	H H I N		Replace finger pulls with period hardware.
reveals & architraves	c.1859 c.1859	painted plain reveals Original 130x20mm architraves to profile P	H H		
fireplace fp12	c.1859 c.1980 c.1859 c.1980	Original painted surround; Modern panel and heater cover firebox; original sandstone hearth with 3 modern tiles over	H I H I		Remove modern panel and heater covering firebox. Remove 3 modern tiles to hearth.


item	date	discussion	sign	photo	recommendations
Space F15	c.1859	The space remains in its original form and continues to demonstrate its original purpose as a maid's bedroom.	H		Retain space in its current form.
walls	c.1859 c.1980 c.1980	Original plaster Modern cupboard in north corner and pigeon holes to both sides of fireplace.	M I I		Remove modern cupboard and pigeon holes.
skirtings	c.1859	220x20mm painted skirting to profile I	H		
floor	c.1859	105mm wide butted Oregon floorboards (many of 1670mm length)	M		
ceiling	c.1980 c.1980 c.1980	Modern acoustic tiles at 3240mm above floor; Modern fluorescent lights and modern vent.	I I I		Replace acoustic tiles with plasterboard with set coat. Replace fluorescent lights with more sympathetic lights. Remove vent and make good.
cornice	c.1920	Edwardian cornice to profile 3	L		
door	c.1859 c.1980 c.1859 c.1980	fd17: original painted 4-panelled door (with beads to panels); modern lock and knob; and original lock and keeper fd19: modern flush panel door	H I H N		Retain original hardware. Remove modern lock and knob. Retain or remove fd19 doorway.
door architraves	c.1859 c.1980	fd17: Original painted 130x20mm to profile P fd19: modern painted 90x20mm to profile L	H N		
window	c.1859 c.1859 c.1980 c.1980	fw15: original 12-paned double hung sashes with glazing bars to profile S Original cam sashes and modern finger pulls and modern Holland blinds	H H I N		Replace finger pulls with period hardware.
reveals & architraves	c.1859 c.1859	painted plain reveals Original 130x20mm painted architraves to profile P	H H		
fireplace fp13	c.1859 c.1980 c.1859	Original painted timber surround; Modern panel and heater covers firebox; original sandstone hearth painted	H I H		Remove modern panel and heater covering firebox.


item	date	discussion	sign	photo	recommendations
Space F16	c.1859	The space remains in its original form and continues to demonstrate its original purpose.	H		Retain space in its current form
walls	c.1859	Original plaster	M		
skirtings	c.1859	220x20mm painted skirting to profile I	H		
floor	c.1859	105mm wide butted Oregon floorboards	M		
ceiling	c.1980	Modern acoustic tiles at 3240mm above floor;	I		Replace acoustic tiles with plasterboard with set coat. Replace fluorescent lights with more sympathetic lights.
	c.1980	Modern fluorescent lights and modern vent	I		
cornice	c.1980	Modern scotia	I		Remove modern cornice.
door	c.1859	fd18: original painted 4-panelled door (with beads to panels);	H		Retain original hardware. Remove modern lock. Retain or remove fd19 doorway.
	c.1980	modern lock and coat hook; and original lock and keeper with	I		
	c.1859	Edwardian knob	H		
	c.1920	fd19: modern flush panel door with cover panel over	L		
	c.1980		N		
door architraves	c.1859	fd18: Original painted 130x20mm to profile P	H		
	c.1980	fd19: modern painted 90x20mm to profile L	N		
window	c.1859	fw16: original 12-paned double hung sashes with glazing bars to profile S	H		Replace finger pulls with period hardware.
	c.1859	Original cam sashes and	H		
	c.1980	modern finger pulls and	I		
	c.1980	modern Holland blinds.	N		
reveals & architraves	c.1859	painted plain reveals	H		
	c.1859	Original 130x20mm painted architraves to profile P	H		
fireplace fp14	??	Gothic Revival painted timber surround with roundels; higher than normal opening suggesting it may have been a kitchen surround. This style is foreign to the site so was almost certainly brought in at some unknown time.	M		Remove modern panel covering firebox
	c.1980	Modern panel covers firebox;	I		
	c.1859	Original sandstone hearth painted.	H		



3.03.3 Basement (refer to figures 10 and 11 pages 15 & 16 for room numbers)



item	date	discussion	sign	photo	recommendations
Space B1	1855 c.1980	The space remains in its original form and continues to demonstrate its original purpose as a kitchen. A post has been installed c.1980 to support the ceiling beam.	H I		Retain space in its current form. Do not partition the space or remove walls. Seek engineer's advice about post tensioning of ceiling beam and possible removal of post.
walls	1855 c.1980	Plaster with modern cement sheet dado –likely concealing rising damp.	M I		Remove dado and inspect for rising damp.
skirtings	1855	140x20 rendered skirting to profile H	M		
floor	c.1980	Carpet over concrete, floor was likely flagstones.	N		
ceiling	c.1980 c.1980 1855 c.1980 c.1980	Modern plasterboard at 2630 above floor with modern dish ceiling lights. Original ceiling beam modern prop. Proliferation of electrical conduits and drains.	N N H I I		Retain ceiling or remove and repair original lath and plaster ceiling above. Remove exposed electrical conduits, relocate waste drains and conceal if possible.
cornice		none			
doors	c.1920 c.1980 1855 c.1980 c.1980 c.1980	bd1: This c.1920 4-paneled door with toplight was originally a window matching bw1. Modern lock and handle bd2: original 4-panelled door (with beads) with modern lock and handle. bd3: modern painted flush panel door with modern lock and handle.	L & I I H I N I	 bd1	Retain bd1 or preferably replace it with a 12-paned double hung sash window to match bw1. If door retained, replace modern lock and handle with sympathetic hardware. Retain or replace bd3 with more sympathetic door.
architraves	1855	painted 65x20mm to profile N	H		
window	1855 1855	bw1: original 12 pained double hung sashes with glazing bars to profile S original cam sash needs repair	H H		Repair cam sash.
reveals & architraves	1855 1855	bw1: original plain painted reveals. Original 65x20 painted architraves to profile N	H H		
fireplace fp6		Was likely a large kitchen fireplace, now removed.			Remove modern lining and investigate for evidence of earlier fireplace, reconstruct if the opportunity arises.
other	c.1980	Modern sink to corner	I		Remove sink bench.





item	date	discussion	sign	photo	recommendations
Space B2	1855	The space remains in its original form and continues to demonstrate its original purpose as a scullery.	H		Retain space in its current form. Do not partition the space or remove walls.
walls	1855 c.1980	Plaster with modern cement sheet dado to south wall—likely concealing rising damp	M I		Remove dado and inspect for rising damp.
skirtings	1855	140x20 rendered skirting to profile H	M		
floor	c.1980	Carpet over concrete, floor was likely flagstones	N		
ceiling	1855 c.1980	Original lath & plaster at 2630mm above floor with modern fluorescent lights and conduits	M I		Remove conduits, replace fluorescent lights with more sympathetic fittings.
cornice		none			
door	1855 c.1980	bd2: original 4-panelled door (with beads) with modern lock and handle.	H I		Retain door, replace lock and handle with period hardware.
architraves	1855	painted 65x20mm to profile N	H		
window	c.1920 c.1980	bw2: This c.1920 awning window was originally a 12-paned double hung sash window matching bw1. Current sill is 270mm lower than bw1. Modern hardware	L & I I I		Retain window or preferably replace it with a 12-paned double hung sash window to match bw1. Lift sill up to original position. If window retained, replace hardware with sympathetic hardware.
Reveals & architraves	1855	original plain painted reveals. Original 65x20 painted architraves to profile N	H H		
Fireplace fp7	1855 c.1980	Original painted timber surround is covered over with a modern panel. No hearth is apparent under the carpet. Rising damp evident to base of fireplace.	H I I		Remove modern cover panel. Deal with rising damp.

item	date	discussion	sign	photo	recommendations
Space B3	1855	The stair well space remains in its original form and continues to demonstrate its original purpose.	H		Retain space in its current form. Do not partition the space or remove walls.
walls	1855 c.1980 c.1980	Plaster with modern cement sheet dado to north wall—likely concealing rising damp. Proliferation of electrical services including switchboard to south wall.	M I I		Remove dado and inspect for rising damp. When switchboard needs upgrading, relocate it to B4.
skirtings	1855	140x20 rendered skirting to profile H	M		
floor	c.1980	Carpet over concrete, floor was likely flagstones	N		
ceiling	1855	Original lath & plaster at 2720mm above floor with			
cornice		none			
doors	c.1980 1855 c.1980 c.1860	bd3: modern painted flush panel door with modern lock and handle. bd4: original 4-panelled door (with beads) with modern lock and handle and c. 1880 porcelain figure plate	N I H I M		Retain or replace bd3 with more sympathetic door. Retain bd4 and replace modern lock and handle with more sympathetic hardware.
architraves	1855	painted 65x20mm to profile N	H		
stair s3	1855	Original Georgian style staircase with painted square balusters.	H		Retain stair, replace modern carpet with period runner carpet.

item	date	discussion	sign	photo	recommendations
Spaces B4 and B5	1855	These spaces remain in their original form as stores and continue to demonstrate that use.	M		These spaces are discrete enough to contain new bathrooms etc.
walls	1855 c.1980 1855, c.1980	Plaster Cement sheet to north wall of B4 Original and modern shelves to north and south walls	M I M N		Provide damp proofing against rising damp in accordance with summary recommendations.
skirtings	1855	140x20 rendered skirting to profile H	M		
floor	c.1980	concrete	N		
ceiling	c.1980	Modern cement sheet and battens to B4; likely	N		

		original ceiling to B5	M		
cornice		none			
doors	1855	bd5: Original vertical boarded door with zinc lining to back –to prevent moisture and vermin entry from sub floor space	H		Retain door
architraves	1855	East face of bd4 has a likely relocated architrave	L		
window	1855 c.1980	bw3: original window opening with original vertical bars. Modern panel covers inside.	H I		If possible replace modern panel with glass to expose bars and to provide natural light.
other	1855, c.1980	Plain timber shelves and benches –some original some modern.	M & N		Retain and re-use original shelves if possible.

item	date	discussion	sign	photo	recommendations
Space B6	1855	The space remains in its original form and continues to demonstrate its original purpose –to ventilate B5	M		
walls	1855	Painted sandstone	M		
skirtings		none			
floor		dirt			
ceiling	1855	Original timber beams and lime bed supporting floor of G2 above.	H		Retain and leave exposed
cornice		none			
door	c.1920	c.1920 latticed gate	L		
architraves		none			
window	1855 c.1980	bw3: original window opening with original vertical bars.	H I		

item	date	discussion	sign	photo	recommendations
Space B7	1855	The space remains in its original form, albeit the balustrade is c.1920.	M		
walls	1855	Painted sandstone	M		
skirtings		none			
floor	c.1990	Modern concrete imitation sandstone flags	N		
ceiling	c.1980	Modern sheet lining with timber cover strips at joints.	N	 bw1	Retain or replace with plasterboard with set coat over.
cornice		none			
door	c.1920 I	bd1: This c.1920 4-paneled door with toplight was originally a window matching bw1. Modern lock and handle	L & I		Retain bd1 or preferably replace it with a 12-paned double hung sash window to match bw1. If door retained, replace modern lock and handle with sympathetic hardware.
architraves		none			
window	1855 c.1920	bw1: original 12 pained double hung sashes with glazing bars to profile S bw2: This c.1920 awning window was originally a 12-paned double hung sash window matching bw1. Current sill is 270mm lower than bw1.	H L & I	 bw2	Retain window or preferably replace it with a 12-paned double hung sash window to match bw1. Lift sill up to original position. If window retained, replace hardware with sympathetic hardware.
posts and balustrade	1855				

3.04 Ironwork

Cast iron is used at *Melrose* for the pedestrian gates to Hampden Road, the columns and associated arches supporting the colonnade to the servants' wing, the balusters to the north-facing verandah and the infill grates to most fireplaces.

Both wrought iron (iron individually hammered and shaped by a smith) and cast iron (patterns produced by pouring molten iron into moulds) are produced from 'pig-iron'. For wrought iron the pig-iron is purified to rid of impurities by numerous re-heatings and 'puddling'. This process produces 99.9% pure iron which can then be re-worked to whatever shapes are required. Cast iron retains the 5%-8% impurities and can be mass-produced at a low cost.¹⁴

In Hobart few buildings used decorative ironwork until the 1840s when the first foundries were established. Before then any ironwork was imported. The Hobart foundries until about 1870 concentrated on plate building for stoves, machinery, riveting plates for ships and trains, and structural columns and beams for general building construction.

From the 1870s foundries throughout Australia also produced decorative cast iron.

The cast iron columns and arches to the servants' wing south wall are an integral part of the c.1859 extension. The cast iron balusters to the north-facing verandah are of delicate *rinseau*¹⁵ design. This style was produced in Australia generally around 1880. The particular pattern on *Melrose* can be found in several Tasmanian buildings so almost certainly came from a Tasmanian foundry.

3.05 The grounds

The surviving planting at *Melrose* includes 6 mature trees and several box hedges. Only two of these trees appear old enough to be plantings from the Victorian period. They are the Magnolia and the ????. The remaining four trees are likely to be between 30 and 60 years old. The hedges are of undetermined age.

The earliest reference to planting at *Melrose* is from Michael Sharland's 1969 book *Stones of a Century, Hobart*. Sharland was a tenant at *Melrose* in 1965. (David Young)

'...and what is more, an old-world garden containing some twenty-four different kinds of trees. Private gardens of the kind, almost in the heart of the city as this is, are rare and pleasant things today.'¹⁶

Further research may shed more light on the Victorian Garden layout and plantings.

3.06 Outbuildings

The garden gazebo is the only separate outbuilding extant on the site. It is unlikely that it stands in its original position. Unlike the three other sides, the south elevation is plain and likely was against a wall. It is possible that the gazebo was a tennis pavilion sited at the half-way position of the former tennis court.

¹⁴ E. Graeme Robertson, *Decorative Cast Iron in Australia*, Penguin Books 1984, p2

¹⁵ 'A regular wavy branch or stem, of uniform width, from which spring, at regular intervals, subsidiary curling stems with foliage above and below the undulations of the main stem', from EG Robertson, p232

¹⁶ Michael Sharland, *Stones of a Century, Hobart*, p 67

3.07 Archaeological deposits

The David Young archival research showed that there were no structures on this site before the land was purchased by Thompson. There are three remnants of post 1855 site structures: the foundation wall immediately below and attached to the verandah foundation wall; the short stone short wall near the eastern boundary, just north of the servants' wing; and the buttress against the Hampden Road boundary garden wall which is likely a remnant of an early outbuilding. The purpose of the remnants is not yet known.

4 Assessment of Significance

4.01 James Alexander Thompson

Although from humble beginnings and with no formal training it is clear from Thompson's achievements that he was intelligent, capable and hard-working. He also must have had some charm given he married two wealthy gentlewomen widows in quick succession at a time when his convict background would have been a handicap.

4.02 The design of *Melrose*

The Georgian style (...) was the basis for most architecture in Australia from the time of the first European settlements until at least the middle of the twentieth century. The style was adopted by the designers of public buildings, of houses for all classes of society, and of utilitarian structures. In New South Wales and Tasmania the style had been entrenched by the start of the Victorian period, and even the economic depression of the early 1840s did not bring about its demise. (...) The Victorian Georgian style was an extension of Old Colonial Georgian, and it continued to emphasise unforced symmetry, a gentle sense of harmony and 'reasonable' proportions.¹⁷

The design of *Melrose* has some quirks. It is a Georgian building with an Italianate portico complete with an arcade of timber round arches, then segmental arches forming another arcade supporting the servants' wing extension. The segmental arches are of cast iron.

The relationship between entry portico and the house proper is unusual. Without the Italianate portico the house would be symmetrical (in the typical Georgian style) to Wilmot Street and the front door with sidelights and toplight would enter straight into the hall –all in the typical Georgian style. Style-wise it is as if the Italianate portico was an extension, however there is no evidence to support this. It is clear from analysis of the fabric that the portico is an original part of the house. There is no other Italianate detailing carried into the house other than the cast iron fireplace grates.

It is also clear that the extension that created the servants' wing was made soon after the construction of the house. Most detailing, such as the rendered finish and the joinery profiles, match well. But the cast iron segmental arched arcade matches nothing.

The Victorian Georgian characteristics that are demonstrated in *Melrose* are as follows:

1 symmetrical façade (to Hampden Road); 3 medium-pitched roof; 6 boxed eaves; 8 verandah under separate roof; 12 sash windows with small panes; 14 French windows; 15 louvred shutters; 16 transom light; 17 panelled door; 18 doorcase; and 21 simple chimneys.¹⁸

The Italianate revival style had its roots in Europe in the 17th century. However despite some earlier pattern books of the early 19th century showing examples of the style, it wasn't until 1845 that it was popularized in England when Prince Albert built a retreat for Queen Victoria on the Isle of Wight in the Italianate style. The Woolmer's house extension by William Archer in 1842 following his return from study in England is the earliest Tasmanian example and one of the earliest in Australia. Thompson's use of the style at *Melrose* in 1855 is certainly one of the earliest Tasmanian examples of the style which became much more common here after 1860.

The Victorian Italianate influences listed by Apperley et al in the portico are as follows:

1 asymmetrical massing; 7 arcaded loggia; and 10 round arches.¹⁹

¹⁷ Apperley et al, p42

¹⁸ Ibid, p45

To this could be added the eared-like balusters and the pilasters.

Although no documentary evidence has been uncovered it is clear the eastern wing extension was for servants. Skirtings are of lower height than the house, fireplaces are very small and simple, rooms are generally smaller, weatherboards have been used for some of the cladding, and the wing is attached to the stables and coach house building. All of this is consistent with the extension being for servants and servicing the main house.

4.03 Grounds and outbuildings

The grounds of *Melrose* are still laid out in their original zones. The service yard is enclosed by the stables, servants' wing and front boundary wall. The front garden retains its original pathway position from the gates to entry portico. Front Garden planting retains its Victorian influence albeit the plantings themselves are all twentieth century. The Pleasure Gardens below the house retain two early trees and several younger trees and there is extensive box hedging typical of Victorian gardens. Documentation describes a tennis court on the flat area in 1918.

The original location of the remaining outbuilding, the timber gazebo, is unclear.

The surviving foundation wall immediately below the house verandah is of unknown original purpose.

4.04 Archaeological values

The archival report verified that there were no pre 1855 structures on the site. The three remnants of post 1855 site structures -the foundation wall immediately below and attached to the verandah foundation wall; the stone short wall near the eastern boundary; and the buttress against the Hampden Road boundary garden wall –are not of particular significance. The archaeological potential of the site is considered to be low.

4.05 Heritage listings

Melrose is entered in the following heritage schedules:

4.05.1 Register of National Estate

Melrose is entered in the RNE

4.05.2 Tasmanian Heritage Register

The Tasmanian Heritage Register (THR) has *Melrose* entered as ID: R1901

The site was permanently entered on 9 December 1998.

The THR is administered by the Tasmanian Heritage Council.

4.05.3 Hobart City Council Interim Planning Scheme 2015

Melrose is entered as item 1416 on the HCC Table E13.1 title 53325/1 of Heritage Places. This scheme is administered by the Hobart City Council.

4.05.4 National Trust of Australia (Tas)

Melrose is entered in the register of the National Trust of Australia (Tasmania).

4.06 Determining cultural significance

The ICOMOS Burra Charter describes five categories of cultural significance –aesthetic, historic, scientific, social or spiritual value.

¹⁹ Ibid, p73

Until recently the Tasmanian Heritage Council has used seven categories of cultural significance set down in the *Historic Cultural Heritage Act 1995*. The *Historic Cultural Heritage Amendment Bill 2012* reworded the criteria and added an eighth category based on aesthetic values.

The eight criteria for entry to the Register are:

- (a) *the place is important to the course or pattern of Tasmania's history;*
- (b) *the place possess uncommon or rare aspects of Tasmania's history;*
- (c) *the place has the potential to yield information that will contribute to an understanding of Tasmania's history;*
- (d) *the place is important in demonstrating the principal characteristics of a broader class of place in Tasmania's history;*
- (e) *the place is important in demonstrating a high degree of creative or technical achievement;*
- (f) *the place has strong or special association with a particular community or cultural group for social or spiritual reasons;*
- (g) *the place has a special association with the life or work of a person, or group of persons, of importance in Tasmania's history.*
- (h) *the place is important in exhibiting particular aesthetic characteristics.*

4.07 Statements of significance

The Statements of heritage significance held in the Tasmanian Heritage Register for *Melrose* are as follows:

- Criterion (a) *none*
- Criterion (b) *none*
- Criterion (c) *none*
- Criterion (d) *141 Hampden Road is of historic heritage significance because of its ability to demonstrate the principal characteristics of an Old Colonial Regency domestic building, its construction method and design.*
- Criterion (e) *none*
- Criterion (f) *Melrose is of historic heritage significance because its townscape associations are regarded as important to the community's sense of place.*
- Criterion (g) *none*
- Criterion (h) *none*

More appropriate statements of significance - using the revised criteria of the *Historic Cultural Heritage Act* - are as follows:

- Criterion (a) **Melrose is also of historic cultural heritage significance because it demonstrates the development of good quality villas on smaller land parcels in central Hobart.**
The importance to Tasmania of this cultural value is medium
- Criterion (b) **Melrose is of historic cultural heritage significance because its combination of Georgian style house with Italianate entry portico – all built at the same time – is unique.**
The importance to Tasmania of this cultural value is high.
- Melrose is also of historic cultural heritage significance because its combination of villa and attached servants' wing is rare in Victorian Tasmania.**
The importance to Tasmania of this cultural value is high.
- Criterion (c) none
- Criterion (d) **Melrose is also of historic cultural heritage significance because it demonstrates the principal characteristics of a two storey villa in the Victorian Georgian style. These characteristics include its symmetrical façade (to Hampden Road); medium-pitched roof; boxed eaves; the verandah under a separate roof; sash windows with small panes; French windows; louvred shutters; transom light; panelled entry door; the doorcase; and simple chimneys.**
The importance to Tasmania of this cultural value is high.
- Criterion (e) none
- Criterion (f) none
- Criterion (g) **Melrose is of historic cultural heritage significance for its association with important Colonial architect and businessman James Alexander Thompson who built it and lived there from 1855-59.**
The importance to Tasmania of this cultural value is high.
- Melrose is also of historic cultural heritage significance for its association with important Tasmanians William Roberston – successful pastoralist who was important in the development of Victoria – who lived there as a tenant; Arthur Hopkins – likely son of wealthy philanthropist Henry Hopkins – who lived there as a tenant; and Sir James Milne Wilson – successful businessman who became Mayor of Hobart, Member of the Legislative Council and later Premier and Colonial Secretary of Tasmania – who owned Melrose and lived there .**
The importance to Tasmania of this cultural value is high.
- Criterion (h) none

4.08 Basis of assessment

A system of ranking cultural significance is used throughout this report.

SIGNIFICANCE OF SPACE

H	High significance
M	Medium
L	Low
N	No heritage significance
I	Intrusive

In determining the level of heritage significance of a space, the following values have been taken into account:

- **The historical use of the space** –e.g. where a space has been used for a particular purpose associated with the cultural significance of the place and over a reasonable period of time, it may be rated as of high heritage significance. This value is defined in the *Heritage Act* as *criterion (a) its importance in demonstrating the evolution or pattern of Tasmania's history; or criterion (f) it has strong or special meaning for any group or community because of social, cultural or spiritual associations.*
- **The architectural or aesthetic qualities of the space** –e.g. if a space has elaborate architectural detailing or its geometry itself is impressive, then it will be rated as of high heritage significance. This value is defined in the *Heritage Act* as *criterion (e) it is important in demonstrating a high degree of creative or technical achievement, or (h) it is important in exhibiting aesthetic characteristics.*
- **The age of the space** –a space that was created for example in 1925 to convert one room into two bathrooms is likely to be ascribed a lower value than space that was created in 1855. Where spaces clearly demonstrate the original layout of the house (and are therefore the oldest spaces), they are generally considered to be of high value.
- **Capacity to demonstrate the particular cultural value** –even if a space was created in a phase of high cultural value, if that space has been modified to the degree that its capacity to demonstrate that particular value has been diminished, then its assigned level of significance may be lower than otherwise would have been.

SIGNIFICANCE OF FABRIC

H	High significance
M	Medium
L	Low
N	No heritage significance
I	Intrusive

In determining the level of heritage significance of an item, the following values have been taken into account:

- **The historical use of the item** –where an item is important in demonstrating an historical pattern of use, (e.g. a fireplace) it may be rated as of high heritage significance. This value is defined in the *Heritage Act* as *criterion (a) it is important in demonstrating the evolution or pattern of Tasmania's history.*
- **The rarity of the item** –where a detail or item is rare, then it will be rated as of high heritage significance. This value is defined in the *Heritage Act* as *criterion*

(b) it demonstrates rare, uncommon or endangered aspects of Tasmania's heritage.

- **The research potential of the item** –where the item may yield information that is important to the history of the place. This value is defined in the Heritage Act as *criterion (c) it has the potential to yield information that will contribute to an understanding of Tasmania's history.*
- **The architectural style of the item** –if the item is styled to represent a particular architectural fashion, then it may be rated as of high heritage significance. This value is defined in the *Heritage Act* as *criterion (d) it is important in demonstrating the characteristics of a broader class of cultural places, or (h) it is important in exhibiting aesthetic characteristics.*
- **The age of the item** –where fabric is of the original construction of the house (and is therefore the oldest fabric), it is generally considered to be of high value – unless it is a very common item like normal wall plaster. Though fabric which was introduced at an early period –such as new internal walls –may be downgraded in level of significance if it has compromised some other aspect of significance eg the original central location of a fireplace.

For a space or an item to be allocated a high significance ranking, it needs to meet only one of the three values described above.

Level **H** is adopted where the space or item is highly valued by the community or is important in interpreting history.

Level **M** contains aspects which either have been degraded to a degree by adaptation or where the cultural significance of the item was always of lesser importance.

Level **L** covers a range of fabric or spaces which either have been considerably degraded by adaptation or where the cultural significance of the item was always of modest heritage significance.

Level **N** covers a range of fabric or spaces which either have been degraded beyond recognition or where there has never been any cultural significance.

Level **I** covers fabric or spaces which have an adverse impact on the significance of the place.

4.09 Heritage significance of spaces and items

The plans shown in figures 14 and 15 (pages 24 and 25) assign levels of cultural significance to individual spaces and items.

4.10 Implications of significance levels

The general implications arising from these categories of cultural significance are as follows:

- that level **H** spaces and items be retained in situ and conserved in a manner which retains their cultural significance.
- that level **M** spaces and items be retained in situ if reasonably possible, but where there is an overall benefit to the heritage values of the place and where there is no prudent and feasible alternative, may be adapted or removed.
- that level **L** spaces and items should be retained, but may be adapted or removed.
- that level **N** spaces and items may be retained, adapted or removed.
- That level **I** spaces and items should be removed at the first available opportunity.

5 Conservation Policy Background

5.01 Statutory obligations

Of the four agencies that have *Melrose* in their heritage schedules only two have a statutory role – the Tasmanian Heritage Council and the Hobart City Council.

5.01.1 Register of National Estate

Entry on this register does not bring with it any statutory requirement if the site is not owned by the Australian Government.

5.01.2 Tasmanian Heritage Register

The Tasmanian Heritage Register has *Melrose* entered as reference ID R1901. Accordingly the place is bound by the *Historic Cultural Heritage Act 1995*.

Section 35.(1) of the Heritage Act requires that "A person must not carry out any heritage works unless those heritage works have heritage approval."

Further...

Section 46.(1) of the Heritage Act requires that "Under this Part, the Heritage Council may only agree to heritage works which are likely to destroy or reduce the historic cultural significance of a registered place, heritage area or place within a heritage area if satisfied that there is no prudent and feasible alternative to those works."

5.01.3 Hobart City Council

The Hobart City Council Interim Planning Scheme 2015 has '*Melrose*' entered in its table E13.1. and is part of Heritage Precinct H2 'Hampden Road'. The Planning Scheme provides heritage protection.

- E13.7.1 Objective To ensure demolition in whole or part of a heritage place does not result in the loss of historic cultural heritage values unless there are exceptional circumstances.
- E13.7.2 Objective To ensure that development at a heritage place is: (a) undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance; and (b) designed to be subservient to the historic cultural heritage values of the place and responsive to its dominant characteristics.
- E13.8.1 Objective To ensure demolition in whole or in part of buildings or works within a heritage precinct does not result in the loss of historic cultural heritage values unless there are exceptional circumstances.
- E13.8.2 Objective To ensure that development undertaken within a heritage precinct is sympathetic to the character of the precinct.
- E13.8.3 Objective To ensure that subdivision within a heritage precinct is consistent with historic patterns of development and does not create potential for future incompatible development.

All these aspects of development require the approval of the Hobart City Council.

5.01.4 National Trust of Australia (Tas)

The National Trust of Australia (Tas) plays no statutory role in the planning or heritage process and seldom makes public submissions for or against development on heritage listed sites.

5.02 Physical condition and intactness

The intactness of items has an impact on the level of heritage significance of that item. The physical condition does not impact on its significance but can impact on its capacity to 'hold' its heritage value into the future.

The physical condition of the house and servants' wing and garden is very good. Clearly the site has been well maintained throughout its history.

The condition and intactness of items is described in detail in the room by room descriptions under 3.03.

5.03 Archaeology

There is no statutory requirement to protect archaeological values on this site. The archival report evidenced that there were no earlier structures on the site before the construction of *Melrose*. There are some post 1855 remnants that would benefit from further investigation:

- (1) the outbuilding that was attached to the southern boundary wall (the extant buttress may be a remnant of the outbuilding);
- (2) the timber garden gazebo, its origins and original specific location;
- (3) the remnant stone wall near the eastern boundary immediately north of the servants' wing;
- (4) the covered way to the 1904 toilet to determine if it preceded that toilet; and
- (5) the low stone walls attached to the basement level of the main house –to determine their original purpose.

5.04 Asbestos

There is no obvious presence of asbestos, however it is possible that some of the modern linings to a few rooms of the servants' wing could be asbestos. An expert analysis should be made of those linings.

5.05 Current and future use

The current use of *Melrose* is as a house. The owner intends to continue its residential use. His architect is preparing a design for large extensions to and adaptations of the servants' wing for apartment use.

6 Conservation Policy Recommendations

6.01 Discussion

Melrose is a place of heritage importance to the Hobart and Tasmanian community and should be properly conserved. Its original use –as a residence for a single family with servants–is now highly unlikely to be continued in the future. In fact a century has now passed since it was last used in that way.

Certainly a strong residential component of future use will best support the ongoing conservation of the site. The part of the site that is currently most suitable for residential use is the house itself. It is remarkably intact given the various Commonwealth and Tasmanian Government ownerships in the past.

It is the servants' wing that is more suitable for thoughtful adaptation. It has already been adapted more than the original house and has lost more of its early fabric.

As a guiding principle changes to or removal of heritage fabric should be kept to a minimum. Do only as much work as is necessary, do as little as possible.

The following conservation policy recommendations should be followed to maintain the heritage values of the site and at the same time to allow future occupation of *Melrose*.

6.01.1 How to use this CMP

Policy 1: This CMP and the Australia ICOMOS publication *The Illustrated Burra Charter*, 2004 should be the guiding documents for all management of heritage values on the site.

Priority High/ongoing

6.01.2 Review process

Policy 2: This CMP should be regularly reviewed for efficiency and effectiveness in managing the heritage values of the site. The first review should be no later than December 2020.

Priority Medium

6.01.3 Priorities

Policy 3: Priorities for management actions should be as follows:

'High' priority items should be carried out in the short term –say within the next 5 years.

'Medium' priority items should be carried out in the medium term –say within the next 10 years.

'Low' priority items should be carried out in the longer term –say within the next 20 years but may be longer.

'Ongoing' priority items should be continued indefinitely.

Priority High/ongoing

6.01.4 Use only skilled people

Policy 4: All conservation actions should be carried out by skilled trades-people and led by skilled conservation practitioners.

Priority High/ongoing

6.01.5 Record of change to the place

Policy 5: The owners are encouraged to establish an ongoing record of changes to the fabric of the place as they occur.

Priority High/ongoing

6.01.6 Let levels of heritage significance guide actions

Policy 6: Taking into account the remarkable intactness of the fabric and spaces from Thompson's occupation of the site, overall the early fabric and spaces up until 1860 are considered to be of high heritage significance and should be conserved with minimal change. Changes that occurred between 1860 and 1920 are considered to be of low heritage significance. Changes after 1920 are generally considered to be of no heritage significance or in some cases to be intrusive.

Policy 7: The treatment of various heritage values of the site must be based on the levels of significance ascribed to them in this document and should be in accordance with the following:

level **H** items should be retained in situ and conserved in a manner which retains their cultural significance.

level **M** items should be retained in situ if reasonably possible, but where there is an overall benefit to the heritage values of the place, or where there is no prudent and feasible alternative, may be adapted or removed.

Level **L** items should be retained, but may be adapted or removed.

Level **N** items may be retained, adapted or removed.

Level **I** items should be removed at the first opportunity.

Priority High/ongoing

6.01.7 Further research

Policy 8: The actual plant species should be determined and the historic layout of the gardens should be researched by further analyzing the written and photographic records.

Priority Low

Policy 9: Conservation policy specific to the plantings and garden layout should be developed following that further research.

Priority Low

6.02 Sub surface excavations

Policy 10: Any excavations in the vicinity of the early outbuilding attached to the southern boundary wall and in the area of the remnant stone walls attached to the basement verandah of the main house should be carefully monitored for evidence of the history of those structures.

Priority Medium/ongoing

6.03 Future use and changes to fabric

Policy 11: The significance of spaces and fabric should be the determinant of their potential for future adaptation.

Priority: High

Policy 12: An ongoing residential component of occupation of the house is recommended.

Where possible adaptations should focus more on the servants' wing than the main house.

Priority: High/ongoing

6.04 Structural stabilisation

Policy 13: an analysis of the structural stability of the servants' wing should be carried out by an engineer with conservation skills. Any recommended stabilization should be completed before conservation works begin.

Priority: High

6.05 Interpretation

Interpretation of the history of the site is important to the understanding and protection of its heritage values.

Policy 14: The owner is encouraged to present key aspects of the site history within the site itself. Interpretation should include the chronological development of the site and important owners and tenants -particularly James Alexander Thompson, Arthur Hopkins and Sir James Milne Wilson.

Priority: Medium

6.06 External fabric

Refer to House Exteriors tables in 3.02 pages 18-22 for detailed analysis of elevations.

6.06.1 South elevation (Hampden Road front)

Policy 15: Conserve this elevation as much as possible. Conserve the fabric which demonstrates the historic relationship between house and servant's wing.

Priority: High

Policy 16: Reconstruct the timber shutters that once fronted the ground floor windows to the house.

Priority: Low

6.06.2 West elevation (Wilmot Street front)

Policy 17: Re-point the sandstone foundation of the entrance portico.

Priority: Low

Policy 18: Reconstruct the missing posts and Italianate balusters separating the front garden from the lower garden.

Priority: Low

6.06.3 North elevation (garden front)

Policy 19: Demolish the steel fire escape as soon as possible.

Priority: High

Policy 20: Remove/relocate exposed sewer drains from the house wall.

Priority: High

Policy 21: Where necessary repair external render in traditional lime render with matching ruled joints.

Priority: High/ongoing

Policy 22: When the opportunity arises replace the casement windows to bw2 with 12 paned double hung sashes to match bw1.

Priority: Medium

Policy 23: Reconstruct the missing timber shutters to d9 on the ground floor verandah.

Priority: Low

6.06.4 East elevation

Policy 24: Retain the unpainted finish to stonework and brickwork to allow the history of this elevation to be best understood.

Priority: High/ongoing

Policy 25: Periodically check the structural stability of the brick parapet.

Priority: Low/ongoing

6.06.5 Boundary walls and gates

Policy 26: Conserve the boundary walls in their current arrangement. The timber fence atop the Hampden Road and Wilmot Street walls is a modern reconstruction and is an accurate representation of the earlier fence.

Priority: Low/ongoing

Policy 27: Conserve the cast iron gate to the Hampden Road.

Priority: Low/ongoing

6.06.6 Roof

Policy 28: If the opportunity arises replace the Wunderlich roof tiles with slate or faux slate.

Priority: Low

6.06.7 External maintenance

Policy 29: Establish and implement a program for maintaining external fabric with an emphasis on the fabric of heritage significance. This program should include the following:

- inspect gutters and downpipes on an annual basis
- inspect all other external fabric every two years.

- repaint timber surfaces every 4 years on north and westerly aspect and every 8 years for other aspects. Priority: High/ongoing

6.06.8 Paint finishes

Policy 30: Paint scrapings should be carried out to determine the original colour schemes which should be the basis for repainting when required. The marbling finish to fireplace surrounds should be retained where it has survived and reproduced where it has not. Priority: High

6.07 Internal spaces (refer to Figures 17 & 18 on the following pages for room numbers)

Policy 31:

The spaces of **high** heritage significance should remain in their current general form without substantial removal of walls and without the introduction of new dividing partition walls. The spaces of **medium** heritage significance should remain in their current general form unless there is compelling justification to alter them. The spaces of **low or no** heritage significance may be retained, adapted or removed. The spaces marked **intrusive** should be altered/demolished to overcome that particular intrusion. Priority: High/ongoing

6.07.1 Ground floor

Policy 32: Retain spaces G1-G6 inclusive and G14-G17 inclusive in their current form without introduction of new partition walls and without any wholesale wall removal. Priority: High/ongoing

Policy 33: When the opportunity arises remove the wall between G7 and G8. It may be relocated further away from fireplace fp4 to regain the importance of the fireplace. Priority: High

Policy 34: Spaces G7, G8, and G10-G13 inclusive may be adapted to meet user needs. Priority: Low/ongoing

Policy 35: G10 is of low heritage significance and is also intrusive in that it compromises the original clear relationship between the main house and the servants' wing. G10 may be adapted or removed to expose that relationship which is of higher significance. Priority: Low/ongoing

6.07.2 First floor

Policy 36: Retain spaces F1, F6 and F8 in their current form without introduction of new partition walls and without any wholesale wall removal. Priority: High/ongoing

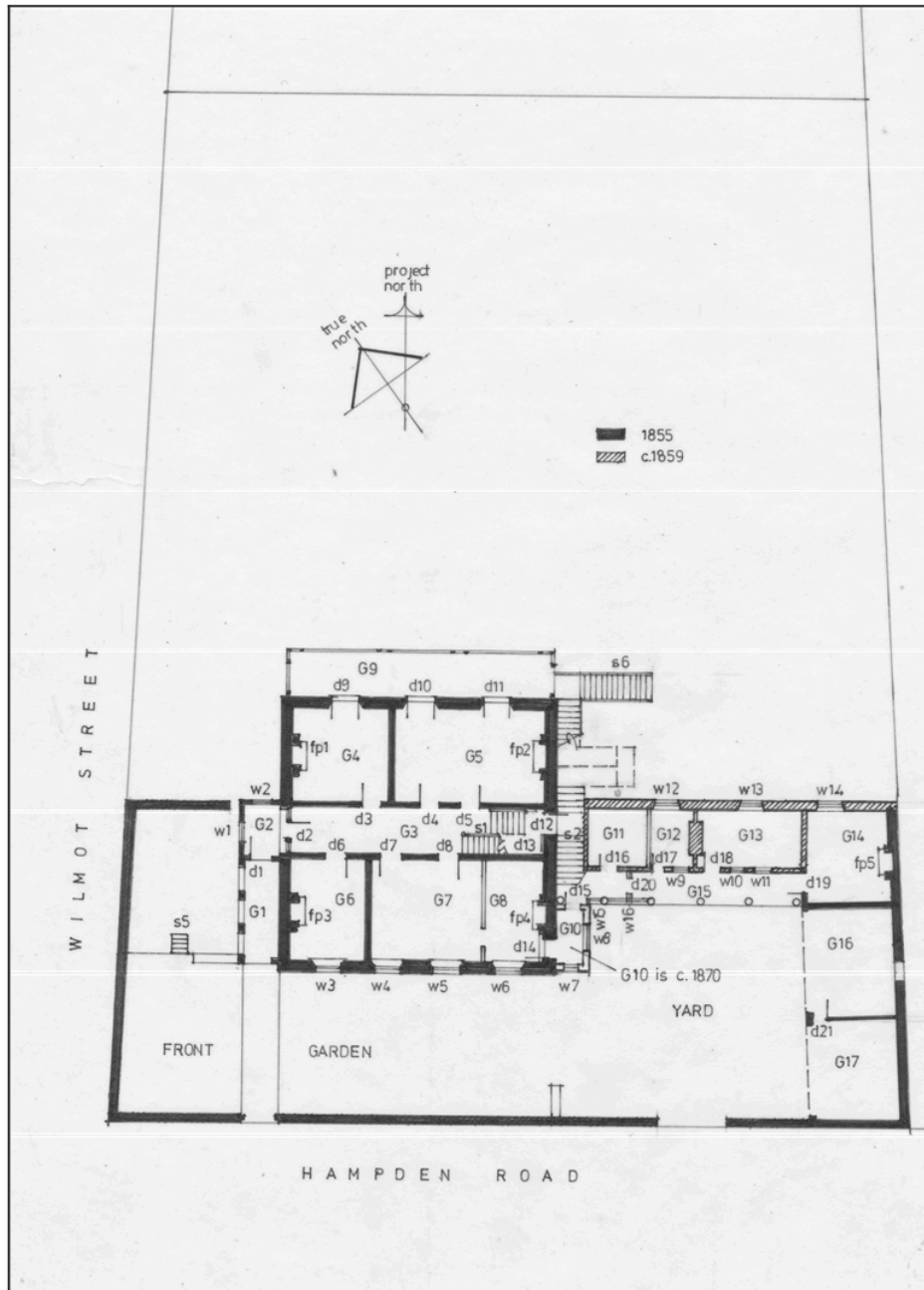
Policy 37: When the opportunity arises remove the wall between F4 and F5. Priority: Medium

Policy 38: If the opportunity arises remove room F11 to allow the reinstatement of window fw1. Priority: Medium

Policy 39: Remaining first floor spaces may be adapted to various degrees based on their individual significance. Priority: Low/ongoing

6.07.3 Basement

Policy 40: Retain spaces B1, B2 and B3 in their current form without introduction of new partition walls and without any wholesale wall removal. Priority: High/ongoing



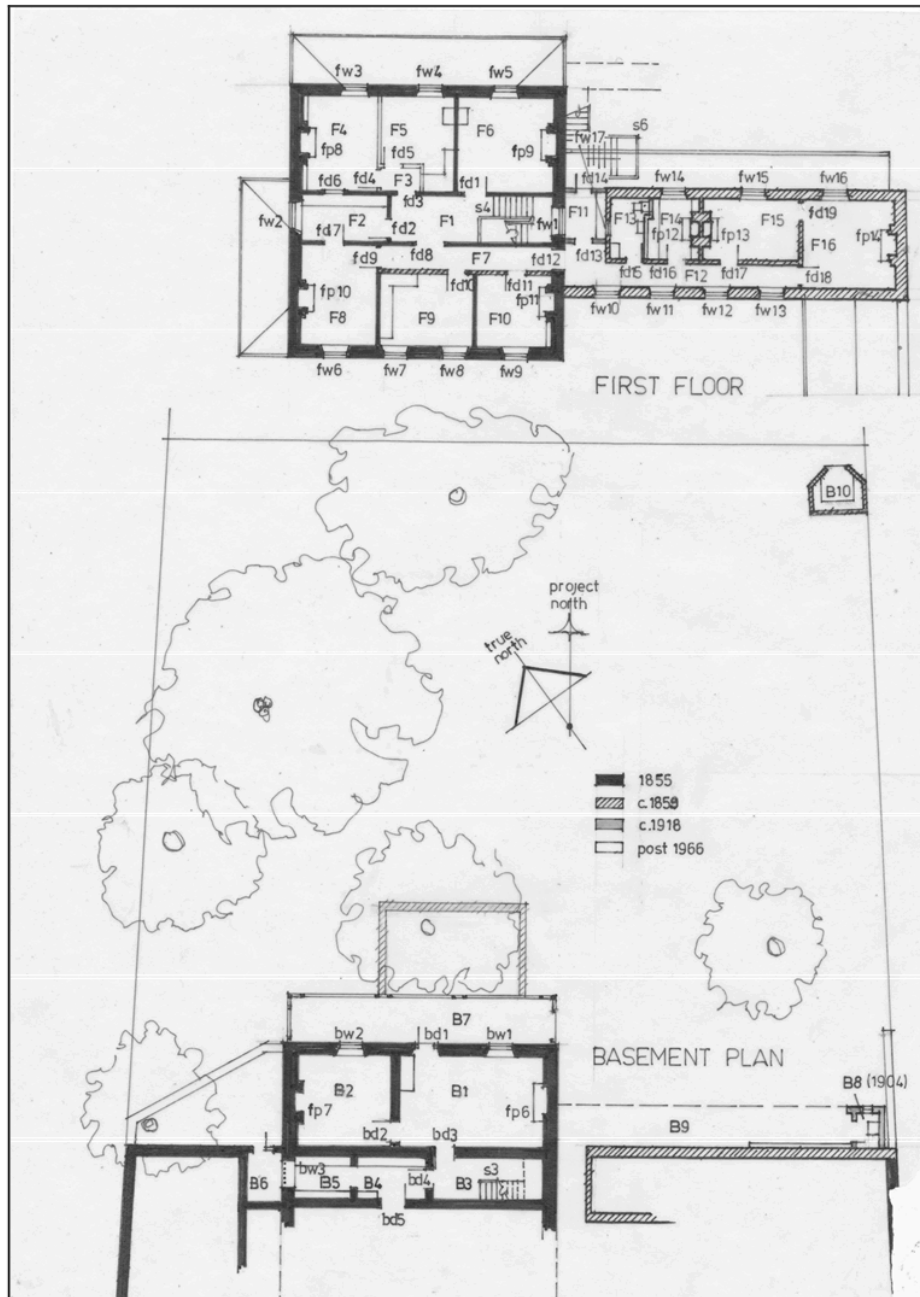


Figure 17 Existing Basement and first floor plans

6.08 Internal fabric (refer to Figures 16 & 17 on previous pages for room numbers)**Policy 41:**

The fabric of **high** heritage significance should remain and be conserved in their current location.

The fabric of **medium** heritage significance should be conserved in their current location unless there is compelling justification to alter or remove them.

The fabric of **low or no** heritage significance may be retained, adapted or removed.

The fabric marked **intrusive** should be demolished/removed to overcome that particular intrusion.

Priority: High/ongoing

Policy 42: Carry out the detailed conservation works recommended in table 3.03. Where recommendations are not specifically made, conserve the item in accordance with its level of significance and policy 41 above.

Priority: High/ongoing

GROUND FLOOR**6.08.1** *Space G1*

Policy 43: Remove timber ramp, modern light fitting, modern door hardware and modern metal box.

Priority: High

Policy 44: Make bell-pull operational.

Priority: Low

6.08.2 *Room G2*

Policy 45: Remove modern shelf, fire extinguisher, window panels, modern conduits and modern door hardware.

Priority: High

6.08.3 *Space G3*

Policy 46: Remove modern door hardware, replace missing coat hooks.

Priority: Medium

6.08.4 *Room G4*

Policy 47: Remove hand-basin, modern shelf, surplus electrical plates, ceiling heater, modern spiral globes, modern door hardware, paper dispenser and modern tiles to hearth.

Priority: High

6.08.5 *Room G5*

Policy 48: Remove shelves, surplus electrical plates, floor gpo, ceiling heater, modern spiral globes, and modern door hardware.

Priority: High

Policy 49: Repair bell-pull knob and replace Holland blinds with system that allows opening of the French doors.

Priority: Low

6.08.6 *Room G6*

Policy 50: Remove ceiling heater, one chandelier, spiral globes and modern door hardware. Replace modern finger pulls to window with period finger pulls.

Priority: High

6.08.7 *Room G7*

Policy 51: Remove fluorescent light fittings, and modern door hardware. Replace modern finger pulls to windows with period finger pulls.

Priority: High

Policy 52: Demolish or move modern dividing wall further away from fireplace.

Priority: High

6.08.8 Room G8

Policy 53: Remove modern benches, modern light fittings, modern door hardware, safe from fireplace, and doorway d14 and make good. Replace modern finger pulls to window with period finger pulls.
Priority: High

6.08.9 Space G9

Policy 54: Remove plumbing stacks, and modern security screen to east end.
Priority: High

Policy 55: Reconstruct balustrade to east end where screen removed. Reconstruct missing shutters to d9, replace modern hinges to d11 with period hinges to match d9.
Priority: High

6.08.10 Room G10

Policy 56: Close up modern doorway d14 and make good.

Policy 57: Retain or demolish G10.
Priority: High
Priority: Low/ongoing

6.08.11 Room G11

Policy 58: Replace modern finger pulls to window with period finger pulls.

Policy 59: Adapt room as required.
Priority: Medium
Priority: Low/ongoing

6.08.12 Room G12

Policy 60: Remove paint from glass of w12. Replace modern finger pulls to window with period finger pulls.
Priority: Medium

6.08.13 Room G13

Policy 61: Remove fluorescent light fittings, and security screens from w10 and w11. Replace modern finger pulls to window with period finger pulls.

Policy 62: Repair wall cracks.
Priority: High
Priority: Medium

6.08.14 Room G14

Policy 63: Remove fluorescent light fittings, and modern cover panel to fp5. Replace modern finger pulls to window with period finger pulls.
Priority: High

Policy 64: Remove modern ceiling lining and battens and either repair original ceiling or replace with plasterboard with set coat over.
Priority: Low

6.08.15 Space G15

Policy 65: Remove security screens from windows, and remove modern door hardware. Reconstruct window w9 to match w10.
Priority: High

6.08.16 Space G16

Policy 66: Investigate under gravel floor for evidence of cobblestone surface.
Priority: Low

6.08.17 Space G17

Policy 67: Investigate under concrete floor for evidence of cobblestone surface and open drains.
Priority: Low

FIRST FLOOR

6.08.18 Space F1

Policy 68: Remove switchboard, modern door hardware, and spiral globes.
Priority: High

Policy 69: Remove cement sheet ceiling and either repair original ceiling or replace with plasterboard with set coat over.
Priority: Medium

Policy 70: Demolish F11 and reinstate fw1 as an external window.
Priority: High

Policy 71: Replace missing coat hooks.
Priority: Low

6.08.19 Room F2

Policy 72: Remove acoustic ceiling tiles and modern light fittings and modern door hardware.
Priority: High

Policy 73: Relocate original door to fd6 and re-fix.
Priority: High

6.08.20 Room F3

Policy 74: Remove ceiling vent and modern door hardware.
Priority: High

Policy 75: Demolish wall forming modern space F and make good.
Priority: High

6.08.21 Room F4

Policy 76: Demolish wall between F4 and F5, remove modern panel over fd6, replace modern finger pulls to window with period finger pulls.
Priority: High

Policy 77: Repair western corner and ceiling hole.
Priority: High

Policy 78: Investigate for evidence of faux marbling to fp8 and re-marble if evidence supports.
Priority: Low

6.08.22 Room F5

Policy 79: Demolish wall between F4 and F5, replace modern finger pulls to window with period finger pulls.
Priority: High

Policy 80: Repair ceiling hole.
Priority: High

6.08.23 Room F6

Policy 81: Remove modern spiral globes, modern door hardware, and modern panel covering fireplace fp9. Replace modern finger pulls to window with period finger pulls.
Priority: High

6.08.24 Space F7

Policy 82: Remove modern door hardware.
Priority: High

Policy 83: Remove modern ceiling and either repair original ceiling or replace with plasterboard with set coat over.
Priority: Medium

6.08.25 Room F8

Policy 84: Remove modern door hardware, modern fluorescent lights, and modern panel and heater covering fireplace fp10. Replace modern finger pulls to window with period finger pulls.
Priority: High

6.08.26 Room F9

Policy 85: Remove modern door hardware, and modern fluorescent lights. Replace modern finger pulls to window with period finger pulls. Priority: High

Policy 86: Remove vinyl flooring, underlay and coved skirting and reconstruct original 220x20mm skirting to profile I. Priority: High

6.08.27 Room F10

Policy 87: Remove modern door hardware, modern panel covering fp11, and modern fluorescent lights. Replace modern finger pulls to window with period finger pulls.

Priority: High

Policy 88: If opportunity arises, demolish northern c.1859 wall to centralize fireplace fp11. Priority: Medium/ongoing

6.08.28 Room F11

Policy 89: If the opportunity arises, demolish space F11 and repair window fw1 as an external opening. Priority: High

Policy 90: Reconstruct missing top glazing bar to fw17 and remove paint from glass. Priority: Low

6.08.29 Space F12

Policy 91: Remove fire extinguisher, modern ceiling lights, modern door hardware, and investigate possible removal of boxed enclosure to western corner. Replace modern finger pulls to window with period finger pulls. Priority: High

6.08.30 Room F13

Policy 92: Remove ceiling vent and hatch, vinyl floor covering and its underlay, vinyl skirting, towel rail, and if the opportunity arises the wall between F13 and F14. Replace modern finger pulls to window with period finger pulls. Priority: High

6.08.31 Room F14

Policy 93: Remove vinyl floor covering and its underlay, vinyl skirting, modern panel cover and heater attached to fireplace fp12, and if the opportunity arises the wall between F13 and F14. Replace modern finger pulls to window with period finger pulls.

Priority: High

6.08.32 Room F15

Policy 94: Remove modern cupboards, pigeon holes, acoustic ceiling tiles, fluorescent lights, modern ceiling vent, and modern cover panel and heater attached to fireplace fp13. Replace modern finger pulls to window with period finger pulls.

Priority: High

Policy 95: Repair original ceiling or fix new plasterboard with set coat over. Priority: Medium

6.08.33 Room F16

Policy 96: Remove acoustic tiles to ceiling, fluorescent lights, modern cornice, modern door hardware, and modern panel covering fireplace fp14. Replace modern finger pulls to window with period finger pulls. Priority: High

Policy 97: Repair original ceiling or fix new plasterboard with set coat over. Priority: Medium

BASEMENT

6.08.34 Room B1

Policy 98: Remove dado, electrical conduits, waste drains (relocate or conceal), modern door hardware, and modern framing and lining in location of original fireplace fp6.

Priority: High

Policy 99: Fix rising damp in accordance with expert recommendations.

Priority: Medium

Policy 100: Seek engineering advice about post tensioning the ceiling beam in anticipation of removal of modern prop.

Priority: High

Policy 101: Reconstruct kitchen fireplace –based on fabric evidence and expert advice.

Priority: High

6.08.35 Room B2

Policy 102: Remove dado, fluorescent lights, electrical conduits, modern door hardware, and modern cover panel to fireplace fp7.

Priority: High

Policy 103: Fix rising damp in accordance with expert recommendations.

Priority: High

Policy 104: Reconstruct window bw2 to match bw1.

Priority: High

6.08.36 Space B3

Policy 105: Remove dado, electrical conduits, and modern door hardware.

Priority: High

Policy 106: Fix rising damp in accordance with expert recommendations.

Priority: High

Policy 107: Relocate switchboard to B4.

Priority: High

6.08.37 Rooms B4 and B5

Policy 108: Remove modern panel over bw3 and replace with glass.

Priority: Low

Policy 109: Fix rising damp in accordance with expert recommendations.

Priority: High

6.08.38 Space B7

Policy 110: The balustrading may be retained or removed.

Priority: Low/ongoing

Policy 111: Remove electrical conduits from ceiling and plumbing stacks from wall.

Priority: High

Policy 112: Remove modern ceiling and battens and either repair lath and plaster or replace with plasterboard with set coat over.

Priority: High

6.09 Outbuildings

Policy 113: Conserve the timber garden gazebo.

Priority: Medium

Policy 114: Conserve the former coach house and stables. A new ladder access from the former coach house to the stables loft will have minimal impact on heritage values.

Priority: Medium/ongoing

6.10 The grounds

Policy 115: Conserve the sandstone steps s5 as it is the 1855 connection between garden levels.

Priority: Medium/ongoing

Policy 116: Conserve –and do not cover –the cobblestone surface to the Yard.

Priority: High/ongoing

- Policy 117:** Provide a stronger separation between the yard and Front Garden –either with a hedge or with a fence. Priority: Low
- Policy 118:** Retain and care for any planting that shows to be of heritage significance. Priority: Medium/ongoing
- Policy 119:** Rationalise the car parking area to make it more discrete and to appear as part of the garden. Priority: Medium

6.11 Rising damp

What is rising damp?

Where a brick or stone wall is at its lowest part into the ground, it will be subject to moisture from the soil against it and under it. Most of this moisture comes from the natural water table. Moisture can also come from leaky downpipes, leaky drains, and faulty joints of water reticulation pipes or surface water from ground that slopes towards those walls. Even with stormwater systems in perfect order and with surfaces completely sealed, natural water tables will wet the base of those walls at an underground level.

Critically, the water contains salts –which are a problem in certain circumstances.

Picture the base of the wall as saturated with salty water. Water will travel by capillary action through the most porous material that it can find. Some of that water will begin to rise up through the wall material. If the ground both sides of the wall is free and a porous absorbent material, then most of the salty water that starts rising in the wall will shift sideways back into the soil as it rises towards the air where it evaporates.

Some of the dampness will continue up the wall further before it moves sideways towards the air. If there is a properly installed damp proof course (DPC) in place, the rising dampness cannot go any further.

Almost all buildings constructed before 1850 do not have a DPC. When the Hobart Gas Company started operations in 1850 a bi-product of gas manufacture was bitumen. Builders then mixed this bitumen with sand to make a DPC called pitch course. Almost all buildings after 1850 used pitch course as a DPC and for the most part eliminated rising damp. An examination for the presence of a DPC at *Melrose* has not been undertaken.

However even when a DPC is in place, it can be short-circuited by either the ground levels being raised above the DPC or by applying a render that carries moisture around the DPC.

Where a DPC is not in place, it is important to minimise the rising of dampness through the walls by maintaining porous absorbent ground surfaces of at least 500mm wide strips to both sides of walls that will allow evaporation. It is also important not to force the water that is already in the wall up higher by applying cement based renders to walls.

The symptoms that demonstrate the presence of rising damp are: erosion of brickwork or stonework at a uniform height of approximately 500mm above the ground; salt on the surface of the wall up to that 500mm tide line; or staining indicating dampness to the tide line. The staining or salt on the surface can also be present on internal hard plaster to the wall.

Where erosion is happening to the base of the brick or stone wall, it is caused by the liquid salts turning to salt crystals and expanding just under the face of the wall and exploding off a very thin layer of the surface. Once the surface has exploded off, the process starts again and a new thin layer will eventually explode off because new salt crystals form just under the new surface.

Rising damp can also be caused (or worsened) by the lifting of adjacent ground levels above the floor level or the level of any installed dpc.

In the case of Melrose, even without removal of the dado to expose the full situation, it is evident from a cursory inspection that (1) rising damp and sideways moving damp is evident; and (2) it is not a serious problem. On a scale of 1 to 10 where 1 is very minor and 5 is where intervention should be considered, Melrose exhibits generally about a 3. Intervention with chemical damp proofing in just a few areas may be prudent. No dampness odor can be detected nor any serious fretting of wall material.

Where dampness is at its worst chemical injection using the Westox system (by Westlegate NSW) and replacement of salt saturated plaster will solve the problem.

7 APPENDICES

7.01 Historic photographs

7.02 *Melrose, 141 Hampden Road, Hobart a history* by David Young 2015.

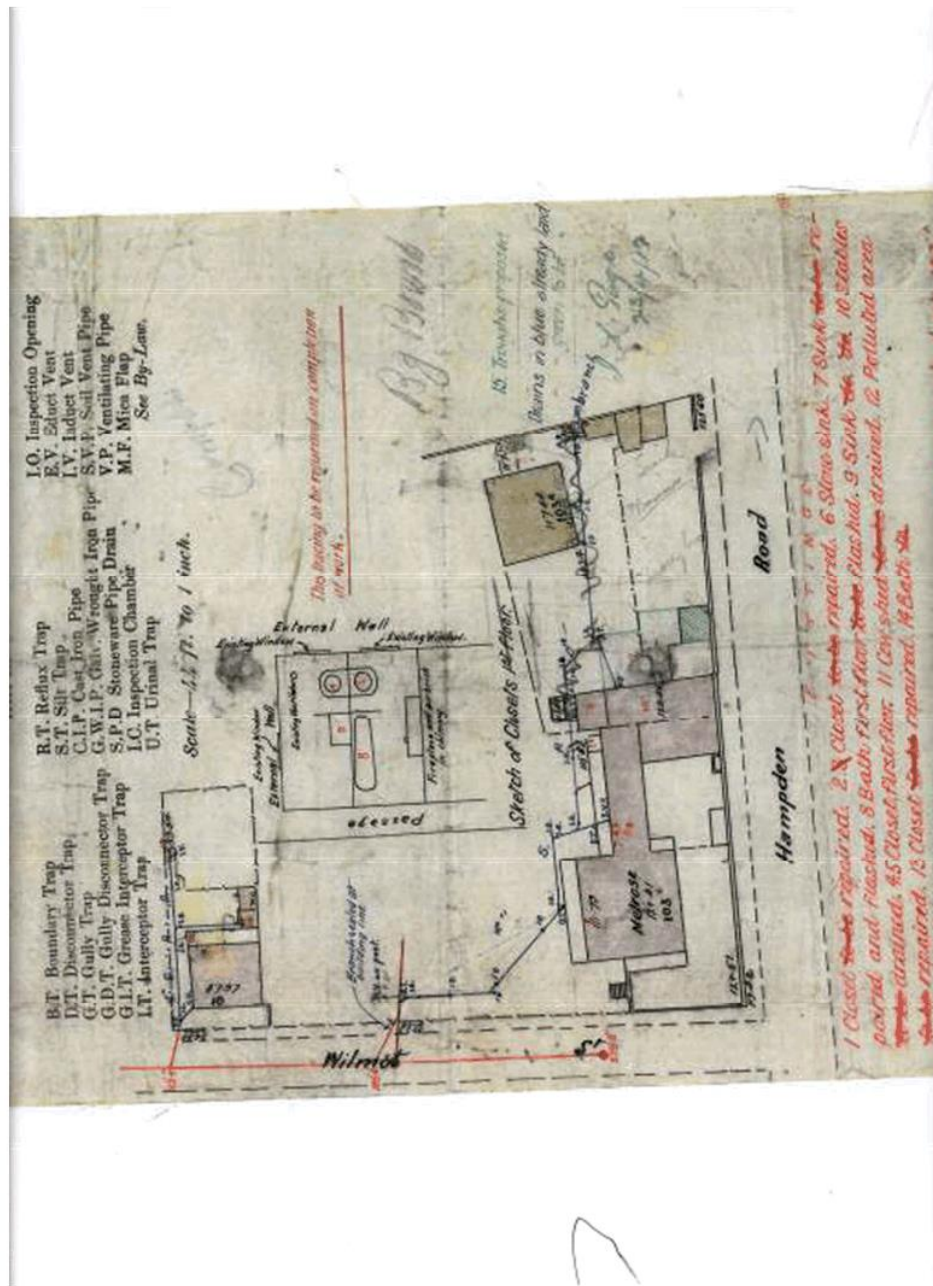


Figure 19 Historic Drainage plan from Hobart City Council



Figure 20 Frank Bolt, 1981, *Old Hobart Town Today: a Photographic Essay*, Hobart, p172

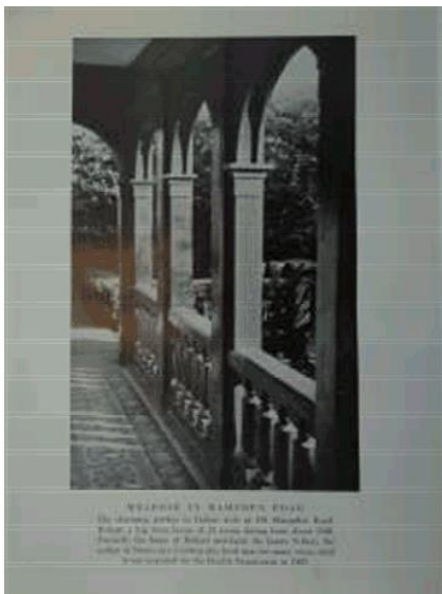


Figure 21 Michael Sharland, 1969, *Stones of a Century*, Hobart, p58.
Note the balustrade returning towards the west.



Heritage Impact Assessment

Development Application - Melrose 149 Hampden Road Battery Point

for

S Visage

1.0 Introduction

The proposal is to undertake adaptation works to the former stables and servants wing of Melrose and to add a garden pavilion/addition in the south-east corner of the site. To understand the current proposal it is necessary to look back to a recent proposal that was determined by the Tribunal. While the current proposal does not relate to the earlier one, the considerable assessment around it provides a good basis on how to understand the property, its heritage values and if development is to take place how that may occur.

As there has been extensive work done in establishing the historical framework of the property and in analysing the building fabric and setting, that work is referenced and is not repeated in this statement except where it is necessary to address specific matters.

The current proposal does not involve work to the main section of the house.

The analysis in this HIS focuses on the outbuildings and service wing as that is the part of the site that is subject to the application. Landscaping is also proposed and that is also considered.

The site as a whole is considered as the immediate setting for the immediate works.

The work undertaken on visual analysis of the site as seen from various locations (and illustrated in the submission) is also referenced in the assessment.

As part of the previous proposal a CMP was submitted prepared by G Corney. It was a detailed document that contains much interesting and valuable information about aspects of the house. This HIS does not repeat or consider the detailed information further where it is relevant and relates to the proposal. This document, in part but not completely, has assisted in an understanding of the fabric and significance. The following section explores some of the findings of that document and presents a different understanding of the parts of the site that are being considered in this application.

Consequently, while the document is of value, it is not relied upon to determine policy or how a design may be developed for the servant's wing and service area of the site.

What can be drawn from the document is that the house and site are of high significance and that the early fabric, in whatever detailed sequence of construction took place, is of significance. A major departure from the Corney study is how the assessment of values translates into the development of a project for the site. This assessment and the advice given prior to design development for this application (with the benefit of the Appeal hearing and the evidence provided) is that works need to be carefully and subtly integrated onto the site and into and around the built forms to support and reinforce their heritage value.

2.0 Historical Background

The Corney CMP of 2015 notes the house was built in 1855.

Corney surmises the early form of the property included a 3 bay outbuilding of stables, coach house and store (figure 7 of the CMP). He further surmises that c1859 the balance of the servant's wing was added (figure 8) however, the verandah to the garden is not dated and it is noted that it may have been added as late as 1904 to access the small detached toilet.

Close inspection of the stables and servant's wing area suggests a slightly different history.

The following analysis is based on site inspection and not historic research, dates have not been tested and without other evidence the Corney dating is roughly adopted.

It is difficult to accurately attribute dates to the various parts of the building as there is no definitive record of when the various additions were made, or in fact what the first form of the house and outbuildings was. There are clues on the site and the form but they are not definitive. However, a possible sequence of construction is apparent.

The L-shaped servants and service wing is unusually constructed using a combination of masonry and timber in forms that strongly suggest an evolved form rather than a designed complete early form. Corney notes this with his observation related to the side wall having a clear first floor addition beyond the coach house. Corney provides a series of sequence drawings, however they do not align with an early photograph or close physical inspection of the fabric.

There is also a variation in both construction and detail in the lower level of construction around the retaining wall and the lower verandah that has not been considered in earlier assessments. This provides a strong clue to possible staging and the evolution of built form of the ground floor and then the first floor.

It can be safely concluded that the upper level (the first floor) is an addition, the balance of the history of the building is more difficult to ascertain.

Observations about the construction that assist in understanding the unusual form of the building include:

- 1 The basement/retaining wall is built in two discrete and distinct parts. What appears to be the first section constructed is the western section that is separated from the main house by the stair. The walls are rendered and struck masonry with the flanking walls returning towards Hampden Road with continuous construction.

The basement retaining walls formed a squared masonry base with presumably a structure located above it. The basement walls contain two narrow vertical slots with bars that are symmetrically arranged on the garden façade, again presumably the bars are to prevent animal access and provide ventilation. This is a designed, free-standing form that is intentional and not just a retaining wall.

The structure that may have been above is not clear but as it does not relate to the current wall and window locations it presumably pre-dated them. However, the timber front wall - facing the courtyard - may relate to that period of construction.

There is no conclusive evidence of the construction sequence, however the later photograph in this report shows a gabled form aligning with the coach house where the northern wall can be seen without building adjoining it.

- 2 The wall adjoining, that extends to the side boundary, is masonry, it appears to be stone, but is of different form to the walls above. It abuts the earlier structure. It is likely that the rendered and struck section of the wall (described above) was part of the original house construction phase and it is possible that the adjoining wall was either the enclosing stone wall for the yard or was built slightly later. Whatever this sequence is, the construction of each section is distinct.
- 3 The early section of the lower verandah extends to the construction join between sections. It is also evident from the construction that the remaining early verandah section is the full extent of that verandah, the western part of the current verandah is newer construction. The newer verandah section appears to post-date the c1904 toilet. It is also evident that the floor construction and edge treatments of sections of verandah are different indicating different construction periods. It is noted that all of the verandah posts have been replaced with steel posts.
- 4 The early verandah suggests that it may have connected to another structure, otherwise there would be no point in its existence. The nature of such a structure is not known but it is reasonable to conjecture that the location between the end of the verandah and the boundary, probably aligning with the rear wall of the stables. This would also make sense of the remaining joinery located along the western part of the verandah which is likely to have been located within a structure rather than in the open. If the rather oddly built toilet is c1904, any structure would have predated that.
- 5 The toilet is built of recovered materials and is clearly an addition.
- 6 The mixed timber and masonry construction of the upper floor is confusing, it suggests different phases of construction. The use of the arcade to the courtyard with a masonry wall above is also very unusual and suggests that this element was added to earlier construction. The northern wall is also incongruous. It was built as a single wall with symmetrically arranged windows, the elevation is a well-composed and considered design built (or possibly adapted) at one time.
- 7 It is likely that the early wing was timber and did align with the current timber wall behind the arcade. The timberwork is similar to the coachhouse and a single storey set of rooms with coach house and stables would be logical.
- 8 The façade arrangement and the arrangement of internal walls also do not relate to the join in the basement wall construction. This strongly suggests the upper walls and the upper wing were built or rebuilt after the lower wall had been extended. There may have been an earlier structure built

over the smaller basement footprint. Whatever sequence of construction took place, the courtyard had to be retained for the house and yard to function.

- 9 Examination of the boundary wall (as set in Corney) shows that the wall was built in one phase including what he describes as room G14. This alignment is consistent with the garden wall to the west of the house and a logic can be seen in the balanced form of the enclosed front garden and yard areas. The stone wall returns along the northern face, at least at the lower levels (not indicated in the Corney analysis)
- 10 The first floor construction makes sense as an addition as:
 - it is rendered brick and sits over the lower stone boundary wall
 - it was extended to allow a corridor at first floor level by creating the arcade supported on columns and allowing beams and masonry construction above, even though the existing wall was timber
 - the northern wall was rebuilt for the full length of the wing to create the formal elevation that now exists

A possible construction sequence is:

- 1 The basement wall – section 1 – was built with a possible structure above it, otherwise it may simply have retained an area that formed the courtyard. The stable building may have been built at this time. All of the courtyard level construction apart from the boundary wall was timber and there is similar detailing in the timber to both parts of the building.
- 2 The second stage of the lower retaining wall was built and the L-shaped form of rooms and stables was constructed as a single storey form.
- 3 The second storey was added with the arcade, retaining the timber front wall of the lower rooms and rebuilding the north wall in masonry to its current form.

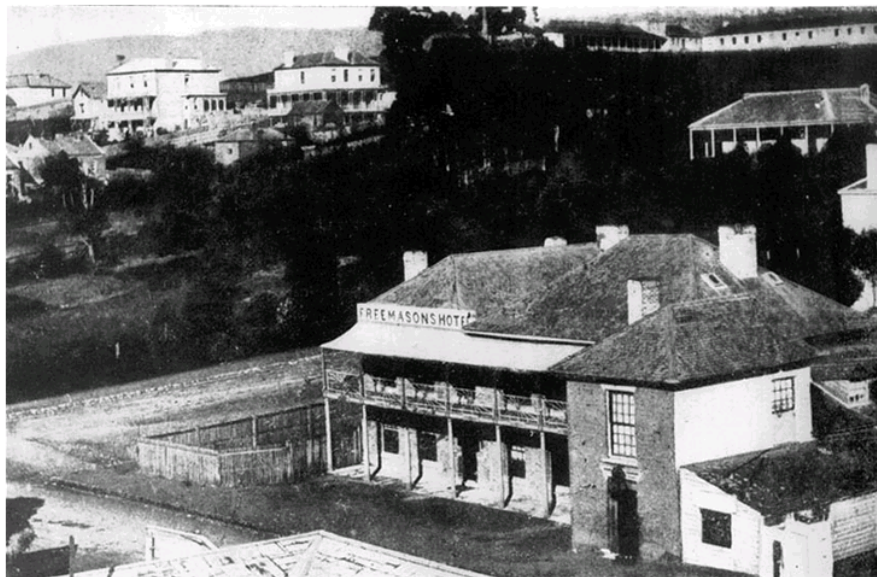
OR

The second storey was added at stage 2 above.

- 4 A room or rooms were constructed on the lower level and the pitched roof verandah roof was added.

This could explain the unusual construction and arrangement of rooms in the wing.

Illustrations:



An early photo showing the house top left with what appears to be the early form of the stables/coach house that extended to the current north-east wall of the servants wing. There is no development located next to it. It shows a lower verandah form that is no longer extant.

The Site

Little is known about the early layout of the site. There are several references and some mid to late twentieth century photos but the current form of the garden is quite different to its conjectural early form. The addition of carparking and the removal of gardens has created a fairly non-descript setting. This can in part be addressed in the design of future landscaping.

The concept of landscaping as it is largely now practised is removed from the concept of creating gardens. The requirement for Melrose is to manage the requirements of access and parking with the creation of a garden setting that continues the tradition of the gardenesque. The actual garden design is not critical provided it adopts traditional approaches, materials and plantings.

The remnant gazebo is to be relocated and recovered which is sound.



Detailed photo of lower garden area showing the end of the early verandah and the construction join in the basement wall. Note the rendered and struck wall finish to the right and a rougher render finish to the left.



A view of the lower wall showing the narrow ventilation slots

Significance

The remaining significant fabric is most of the service wing area with the lower toilet and the later verandah form having relatively low significance relative to the balance of the area.

The service areas of the building have undergone some change but retain a large part of their form and detail. More obvious changes include the removal of the loose boxes in the stable area and some changes to openings and finishes.

Externally the form and façade arrangement of the service wings is significant and should, with the potential for minor changes, be retained in its significant form.

Internally the arrangement of spaces and the fabric is significant and should remain allowing for minor changes to allow functionality in what are very small spaces.

The Corney CMP set out a detailed response to significance. While this assessment does not redo the assessments which cover the whole property, with regard to the current application it is important to see the service area of the property as an assemblage of elements that, however they were added to or changed, are collectively part of the significance of the property. While several elements are not of high significance, the group of elements generally is significant.

This in turn informs the approach to how additions may take place and what level of adaptation of the existing elements may be appropriate.

This is not a proposal that is based on determining graded levels of significance and only altering elements of low or lesser significance. That approach is acceptable and assists in guiding decisions, but it needs to be balanced against developing an approach to the fabric overall that responds to the significance of the place as a major objective. Consequently, small fabric changes to significant fabric can be acceptable to achieve a sound heritage outcome for the place as a whole. As discussed later in this report there are fabric changes to elements of significance, but they are minimal and considered and allow the whole place to retain significance.

The Proposal

The proposal has been predicated on this understanding of the way in which the building has developed, that it is significant in its form as well as its detail and how future development could work with and respond to those values. The concepts to consider in informing the project include:

Development in the garden

- Development should not obscure the northern elevation of the servants wing, that is the ground and first floor sections of the building. In particular the longer views to the site from the city should not be masked by development
- The basement level early verandah should be retained and rebuilt where elements are missing.
- An addition could be added to the garden area aligning with the end of the verandah. This would allow the verandah to form a usable connection that used the verandah.
- An addition attached to the lower wall area should have a flat roof that does not extend above basement level.

- Development in the rear garden area should be aligned along the side boundary.
- The joinery on the rear wall should be retained and conserved as part of the development.
- The toilet and later verandah could be removed.

Courtyard Area

- There should be no additions to the ground plane of the building
- Minor internal changes could be undertaken to activate spaces however, only limited fabric should be removed to facilitate functional changes
- The stable and coach house could be adapted to utilise the spaces as part of adaptive re-use provided:
 - the fabric remains that is of significance
 - evidence of uses remains
 - the work includes interpretation of the forms, details and uses
 - new work is well designed and contemporary and satisfies planning scheme requirements
 - spaces are conserved, adapted and not re-worked

The proposal is in two relatively discrete parts: an addition in the lower garden to create an apartment and; adaptation of the service wing to create another apartment.

Garden Addition

The design works with the existing structure of verandah and rear wall to provide a new connecting structure of low height that has its flat trafficable roof at floor level (approx.) of the ground floor area. This allows a connection from the service wing (room G14) to the new deck by changing one window to a door opening.

The apartment is in two parts: the flat roofed interstitial form and; a pavilion form further down the site that provides a positive and 'separated' structure that relates to the garden.

A key element of the design is the integration of the new form into the garden setting. It sits along the side boundary opening into the garden but below the scale of the adjoining developments. The design is within the garden space and does not affect more distant views, nor does it affect the form of the house and servants wing when viewed from the garden or the side street.

The use of the verandah to connect the apartment to the central stairway of the house is a key element of the design that interprets the heritage values of the feature and is a practical use of the element.

The garden design responds to the heritage values of Melrose and to the design of the new apartment which has a strong and positive interaction with the garden.

The materiality and form of the garden apartment is well-designed, subtle and provides the desirable contrast to the heritage form of Melrose.

Service Wing Adaptation

The design approach to the service wing and stables is to use the existing spaces, infill openings to create new spaces but retain the openings as voids in the composition of the early building.

The removal of fabric is very limited and very responsive to the heritage values of the site.

At the garden level the later verandah and toilet are removed along with late twentieth century fabric.

On the ground floor three small sections of wall are removed to provide interconnection of spaces and later bathroom fitout (non-significant) is removed.

On the first floor services fitouts are removed (non-significant), the 3 walls around the existing bathrooms are partially removed and two new openings are created to interconnect rooms.

The steel external stair is removed with the infill between the main building and servants wing (non-significant fabric) and a new door is cut into the garden wall at ground floor level, retaining the existing pattern of windows.

Apart from removing non or low significance fabric the exterior changes are:

- replacing the roof of the coach house and adding two skylights
- cutting a door to the garden facing wall
- infilling the coach house entries with glazed doors

The proposal considers in detail the form and materiality of the existing significant elements of the building and reinforces those elements while incorporating new uses and elements.

Discussion

A summary of the proposal in relation to heritage values is:

- The building facades have minimal change, the Hampden Road form remains with only the infilling of the coach house openings. The change is subtle, recessive, does not dominate and is subservient to the heritage form of the building.
- The garden apartment is located away from the street stepping down the garden form and interacts with the garden, it is set below the formal façade of the servants wing and does not interrupt any distant views to that element.

The new door to the terrace does not affect the pattern of the fenestration, is in the corner and activates an outdoor area that connects to the garden.

- The lower verandah is retained in its intact form.
- The interior changes to fabric are very low, result in extensive conservation work being undertaken and interpret the uses and forms of the building to a high level.

While there is some impact on fabric this has always to be balanced against the 'feasible' test. In this proposal the conservation of the building will take place arising from the use and ability to create three apartments. This is not dissimilar to having the house in two parts – main house and servant's area. The changes have been minimised but are necessary to allow the building to function. Apart from doing nothing this would appear to be a prudent and feasible approach to using, conserving and enhancing the house and its site.

Close examination of the proposal and observing that our heritage advice was sought prior to a design being developed to ensure a sound heritage approach, demonstrates the finesse of the design, firstly to create five apartments but more importantly to respond to the heritage values of the house.

A significant problem, that was experienced in the previous proposal, is how to use the diminutive servants and service spaces to allow additional uses in the building. While the property is of some scale, its traditional layout does not easily accommodate more than a single residence. While servants were once part of daily life and their spaces were modest, contemporary use does not find uses that can easily accommodate these spaces without some level of adaptation. While engaging servants may have an attraction, it is no longer a possible way of life.

This proposal manages the use of these spaces carefully so that most of the spaces are retained and the level of adaptation is low. To create separate apartments, the connection to the main house of the servant's wing is severed, this can readily be interpreted and while it currently exists is not used as designed.

The central stair connecting courtyard to garden remains and is activated further.

The garden is, in part, reinstated and connects to both the main house and the garden apartment directly, the new deck area allows interconnection of the servant's wing apartment to the area.

The Planning Scheme

The site is a heritage item and within a heritage precinct. Its values are well articulated. The Scheme, as an over-arching objective for a site such as this, seeks to retain heritage values, to ensure that new development does not overwhelm those values and ideally sits in a subservient form to the heritage values.

The Scheme also, rather obtusely as the scheme is very poorly conceived and written, looks to encourage innovative and good design. While this is not defined or set out in the Scheme and is generally interpreted in a very conservative and non-innovative way relying on basic numeric and blunt assessments, there can be no doubt, for this proposal, that the heritage objectives of the Scheme are met and met well.

A detailed response to the provisions does not assist in understanding this proposal nor does a numeric or technical analysis of the provisions offer much guidance as the provisions can be read in so many ways to suit the assessor. Rather, a summary of the attributes of the design and the design approach will inform an assessment against the Scheme provisions.

The proposal:

- Retains to a very high level the Georgian architecture that is a characteristic of the precinct and site
- Retains the significant streetscape forms of the building, setting new work away from the street frontage across the garden setting
- Views to the site from various locations are retained and conserved
- Adaptation of fabric is minimised through the attention to the design.
- The coach house and stable area is activated and will be conserved and used as part of the building in a creative and successful adaptive form.
- The new elements of the site are subservient to the historic forms, do not obscure the fabric, are designed in relation to the historic elements and forms and do not distort evidence of the buildings site or the various layers of development.

- The nuances of the historic fabric remain.
- Provides a viable use for the house that ensures its conservation.

Scheme Provisions

The works are discretionary and subject to performance standards, the relevant code standards with responses are:

E13.7.1 Demolition

Objective: To ensure that [demolition](#) in whole or part of a [heritage place](#) does not result in the loss of historic cultural heritage values unless there are exceptional circumstances.

Response: The proposal involves minor demolition to create new openings and to remove a section of verandah and a toilet that are of low significance. Later fire escape stairs and changes are also to be removed, they are elements that do not have heritage significance. Demolition is minimised.

All works involve some demolition, the intent of the objective is not to prevent any demolition, it is written to ensure that heritage values are not lost. The proposal does not involve the loss of heritage values.

P1 *Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic cultural heritage significance of the place unless all of the following are satisfied;*

Response: The proposal retains significant outbuildings landscape and elements that contribute to significance.

(a) *there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;*

Response: the minor changes to the place and the proposed addition are consistent with the places' heritage values. Allowing the house to be used and occupied and extended ensures the conservation of the place.

(b) *there are no prudent and feasible alternatives;*

Response: Various ideas have been proposed for the property to allow use of the outbuildings and servants wing, to date these have not been successful. The proposal is a careful and modest approach that retains a very high level of fabric, form and appearance of the nominated significant parts of the place.

(c) *important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained;*

Response: The new uses are carefully inserted into the existing spaces.

(d) *significant fabric is documented before demolition.*

Response: This will be done.

E13.7.2 Buildings and Works Other than Demolition

Objective: To ensure that [development](#) at a [heritage place](#) is:

- (a) *undertaken in a sympathetic manner which does not cause loss of [historic cultural heritage significance](#); and*

Response: This is achieved. While there is minor loss of fabric to accommodate the new uses, the changes do not result in the loss of significance.

- (b) *designed to be subservient to the historic cultural heritage values of the [place](#) and responsive to its dominant characteristics.*

Response: The design is subservient. The adaptation of the existing building is subtle and does not distort significance and there are minor external changes. The dominant characteristics are the largely complete and intact form of the buildings. This is retained in the proposal. The addition is sited to retain the setting and form of the buildings.

P1 *Development must not result in any of the following:*

- (a) *loss of historic cultural heritage significance to the place through incompatible design, including in height, scale, bulk, form, fenestration, siting, materials, colours and finishes;*

Response: The design of the addition is well-sited, scaled and designed to relate to the significant attributes of the building.

- (b) *substantial diminution of the historic cultural heritage significance of the place through loss of significant streetscape elements including plants, trees, fences, walls, paths, outbuildings and other items that contribute to the significance of the place.*

Response: This does not apply.

P2 *Development must be designed to be subservient and complementary to the place through characteristics including:*

- (a) *scale and bulk, materials, built form and fenestration;*

Response: This relates to the rear addition. It is well designed contemporary form that scales to suit the existing building.

- (b) *setback from frontage;*

Response: This is not relevant.

- (c) *siting with respect to buildings, structures and listed elements;*

Response: The siting is to the rear and side and is arranged to avoid significant elements, is set below the ground floor wall elevation and adds a scaled pavilion into the garden.

(d) *using less dominant materials and colours.*

Response: The existing house is dominant in form and materials.

P3 *Materials, built form and fenestration must respond to the dominant heritage characteristics of the place, but any new fabric should be readily identifiable as such.*

Response: The design approach is for a new contemporary addition as required by the BURRA Charter.

P4 *Extensions to existing buildings must not detract from the historic cultural heritage significance of the place.*

Response: This is an open ended consideration. However, it is clear from the design that the new work does not detract from any heritage values of the place.

Summary

The proposal is an extremely well-considered response to the heritage values of the place.

Larger colonial houses no longer suit contemporary living needs in that they contain spaces such as servants wings and stables that do not have a function and are often unused or used for marginal purposes such as storage. Consequently, they also often fall into disrepair as there is little incentive to undertake work.

The proposal carefully adapts the servants wing and coach house, retaining their heritage values, introducing new uses, retaining significant fitout and features and proposes an addition that does not affect or impact on heritage values.

Paul Davies

B Arch MBEnv Bldg Cons AIA Chartered Architect

**RESULT OF SEARCH**

DEPUTY RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME 53325	FOLIO 1
EDITION 8	DATE OF ISSUE 21-Feb-2017

SEARCH DATE : 20-Aug-2019

SEARCH TIME : 09.29 AM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Diagram 53325

Derivation : Whole of Lot 1 The Crown (Section 27A of the Land
Titles Act)

Prior CT 4856/96

SCHEDULE 1M528854 TRANSFER to IAN STEFAN VISAGIE Registered
16-Jul-2015 at noonSCHEDULE 2B491281 APPLICATION Land is limited in depth to 15 metres,
excludes minerals and is subject to reservations
relating to drains sewers and waterways in favour of
the Crown

B853946 Transfer made Subject To Fencing Provision

M610992 MORTGAGE to Moneyer Capital Funding No 1 Pty Ltd
Registered 21-Feb-2017 at 12.01 PMUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**FOLIO PLAN**

DEPUTY RECORDER OF TITLES

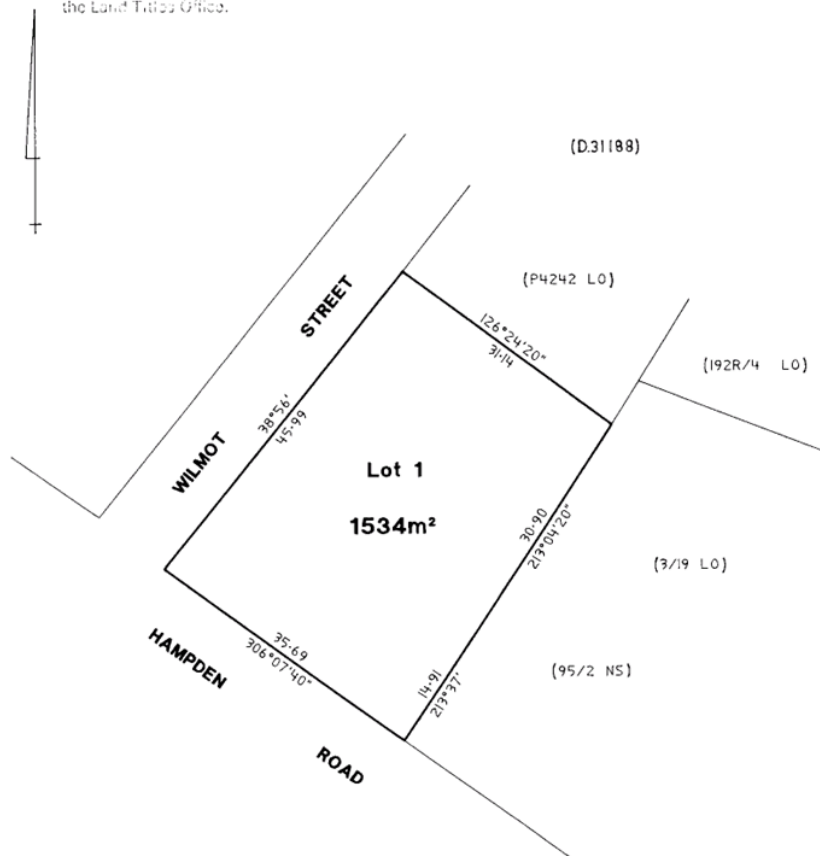
Issued Pursuant to the Land Titles Act 1980



Owner: THE CROWN	PLAN OF SURVEY by Surveyor R.WEBB DEPARTMENT OF ENVIRONMENT AND PLANNING of land situated in the CITY OF HOBART (SEC. R3) SCALE 1:500 MEASUREMENTS IN METRES	Registered Number: D53325 Approved Effective from: Recorder of Titles
Title Reference: SEC.27A (B.491281)		
Grantee: WHOLE OF LOT 1 1534m ² THE CROWN		

This plan was prepared by the Survey Division of the Government of Tasmania, Department of Environment and Planning, pursuant to Section 27A of the Land Titles Act 1980. In accordance with practice it has not been examined at the Land Titles Office.

COMPILED PLAN



COMPILED FROM 95/2 NS & P4242 L0

922847

Planning: #184907

Property

141 HAMPDEN ROAD HOBART TAS 7000

People

Applicant
*
Stefan Visage
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0400 424 685
stefanvisagie@hotmail.com

Owner
*
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Contact
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Entered By
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Use

Multiple dwellings

Details

Have you obtained pre application advice?

•

 Yes

If YES please provide the pre application advice number eg PAE-17-xx

PAE-19-223

Are you applying for permitted visitor accommodation as defined by the State Government Visitor Accommodation Standards? Click on help information button for definition. If you are not the owner of the property you MUST include signed confirmation from the owner that they are aware of this application.

☒ No

Is the application for SIGNAGE ONLY? If yes, please enter \$0 in the cost of development, and you must enter the number of signs under Other Details below.

☒ No

If this application is related to an enforcement action please enter Enforcement Number

Details

What is the current approved use of the land / building(s)?

Single Residence

Please provide a full description of the proposed use or development (i.e. demolition and new dwelling, swimming pool and garage)

Partial Demolition, new dwelling, alterations to existing residence and

Estimated cost of development

1850000.00

Existing floor area (m2)	Proposed floor area (m2)	Site area (m2)
423.00	593.00	1534

Carparking on Site

Total parking spaces Existing parking spaces N/A

7 12 ☐ Other (no selection chosen)

Other Details

Does the application include signage?

☒ No

How many signs, please enter 0 if there are none involved in this application?

0

Tasmania Heritage Register

Is this property on the Tasmanian Heritage Register?

☒ Yes

Documents

Required Documents

Title (Folio text and Plan and Schedule of Easements)

141 Hampden Road FULL PROPERTY TITLE.pdf

Plans (proposed, existing)

20190812_1811_141 Hampden Road.pdf

Covering Letter

20190812_Planning Cover Letter.pdf

Supporting Documents

Landscape Plan

190812_19-37_DA.pdf

Heritage Report
Melrose DHS.pdf
Hydraulic
190710 19E99-97 CIV 0 PLN.pdf
Visual Impact Montages
20190812_1911_141 Hampden Road_Heritage Views.pdf
conservation management plan
Melrose CMP 14Dec.pdf

Application Referral Cultural Heritage - Response

From:	Sarah Waight
Recommendation:	Proposal is acceptable subject to conditions.
Date Completed:	
Address:	141 HAMPDEN ROAD, HOBART
Proposal:	Three Multiple Dwellings (One Existing, Two New), Partial Demolition, Extension, Alterations, Landscaping and Alterations to Car Parking
Application No:	PLN-19-504
Assessment Officer:	Liz Wilson,

Referral Officer comments:

This place is heritage listed in Table E13.1 of the Historic Heritage Code of the Scheme. It is also located in the Heritage Precinct Hampden Road H2. It is also located in Table E13.4 as a Place of Archaeological Potential.

This property is made up of three major buildings;

1. The main two storey and basement Victorian Regency house with a double storey verandah facing the garden to the north,
2. a stable building which is also used as a carport which is visible from Hampden Road, and
3. a two storey wing located between the main house and the boundary to 139 Hampden Road.(this is also called the servant's wing).

By way of background, two previous planning applications were lodged for this property (PLN-15-01564) and (PLN-16-00587) for a large extension into the garden over three levels for three units. The 2015 application was withdrawn. The application for PLN-16-00587 was refused by Council. There were eight (8) grounds of refusal. The applicant appealed Council's decision, which was upheld by the Tribunal.

This proposal is for a new dwelling in the garden (to the north of the house) located close to and along the eastern boundary of the subject property and the conversion of the stables into part an apartment.

Representations:

Twelve (12) representations were received during the advertising period, all against the proposal.

The following heritage related and streetscape issues were raised:

- The application 'does not consider any issues relating to the overall site or make any reference to preserving the existing title or gardens, which make up a crucial element of the 'cultural heritage significance' of the area.'
- 'It is reasonable to assume that at least the new structure will be stratum titled. On this assumption, the development will effectively become a subdivision of the original Heritage Listed property which is, or should be, contrary to the intent of the Heritage Overlay. As a result, the Association is seeking Council's assurance that it will preclude any likelihood of this Heritage site being further subdivided.'
- We urge 'Council to avoid further diminution of Heritage Values, which include the

- original estate boundaries / land content of 'Melrose'.
- 'This area of eight heritage-listed properties is a rare cluster anywhere in Australia, prized for its colonial-era buildings and beautiful gardens. The gardens in particular are very important. We are disappointed that the stables will change their character but understand they need to be developed sympathetically so the rest of the rooms in the servant's wing can be utilised. However, can the cobblestones not be left as they are, to retain the integrity of the area?
- 'Why is a new door onto the roof garden being cut into the original building when a window already in place could be changed to a doorway?'
- 'The length and height of the second unit in front of the servant's wing overpowers the entire site and interrupts the view of the trees through the existing heritage precinct. The length could be shortened by removing one bedroom. Viewed from Wilmot Street, the development will appear totally out of context with this special area.'
- 'In our view the northern part of the proposed extension should be lowered to follow the contour of the site and be no higher than one storey. With the present proposal the height of the roof is only slightly lower than the veranda roofing of the main Melrose house and is some 9 metres above ground level.'
- 'The view of Melrose from Hunter Street will show an out-of-character high pitched roof of a very strong colour - a contrast to the traditional white used in the other properties - blocking much of the view of the original Melrose home.'
- 'It will not be compatible with heritage surroundings, nor will it blend into the present streetscape. No part of the design of the new addition (length, height, dark colour) is in sympathy with the grand old home. That design will dominate and detract from Melrose's stand alone splendour. There is no way the Stables can be converted into the proposed without substantial damage to its fabric.'
- 'This area of Hobart is so historic and unique that I can't fathom how a glass, steel and zinc clad unit would even be considered in this location. Not only is it an eye sore in its own right, it also detracts from the original "Melrose" house and servants quarters.'
- 'The removal of trees and green space to allow this building would diminish the historic precinct and would not benefit the community in any way.'
- 'I hope the Hobart City Council seriously considers that impact of this proposal, as there are not endless "Melrose's" in Hobart.'
- This area 'contains a number of historically significant properties (including Wivenhoe, Devoren Cottage, Melrose and Lumeah) .. which ... constitutes an intact and consistent area of great cultural and heritage importance in the context of Hobart's history and development. It would be most undesirable for this integrity to be jeopardised by inappropriate construction in the area.' 'I am very concerned therefore at the scale and style of the proposed additions.. Their heights, bulk and protrusion into the area below the house would be extremely detrimental to the cultural and heritage aspect of Melrose as seen from Wilmot Street in particular (but also from other neighbourhood properties), and the preponderance of steel and glass in their design would be quite out of character with other structures in the area (including the historic Melrose house itself, 'the proposed new buildings on Melrose would be completely inappropriate in terms of the historic integrity of the neighbourhood. They would, moreover, also bring a loss of vegetation ...'
- 'Melrose is one of four historic homes within this small section of Hampden Rd and is significant in its size and grandeur, gardens and stables. The other three historic homes within 50 meters of Melrose are Lumeah, Wivenhoe and Ellerslie- all similarly grand and these three properties have retained their gardens and sense of space from the 1850's, a rare and treasured commodity which Melrose currently does too. The proposal for Melrose show the garden apartment to be very large on the block ,sticking out with an elevated deck on the sandy bay rd border allowing two cars to park underneath and becoming two storeys high at this end.This is a very modern shape that will be at odds with the gently sloping garden below the house currently and will look very imposing from Wilmot st sticking out horizontally when everything in Wilmot St steps down the hill not up.' 'In drawing 1811-DA19 D , the length of this apartment occupies 17m of the total

20m available and so there can be no sense of the character of the servants quarters as this building occupies almost the entire length of existing garden.' 'The proposed new apartment in the servants quarters features two new doors we object to on heritage grounds: -an external new door through the front facade of the servants quarters allowing access to a roof top garden- this will completely change the symmetry of this building and is situated in place that would never have a door, squashed to one side of a classic 6 window, two storey building, see 1811-DA21 C.-also in the servant quarter proposal there is a new internal door from the stables into a new living area- again the fabric of this original small building would be completely lost.' 'keeping this enclave of special homes in the history of Hobart is essential for future generations.'

- 'I love all the old buildings in this part of Hobart and thought they were protected because its a heritage precinct.' 'When I saw the plan for what they want to do to 'Melrose' I was very upset. The black colour of the joined big building is horrible and very dark and will stick out a mile and no-one will want to live under someone else's roof garden. I also cant believe that anyone would think to fill in the stable building! My opinion is that if this development proposal is allowed the whole place will be ruined of it beautiful heritage state it has been in for so many years!'
- 'A large part of visitor appeal is the heritage of the surrounding area. The sight of these new and repurposed buildings. by nature of their extreme juxtaposition in colour, size and material, will dominate the outlook.' 'The existence of an original urban set stable, complete with feeding troughs and cobblestones, in full public view from the street, is a national rarity. The value of these stables cannot be underestimated. If this historical building is converted into an apartment its heritage value will be greatly reduced. On close inspection of the development plans it is plain to see that there isn't the space to create a kitchen, dining area and stairs without removing the existing heritage listed feed troughs. The proposed window inserts into the present open faced stable front will involve privacy screening of some sort, thereby obscuring any view of the internal nature of the building.' 'Also of note is the proposed (currently tiled) roof replacement with galvanised sheeting. This material is out of character with the building and creates a visual nuisance with glare for many years. I understand that slate shingle roofing was the replacement material requested by heritage officers in this case.'
- 'I object to the development as planned because of the insensitive and brutal effect it will have on the existing important heritage buildings. The development will seriously damage the existing curtilage of the buildings, with the crowding of the site. Further, the focus on black finishing will have a gloomy and dismal effect on the beautiful original buildings. The current fashionable use of black and grey may well work on a green field site, but it is completely inappropriate in this setting. When built these buildings were rendered in ashlar imitating sandstone and any new development should respect this. I am also concerned at the proposed loss of important trees on the site.'
- 'The development destroys the integrity of the historic building by overdevelopment of the site, the historic building requires adequate space around it, to be properly understood. Further, the development as proposed has the appearance of a dark box alongside the elegance of the mid colonial buildings.'
- 'Melrose, Hampden Road is in "Heritage Precinct H2 Hampden Rd" which contains many large and small buildings demonstrating the architecture of small working class homes and other larger buildings with lovely gardens. Most of these have been protected for the future generations by caring and responsible owners. It is distressing to see ... the ... spoiling (of) this area by subdividing or reducing the garden of the original titles. Unfortunately in many cases the shrinking of the land relative to the original stately homes has created a density never envisaged.' 'The heritage overlay must protect the garden areas as well as the significant buildings.'
- It has been established that Melrose is very significant culturally, both as a separate entity and as part of a historic precinct.
- This development is not sympathetic to the character of the area and will detract from the historic cultural heritage significance of the area.
- we do not understand (the addition of a new structure to the servants wing) is necessary

for the functioning of the house, there is sufficient garden in front of the servants wing for an outdoor area with access down the stairs.

- Historically houses were designed to sit within a substantial garden - a significant component of each property. An intrusion, such as the proposed building, will dissect these green areas. The visual record of these houses and gardens will be blemished. we believe the elegant plainness, simple forms and classic details will contrast too starkly with the dark approx. 28 metre long contemporary structure. With all the surrounding buildings being a light colour, the charcoal will be highlighted. we believe the materials of steel, zinc and textured glass are not used in Melrose and are not typical of the area. the development will be visible from Wilmot Street, and it will starkly rise above anything else and may be visible from St Davids Park during the winter months when the trees are not in leaf. we believe the montages are misleading and require further investigation. It is not a single storey structure as the land falls away resulting in a two storey structure with enough space underneath for car parking.
- The Tribunal stated: "the extent of the heritage significance is also a relevant factor .. the greater the value of the place, the greater would be the "prudence" of any alternatives. It may be that there is iconic value of such a degree that it would take extraordinary circumstance to justify the works". There is the necessity to remove the tall and beautiful chestnut tree.
- This house is in a cluster of houses of huge historic merit. To destroy the visual testament to the early settlement of Hobart will be an irreversible shame and a loss to the charm of Hobart. This proposal is not sympathetic due to its fabric, colour, locations and siting. It will be visible from Wilmot Street. The Tribunal's decisions in 2017 was "The plain intention of the scheme is to ensure that only extremely limited development of historically significant places can be undertaken.

All comments are relevant in relation to the matters pertaining to an assessment against the relevant provisions of the Historic Heritage Code of the Scheme. A planning authority must take into consideration the matters set out in representations relating to the application under Division 2 Development Control s.51. (2) (c) of the *Land Use Planning and Approvals Act 1993*.

The proposal must be assessed against the following provisions of the Historic Heritage Code of the Scheme:

E13.7.1 P1 - Demolition - heritage place

E13.7.2 P1, P2, P3, P4, P6 - Buildings and Works other than Demolition - heritage place

E13.8.1 P1 - Demolition - heritage precinct

E13.8.2 P1, P3, P5 - Buildings and Works other than Demolition - heritage precinct

E13.10.1 P1 - Building, works and demolition - place of archaeological potential

Clause E13.7.1 P1 states:

Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic cultural heritage significance of the place unless all of the following are satisfied;

- (a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;*
- (b) there are no prudent and feasible alternatives;*
- (c) important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained;*
- (d) significant fabric is documented before demolition.*

The proposed demolition involves the following:

1. Metal fire escape stairs
2. Verandah and toilet on the ground floor northern elevation of the servants wing.

3. Partial wall removal of external northern façade of servants wing for a door
4. Horse chestnut tree at the bottom of the garden
5. Eucalypt tree and other large shrubs/trees on the eastern side of the site
6. c.1990 internal fitout of bathroom etc of ground floor and first floor of the servants wing
7. Partial wall removal of wall on ground floor of servants wing
8. Partial wall removal between stables and servants wing
9. Partial internal wall removal within the stables
10. Partial wall removal within the servants wing on first floor
11. Partial wall removal between the servants wing and stables,
12. Partial floor removal of ceiling to stables
13. Partial removal of roofing of stables for two skylights
14. Removal of mid to late 20th century faux tile roofing, downpipes of all buildings and replacement with galvanised iron.
15. Removal of garden between the wall on Hampden Road for parking spaces 6 and 7.
16. Relocation of gazebo in the lower corner of garden to another garden location

Discussion

The proposed demolition is relatively limited with only three areas that give cause for concern. These include:

15. The removal of the garden between the boundary wall on Hampden Road and the house for parking,
3. The removal of part of the northern elevation of the servants wing for a doorway
9. Demolition of parts of the stables for the apartment

All other demolition is considered acceptable. The removal of areas of garden for parking in the front must also be assessed against E13.7.2 P6. This area is currently garden and has box hedges and trees as shown in the image below.



Area of garden to be removed for parking. Note: the cobble stone courtyard is to remain and does not extend into the proposed parking area.

The English style garden area is small, but makes an important contribution to the setting of the house and the streetscape view and should not be used for parking. This area of garden removal is not recommended for removal.

The removal of part of the northern wall of the servant's wing for a door opening is not ideal, particularly as its purpose is to connect to a rooftop garden, a feature that is discordant with the character of the area. It is noted that removal of the windows (arranged uniformly and in a

traditional pattern which have not been altered since its construction) will not occur and this is a positive outcome. On balance, the proposed new door opening might be considered appropriate in this instance.

The proposed alterations to the stables is also problematic. The stables contain many early, original and unusual features including feed bins, Colonial (c.1855) joinery and a notation that the early cobble stones may be located under the concrete layer. The Conservation Management Plan (CMP) prepared by Graeme Corney makes the following recommendation: 'Retain space in its current form. Do not partition the space or remove walls.' (p.41) as well as recommending the retention of particular features. It is observed that a condition of permit has been included in the Works Permit issued by Heritage Tasmania which requires a review of the design to achieve the recommendations provided in the CMP. Their condition is supported and should assist in the retention of features of heritage value within the stables. No conditions are required by Council.

With a condition of permit, the proposal will satisfy E13.7.1 P1.

Clause E13.7.2 P1 states:

Development must not result in any of the following:

- (a) loss of historic cultural heritage significance to the place through incompatible design, including in height, scale, bulk, form, fenestration, siting, materials, colours and finishes;*
- (b) substantial diminution of the historic cultural heritage significance of the place through loss of significant streetscape elements including plants, trees, fences, walls, paths, outbuildings and other items that contribute to the significance of the place*

The proposed development is to the front (northern) garden of the site. This proposal extends from the front of the servants wing with a single storey structure with a fenced roof garden on top that directly abuts the servants wing. A landscaping plan is provided for the roof-top garden. The direct adjacency of the proposed wing is problematic, especially given there is a proposal (partially detailed in this application) to underpin the servants wing as well as construct a new structure. In any normal course of events any excavation and construction adjacent to an historic building should be separated and linked by a lighter weight structure. This could be easily achieved, but it is noted that a redesign of the floor plan would be required. However, given the size and generous spaces of the proposed garden apartment this is not considered problematic. This could be achieved by a condition of permit.

The proposed structure is located further to the north of the servants wing and has a gabled roof form with metal cladding and steel frame. The height of the roof is lower than the first floor level of the servants wing and marginally lower than the eaves of the verandah to the main house. While it will be visible from Wilmot Street, the gable roof form does not create a solid obstruction in front of the servants wing preventing the wing from being obscured, due to its siting lower on the block. At present trees obscure the first floor of Melrose. These are shown in the following image. Some of these are identified for removal and as a result the extension will be more visible.



Distant view with the northern elevation of Melrose.



View of subject property from St Davids Park.

In terms of the new gabled structure, its siting is considered acceptable as is its height, bulk and form. The fenestration pattern is very different to the house, but it is clearly another building and will read as a separate element. Representations raise the issue of the darkness of colour being in contrast to the light coloured buildings around which will result in it appearing heavier and more obvious. This is a valid concern and it is considered a more sympathetic colour scheme would be appropriate. This could be achieved by a condition of permit requiring a revised external colour, materials and finishes materials board such the proposal will then satisfy E13.7.2 P1 (b).

A glazed balustrade is proposed for the area on the first floor between the servant's wing and the main house. This will be a reflective element and quite visible from afar and not considered to be appropriate for this location. It is recommended that a condition of permit requiring a revised design that is more muted in finish and colour be included.

The loss of the garden area behind the wall in Hampden Road for parking has been discussed above and it is considered that with the exclusion of this, the proposal satisfies part (b) of the clause E13.7.2 P1.

Clause E13.7.2 P2 states:

Development must be designed to be subservient and complementary to the place through characteristics including:

- (a) scale and bulk, materials, built form and fenestration;*
- (b) setback from frontage;*
- (c) siting with respect to buildings, structures and listed elements;*
- (d) using less dominant materials and colours.*

The proposed extension is subservient to the place through its scale, bulk, built form, setback from frontage. Its siting with respect to buildings, structures and listed elements could be improved with a separation between the garden apartment and the servant's wing. As discussed above, a condition of permit for revised exterior colours, materials and finishes would ensure the proposal satisfies E13.7.2 P2. In all other respects the proposal satisfies E13.7.2 P2 (a) (b) (c) and (d).

Clause E13.7.2 P3 states:

Materials, built form and fenestration must respond to the dominant heritage characteristics of the place, but any new fabric should be readily identifiable as such

Clearly, all new materials of the northern extension will be readily identifiable as such. The form of this extension with its gable roof is quite different to the hipped roof of the house and servant's wing of Melrose, but then it does echo the form of the stable building. In all, the proposal is considered to satisfy E13.7.2 P3.

Clause E13.7.2 P4 states:

Extensions to existing buildings must not detract from the historic cultural heritage significance of the place.

The proposed extension to the north of the servant's wing is an extension that would benefit from a separation or link between the new and the old. This could be achieved by a condition of permit and would reinforce the new structure as being quite separate and distinct, rather than an extrusion of the existing. With such a condition, as discussed as being required for E13.7.2 P1 and E13.7.2 P2 the proposal will satisfy E13.7.2 P4.

Clause E13.7.2 P6 states:

The removal of areas of landscaping between a dwelling and the street must not result in the loss of elements of landscaping that contribute to the historic cultural heritage significance of the place.

An area of landscaping to be removed for the purposes of carparking has been identified in the discussion for E13.7.1 P1 and E13.7.2 P1 (b). No parking in the area and the reinforcement of it as a garden area can be achieved by a condition of permit and, as such, the proposal will then satisfy E13.7.2 P6.

Clause E13.8.1 P1 states:

Demolition must not result in the loss of any of the following:

- (a) buildings or works that contribute to the historic cultural heritage significance of the precinct;*
- (b) fabric or landscape elements, including plants, trees, fences, paths, outbuildings and other items, that contribute to the historic cultural heritage significance of the precinct; unless all of the following apply;*
 - (i) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;*
 - (ii) there are no prudent or feasible alternatives;*
 - (iii) opportunity is created for a replacement building that will be more complementary to the heritage values of the precinct.*

The proposed removal of the garden behind the wall on Hampden Road for parking has been discussed above for clauses E13.7.1 P1, E13.7.2 P1 (b) and E13.7.2 P6. A condition of permit not approving this will result in the proposal satisfying E13.8.1 P1. The remaining demolition, internal and external when read in conjunction with the Works Permit issued by Heritage Tasmania is deemed to satisfy E13.8.1 P1.

Clause E13.8.2 P1 states:

Design and siting of buildings and works must not result in detriment to the historic cultural heritage significance of the precinct, as listed in Table E13.2.

Detriment means 'damage or loss to such value or thing'. While the proposed extension is clearly contemporary in form and will be a new addition to the precinct, the proposal will not alter the statements of significance to an extent that the precinct will be devalued. In an ideal situation, the house and garden would remain as one, however the northern garden is a space in which a new element could be positioned. It is also worth noting that the original northern boundary of Melrose extended further down Wilmot Street and included the land on which the townhouses of 12 Wilmot Street are now located. This was once the tennis court for the property and was subdivided off in the c.1970s-1980s. As a consequence it is considered that with the conditions of permit as discussed above, the proposal will satisfy E13.8.2 P1.

Clause E13.8.2 P3 states:

Extensions to existing buildings must not detract from the historic cultural heritage significance of the precinct.

The words 'detract from' means 'to diminish or depreciate the value being considered.' The extension is relatively low in height in comparison to Melrose and surrounding buildings, and if a condition of permit is included, separation between it and the servants wing will be even more pronounced. Modification of the exterior colours, finishes and materials will also reduce any impact. In this regard, the proposal satisfies E13.8.2 P3.

Clause E13.8.2 P5 states:

The removal of areas of landscaping between a dwelling and the street must not result in the loss of elements of landscaping that contribute to the historic cultural significance or the streetscape values and character of the precinct.

This has been discussed in clause E13.7.2 P6 and it is recommended a condition of permit be included should a permit be issued.

Clause E13.10.1 P1 states:

Buildings, works and demolition must not unnecessarily impact on archaeological resources at places of archaeological potential, having regard to:

- (a) the nature of the archaeological evidence, either known or predicted;*
- (b) measures proposed to investigate the archaeological evidence to confirm predictive statements of potential;*
- (c) strategies to avoid, minimise and/or control impacts arising from building, works and demolition;*
- (d) where it is demonstrated there is no prudent and feasible alternative to impacts arising from building, works and demolition, measures proposed to realise both the research potential in the archaeological evidence and a meaningful public benefit from any archaeological investigation;*
- (e) measures proposed to preserve significant archaeological evidence 'in situ'.*

The Works Permit issued by the Tasmanian Heritage Council, requires consideration of archaeological values. No replication of a condition of permit is considered necessary in this instance. The proposal satisfies E13.10.1 P1.

With conditions of permit, the proposal is considered acceptable and complies with E13.7.1 P1, E13.7.2 P1, E13.7.2 P2, E13.7.2 P3, E13.7.2 P4, E13.7.2 P6, E13.8.1 P1, E13.8.2 P1, E13.8.2 P3, E13.8.2 P5 and E13.10 1 P1 of the Historic Heritage Code of the Scheme.

Sarah Waight
Acting Senior Cultural Heritage Officer
25 October 2019

**7.1.2 13 - 15 RIDGEWAY ROAD, 58-60 HALL STREET, 56 HALL STREET,
RIDGEWAY - BOUNDARY ADJUSTMENT
PLN-19-512 - FILE REF: F19/143690**

Address: 13-15 Ridgeway Road, 58-60 Hall Street, 56 Hall Street, Ridgeway

Proposal: Boundary Adjustment

Expiry Date: 12 December 2019

Extension of Time: Not applicable

Author: Jeff Krafft

RECOMMENDATION

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council refuse the application for boundary adjustments at 13-15 Ridgeway Road, 56 Hall Street and 58-60 Hall Street, Ridgeway for the following reasons:

- 1 The proposal does not meet the acceptable solution or the performance criterion with respect to clause D.13.5.1 A1 and P1 (Lot Design) of the *Hobart Interim Planning Scheme 2015* because the size of each lot proposed is less than 2ha.
- 2 The proposal does not meet the requirements of clause B.9.3 (Adjustment of Boundary) of the *Hobart Interim Planning Scheme 2015* because the changes proposed to the relative lot sizes and relative lot shapes are not minor.

Attachment A: PLN-19-512 - 13-15 RIDGEWAY ROAD
RIDGEWAY TAS 7054 - Planning Committee or
Delegated Report ↓

Attachment B: PLN-19-512 - 13-15 RIDGEWAY ROAD
RIDGEWAY TAS 7054 - CPC Agenda Documents
↓

Attachment C: PLN-19-512 - 13-15 RIDGEWAY ROAD
RIDGEWAY TAS 7054 - CPC Supporting
Document - Statement from Applicant ↓

**APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015**

Type of Report: Committee
Council: 18 November 2019
Expiry Date: 12 December 2019
Application No: PLN-19-512
Address: 13 - 15 RIDGEWAY ROAD , RIDGEWAY
58 - 60 HALL STREET , RIDGEWAY
56 HALL STREET , RIDGEWAY
Applicant: Nick Griggs (Nick Griggs & Co)
295 Elizabeth Street
Proposal: Boundary Adjustment
Representations: Nil
Performance criteria: Nil

1. Executive Summary

- 1.1 Planning approval is sought for boundary adjustments at 13-15 Ridgeway Road, 56 Hall Street and 58-60 Hall Street, Ridgeway.
- 1.2 More specifically, the proposal includes excising 1,003m² of land from one lot, and then dividing and vending this land to two neighbouring lots.
- 1.3 The proposal is not considered to satisfy the requirements of clause 9.3 (Adjustment of a Boundary) of the *Hobart Interim Planning Scheme 2015*.
- 1.4 The application was not advertised in accordance with section 57(2)(a) of the *Land Use Planning and Approvals Act 1993*.
- 1.5 The proposal is recommended for refusal.
- 1.6 The final decision is delegated to the Council.

2. Site Detail

- 2.1 The subject sites comprise three rural residential properties in Ridgeway.
- 2.2 To the north, 13-15 Ridgeway Road is a large (1.3ha), irregularly-shaped lot developed with a single dwelling and outbuildings.
- 2.3 To the southwest, 56 Hall Street lies at the intersection of Hall Street and Ridgeway Road. The land is regularly-shaped, given its road frontages, and developed with a single dwelling and outbuildings fronting Hall Street.
- 2.4 To the southeast, 58-60 Hall Street is a regularly-shaped lot with an existing outbuilding within the site's frontage and open space to the rear.
- 2.5 An aerial showing the three sites bordered in blue is below.

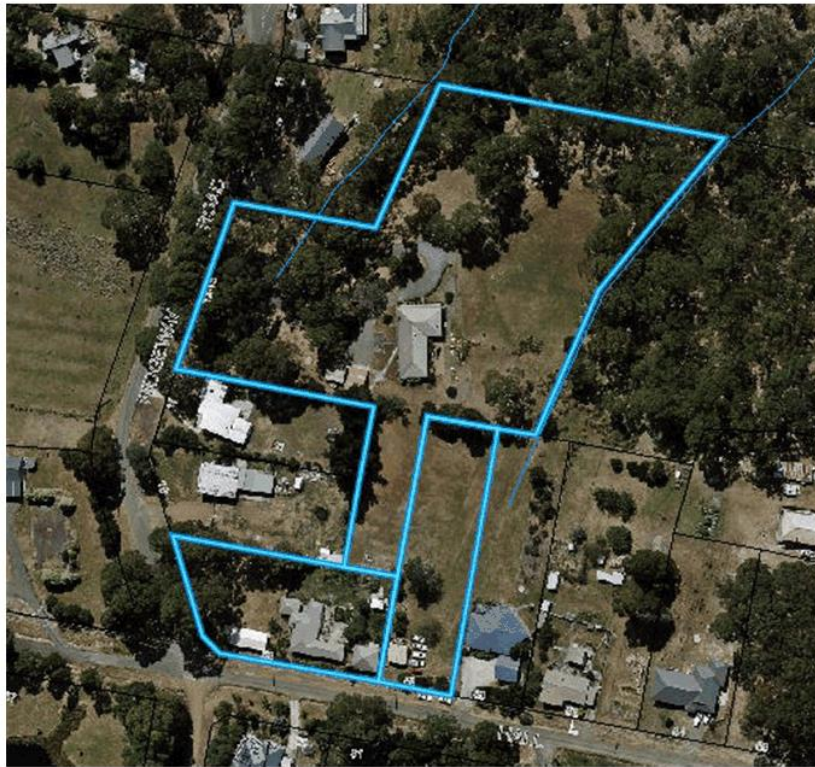


Figure 1: Subject sites bordered in blue.

3. Proposal

- 3.1 Planning approval is sought for multiple boundary adjustments.
- 3.2 More specifically, it is proposed to excise 1,003m² of land from one lot, and then dividing and vending this land to two neighbouring lots.
- 3.3 The 1,003m² is to be removed from Lot 3. Of this parcel, 703m² is to be transferred to Lot 1, and 260m² is to be transferred to Lot 5.

- 3.4 The proposed boundary adjustments are shown in Figure 2 below with the desired lots boundaries highlighted.

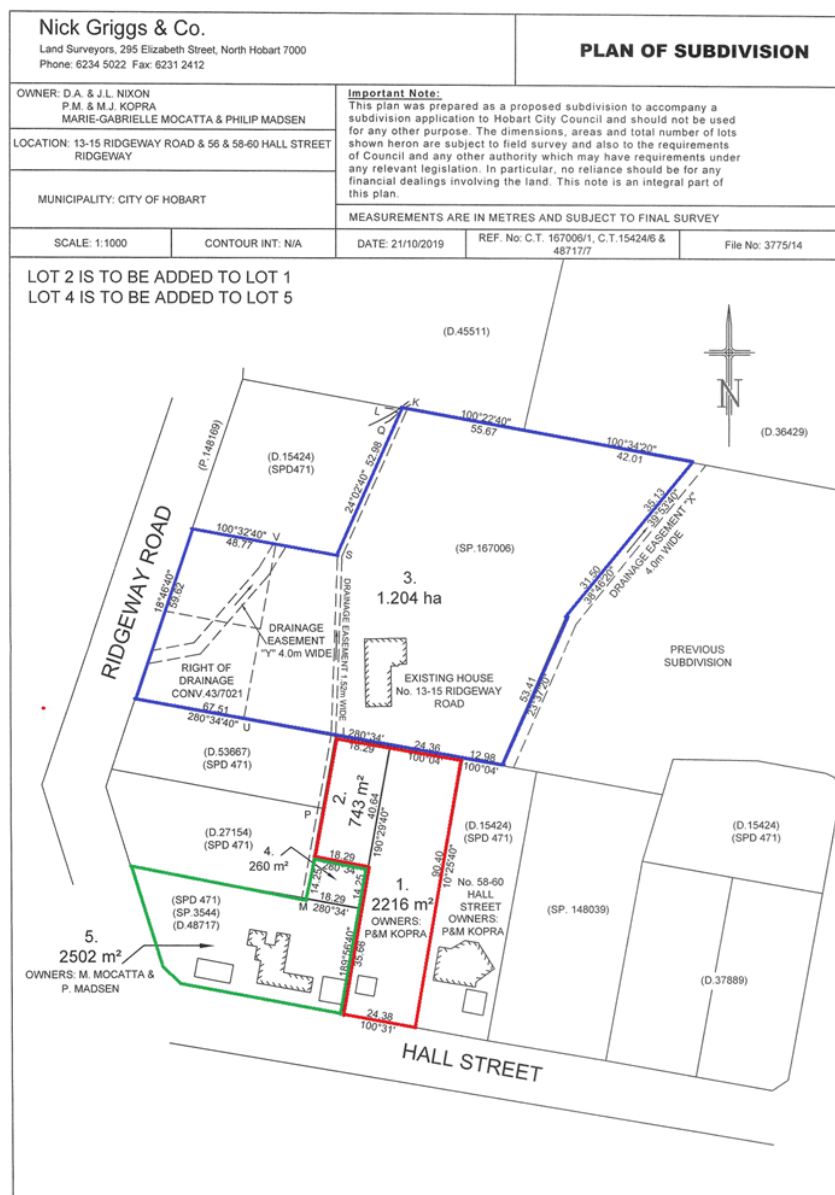


Figure 2: The desired lot boundaries highlighted.

4. Background

4.1 Clause 9.3.1(b) of the *Hobart Interim Planning Scheme 2015* states, 'An application for a boundary adjustment is permitted and a permit must be granted if: ... (b) there is only a minor change to the relative size, shape and orientation of the existing lots' [emphasis added].

4.2 The term 'minor' is undefined in the planning scheme. In response to this ambiguity, Council's Development Appraisal Unit employs a 10% threshold policy (in terms of size) to ensure consistent decision-making. Proposed boundary adjustments that result in land transfers of less than 10% of the lots' relative sizes are deemed to be minor.

5. Concerns raised by representors

5.1 The application was not advertised in accordance with section 57(2)(a) of the *Land Use Planning and Approvals Act 1993*.

5.2 Section 57(2)(a) states 'The planning authority may ... refuse to grant [a] permit and, if it does so - it does not have to comply with subsection (3)' which stipulates, '(3) Unless the planning authority requires the applicant to give notice, the authority must give notice, as prescribed, of an application for a permit.'

5.3 In other words, the planning authority is not required to give notice of a permit application it refuses to grant. This advice has been confirmed by the Council's Manager Development Compliance.

6. Assessment

6.1 The *Hobart Interim Planning Scheme 2015* is a performance based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria relied on.

6.2 The site is located within the Rural Living Zone of the *Hobart Interim Planning Scheme 2015*.

6.4 The proposal has been assessed against:

6.4.1 Part C - 9.3 - Adjustment of a Boundary (Special Provisions)

- 6.4.2 Part D - 13.5 Development Standards for Subdivision in the Rural Living Zone
- 6.5 The proposal relies on the following performance criteria to comply with the applicable standards:
- 6.5.1 Adjustment of a Boundary - Part C 9.3.1
- 6.5.2 Lot Design - Part D 13.5.1 P1
- 6.6 The performance criterion and subclause are assessed below.
- 6.7 Lot Design - Part D 13.5.1 P1
- 6.7.1 The acceptable solution at clause D.13.5.1 A1 requires the size of each lot in Ridgeway be no less than 2ha.
- 6.7.2 None of the three lots that form the proposal satisfy the minimum lot size requirement.
- 6.7.3 The proposal does not comply acceptable solution; therefore assessment against the performance criterion is relied on.
- 6.7.4 There is no performance criterion at clause D.13.5.1 P1.
- 6.7.5 As such, the proposal cannot satisfy the Development Standards for Subdivision nor the objectives which seek to provide new lots that have appropriate area and dimensions to accommodate development consistent with the purposes of the Rural Living Zone.
- 6.8 The proposal must thereby rely on the special provisions within the *Hobart Interim Planning Scheme 2015* to be approved.
- 6.9 Adjustment of a Boundary - Part C 9.3.1
- 6.9.1 Clause C.9.3.1 provides as follows:
- An application for a boundary adjustment is permitted and a permit must be granted if:*
- (a) no additional lots are created;*
- (b) there is only minor change to the relative size, shape and orientation*

of the existing lots;

(c) no setback from an existing building will be reduced below the applicable minimum setback requirement;

(d) no frontage is reduced below the applicable minimum frontage requirement; and

(e) no lot boundary that aligns with a zone boundary will be changed.

- 6.9.2 The proposal satisfies the above provisions with the exception of subclause (b).
- 6.9.3 The proposed boundary adjustments are not considered to be a minor change to the relative sizes nor a minor change to the relative shapes of the lots.
- 6.9.4 'Minor' is not defined in the planning scheme, yet the Oxford English dictionary defines the term as '*lesser in importance, seriousness, or significance.*'
- 6.9.5 As noted above, Council's Development Appraisal Unit employs a 10% threshold (in terms of lot size) to ensure consistent decision-making is applied to proposed boundary adjustments. Proposals to change relative lot sizes by less than 10% are considered to be minor.
- 6.9.6 This application proposes the following changes to lot sizes:
- Lot 1: 2,216m² plus 743m² = 33.5% increase
Lot 3: 1.4ha less 1,003m² = 7.2% decrease
Lot 5: 2,205m² plus 260m² = 10.4% increase
- 6.9.7 The proposed boundary changes to Lot 1 and Lot 5 exceed the 10% threshold and are thereby not considered to be a minor change to the relative sizes of the existing lots.
- 6.9.8 Secondly, the proposed boundary changes are not considered to be a minor change to the relative shapes of the existing lots.
- 6.9.9 Lots 1 and 5 are presently regularly-shaped land parcels in that they are both rectangular with four edges. Lot 3 is a highly irregularly-shaped lot.
- 6.9.10 The proposed boundary adjustments would add land to Lots 1 and 5 in a manner that would change their shape from regular to irregular. The proposal would do this by increasing the number of lot edges from four to six which effectively transforms the land parcels into different shapes.

Irregular land shapes are not conducive to orderly land use.

6.9.11 The proposal is not considered to satisfy the provisions of subclause (b) in that it does not represent a minor change to the relative lot sizes nor a minor change to the relative lot shapes.

6.9.12 The proposal thereby does not meet Clause C.9.3.1.

7. Discussion

- 7.1 Planning approval is sought for boundary adjustments at three different properties.
- 7.2 The application was not advertised in accordance with section 57(2)(a) of the *Land Use Planning and Approvals Act 1993*.
- 7.3 The proposal has been assessed against the relevant provisions of the planning scheme and is considered to not perform well. The application cannot satisfy the subdivision objectives or standards of the Rural Living Zone and it fails to meet the requirements of the boundary adjustment special provisions.
- 7.4 The proposal is recommended for refusal.

8. Conclusion

- 8.1 The proposed boundary adjustments at 13-15 Ridgeway Road, 56 Hall Street and 58-60 Hall Street, Ridgeway do not satisfy the relevant provisions of the *Hobart Interim Planning Scheme 2015*, and as such are recommended for refusal.

9. Recommendations

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council refuse the application for boundary adjustments at 13-15 Ridgeway Road, 56 Hall Street and 58-60 Hall Street, Ridgeway for the following reasons:

- 1 The proposal does not meet the acceptable solution or the performance criterion with respect to clause D.13.5.1 A1 and P1 (Lot Design) of the *Hobart Interim Planning Scheme 2015* because the size of each lot proposed is less than 2ha.
- 2 The proposal does not meet the requirements of clause B.9.3 (Adjustment of Boundary) of the *Hobart Interim Planning Scheme 2015* because the changes proposed to the relative lot sizes and relative lot shapes are not minor.



(Jeff Krafft)

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.



(Cameron Sherriff)

Acting Senior Statutory Planner

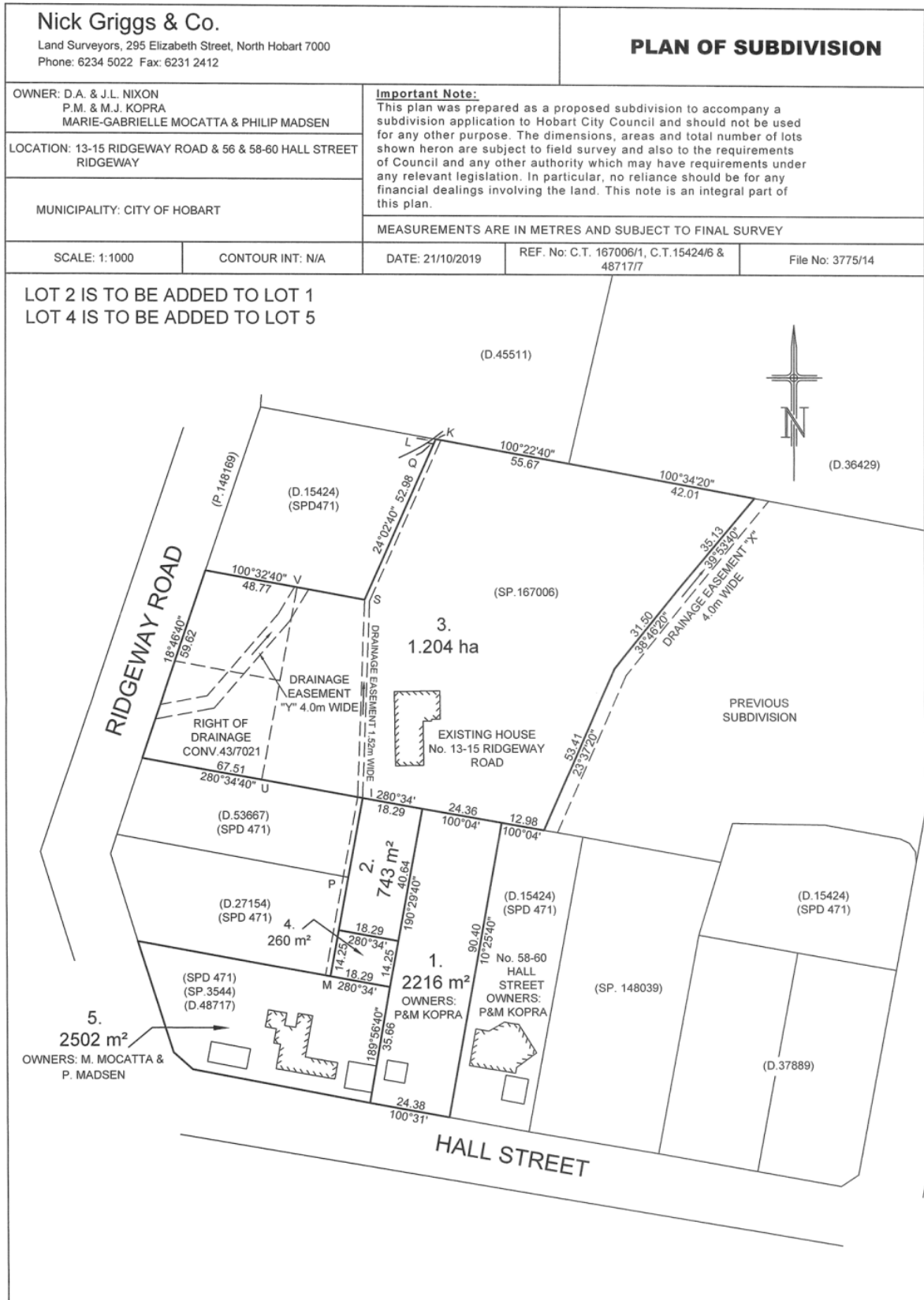
As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

Date of Report: 30 October 2019

Attachment(s):

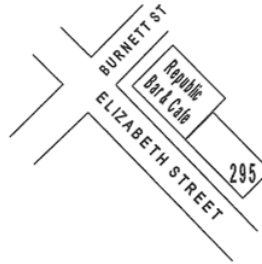
Attachment A - CPC Agenda Documents

Attachment B - CPC Supporting Document - Statement from Applicant



**NICK GRIGGS & CO.
LAND SURVEYORS**

ABN: 19 791 307 875

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ENGINEERING SURVEYING
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N. GRIGGS, B.Sc., L.S., F.I.S. AUST.

October 28, 2019

Ref No 4126

Hobart City Council
Email: coh@hobartcity.com.au

Attention: Jeff Kraft – Planning Department

Dear Jeff,

**Re: 13-15 Ridgeway Road & 58 – 60 Hall Street, Ridgeway
Boundary Adjustment
Application No. PLN-19-512**

In relation to this Application please see enclosed an updated Plan of Subdivision dated 21 October 2019.

Also please see enclosed copy of a letter from one of the owners Mr David Nixon dated 23 October 2019.

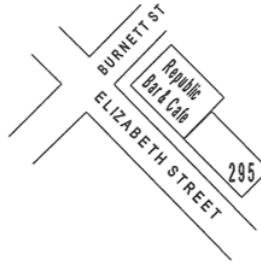
The letter from Mr Nixon is very well researched and presented. This letter provides justification for the Boundary Adjustment to be approved as per the updated plan enclosed.

Yours faithfully
NICK GRIGGS & CO**NICHOLAS GRIGGS****Encl.**

Copy: D Nixon

**NICK GRIGGS & CO.
LAND SURVEYORS**

ABN: 19 791 307 875

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N. GRIGGS, B.Sc., L.S., F.I.S. AUST.

August 15, 2019

Ref No 3775

The General Manager
Planning Department
Hobart City Council
G P O Box 503
HOBART TAS 7001

Dear Sir/Madam,

**Re: Boundary Adjustment Subdivision
13-15 Ridgeway Road and 58-60 Hall Street, Ridgeway**

Please treat with the attached Plan of Subdivision as a Boundary Adjustment Subdivision and notify this Office of your Council's decision as soon as possible.

The intention of the Subdivision is that Lot 2 be added to Lot 1 and Lot 4 be added to Lot 5.

The following documentation is included with this Application:-

- (1) Plan of Subdivision
- (2) Council Application Form
- (3) Copy of CT167006/1, CT15424/6 and CT48717/7

Please advise any further information required.

Yours faithfully
NICK GRIGGS & COYours faithfully
NICK GRIGGS & CO

Encl.



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME	FOLIO
167006	1
EDITION	DATE OF ISSUE
2	07-Jan-2015

SEARCH DATE : 27-Oct-2015

SEARCH TIME : 09.16 AM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Sealed Plan 167006

Derivation : Part of 10 Acres (Section G.) Gtd. to M. Goram
and Part of 10 Acres (Section B.) Gtd. to R.L. Murray.

Prior CT 148039/1

SCHEDULE 1C961921 TRANSFER to DAVID ALLAN NIXON and JESSICA LUCILLE
NIXON Registered 06-May-2010 at 12.01 PMSCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP167006 EASEMENTS in Schedule of Easements

SP167006 FENCING COVENANT in Schedule of Easements

SP167006 COUNCIL NOTIFICATION under Section 83(5) of the Local
Government (Building and Miscellaneous Provisions)
Act 1993.

SP148039 SEWERAGE AND/OR DRAINAGE RESTRICTION

D121991 AGREEMENT pursuant to Section 71 of the Land Use
Planning and Approvals Act 1993 Registered
04-Jul-2014 at noonM497229 MORTGAGE to MyState Bank Limited Registered
07-Jan-2015 at 12.01 PMUNREGISTERED DEALINGS AND NOTATIONS

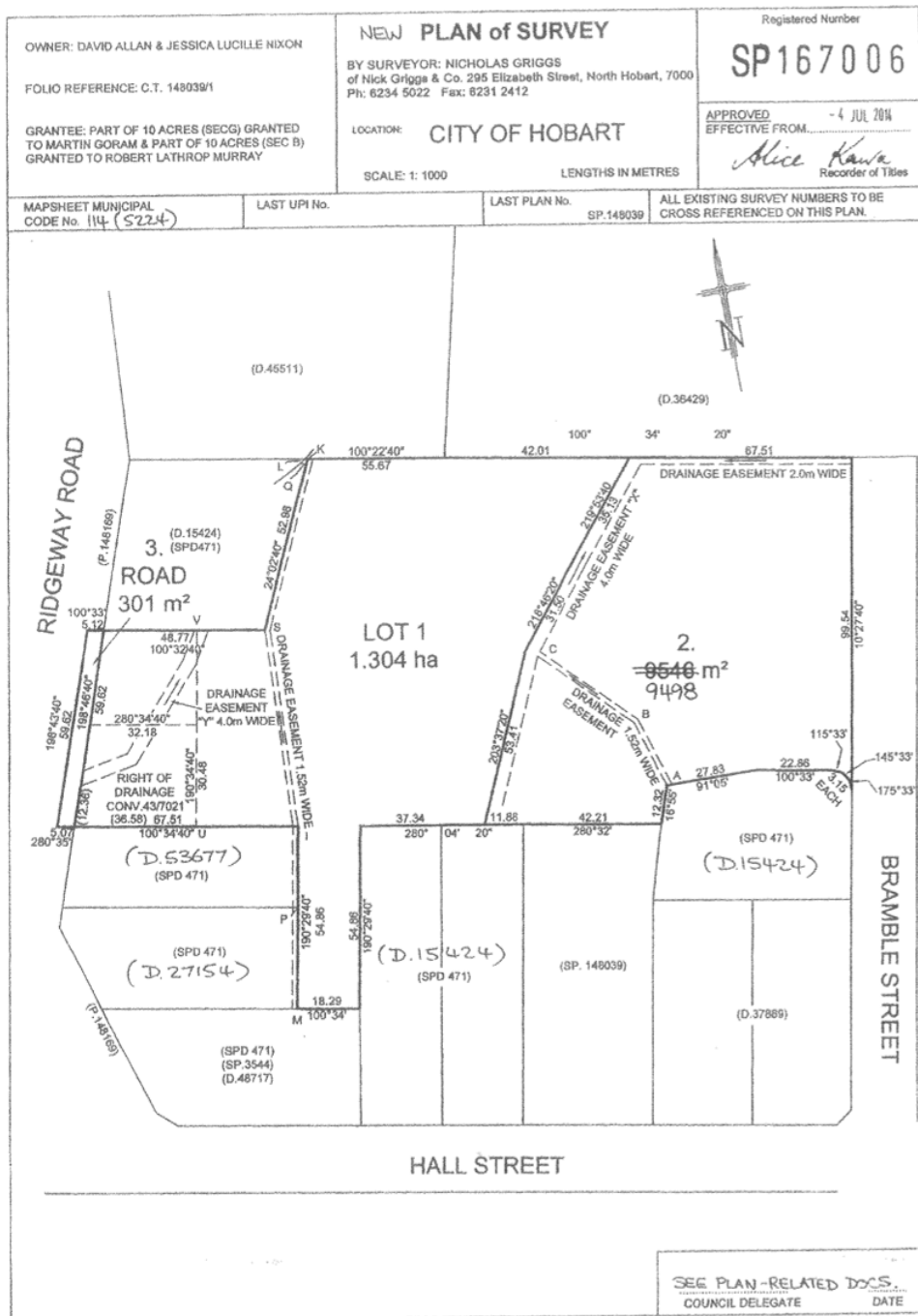
No unregistered dealings or other notations



FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980





RESULT OF SEARCH

DEPUTY RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 15424	FOLIO 6
EDITION 2	DATE OF ISSUE 20-Oct-2004

SEARCH DATE : 15-Aug-2019

SEARCH TIME : 10.10 AM

DESCRIPTION OF LAND

City of HOBART

Lot 6 on Diagram 15424

Derivation : Part of 10A-0R-0P GTD to Martin Goram

Derived from Y20366

SCHEDULE 1

PERTTI MANU KOPRA and MANDIE JAN KOPRA

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SPD 471 BENEFITING EASEMENT: Right of Drainage over the
Drainage Easement 1.52 wide marked E D passing
through Lot 5 on Diagram 15424
C599452 MORTGAGE to National Australia Bank Limited
Registered 20-Oct-2004 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

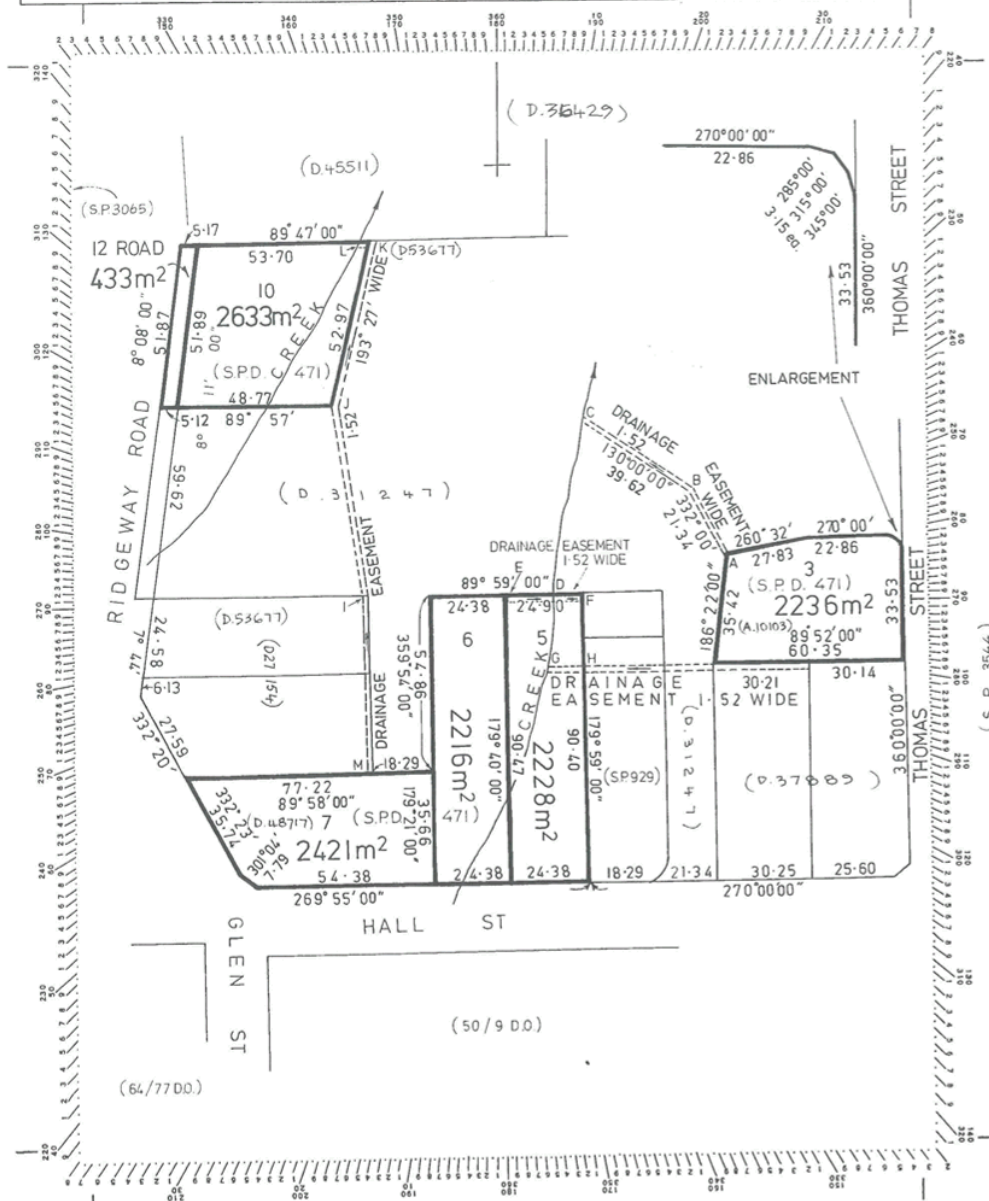
**FOLIO PLAN**

DEPUTY RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Owner:	PLAN OF SURVEY by Surveyor of land situated in the CITY OF HOBART SCALE 1: 1250 MEASUREMENTS IN METRES	Registered Number: D.15424
Title Reference:		APPROVED 10 DEC 1980
Grantee: PART OF 10-0-0 GRANTED TO MARTIN GORAM		Effective from: <i>[Signature]</i> Acting Deputy Recorder of titles





RESULT OF SEARCH

DEPUTY RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 48717	FOLIO 7
EDITION 4	DATE OF ISSUE 01-Jul-2015

SEARCH DATE : 15-Aug-2019

SEARCH TIME : 10.09 AM

DESCRIPTION OF LAND

City of HOBART
Lot 7 on Diagram 48717
Being the land described in Conveyance No. 66/9908
Excepting thereout (formerly SPD 471)
Derivation : Part of 10 Acres Gtd to M Goran
Prior CT 4771/78

SCHEDULE 1

M520241 TRANSFER to MARIE-GABRIELLE MOCATTA of sixty undivided 1/100 shares and PHILIP AAGAARD MADSEN of forty undivided 1/100 shares as tenants in common
Registered 01-Jul-2015 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SPD 471 BENEFITING EASEMENT: Right of Drainage over the drainage easement shown on Diagram No. 48717
E14252 MORTGAGE to Australia and New Zealand Banking Group Limited Registered 01-Jul-2015 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



FOLIO PLAN

DEPUTY RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

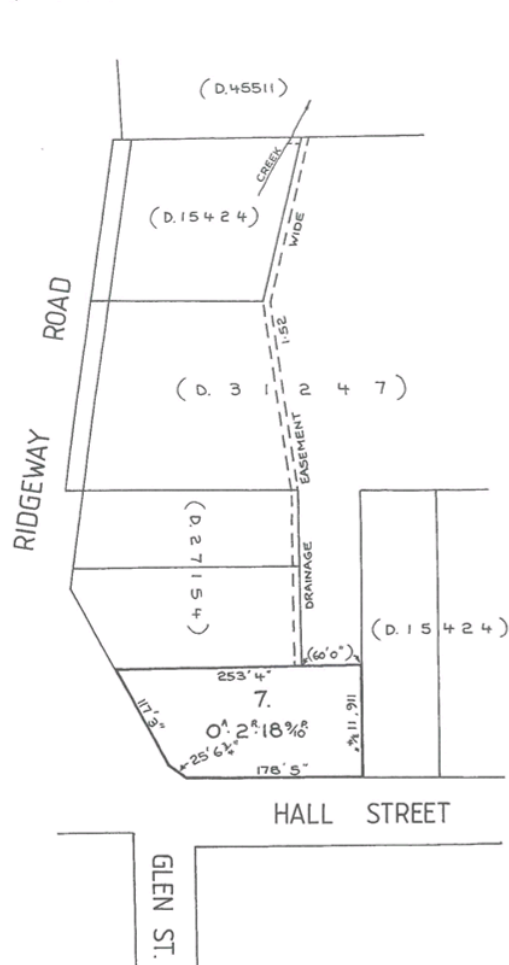


APPROVED 15 MAY 1991 <i>Michael P. Jones</i> RECORDER OF TITLES	CONVERSION PLAN CONVERTED FROM 66/9808	REGISTERED NUMBER D. 48717
FILE NUMBER Y. 14246	GRANTEE. PART OF 10.0.0 GRANTED TO MARTIN GORAN	DRAWN D.A.H. 11-3-91

05/4/2002

SKETCH BY WAY OF ILLUSTRATION ONLY

CITY/TOWN OF HOBART (Sec.G)

~~LAND DISTRICT OF~~~~PARISH OF~~LENGTHS ARE IN METRES: NOT TO SCALE.
LENGTHS IN BRACKETS IN LINKS/FEET & INCHES.
LENGTHS ARE IN METRES.

David Nixon
13 – 15 Ridgeway Rd
Ridgeway TAS 7054

Jeff Krafft
City Planning
Hobart City Council
16 Elizabeth Street
Hobart TAS 7000

23 October 2019

Dear Jeff,

Reference:

Planning application PLN -19-512
3 way boundary adjustment in Ridgeway

I refer to Planning's concerns regarding application PLN-19-512 not meeting the requirements of section 9.3.1 (b) of the interim Hobart Interim Planning Scheme 2015, specifically Planning's opinion that the change in size and shape to the associated lots do not fit the definition of 'minor'.

Section 9.3.1 (b) states:

"there is only minor change to the relative size, shape and orientation of the existing lots"

Researching of the term 'minor' reveals that it is defined as:

"Lesser or smaller in amount, extent, or size"

Source: <https://www.thefreedictionary.com/minor>

The changes to the size and shape of all the lots involved in the proposed boundary adjustment are lesser in amount, extent, and size relative to their original forms.

In addition, Planning have attempted to quantify the term 'minor' as a percentage when assessing applications for boundary adjustment against section 9.3.1 (b) of the planning scheme. Defining minor as a percentage appears most commonly within the finance industry. The following definition is typical of the results returned when researching minor as a percentage:

Minority Shareholder Law and Legal Definition

"Minority shareholder is a shareholder who owns less than 50 percent of the total shares of a corporation's stock...."

Source: <https://definitions.uslegal.com/m/minority-shareholder/>

Therefore, minor can be quantified numerically as being less than 50%.

Application PLN-19-512 has the following characteristics:

- The percentage change to the size of each lot involved in the proposed boundary adjustment is less than 50%.
- The percentage change to the shape of each lot, when expressed as a change of the number of sides to the shape of each lot, are all less than 50%.
- The percentage change in measurement of the perimeter to all lots is less than 50%.

With respect to the above, the proposed boundary adjustment conforms to section 9.3.1 (b) of the interim Hobart Interim Planning Scheme 2015.

Additional points of note include:

- The parent lot is currently an irregular shape that will be somewhat normalised from the boundary adjustment proceeding
- The owners of lots 5 (56 Hall St) and 1 (58 Hal St) have had separate discussions with separate planners who did not raise any concerns over the resulting shapes of their lots
- No negative outcomes can be foreseen from the boundary adjustment proceeding

Yours Sincerely

David Nixon

**7.1.3 1/25A ELPHINSTONE ROAD, MOUNT STUART COMMON LAND
OF PARENT TITLE - PARTIAL CHANGE OF USE TO VISITOR
ACCOMMODATION
PLN-19-544 - FILE REF: F19/143764**

Address: 1/25a Elphinstone Road, Mount Stuart, Common
Land of Parent Title

Proposal: Partial Change of Use to Visitor Accommodation

Expiry Date: 26 November 2019

Extension of Time: Not applicable

Author: Deanne Lang

RECOMMENDATION

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for partial change of use to visitor accommodation at 1/25A Elphinstone Road, Mount Stuart for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-19-544 - 1/25A ELPHINSTONE ROAD MOUNT STUART TAS 7000 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

PLN 18

Prior to the commencement of the approved use, a management plan for the operation of the visitor accommodation must be submitted and approved, to the satisfaction of the City of Hobart's Director City Planning. The management plan must include measures to limit, manage and mitigate unreasonable impacts upon the amenity of long term residents. These

measures must include, but are not limited to, the following requirements:

- 1. To limit, manage, and mitigate noise generated as a result of the visitor accommodation;**
- 2. To limit, manage, and mitigate behavioural issues caused as a result of the visitor accommodation;**
- 3. To maintain the security of the building where the visitor accommodation would be located, including managing and/or limiting access to shared areas and facilities;**
- 4. To specify the maximum permitted occupancy of the visitor accommodation;**
- 5. To specify the maximum number of vehicles to be associated with guests and where they must be parked. Guests bringing their own vehicles must utilise the existing garage space or on street parking.**

Once approved by the City of Hobart's Director City Planning, the management plan must be circulated by the property owner, at a minimum, to all owners/occupiers of units 2 and 3/25a Elphinstone Road, Mount Stuart, and to all adjoining properties, including all of the units within 32 Mortimer Avenue, Mount Stuart.

Once approved, the management plan must be implemented prior to the commencement of the approved use. The use must be operated in accordance with the approved management plan for as long as the visitor accommodation use is in operation.

Reason for condition

To ensure that visitor accommodation does not cause an unreasonable loss of residential amenity.

PLN s3

Onsite Car Parking Spaces 1 and 2 are not approved for the use. Only one (1) onsite parking space located within the garage of the dwelling is approved for the Visitor Accommodation use.

Reason for condition

To clarify the scope of the permit.

ADVICE

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, by-laws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's [website](#) for further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the Hobart City Council.

VISITOR ACCOMMODATION

More information on visitor accommodation, including when building approval is required, can be found [here](#).

In all cases, check with your insurance company that you have adequate cover.

If you are in a bushfire prone area there may be a need to create/review the Bushfire Management Hazard Plan for your property.

- | | |
|---------------|--|
| Attachment A: | PLN-19-544 - 1/25A Elphinstone Road Mount Stuart 7000 - Planning Committee or Delegated Report ↓ |
| Attachment B: | PLN-19-544 - 1 25A Elphinstone Road Mount Stuart 7000 - CPC Agenda Documents ↓ |

**APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015**

Type of Report: Committee
Council: 18 November 2019
Expiry Date: 26 November 2019
Application No: PLN-19-544
Address: 1 / 25 A ELPHINSTONE ROAD , MOUNT STUART
COMMON LAND OF PARENT TITLE
Applicant: Bradley Millwood
40 Floreat Crescent, Trevallyn
40 Floreat Crescent, Trevallyn
Proposal: Partial Change of Use to Visitor Accommodation
Representations: Five (5)
Performance criteria: PD 6 - visitor accommodation within a strata lot scheme - PD6 :P2, Code
6.0 - Parking and Access Code

1. Executive Summary

- 1.1 Planning approval is sought for Partial Change of Use to Visitor Accommodation at 1/25A Elphinstone Road, Mount Stuart.
- 1.2 More specifically the proposal includes:
- change of use of one of three units within the strata lot scheme to visitor accommodation;
 - the remaining units are either owner/occupied or long term residential accommodation;
 - the applicant has advised that they still require the residence on occasions and therefore are not able to lease the property as long term residential accommodation;
 - no signage is proposed; and
 - three onsite car parking spaces are proposed. One is proposed to be provided within the existing garage allocated to the unit, while two are proposed to be located upon common land.
- 1.3 The proposal relies on performance criteria to satisfy the following standards and codes:

- 1.3.1 Planning Directive No. 6 - Exemption and Standards for Visitor Accommodation in Planning Schemes - P2
- 1.3.3 E6.0 Parking and Access Code - Number of Car Parking Spaces; Layout of Parking Areas
- 1.4 Five (5) representations objecting to the proposal were received within the statutory advertising period between 9-23 September 2019. Due to an administrative error the application was readvertised between 10 and 25 October 2019. Two of the original five representors followed up with additional submissions, however the total number of representors remains at 5.
- 1.5 The proposal is recommended for approval subject to conditions.
- 1.6 The final decision is delegated to the Council.

2. Site Detail

- 2.1 The subject site is located within a 3 lot strata scheme. The surrounding area is characterised by residential development, both single dwellings and lots containing multiple dwellings.

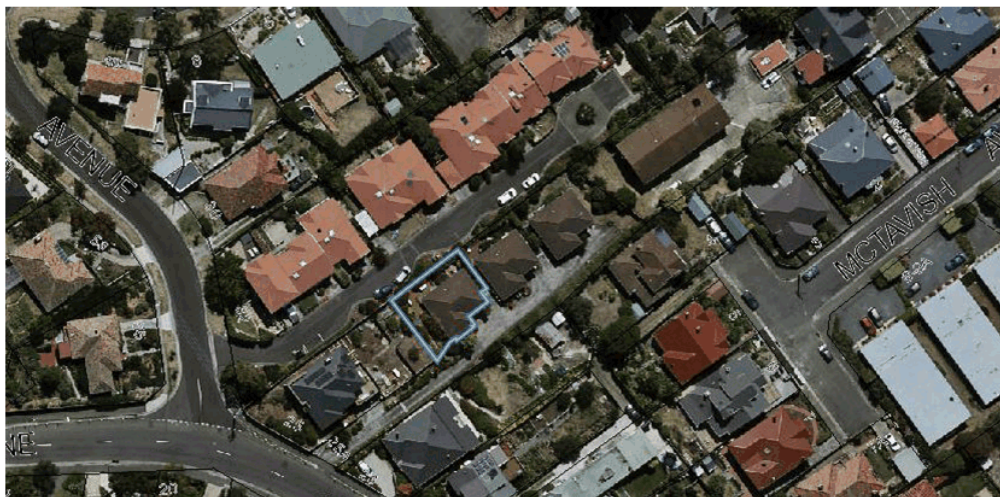
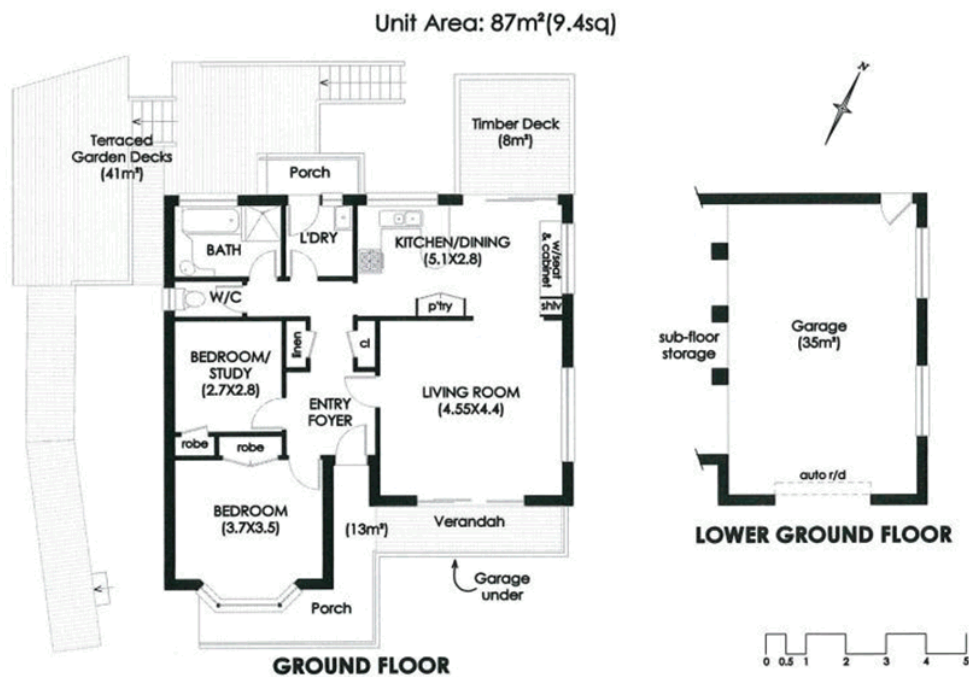


Fig. 1 - the subject site is bordered in blue

3. Proposal

- 3.1 Planning approval is sought for Partial Change of Use to Visitor Accommodation at 1/25A Elphinstone Road, Mount Stuart.
- 3.2 More specifically the proposal is for:
- change of use of one of three units within the strata lot scheme to visitor accommodation;
 - the remaining units are either owner/occupied or long term residential accommodation;
 - the applicant has advised that they still require the residence on occasions and therefore are not able to lease the property as long term residential accommodation;
 - no signage is proposed; and
 - three onsite car parking spaces are proposed. One is proposed to be provided within the existing garage allocated to the unit, while two are to be located upon the common land.



IMPORTANT: measurements are approximate-interested parties need to verify

Fig. 2 - existing floor plan



① Parking in front of Garage
Quality Villa in Prized Location
 ③ Garage parking for 1 car.

②
 Visitor Parking Bay

Set in a prized and convenient location, this delightful home is one of only three quality stand alone brick and tile villa units. It is nestled in a tranquil private leafy garden setting, boasting all day sunshine. Enjoy the ever changing city and water views from the light and bright lounge and front deck. All of the restaurants and services of North Hobart are only a 300 metre (approx.) stroll away.

* In total 3 off street parking spots.

Fig. 3 - Photo showing the dwelling subject to the change of use and the location of the visitor parking spaces

4. Background

- 4.1 The applicant has advised that over the last 12 months he has occupied the unit during the week but has let the unit out as visitor accommodation on the weekends.

- 4.2 Due to an administrative error where the common land was not included in the address, the proposal was re-advertised. The first round of advertising attracted five (5) representations. The second round attracted two (2) representations, both from original representors. Notwithstanding, the original representations are still valid and are considered in this report.

5. Concerns raised by representors

- 5.1 Five (5) representations objecting to the proposal were received within the statutory advertising period between 9-23 September 2019. Two of the original representors submitted a further representation during the second statutory advertising period between 10-25 October 2019.
- 5.2 The following table outlines the concerns raised in the representations received during both statutory advertising periods. Those concerns which relate to a discretion invoked by the proposal are addressed in Section 6 of this report.

<u>Residential Amenity including noise from previous visitors within the subject unit</u>

I do not want this unit converted to visitor accommodation.

I live next door to 1/25A Elphinstone and last year over summer the unit was an AirBnB. We had nothing but issues with loud parties, bottles being thrown over the fence.

There was one particular group of noisy visitors earlier in the year who partied loudly for a couple of nights and days, particularly in the outside areas. Various neighbours complained to the guests. As far as I'm aware there was no response/apology from the owner.
--

I live directly behind the property and was not contacted by the owner prior to the unit being used for visitor accommodation. There have been at least 2 instances of this property being used for parties on the outside deck which is right up against my boundary fence. This is relevant as short term leases are often about social events and this area is often used. The noise from the deck travels directly into my 2 bedrooms.
--

As a short term rental, social gatherings are likely and strict rules re: no outside use after a certain time should be enforced.

The owners have not and must consult with neighbours nor provided a contact number for us to call them when the noise gets too loud.

The applicant's address is in Launceston. The application does not mention this and how the property will therefore be managed.

There needs to be clarification as to how many guests can stay and the turnaround time of each group (ie each night, every 3 days etc)
There should not be several groups of new visitors each week. That is what hotels are for and receptions at hotels are able to monitor visitor behaviour.

There needs to be an understanding that the unit is very close to many other dwellings and how the noise levels will be managed.

The issue of noise due to late night use of outdoor areas is a serious loss of amenity for neighbours of 1/25A Elphinstone Road, including multiple households at Mortimer Place.

The application only benefits the owner.

Access over the driveway/right of way on the adjacent property

There is the constant use of our private driveway by the visitors who use it to gain access to Elizabeth Street. This shortcut is only allowed to be used by the owners or long term tenants of the units at 25A Elphinstone Road. Using the private driveway/right of way poses an insurance issue with so many people using the shortcut and increases our liability premiums.

The owners of 25A Elphinstone Road do not contribute to our insurance costs (in respect to the use of the driveway) so we are not happy with the unit being an Air BnB.

It is not appropriate for short term rental guests to use the private walkway due to security and privacy reasons.

Vehicle Parking within the subject site and specifically upon common property

The applicant claims that there are 3 dedicated parking spaces available for short stay clients. Rather, there is one dedicated parking space which is the garage and the remaining 2 spaces (including the

space in front of the garage) are on common land and the applicant has not title to either space.

The existing provision of common parking space to visitors to 25A Elphinstone Road is an important amenity to owners and occupiers as the driveway is steep and not easily negotiated by elderly visitors and those with limiting health conditions. The common parking spaces are also necessary for vehicles such as couriers, taxis, tradesmen and visitors off loading goods.

The signed visitor space between units 1 and 2 (visitor parking bay 2) is a Body Corporate common property visitor space, and is not for the exclusive use of unit 1 residents.

The existing vehicle spaces on common land reflect the vehicle sizes of 30 years ago and are small and unsuited to current models of SUVs, large 2WDs, 4WD and utilities. The space in front of the garage measures 3.5m and the common space between units 1 & 2 measures 4.57m. I would estimate that 70% of AirBnB lessees at Unit 1 drive these types of vehicles, which are too large to be parked on common land. For example, either parking space is suited to large vehicles such as Toyota Hilux (5.33m in length) or Toyota Kluger (4.865m in length). These measurements do not include tow bars or bullbars which are common to large vehicles.

Large vehicles parked in front of the garage at unit 1 severely reduce the space available for other vehicles parked in the vehicle space to reverse or turn as well as impacting on residents.

The attached photo (fig. 4) depicts the congested parking that results from current letting Unit 1 to AirBnB clients with advertised incorrect parking facilities that utilise the Body Corporate parking spaces. This is problematic for residents whilst Unit 1 is currently let as a weekend short stay.

I note that a number of AirBnB lessees posted on the applicant's wall to complain of poor parking amenity:

"Only negative would be the steep/ tight driveway which would be tricky in a big car." – Josephine, December 2018

"Parking could be tricky for some inexperienced drivers of full size SUV or minivan" – Shiwei, February 2019

"Only thing we didn't realise is that the place is on a big hill so there is absolutely no parking for a trailer if you happen to be travelling with one..." Lisa, January 2019

Due to the discrepancy between vehicle size driven by Airbnb lessees at Unit 1 and the dimensions of available parking spaces, it is not possible to safely park, turn or otherwise manoeuvre vehicles without obstructing the steep narrow driveway. There are similar issues with the width of vehicles and the confined parking spaces. AirBnB lessees have a range of driving experience and expertise, and for many the steep drive and small parking spaces present specific problems.

Most visitors obstruct the driveway by not parking squarely in the available spaces. Recent experience includes:

- Vehicles frequently parked at angles (28 September 2019);
- Vehicles, including a sedan, moved forward in front of the garage into the driveway to pack the boot;
- Luggage, plastic bags, camping and mobility equipment blocking the driveway;
- Access to my back gate from the visitor parking space is frequently blocked by Airbnb lessees;
- Visitors revving and screeching tyres in the driveway at 11.30 p.m. (14 August 2019)
- Visitors parked and blocking driveway 10.30 a.m. (16 August 2019)
- Numerous examples of vehicles revving, guests yelling instructions to drivers trying to manoeuvre vehicles in the driveway, sometimes before 5.30 a.m.

The above points summarise the existing issues with parking by Airbnb lessees whilst Unit 1 is currently let as a weekend short stay. Once the property transitions to full-time short stay accommodation, the use of the common land parking areas by Unit 1 Airbnb lessees is unsustainable

The parking concerns can mostly be resolved by granting a permit for one dedicated parking space inside the garage for Airbnb lessees at 1/25A Elphinstone Road and respectfully request that this be actioned.

Security

The unit being used as an AirBnB also poses the issue of security and damage of our gardens, cars, etc.

I am not comfortable having random guests walking through my property via the right of way at the bottom of No. 25A Elphinstone Road.

Body Corporate Issues (with the exception of parking)

If this unit is changed from an owner/occupied/weekend AirBnB let to a full time AirBnB property it will have significant impact due to a loss of amenity relating to parking, privacy, security and noise.

Any use of the common land property should be directed to Stratum Management (Tas) in the first instance, in order for the owners to be consulted and advised in an expert and informed manner (a copy of the Body Corporate Model By-Laws is provided).

I believe that residents (including AirBnB lessees) are bound by the Strata Plan and Model By-Laws and are therefore not entitled to use common parking spaces.

Our body corporate needs to maintain cordial relations with the 10 residents/owners at the neighbouring Body Corporate at 32 Mortimer Place due to the close proximity of multiple households.

Issues regarding privacy, security and access to Elizabeth St through Mortimer Place were resolved in February 2019 and I don't want these to recur due to the partial change of use.

I am uncomfortable with strangers walking around the Body Corporate, particularly those accessing Elizabeth Street through our property and that of neighbouring Mortimer Place. Once the property transitions to a full-time AirbnB this will be a constant issue for an indeterminate length of time, possibly years. Similarly, the increased traffic of constantly changing short-term AirbnB lessees raises issues of privacy due to the close proximity of the common areas to bedroom and living rooms.

Sense of Community

Generally speaking I think resident neighbours would prefer not to live next door to short term rental accommodation. There is no benefit to local residents and the more permission is given to short term rental accommodation, the more a community is unable to consolidate. There are already several properties in the nearby area available for short term accommodation.



Fig. 4 - photo provided by a representor showing the use of the proposed car parking space 3 (which is occupied by the ute) and which is contained upon common property. This space is routinely used by visitors and tradesmen undertaking works on the site. *Note: the grey car although parked on common property is obstructing access to the garage which belongs to the unit subject to this application.*

6. Assessment

- 6.1 The *Hobart Interim Planning Scheme 2015* is a performance based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria relied on.

- 6.2 The site is located within the Inner Residential Zone of the *Hobart Interim Planning Scheme 2015*.
- 6.3 The existing use is residential. The proposed use is visitor accommodation. The existing use is a no permit required use in the zone. The proposed use is a permitted use in the zone.
- 6.4 The proposal has been assessed against:
- 6.4.1 Planning Directive No. 6 - Exemption and Standards for Visitor Accommodation in Planning Schemes
- 6.4.2 E6.0 Parking and Access Code
- 6.5 The proposal relies on the following performance criteria to comply with the applicable standards:
- 6.5.1 Planning Directive No. 6 - Visitor Accommodation P2
- 6.5.2 Parking and Access Code - Number of Car Parking Spaces - Part E 6.6.1 P1; Layout of Parking Areas - Part E 6.7.5 P1
- 6.6 Each performance criterion is assessed below.
- 6.7 Planning Directive No. 6 - P2
- 6.7.1 There is no acceptable solution for visitor accommodation upon a lot within a strata scheme where another lot within that strata scheme is used for a residential use.
- 6.7.2 The proposal includes the change of use of one unit within a strata scheme to visitor accommodation. The other two units within the scheme are used for long term residential use.
- 6.7.3 There is no acceptable solution; therefore assessment against the performance criterion is relied on.
- 6.7.4 The performance criterion at clause PD6: P2 provides as follows:
- Visitor Accommodation within a strata scheme must not cause an unreasonable loss of residential amenity to long term residents occupying other lots within the strata scheme, having regard to:*

- (a) the privacy of residents;*
- (b) any likely increase in noise;*
- (c) the residential function of the strata scheme;*
- (d) the location and layout of the lots;*
- (e) the extent and nature of any other non-residential uses; and*
- (f) any impact on shared access and common property.*

- 6.7.5 The objectives of the visitor accommodation provisions are to ensure that visitor accommodation is compatible with the character and use of the area, that it does not cause an unreasonable loss of residential amenity, and that it does not impact on the safety and efficiency of local roads or rights of way.

The dwelling that is the subject of the application is located in a strata scheme which contains three multiple dwellings. The two other dwellings within the scheme are used as long term residential accommodation.

Over the last year, the subject dwelling has been let on weekends without approval.

Five representations have been received. As evident under Section 5.0 above, the central issues raised within the representations related to noise to the other units within the strata lot and neighbouring properties, and parking upon common land.

It would be difficult to know whether this amount of opposition and number of representations would have been submitted in response to the proposed use if it hadn't previously been occurring without a permit. The owner has confirmed that they had notified the owners of the remaining two units within the strata scheme that the unit was being let out during the weekends and a phone number had been provided to one owner should there be a problem with the visitors. However, this number was not circulated to occupiers within the adjoining properties. If this had been provided, the alleged improper use and parties held on site may have been resolved.

It is important to note that the assessment of the planning application cannot be based on instances that have occurred prior to the application being made, even if they are specific to the tests laid out in the relevant performance criteria.

It is argued that, with reasonable and considerate use, privacy, noise, accessibility and functionality of the site for residential use will not

significantly change with the introduction of visitor accommodation on the site. This is due to the nature of visitor accommodation use being similar to residential use.

In general terms, it could be argued that the change of use from long term residential use to visitor accommodation in any property could result in the reduction of any detrimental impact, including noise to other residents. It is recognised that there is always a possibility that a visitor may from time to time generate noise above the normal acceptable residential levels. Conversely, there is no guarantee that the behaviour of a permanent long term resident will be acceptable to other occupants in the strata scheme or adjoining properties. Based on the above scenario, and that it is unlikely that the subject unit will have a 100% occupancy rate (as opposed to having permanent residents occupying a unit), it is considered that the change of use is acceptable.

The subject unit is freestanding and the first unit within the strata scheme (closest to Elphinstone Road), with its own entrance and garage. As a result, the residential function and privacy of the residents in the remaining two units will not be eroded by visitors walking or driving past their units when the proposed visitor accommodation is occupied.

The applicant has not submitted nor is required to provide a management plan for the proposed visitor accommodation as part of their application. Typically, any management plan is required to address how certain parameters, including parking, will be managed, and a contact number is ordinarily provided in case of noise and other detrimental effects generated by any visitor. Typically, a management plan is provided to neighbours on adjoining properties, including those residents within a strata complex.

It is considered that should the proposal be approved, a condition requiring a management plan to be prepared should be placed on the permit. This plan would be to the satisfaction of Council's Director City Planning and would include measures to limit, manage and mitigate unreasonable impacts upon the amenity of residents of the remaining units within the strata scheme, as well as adjoining properties. The issues covered would include noise, occupant behaviour, the number of vehicles allowed to be associated with occupiers and where those vehicles must be parked onsite. Further, the plan would include contact information for 24 hour a day access to the owner/manager of the visitor accommodation unit. This plan would be provided to all owners/occupiers within the remaining 2 units in the strata scheme, as well as adjoining property

owners. With proper implementation, management and adherence, it is considered that the visitor accommodation could\ operate without causing disruption to residents in the area.

- 6.7.6 The proposal complies with the performance criterion on the condition that a management plan is provided.

6.8 Parking and Access Code Part E: 6.6.1P1

- 6.8.1 The acceptable solution at clause Part E 6.6.1 requires on site parking to be provided in accordance with the proposed use specified in Table E6.1. Visitor Accommodation such as the type proposed requires 1 on site space to be dedicated to the use.

- 6.8.2 The application proposes the use of one space within the garage of the subject unit, one in front of the garage and another between the subject unit and the adjacent unit.

- 6.8.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.

- 6.8.4 The performance criterion at clause E.6.6.1 provides as follows:

The number of on-site car parking spaces must be sufficient to meet the reasonable needs of users, having regard to all of the following:

- (a) car parking demand;*
- (b) the availability of on-street and public car parking in the locality;*
- (c) the availability and frequency of public transport within a 400m walking distance of the site;*
- (d) the availability and likely use of other modes of transport;*
- (e) the availability and suitability of alternative arrangements for car parking provision;*
- (f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;*
- (g) any car parking deficiency or surplus associated with the existing use of the land;*
- (h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;*

- (i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;*
- (j) any verified prior payment of a financial contribution in lieu of parking for the land;*
- (k) any relevant parking plan for the area adopted by Council;*
- (l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code;*

- (m) whether the provision of the parking would result in the loss, directly or indirectly, of one or more significant trees listed in the Significant Trees Code.*

- 6.8.5 In this instance, the relevant objectives of the parking provisions under the *Hobart Interim Planning Scheme 2015* are (a) to ensure that there is enough car parking to meet the needs of all the users of a use or development taking into account the level of parking available on or outside of the land and the access afforded by other modes of transport, and (b) to ensure that a use or development does not detract from the amenity of users or the locality by preventing regular parking overspill and minimising the impact of car parking on heritage and local character.

The applicant has proposed that three onsite car parking spaces will be dedicated to the visitor accommodation. This is two greater than the number required for the use under Table E6.1, which has resulted in this discretion being instigated.

It is clear on the title and reiterated by some of the representators that the further two uncovered parking spaces are upon common property.

The subject unit has a dedicated garage upon the strata title, and the applicant has confirmed that this is one of three parking spaces proposed to be used by guests of the accommodation. The use of the garage will not impact on the amenity or safety of the other owners/occupiers of the remaining units.

Some of the representations have objected to the provision of the further two onsite car parking spaces which are located upon common land. Exclusive use of common land is an issue for the prevailing Body Corporate, who may have powers under the *Strata Titles Act 1998* to veto the use of the land for parking by one owner.

Council's Development Engineer has been consulted, and confirms that

the two car parking spaces identified as parking spaces 1 and 2 on the documents submitted to Council and located on common land, are not required for onsite turning.

While the planning scheme is not immediately concerned with the use of common land, it is considered that in this instance, given the proposal exceeds the required minimum parking number by two, and noting that there is no guarantee that this common space can be utilised for the proposed parking, the proposed parking within common land is not considered appropriate. Further, parking in a jockey arrangement (i.e. one space behind another space - in this case one in the garage and one in front of the garage) is not compliant with the acceptable solution for parking layout.

Due to the number of representors raising the issue and not supporting the provision of two onsite car parking spaces located on common land, and given that the proposal exceeds the acceptable parking requirement by two spaces, it is considered reasonable that parking spaces 1 and 2 ought not be approved for the use.

A condition stating that car parking spaces 1 and 2 are not approved for the proposed use is therefore recommended.

- 6.8.6 The proposal complies with the performance criterion with the inclusion of a condition limiting the number of car parking spaces allocated to the use.

6.9 Layout of Parking Areas - Part E 6.7.5 P1

- 6.9.1 The acceptable solution at clause E 6.7.5 A1 requires parking layouts to be designed in accordance with the acceptable standards of Australian Standard AS2890.
- 6.9.2 The proposal includes two of the three proposed parking spaces laid out in a 'jockey' arrangement, being spaces 1 and 3 - one in the garage and one in front of the garage. This arrangement does not meet the standard.
- 6.9.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.
- 6.9.4 The performance criterion at clause Part E 6.7.5 P1 provides as follows:

The layout of car parking spaces, access aisles, circulation roadways and ramps must be safe and must ensure ease of access, egress and

manoeuvring on-site.

- 6.9.5 Although not compliant with the Australian Standard, Council's Development Engineer is generally supportive of jockey parking arrangements where the spaces all relate to the same occupancy, being the one dwelling, or in this case, the one visitor accommodation unit. As a result, the proposed layout could be accepted; however, in the case of this application, the space in front of the garage is in common land, meaning that the use of the space cannot be controlled by one individual. This area of land in front of the dwelling is also not a defined parking space on the applicable Strata Title. However, if the technicality of the parking space being located within common land was removed, then hypothetically the proposed 'jockey' parking arrangement could in this case be accepted.
- 6.9.6 The proposal complies with the performance criterion.

7. Discussion

- 7.1 Planning approval is sought for Partial Change of Use to Visitor Accommodation at 1/25A Elphinstone Road, Mount Stuart.
- 7.2 The application was advertised twice due to an administrative error. The first round of advertising attracted five representations within the statutory timeframe. Two representations (from previous representors) were received within the second round of advertising. The representations raised concerns including the management of the property, largely in response to the noise and behaviour of visitors (particularly those using the rear deck), use of an existing right of way and associated issues with security and liability, and proposed onsite car parking shown as being within common property.

Car parking upon common property is primarily an issue for the Body Corporate. Nevertheless, in this case the proposal exceeds the number of parking spaces deemed acceptable for the use and includes a parking layout that is non-compliant with a relevant acceptable solution. It is recommended that proposed parking spaces 1 (in front of garage) and 2 (open turning area/visitor parking) are not approved for the use.

In relation to the protection of residential amenity for residents within the remaining 2 units of the strata complex, as well as those within adjacent properties, a condition requiring a management plan which addresses the majority of concerns able to be considered under the *Hobart Interim Planning Scheme 2015* is recommended.

7.3 The proposal has been assessed against the relevant provisions of the planning scheme and is considered to be supportable subject to conditions.

7.4 The proposal is recommended for approval with conditions.

8. Conclusion

8.1 The proposed Partial Change of Use to Visitor Accommodation at 1/25A Elphinstone Road, Mount Stuart satisfies the relevant provisions of the *Hobart Interim Planning Scheme 2015*, and as such is recommended for approval.

9. Recommendations

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for Partial Change of Use to Visitor Accommodation at 1/25A Elphinstone Road, Mount Stuart for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-19-544 - 1/25A ELPHINSTONE ROAD MOUNT STUART TAS 7000 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

PLN 18

Prior to the commencement of the approved use, a management plan for the operation of the visitor accommodation must be submitted and approved, to the satisfaction of the City of Hobart's Director City Planning. The management plan must include measures to limit, manage and mitigate unreasonable impacts upon the amenity of long term residents. These measures must include, but are not limited to, the following requirements:

1. **To limit, manage, and mitigate noise generated as a result of the visitor accommodation;**
2. **To limit, manage, and mitigate behavioural issues caused as a result of the visitor accommodation;**
3. **To maintain the security of the building where the visitor accommodation would be located, including managing and/or limiting access to shared areas and facilities;**
4. **To specify the maximum permitted occupancy of the visitor accommodation;**
5. **To specify the maximum number of vehicles to be associated with guests and where they must be parked. Guests bringing their own vehicles must utilise the existing garage space or on street parking.**

Once approved by the City of Hobart's Director City Planning, the management plan must be circulated by the property owner, at a minimum, to

all owners/occupiers of units 2 and 3/25a Elphinstone Road, Mount Stuart, and to all adjoining properties, including all of the units within 32 Mortimer Avenue, Mount Stuart.

Once approved, the management plan must be implemented prior to the commencement of the approved use. The use must be operated in accordance with the approved management plan for as long as the visitor accommodation use is in operation.

Reason for condition

To ensure that visitor accommodation does not cause an unreasonable loss of residential amenity.

PLN s3

Onsite Car Parking Spaces 1 and 2 are not approved for the use. Only one (1) onsite parking space located within the garage of the dwelling is approved for the Visitor Accommodation use.

Reason for condition

To clarify the scope of the permit.

ADVICE

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, by-laws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's [website](#) for further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the Hobart City Council.

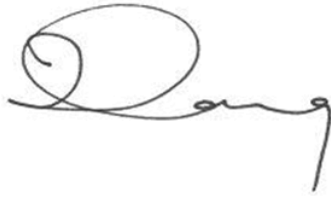
VISITOR ACCOMMODATION

More information on visitor accommodation, including when building approval is required, can be found [here](#).

In all cases, check with your insurance company that you have adequate cover.

If you are in a bushfire prone area there may be a need to create/review the Bushfire

Management Hazard Plan for your property.



(Deanne Lang)

Development Appraisal Planner

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.



(Cameron Sherriff)

Acting Senior Statutory Planner

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

Date of Report: 30 October 2019

Attachment(s):

Attachment B - CPC Agenda Documents

Hobart City Council
Town Hall
Macquarie Street
Hobart, TAS, 7000

1st September 2019

To whom it may concern,

I wish to apply for approval to use 1/25A Elphinstone Road (the property) as short-term accommodation, specifically on the Air BnB platform. Due to a change of personal circumstances the property will no longer be my main residence however I will still require the residence on occasions and are therefore unable to lease the property in the rental market.

Over the past 12 months I have let the apartment for short stays on weekends as I occupied the property during the week. The property has had a very high occupancy rate which has injected income into the Hobart economy with visitors from interstate and international locations.

The property is on a strata title (refer attached Folio Plan), which has two other properties adjacent. Unit two is owner occupied and unit three is occupied by tenants. The property has three off street parking spots, one dedicated visitor parking, one car garage and one car in front of the garage (refer attached parking plan).

The living area of the property is 87m². Lithium powered smoke alarms are in both bedrooms and the hallway. The property had an electrical safety inspection in June 2018, however there is no formal report.

I would appreciate your support in favorable consideration of this application.

If you require any further information, please contact the under signed on 0409 151 188.

Kind regards,

A handwritten signature in black ink, appearing to read 'Bradley Millwood', with a stylized flourish at the end.

Bradley Millwood

Hobart City Council
Town Hall
Macquarie Street
Hobart, TAS, 7000

1st September 2019

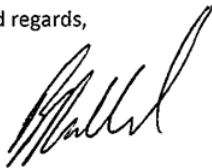
To whom it may concern,

Re: 1/25A ELPHINSTONE ROAD, MOUNT STUART - PARTIAL CHANGE OF USE TO VISITOR
ACCOMMODATION APPLICATION NO. PLN19544

I declare that I have notified the owners of Units 2/25A and 3/25A Elphinstone Road of my intention to make the subject planning application.

If you require any further information, please contact the under signed on 0409 151 188.

Kind regards,

A handwritten signature in black ink, appearing to read 'Bradley Millwood', written in a cursive style.

Bradley Millwood

Hobart City Council
Town Hall
Macquarie Street
Hobart, TAS, 7000

1st September 2019

To whom it may concern,

Re: 1/25A ELPHINSTONE ROAD, MOUNT STUART - PARTIAL CHANGE OF USE TO VISITOR
ACCOMMODATION APPLICATION NO. PLN19544

Additional Information response, I confirm:

1. There is no proposed signage.
2. No portion of the building will be occupied by a permanent resident while the residents are staying within the building. I will be required to sometimes stay at the building, during this time it will not be available for residents to let.
3. No work is to be undertaken to enable the change of use.

If you require any further information, please contact the under signed on 0409 151 188.

Kind regards,



Bradley Millwood

BUILDING SELF-ASSESSMENT FORM**Director's Determination – Short or Medium Term Visitor Accommodation****Section 20(1)(e) of Building Act 2016**

This building self-assessment form must be completed in the following situations where the property is used or intended to be used for visitor accommodation, and a fee is being charged for such use:

- owner occupiers of residential premises of more than four bookable rooms, or
- investment properties or shacks (not occupied by the owner) that have a gross floor area of not more than 200m² per lot used for visitor accommodation.

The completed form must be lodged with the relevant Permit Authority.

If any premises intended to be let for short-term visitor accommodation is a lot in a strata title scheme, and any other premises in that scheme are occupied as a residence by long term residents, the proponent is not permitted to use the building self-assessment process, unless the premises is located within Activity Area 1.0 Inner City Residential (Wapping) under the Sullivans Cove Planning Scheme 1997.

To: Permit Authority
 Address
 Suburb/postcode

Owner / Occupier details:

(Only an owner or occupier may complete this form)

Owner :
 (Delete one not applicable)
 Postal Address: Phone No:

 Email address:

Address of Property used or intended to be used for Visitor Accommodation:

Street Address:

 Certificate of Title Reference No.

Owner / Occupier Declaration:

I/we, as the owner / occupier of the property, declare that the property meets the following minimum building requirements, as set out below:

Owner/Occupier:
 (Delete one not applicable)

Occupancy Permit:

(Must tick one)

The owner or occupier is to declare that –

- ☒ (a) if an occupancy permit has been issued, the premises is fit for occupation consistent with that permit, and the maximum number of occupants stated on the permit will not be exceeded;

OR

- ☐ (b) an occupancy permit or occupancy certificate was not required (as the premises was constructed / altered before 1994).

Plumbing:

(Must tick (a) or (b) and (c) or (d))

The owner or occupier is to declare that –

- ☒ (a) the premises is connected to a reticulated sewerage system;

OR

- ☐ (b) the premises is connected to an on-site wastewater management system that:
- is in good working order and will be maintained to perform to the same standard as it was designed; and
 - has a land application distribution area designed, installed and in good serviceable condition; and
 - the maximum number of occupants of the premises the system is designed for is not exceeded; and
 - there is a maintenance contract in place for the servicing of the system.

- ☒ (c) the premises is connected to a reticulated drinking water supply system;

OR

- ☐ (d) a private drinking water supply (including from a tank, well, dam, etc.) is provided for the premises that meets the requirements of the *Public Health Act 1997*.

Essential Building Services:

(Must tick one)

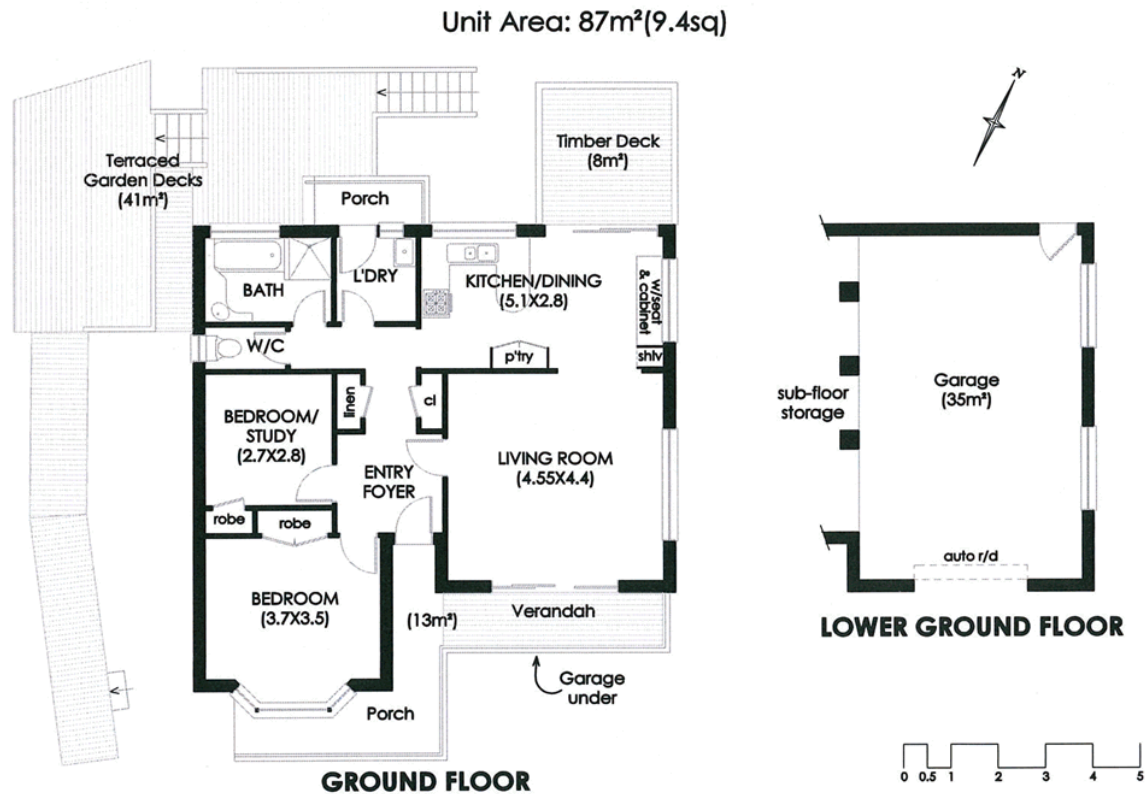
The owner or occupier is to declare that –

- ☐ (a) regarding Essential Building Services, the premises has an approved schedule of maintenance, and fire safety features are maintained in accordance with Part 7 (regulations 72 to 78) of the *Building Regulations 2016* and the Director's Maintenance of Prescribed Essential Building Services Determination;

OR

- ☒ (b) the premises is not required to have an approved essential maintenance schedule, but the following fire safety features are installed and maintained in accordance with manufacturer's instructions:
- a smoke alarm with a 10-year non-removable lithium battery, or
 - a hard wired smoke alarm (and are interconnected where there is more than one alarm fitted);
- (a) if any storey of the premises contains a bedroom –
- (i) installed in every corridor, or hallway, situated in the storey, that is associated with a bedroom; and

- (ii) if there is no corridor, or hallway, situated in the storey, that is associated with a bedroom, between that part of the premises containing the bedroom and the remainder of the premises; and
- (b) in any other storey of the premises that does not contain a bedroom.
- If multistorey premises are let for visitor accommodation:
 - i. emergency evacuation lighting is provided; and
 - ii. exits are provided that are clearly marked and mapped for the visitor.

1/25A Elphinstone Road, Mount Stuart

IMPORTANT: measurements are approximate-interested parties need to verify

Disclaimer - The measurements provided of the land and/or property may not be 100% accurate. In order to satisfy yourself of the exact dimensions of the property/land/or of each room, we advise you to conduct your own measurements and/or engage the services of a licensed surveyor. Responsibility for any omissions or errors contained herein expressly denied.





① Parking in front of Garage

Quality Villa in Prized Location

③ Garage parking for 1 car.

↑ ②
Visitor Parking Bay

Set in a prized and convenient location, this delightful home is one of only three quality stand alone brick and tile villa units. It is nestled in a tranquil private leafy garden setting, boasting all day sunshine. Enjoy the ever changing city and water views from the light and bright lounge and front deck. All of the restaurants and services of North Hobart are only a 300 metre (approx.) stroll away.

* In total 3 off street parking spots.



 **fall**
real estate

Planning: #186097

Property

1/25A ELPHINSTONE ROAD MOUNT STUART TAS 7000

People

Applicant
"
Bradley Millwood
40 Floreat Crescent, Trevallyn
40 Floreat Crescent, Trevallyn
LAUNCESTON TAS 7250
0409151188
bradley.millwood@bigpond.com

Owner
"
Bradley Millwood
40 Floreat Crescent
40 Floreat Crescent, Trevallyn
LAUNCESTON TAS 7250
0409151188
bradley.millwood@bigpond.com

Entered By
BRADLEY MILLWOOD
1 / 25 A ELPHINSTONE ROAD
MOUNT STUART TAS 7000
0409 151 188
bradley.millwood@bigpond.com

Use

Visitor accomodation

Details

Have you obtained pre application advice?

No

If YES please provide the pre application advice number eg PAE-17-xx

Are you applying for permitted visitor accommodation as defined by the State Government Visitor Accommodation Standards? Click on help information button for definition. If you are not the owner of the property you MUST include signed confirmation from the owner that they are aware of this application.
"

Yes

Is the application for SIGNAGE ONLY? If yes, please enter \$0 in the cost of development, and you must enter the number of signs under Other Details below.

☐ No

If this application is related to an enforcement action please enter Enforcement Number

Details

What is the current approved use of the land / building(s)?

General Residential

Please provide a full description of the proposed use or development (i.e. demolition and new dwelling, swimming pool and garage)

Short Stay visitor Accommodation3

Estimated cost of development

0.00

Existing floor area (m2) Proposed floor area (m2) Site area (m2)

87.00

Carparking on Site

Total parking spaces Existing parking spaces N/A

3 3 ☐ Other (no selection chosen)

Other Details

Does the application include signage?

☐ No

How many signs, please enter 0 if there are none involved in this application?

0

Tasmania Heritage Register

Is this property on the Tasmanian Heritage Register?

☐ No

Documents

Required Documents

Title (Folio text and Plan and Schedule of Easements)

Elphinstone Folio Plan & Easements Schedule.pdf

Plans (proposed, existing)

Elphinstone Floor Plan.pdf

Covering Letter

Application Cover Letter.pdf

Building self assessment Form permitted visitor accommodation

Building Assessment Form.pdf

Parking Plan

Elphinstone Parking Plan.pdf



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME	FOLIO
57035	1
EDITION	DATE OF ISSUE
6	22-May-2007

SEARCH DATE : 06-Mar-2018

SEARCH TIME : 03.27 PM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Strata Plan 57035 (formerly being STR2591) and a
general unit entitlement operating for all purposes of the
Strata Scheme being a 50 undivided 1/150 interest
Derived from Strata Plan 57035

Derivation : Part of 5A-1R-15Ps. Gtd. to J. Mactavish
Prior CT 4522/43

SCHEDULE 1

C715791 TRANSFER to GRAZYNA ELIZABETH SMITH Registered
22-May-2007 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
The registered proprietor holds the lot and unit entitlement
subject to any interest noted on common property
Folio of the Register volume 57035 folio 0
SP 32756 EASEMENTS in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME 57035	FOLIO 0
EDITION 3	DATE OF ISSUE 17-Dec-1999

SEARCH DATE : 06-Mar-2018

SEARCH TIME : 03.27 PM

DESCRIPTION OF LAND

City of HOBART

The Common Property for Strata Scheme 57035 (formerly being STR2591)

Derivation : Part of 5A-1R-15Ps. Gtd. to J. Mactavish
Prior CT 4434/16SCHEDULE 1

STRATA CORPORATION NO. 57035, 25A ELPHINSTONE ROAD, HOBART

SCHEDULE 2Reservations and conditions in the Crown Grant if any
SP 32756 EASEMENTS in Schedule of EasementsUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

the **List...****FOLIO PLAN**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Conveyancing and Law of Property Act 1884

STRATUM PLANNo. 2591Sheet 1 of 4 Sheets

0012 0452 007600

REGISTERED NUMBER

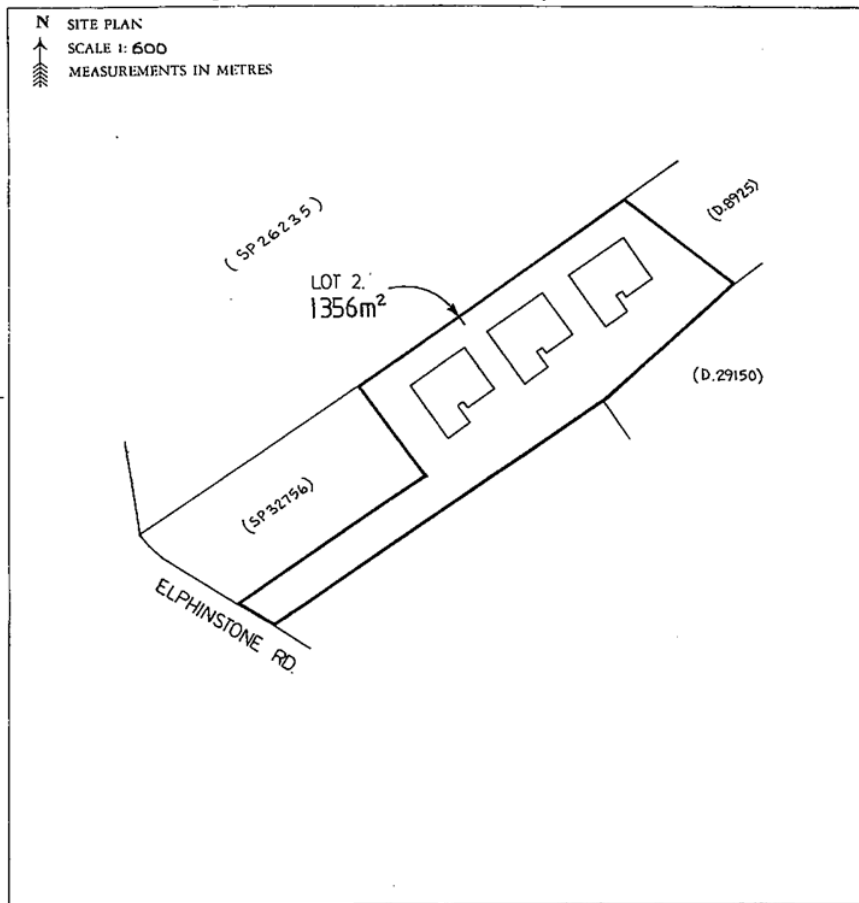
57035City or Town HOBARTLocality NORTH HOBARTReference to Title C.T. 4434-16Site comprises the whole of Lot 2 on Plan No. SP.32756 in the Diagram

Lands Titles Office

The name of the building is 25^A ELPHINSTONE ROAD, HOBART

External
surface
boundaries of
the site and
the location of
the building
in relation
thereto to
be delineated
in this space

N SITE PLAN
↑ SCALE 1: 600
MEASUREMENTS IN METRES

REGISTERED this 14TH day of DECEMBER 1988, No. 2591

This plan is lodged for registration by
E.R. HENRY WHERRETT & BENJAMIN

Handwritten signature
Recorder of Titles

OS D 754

the **List...****FOLIO PLAN**

RECORDER OF TITLES

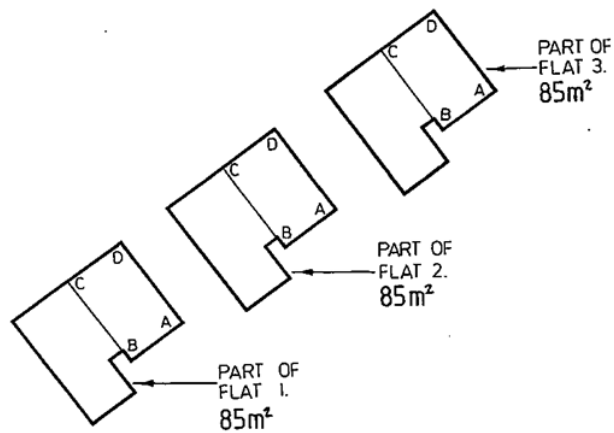
Issued Pursuant to the Land Titles Act 1980

Sheet 2 of 4 Sheets

A handwritten signature, likely of the Town Clerk or Council Clerk, written over a dotted line.

No. 2591

Lower Ground Floor:
(SCALE 1:300)



ALL HORIZONTAL FLAT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES AND ARE THE ALIGNMENT OF THE EXTERNAL FACES OF THE BRICK WALLS.
THE PARTS OF THE FLATS LABELLED ABCD EXTEND VERTICALLY FROM THE UNDERSIDE OF THE CONCRETE SLAB BELOW TO THE CENTRE LINE OF THE CEILING ABOVE.
THE REMAINING PARTS OF THE FLATS EXTEND VERTICALLY FROM 1.00 METRE BELOW GROUND LEVEL TO THE CENTRE LINE OF THE CEILING ABOVE.

the **List**...**FOLIO PLAN**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



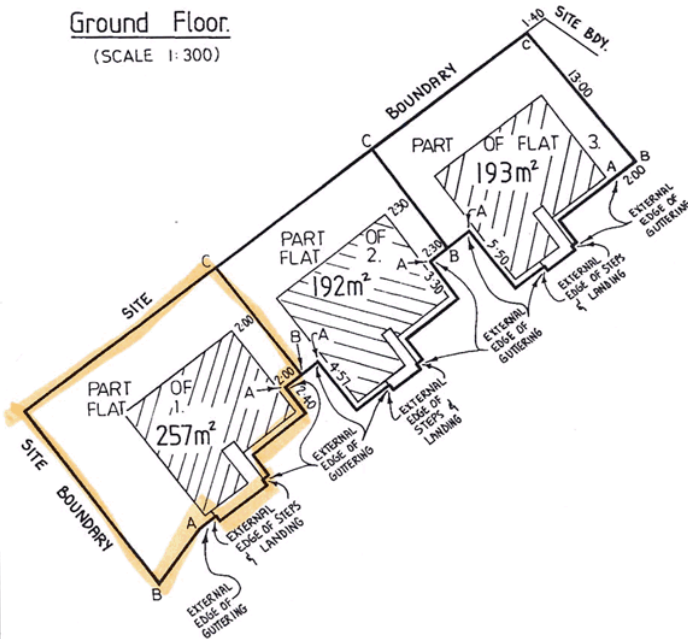
Sheet 3 of 4 Sheets

No. 1591

Town Clerk/Council Clerk

If further sheets are required to illustrate the flats, the sheets should be pinned here. Further sheets must be of paper supplied for the purpose by the Recorder of Titles and bearing his seal, and be numbered consecutively, commencing from sheet 4.

Ground Floor:
(SCALE 1:300)



ALL HORIZONTAL FLAT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES AND ARE:-

- THE SITE BOUNDARIES
- THE EXTERNAL EDGE OF THE GUTTERING
- THE EXTERNAL EDGE OF THE STEPS AND LANDINGS
- OPEN AND LABELLED AB OR ABC

THE PARTS OF THE FLATS SHOWN HATCHED EXTEND VERTICALLY FROM THE CENTRE LINE OF THE FLOOR BELOW TO 10.00 METRES ABOVE GROUND LEVEL.

THE REMAINING PARTS OF THE FLATS EXTEND VERTICALLY FROM 1.00 METRE BELOW GROUND LEVEL TO 10.00 METRES ABOVE GROUND LEVEL.



FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Sheet 4 of 4 Sheets

No. 2591

~~Town Clerk/Council Clerk~~

The address for service of notices on the company is:—

25A. ELPHINSTONE ROAD
NORTH HOBART. 7000

UNIT ENTITLEMENTS

Flat	Unit Entitlement	For Office Use Only
1	50	4522 - 43
2	50	" - 44
3	50	" - 45
TOTAL	150	

SURVEYOR'S CERTIFICATE

I, DAVID JOHN McAVOY
of ROSETTA
a surveyor registered under the *Land Surveyor's Act* 1909, hereby certify that the building erected on the site described and delineated on sheet 1 of this plan is within the external boundaries of the title stated on sheet 1.

Dated this 12th day of November 1988.

Registered Surveyor

COUNCIL CLERK'S CERTIFICATE

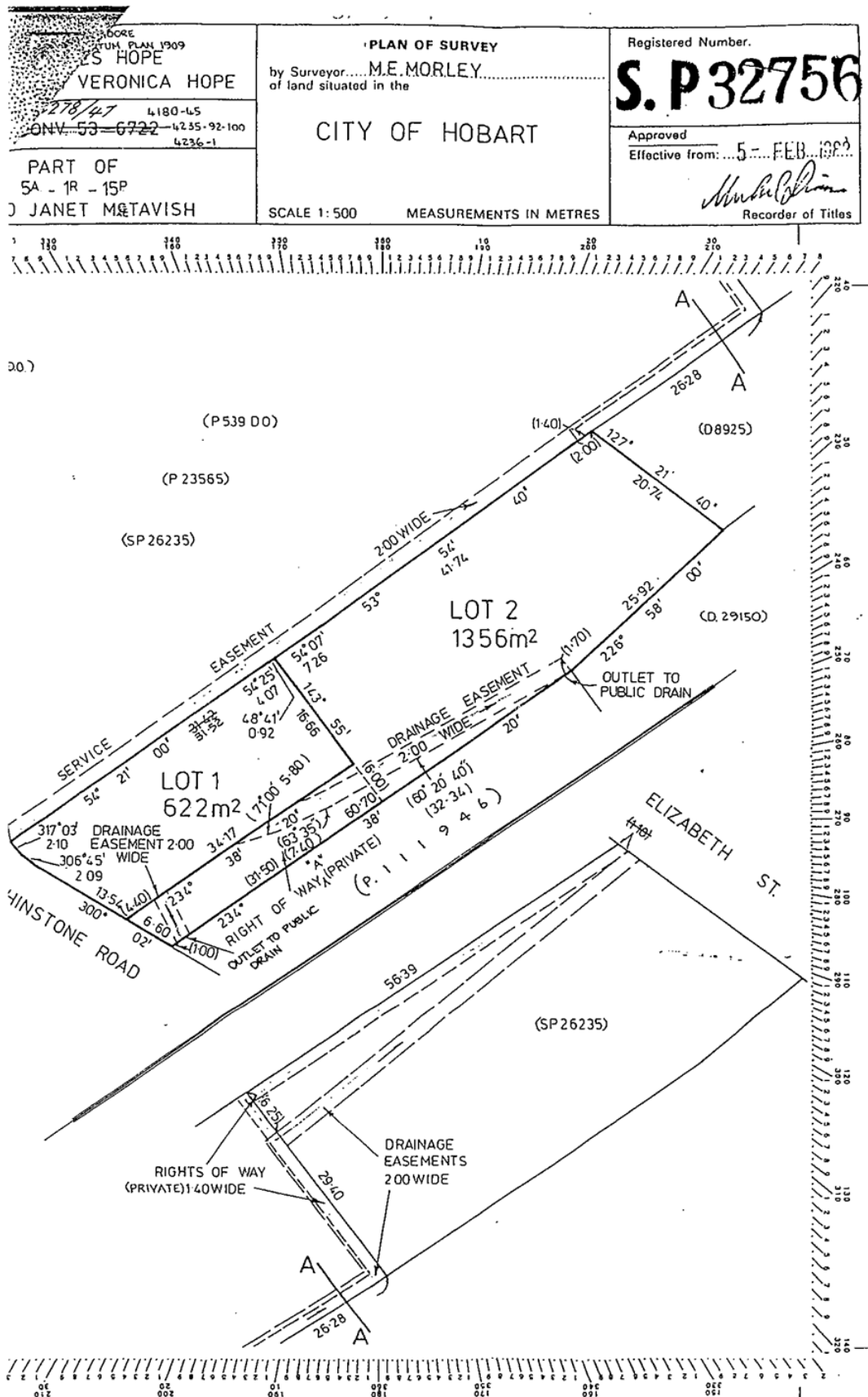
I certify that the subdivision shown in this plan
has been approved by the ... HOBART ...

City Council

Dated this 7TH day of DECEMBER 1988

[Signature]
Town Clerk/Council Clerk

FOR OFFICE USE ONLY



SCHEDULE OF EASEMENTS

PLAN NO.

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

S.P32756EASEMENTS AND PROFITS

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits à prendre described hereunder.

The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.

LOT 1 IS:

Together with a right of carriage way ~~marked~~ ^{over the B} "Right of Way (Private)" on the Plan and

Together with a service easement ~~marked~~ ^{over the} "Service Easement 2.00 wide" on the Plan and
~~Together with a Right of Drainage over "Drainage Easement 2.00 wide" on the Plan.~~
~~Together with a right of drainage "Drainage Easement 2.00" wide on the Plan.~~

LOT 2 IS:

Together with a right of carriage way ~~marked~~ ^{over the} "Right of Way 1.40 wide" on the Plan and

~~Together with a right of drainage marked "Drainage Easement 2.00 wide" and~~

Together with a service easement ~~marked~~ ^{over the} "Service Easement 2.00 wide" on the Plan and

~~Subject to a right of drainage marked "Drainage Easement 2.00 wide" on the Plan.~~
 Subject to a right of carriage way appurtenant to Lot 1 over the land marked "Right of Way (Private)" on the Plan.

INTERPRETATION:

"Service Easement" means the full and free right and liberty for the owner of the dominant tenement, Lord Mayor, Aldermen and Citizens of the City of Hobart, the Hydro Electric Commission and Her Majesty The Queen to enter upon the strip of land shown in the plan and therein marked "Service Easement 2.00 wide" and to lay, repair, replace, cleanse and maintain pipes, wires and cables therein the said Lord Mayor, Aldermen and Citizens of the City of Hobart, the said Hydro

32756

Electric Commission, the said owner of the dominant tenement
and Her Majesty The Queen making good any damage to the
surface occasioned thereby.

SIGNED by PHILIP JAMES HOPE and)
MAUREEN VERONICA HOPE the registered)
proprietors of the land in Conveyance)
53/6722)

PHILIP JAMES HOPE
MAUREEN VERONICA HOPE

75 MAIN RD. MCGONAH. SACKKATER

SIGNED by the WESTPAC BANKING)
CORPORATION Mortgagees under Mortgage)
55/6694)

WESTPAC SAVINGS BANK LIMITED

by its Attorneys who hereby respectively state that at the time of
their execution hereof they have no notice of the execution of
Power of Attorney Registered No. C271008 under the authority
of which they have executed this instrument.

SIGNED AND DELIVERED by
DAVID JOHN MACROW and
DAVID LESLIE HUDSON

as the Attorneys for and on the
act and behalf of WESTPAC SAVINGS
BANK LIMITED in the presence of
David John Macrow
Bank Officer Hobart

David John Macrow
ACTING
MANAGER LENDING,
TASMANIA DIVISION

WESTPAC BANKING CORPORATION

David Leslie Hudson
ACTING
ASSISTANT TO MANAGER
LEGAL,
TASMANIA DIVISION
WESTPAC BANKING CORPORATION

As Mortgagees under Mortgage 55/6694

**7.1.4 Amendment PSA-19-4 - Hobart Interim Planning Scheme 2015 -
Food Services and Food and Beverage Production Uses in the Light
Industrial Zone
File Ref: F19/138994; PSA-19-4**

Report of the Development Planner, Manager Planning Policy & Heritage
and the Director City Planning of 5 November 2019 and attachments.

Delegation: Council

REPORT TITLE: AMENDMENT PSA-19-4 - HOBART INTERIM PLANNING SCHEME 2015 - FOOD SERVICES AND FOOD AND BEVERAGE PRODUCTION USES IN THE LIGHT INDUSTRIAL ZONE

REPORT PROVIDED BY: Development Planner
Manager Planning Policy & Heritage
Director City Planning

1. Report Purpose and Community Benefit

- 1.1. The purpose of this report is to consider an application under the former provisions of the *Land Use Planning and Approvals Act 1993* (LUPAA), from JMG Engineers & Planners on behalf of SolutionsWon Group Pty Ltd, to amend the Light Industrial Zone Use Table of the *Hobart Interim Planning Scheme 2015* (HIPS 2015) by removing the qualification to food services, and inserting 'resource processing' with the qualification 'if for food and beverage production' in the discretionary section of the table.
- 1.2. The proposal benefits the community by ensuring that the provisions of the Light Industrial Zone allow for a diversity of uses that are capable of meeting the zone objectives.

2. Report Summary

- 2.1. The proposal is to amend the Use Table of the Light Industrial Zone of the HIPS 2015 to allow for 'resource processing (if for food and beverage production)' and unqualified 'food services' as discretionary uses. All resource processing uses, and food services uses other than take away food premises and café, are currently prohibited in the zone.
- 2.2. The applicant's submission in support of the amendment is provided in **Attachment A**.
- 2.3. The proposed amendment is provided in **Attachment B**.
- 2.4. The Light Industrial Zone is located in North Hobart, fronting sections of Burnett, Argyle and Federal Streets. It is largely surrounded by Inner Residential land, and is also adjacent to areas zoned General Business, Commercial and Urban Mixed Use.
- 2.5. The proposal is provided on behalf of a landowner within the Light Industrial Zone who intends to develop a food and beverage production/food services use, however there is no application for use or development as part of this amendment.
- 2.6. Food services and food and beverage production uses are already intended to be discretionary in both the State Planning Provisions Light Industrial Zone and the Specific Area Plan for Hobart's Light Industrial Zone under the Local Provisions Schedule. This means that these uses

will likely be discretionary on all Light Industrial zoned land under the Tasmanian Planning Scheme.

- 2.7. It is considered that the proposed uses are capable of meeting the zone objectives, and have the potential to be compatible with the existing and allowable mix of uses in the zone.
- 2.8. The proposed amendment to include resource processing (food and beverage production) and all food services and as discretionary uses in the use table of the Light Industrial Zone is considered to be an appropriate amendment to the HIPS 2015 and is recommended for initiation.

3. Recommendation

That:

1. ***Pursuant to Section 34(1) (a) of the former provisions of the Land Use Planning and Approvals Act 1993, The Council resolve to initiate an amendment to the Hobart Interim Planning Scheme 2015 to amend the Light Industrial Zone Use Table by removing the qualification to 'Food services', and inserting 'Resource processing' with the qualification 'If for food and beverage production' in the discretionary section of the table, as detailed in Attachment B.***
2. ***Pursuant to Section 35 of the former provisions of the Land Use Planning and Approvals Act 1993, the Council certify that the amendment to the Hobart Interim Planning Scheme 2015 PSA-19-4 meets the requirements of Section 32 of the former provisions of the Land Use Planning and Approvals Act 1993 and authorise the General Manager and the Deputy General Manager to sign the Instrument of Certification (Attachment C).***
3. ***Pursuant to Section 38 of the former provisions of the Land Use Planning and Approvals Act 1993, the Council place Amendment PSA-19-4 to the Hobart Interim Planning Scheme 2015 on public exhibition for a 28 day period following certification.***

4. Background

- 4.1. The amendment application has been submitted on behalf of a landowner in the Light Industrial Zone who intends to develop a food and beverage production/food services use, however there is no application for use or development as part of this amendment.
- 4.2. A site specific qualification or rezoning option to allow for these uses on a single site was considered, however it was determined that a change to the use table over the whole zone was most appropriate.

Existing Situation

- 4.3. Land subject to the Light Industrial Zone is located in North Hobart, and is adjacent to areas zoned Inner Residential, General Business, Commercial, Urban Mixed Use and Open Space, as well as some major roads zoned Utilities. The zone covers land fronting sections of Burnett, Argyle and Federal Streets.
- 4.4. The zone lies generally north of the Commercial Zone, and west of the North Hobart restaurant strip (zoned General Business). The area is shown in Figure 1 below:

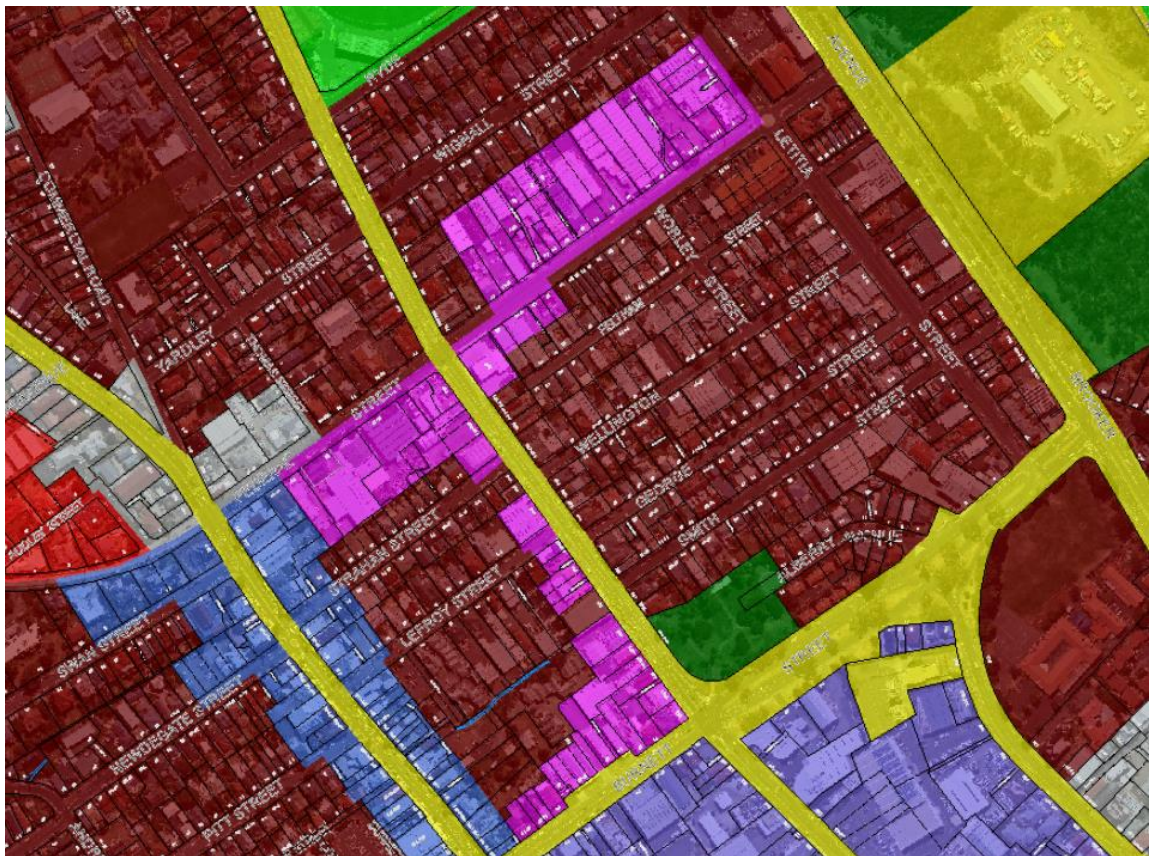


Figure 1: Zoning map showing Location of Light Industrial Zone (pink), Inner Residential Zone (maroon), General Business Zone (blue), Urban Mixed Use Zone (grey), Commercial Zone (lilac), Open Space Zone (dark green) and Utilities Zone (yellow).

- 4.5. The zone currently includes a mix of uses, such as manufacturing and processing, service industry, food services (café), bulky goods sales, general retail and hire, vehicle fuel sales and service and residential.

Planning Scheme Provisions

- 4.6. The Zone Purpose Statements for the Light Industrial Zone are:

To provide for manufacturing, processing, repair, storage and distribution of goods and materials where off-site impacts are minimal or can be managed to minimise conflict or impact on the amenity of other uses.

To promote efficient use of existing industrial land stock.

To minimise land use conflict in order to protect industrial viability and the safety and amenity of sensitive land uses in adjacent zones.

To ensure that building design and form enhances the streetscape and protects the amenity of the neighbourhood.

4.7. Within the Light Industrial Zone, the following uses are allowable:

No Permit Required

- Any permitted use if replacing an existing use with no development
- Natural and cultural values management
- Minor utilities

Permitted

- Equipment and machinery hire
- Manufacturing and processing
- Service industry
- Storage

Discretionary

- Educational and occasional care (if employment training centre)
- Emergency services
- Food services (if take away food premises or café)
- General retail and hire (if existing)
- Passive recreation
- Research and development
- Residential (if caretakers dwelling, ancillary dwelling or extension to existing dwelling)
- Sports and recreation
- Transport depot and distribution
- Utilities
- Vehicle fuel sales and service

4.8. The impact of uses within the zone are addressed by standards that control the hours of operation, noise emissions, external lighting, commercial vehicle movements and outdoor work areas near a residential zone.

4.9. Development standards control the form of buildings, and set a maximum permitted height of 8.5m. Permitted frontage setbacks are

tailored to different streets, ranging from 0m-3m. Building design is required to contribute positively to the streetscape and allow for passive surveillance. Landscaping, fencing and the location of outdoor storage areas are also considered.

- 4.10. The minimum permitted lot size in the zone is 500m², with a 10m frontage.

Tasmanian Planning Scheme

- 4.11. The Light Industrial Zone under the State Planning Provisions (SPPs) of the Tasmanian Planning Scheme allows for food services as an unqualified discretionary use, and resource processing as a discretionary use where it relates to food and beverage production.
- 4.12. The proposed Hobart Local Provision Schedule (LPS) includes a Specific Area Plan for the Light Industrial Zone, as the area in Hobart covered by this zone is unique in context given its relatively small lot sizes and proximity to residential land.
- 4.13. In line with the SPPs, the LPS Specific Area Plan also proposes food services and food and beverage production as discretionary uses.
- 4.14. The Hobart LPS was endorsed by Council on 18 February 2019, and is currently being assessed by the Tasmanian Planning Commission (TPC).
- 4.15. The Tasmanian Planning Scheme will not come into operation in Hobart until the LPS has been approved by the TPC.

5. Proposal and Implementation

- 5.1. The proposal is to amend the Light Industrial Zone Use Table of the *Hobart Interim Planning Scheme 2015* (HIPS 2015) by removing the qualification to food services, and inserting 'resource processing' with the qualification 'if for food and beverage production' in the discretionary section of the table.

Justification – Applicant's Submission

- 5.2. The applicant considers that the requested amendment is justified for the following reasons:
- 5.2.1. The uses proposed to be introduced will be allowable uses upon the introduction of the Tasmanian Planning Scheme, as the SPPs include these uses as discretionary in the Use Table for the Light Industrial Zone.
- 5.2.2. The Hobart LPS, which includes a Specific Area Plan for the Light Industrial Zone, also intends to allow for unqualified food service uses and resource processing (limited to food and beverage production).

- 5.2.3. Council has already endorsed the LPS, including the use table for the Light Industrial Zone Specific Area Plan, indicating this is the intended future planning direction for the zone.
- 5.2.4. Future use and development in the zone will still be required to meet the use and development standards of the zone and any applicable codes.
- 5.2.5. The proposed amendment is consistent with the zone purpose statements.
- 5.2.6. Expanding the allowed uses in the zone will bring the existing Light Industrial Zone in Hobart into greater alignment with the SPPs.
- 5.2.7. Amendment of the use table is considered the most appropriate method to allow for food and beverage processing and food services, as site-specific departures from the zone provisions are not desirable in the planning scheme, and rezoning a single site would change the overall purpose of that site, which is not intended.
- 5.2.8. Given the SPPs have been passed with these uses discretionary in the Light Industrial Zone use table, it is considered that they have been assessed as being capable of avoiding potential for land use conflicts with use and development permissible in adjacent areas, in accordance with S32(1)(e) of LUPAA.
- 5.2.9. As the uses will be discretionary, the planning authority will have control over the introduction of the uses in the zone. The development controls established under the zone and applicable codes will ensure external impacts of the proposed use avoid the potential for land use conflict in the adjacent area.
- 5.2.10. If the capacity of a resource processing use were to exceed volumes established under Schedule 2 of the *Environmental Management and Pollution Control Act 1994*, the use would be referred to the Environmental Protection Agency to assess impacts.
- 5.2.11. The amendment is considered to further the objectives in Schedule 1 of LUPAA, in particular that it:
 - Has minimal impacts on ecological processes and genetic diversity;
 - Provides for the fair, orderly, and sustainable use of land as the uses are appropriate to the zone and will be subject to appropriate use and development standards;

- Will facilitate economic development as it allows diversification of use and therefore development of new businesses that maintain the character of the area;
 - Is considered to generate positive economic outcomes without causing negative environmental or social impacts;
 - Is consistent with State Policies and will not conflict with neighbouring planning schemes;
 - Provides an additional option for a working environment that is close to transport, open space and retail;
 - Reflects the capacity of the land in a zone that is well serviced and within easy access of public infrastructure.
- 5.2.12. The amendment is consistent with the strategic directions of the Southern Tasmania Regional Land Use Strategy (STRLUS), in that it relates to the effective utilisation of land that has ready access to existing social and physical infrastructure, and it supports economic growth, job creation and liveability.
- 5.2.13. The amendment supports the STRLUS regional policy specifically relating to industrial activity, in that it manages well-sited industrial land that is relatively flat and has easy access to major transport routes and physical infrastructure and is not subject to any environmental overlays.
- 5.2.14. The amendment supports the STRLUS regional policy relating to activity centres in that it provides for diversity of use and employment in the primary activity centre, encouraging in-centre development and strengthening the local community.
- 5.2.15. The amendment is consistent with the *Southern Tasmania Industrial Land Strategy 2013* in that it does not result in additional industrial land supply, but allows for efficient and compatible use of existing well-serviced industrial land that has specific provisions relating to the protection of surrounding residential amenity.

Justification – comment

- 5.3. The applicant has submitted some valid reasons in support of the changes to the use table.
- 5.4. Food and beverage production and food services within the Light Industrial Zone in the Hobart context are considered to be appropriate uses. This is reflected by the fact that both of these uses are discretionary under the SPPs, and the proposed Specific Area Plan for

the Light Industrial Zone under Hobart's LPS. The LPS has been endorsed by Council and is currently under review by the TPC.

- 5.5. Food and beverage production is a use within the resource processing use class. This is currently a prohibited use class in the zone, as many operations within this class have the capacity for significant off-site impacts (e.g. abattoir, animal saleyard, sawmilling).
- 5.6. Food and beverage production uses such as small scale distilling, winemaking or food production could be appropriate in the zone, with discretion.
- 5.7. Higher impact food and beverage production uses may be less appropriate given the proximity to residential areas, but are likely to be required to go through assessment as a Level 2 activity under the *Environmental Management and Pollution Control Act 1994* (EMPCA) if they are of a significant size. For a brewery or distillery, this would include operations with the capacity to consume 100 kilolitres or more of water in a working day of 8 hours. For food production, this would include operations with a processing capacity of 50kg per hour or batch.
- 5.8. Manufacturing and processing, which can include operations such as brick making, cement works, furniture making, glass manufacturing and metal and wood fabrication, is currently an unqualified permitted use class in the Light Industrial Zone. It is considered that processing of food and beverages are likely to be of no greater impact than manufacturing and processing uses.
- 5.9. Food services is a general use class that includes any operation that prepares or sells food or drink for consumption on or off the premises, such as café, restaurant and take-away food premises.
- 5.10. Food services is allowable either as permitted or discretionary in all zones adjoining the Light Industrial Zone, although in the Inner Residential Zone it is limited to where the use is located in a building that has previously been used for commercial purposes. This indicates the use is considered to be potentially compatible with all surrounding land uses.
- 5.11. Take away food premises and cafes are already discretionary in the zone, and providing discretion for other uses in the use class (such as a restaurant) is considered to be similarly appropriate. The practical difference between a restaurant and a café is likely to be formality and hours of operation. Given there are use standards relating to hours of operation near residential zones (permitted standard of 7.00am to 7.00pm during weekdays, 9.00am to 5.00pm during Saturdays and nil Sundays and Public Holidays), a restaurant use will likely require discretionary assessment around its site-specific impacts.
- 5.12. The Light Industrial Zone currently abuts the General Retail Zone in North Hobart (which is primarily a restaurant strip) in two locations. The

adjacency of light industrial uses to food services uses does not appear to have caused any significant issues to date.

- 5.13. Food and beverage production and food services are considered to be compatible with the current permitted and discretionary uses in the zone, and the existing operating uses in the zone.
- 5.14. Potential off-site impacts of the proposed uses could include noise, odour and traffic impacts. Some of these impacts are controlled by the *Environmental Management and Pollution Control Act 1994*, and are no more likely to be problematic than other permitted or discretionary uses in the zone. Traffic and parking issues (for example relating to a restaurant use) would be assessed at the development application stage, and would be dependent on the location and size of any proposed operation.
- 5.15. There are comprehensive use standards under the zone that control issues such as hours of operation, noise emissions, external lighting, commercial vehicle movements and outdoor work areas near a residential zone.
- 5.16. The proposed additional uses are considered to be capable of meeting each of the Light Industrial zone objectives, and any off-site impacts are able to be mitigated by provisions in the zone. The amendment is therefore considered to be appropriate.

6. Strategic Planning and Policy Considerations

- 6.1. The proposed amendment is consistent with the objectives of the Capital City Strategic Plan 2019-29, in particular with the following outcomes:
 - 6.1.1. Hobart keeps a strong sense of place and identity, even as the city changes;
 - 6.1.2. In City decision-making, we consider how different aspects of Hobart life connect and contribute to sense of place;
 - 6.1.3. Hobart's economy reflects its unique environment, culture and identity;
 - 6.1.4. People have a range of opportunities to participate in the economic life of the city;
 - 6.1.5. Hobart is a place where entrepreneurs and businesses can grow and flourish;
 - 6.1.6. Hobart's economy is strong, diverse and resilient.

7. Financial Implications

- 7.1. Funding Source and Impact on Current Year Operating Result

7.1.1. None.

7.2. Impact on Future Years' Financial Result

7.2.1. None.

7.3. Asset Related Implications

7.3.1. None.

8. Legal, Risk and Legislative Considerations

8.1. The *Land Use Planning and Approvals Act 1993* (LUPAA) requires that planning scheme amendments must seek to further the Objectives of Schedule 1 of the Act and be prepared in accordance with the State Policies.

8.2. The Objectives of LUPAA require use and development to occur in a fair, orderly and sustainable manner and for the planning process to facilitate economic development in accordance with the other Schedule 1 Objectives.

8.3. It is considered that the proposed amendment meets the Objectives of LUPAA, in particular it:

8.3.1. Does not compromise natural resources or ecological processes and encourages well serviced land with easy access to public infrastructure to be effectively utilised;

8.3.2. Assists sound strategic planning by not prejudicing the achievements of the relevant Zone Objectives or the STRLUS objectives;

8.3.3. Allows for diversification of use in the area, supporting economic development;

8.3.4. It is consistent with the objective 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;

8.3.5. considers the provision of a pleasant, efficient and safe environment for residents and visitors to Hobart,

8.3.6. considers the capability of the zone, and allowable uses that are likely to have minimal land use conflict with surrounding uses.

8.4. No State Policies are directly relevant to the proposed amendments.

8.5. S32(e) of the former provisions of LUPAA requires that planning scheme amendments must, as far as practicable, avoid the potential for

land use conflicts with use and development permissible under the planning scheme applying to the adjacent area. This amendment is considered to be appropriate in the context of the provisions for surrounding zones. It is not adjacent to any areas controlled by a different planning scheme.

- 8.6. S32(f) of the former provisions of LUPAA requires that planning scheme amendments must have regard to the impact that use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms. The proposed amendment supports the diversification of businesses in the primary activity centre. It is not considered to have any direct environmental impacts, and supports economic growth and liveability by providing for diversity of services that are appropriate for their location.
- 8.7. S300 of LUPAA requires that an amendment to an interim planning scheme is as far as practicable consistent with the regional land use strategy. It is considered that the amendment is consistent with the strategy in that it:
 - 8.7.1. Encourages diversity of use on well serviced land close to existing infrastructure and transport;
 - 8.7.2. Supports economic development and employment, promoting Hobart as the primary activity centre;
 - 8.7.3. Manages industrial land in an area that is flat and well located in terms of physical infrastructure;
 - 8.7.4. Allows for development of industrial land that minimises regional environmental impacts;
 - 8.7.5. Encourages an appropriate mix of uses.

9. Environmental Considerations

- 9.1. The proposed amendment is not considered to have any significant environmental impacts.

10. Social and Customer Considerations

- 10.1. The proposal is not considered to have any negative impact on social inclusion.

11. Marketing and Media

- 11.1. There are no marketing or branding implications of this amendment.

12. Community and Stakeholder Engagement

12.1. The Council has requested that reports which recommend the initiation of planning scheme amendments address the need to conduct a public meeting or forum to explain the proposed amendments and also outline the explanatory information to be made available. These are addressed below:

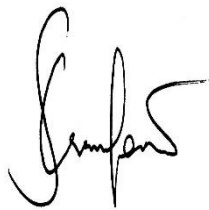
12.1.1. It is not considered that a public forum is necessary to explain the proposed amendment to the public as it is relatively simple and self-explanatory.

12.1.2. The following information will be made available on the website: a copy of this report, a copy of the formal amendment document and the applicant's submission.

13. Delegation

13.1. Delegation rests with the Council.

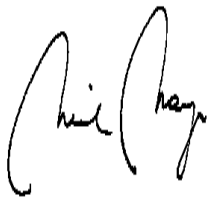
As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.



Sarah Crawford
DEVELOPMENT PLANNER



James McIlhenny
MANAGER PLANNING POLICY & HERITAGE



Neil Noye
DIRECTOR CITY PLANNING

Date: 5 November 2019
File Reference: F19/138994; PSA-19-4

Attachment A: Applicant's Submission ↴
Attachment B: Amendment Document ↴
Attachment C: Instrument of Certification ↴

PLANNING REPORT

FOR SOLUTIONSWON GROUP PTY LTD

Light Industrial Zone Planning Scheme Amendment

October 2019

**Johnstone McGee & Gandy Pty Ltd**

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Appendix A - Draft Light Industrial Zone Specific Area Plan



Executive Summary

This report has been prepared in support of a Section 33 application under the *Land Use Planning and Approvals Act 1993* (former Provisions) for a proposed amendment to the *Hobart Interim Planning Scheme 2015*. The application is to be lodged with the Hobart City Council for assessment.

Section 33 of the *Land Use Planning and Assessment Act 1993* (former provisions) allows for a request to be made to a planning authority to amend a planning scheme administered by it.

The proposed scheme amendment involves an amendment to the Use Table of the Light Industrial zone to allow 'Resource processing (If for food and beverage production)' and 'Food services' uses in the zone.

It is submitted that the proposed amendment ought to be considered under Section 33 of the *Land Use Planning and Approvals Act 1993* (former provisions) on the basis that it is consistent with the requirements of Section 33 and the objectives of the Act.

1 Introduction

JMG Engineers and Planners have been engaged by SolutionsWon Group Pty Ltd to prepare an application on their behalf. This report has been prepared in support of a proposed amendment to the *Hobart Interim Planning Scheme 2015* under Section 33 of the *Land Use Planning and Approvals Act 1993* (former provisions), lodged with the Hobart City Council for assessment. The proposal is an amendment to the use table of the Light Industrial zone to allow for 'Resource processing (if for food and beverage production)' and 'Food services'.

1.1 Zone Location & Context

The Light Industrial zone of the *Hobart Interim Planning Scheme 2015* is located in North Hobart (Figure 1). The zone is on the northern edge of the Hobart Commercial zone and south of the North Hobart Sports Ground. The Elizabeth Street restaurant area is located to the west of the zone with the Brooker Highway to the east. The zone is generally located in one area but is somewhat disconnected by a few parcels in the Utilities and Inner Residential zones.

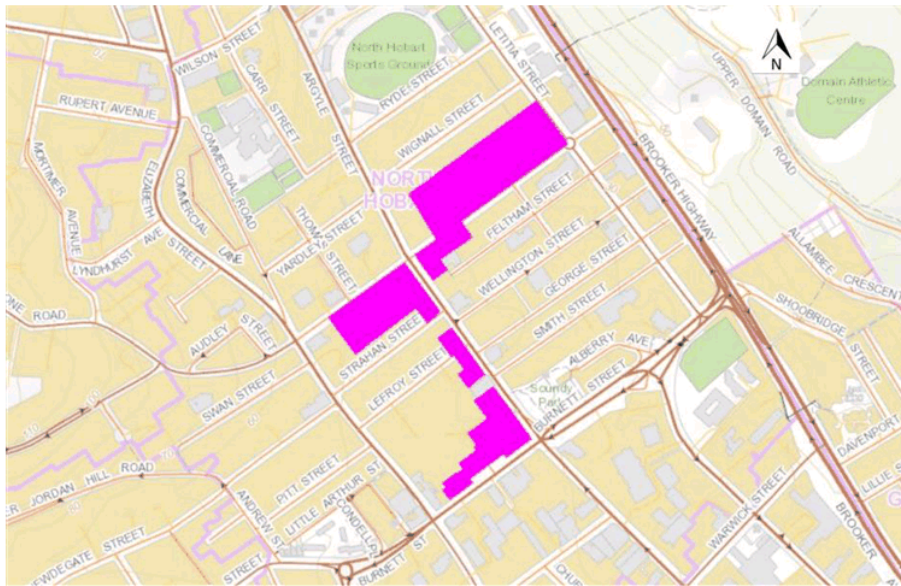


Figure 1 - Location

The Light Industrial zone primarily adjoins the Inner Residential zone (Figure 2). There is also connection to the Urban Mixed Use, General Business and Utilities zones, with the Hobart CBD Commercial zone located directly south.

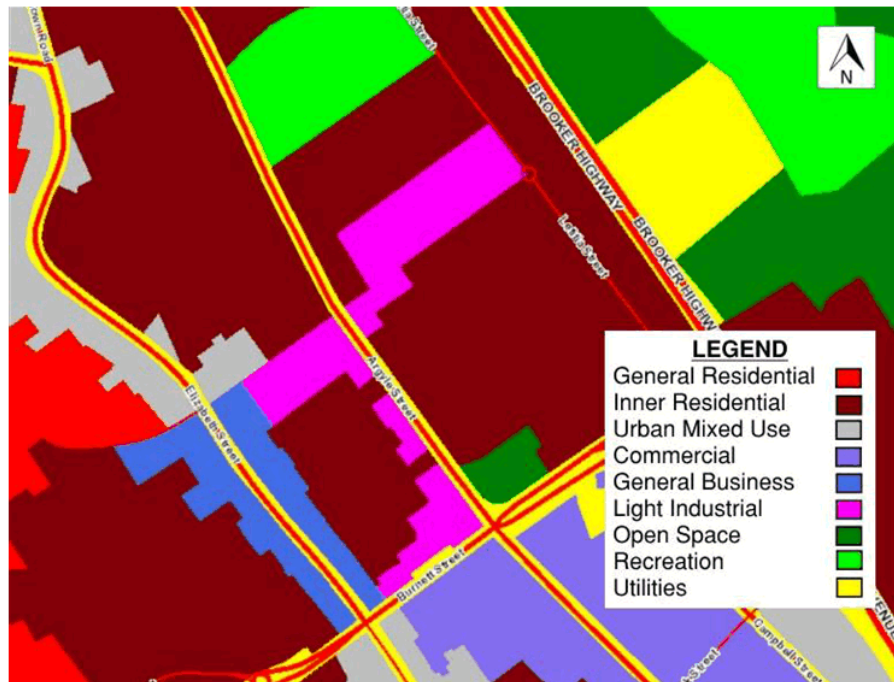


Figure 2 - Zoning Context

1.2 Draft Hobart Local Provisions Schedule

The draft Hobart Local Provisions Schedule ('Hobart LPS') has been prepared by the Hobart City Council. The Hobart LPS was considered at a General Council meeting on 12 February 2019. The Hobart LPS establishes a Specific Area Plan for the Hobart Light Industrial zone. The SAP is included as Appendix A.

The Hobart Light Industrial Zone Specific Area Plan was introduced to ensure the continued operation of the existing variety of uses within this zone. The SAP area is considered to have an unusual historically established Light Industrial Zone area, largely surrounded by residential zones.

The Light Industrial Zone SAP allows for Food services as a discretionary use, without qualification, and for Resource processing, if for food and beverage production. The current proposed amendment seeks to allow those uses under the current Planning Scheme.

The purpose of the Light Industrial Zone SAP is stated in the Planning Report submitted at the meeting and the supporting documentation¹ for the Hobart LPS stated:

7.5 Hobart Light Industrial Zone Specific Area Plan

The Hobart Light Industrial Zone Specific area plan is a new SAP. The purpose of the SAP is to accommodate the existing operation of the light industrial areas in North Hobart. These areas are not representative of a usual industrial estate given the relatively small land size and location in close

¹ City of Hobart, *Draft Hobart Local Provisions Schedule Supporting Report*, February 2019, viewed 30-09-2019 at http://hobart.infocouncil.biz/Open/2019/02/CP_12022019_AGN_1016_AT_files/CP_12022019_AGN_1016_AT_Attachment_5860_5.PDF

proximity to residential zones. As such, the range of permitted and discretionary uses provided for in the SPP zone is not appropriate for this area. The specific area plan substitutes the SPP use table and prohibits more intensive uses such as port and marine, transport depot and distribution, crematoria and cemeteries, domestic animal breeding boarding and training and recycling and waste disposal. No changes are proposed to the SPP use and development standards.

There is no other SPP zone that would be a better fit for this area and as such a Specific Area Plan is required for Hobart's existing light industrial area to support the unique character of the area. The provisions within the SAP are a translation of existing provisions in the Light Industrial Zone in the HIPS2015.

It is therefore considered that in accordance with clause 32(4)(b), the Light Industrial Zone has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.

The following recommendations were made at the Council meeting:

That Council:

1. Resolves that it is satisfied that the draft Hobart Local Provisions Schedule (Attachments A and B) meets the Local Provisions Schedule criteria prescribed in Section 34 of the Land Use Planning and Approvals Act 1993.
2. Endorses the draft Hobart Local Provisions Schedule (Attachments A and B) and the Hobart Local Provisions Schedule Supporting Report (Attachment E) for submission to the Tasmanian Planning Commission under Section 35(1) of the Land Use Planning and Approvals Act 1993.
3. DELEGATE under Section 6 of the Land Use Planning and Approvals Act 1993, the following powers and functions to the Director City Planning:
 - a) Modify the draft Hobart Local Provisions Schedule if a notice is received from the Tasmanian Planning Commission under Section 35(5)(b) of the Land Use Planning and Approvals Act 1993, or agree to such modifications being undertaken by the Tasmanian Planning Commission under Section 35(5)(c); and
 - b) Exhibit the draft Hobart Local Provisions Schedule in accordance with Section 35C and 35D of the Land Use Planning and Approvals Act 1993.
4. Endorse the notification of individual property owners affected by the matters detailed in Section 9.3 of this report about the exhibition of the draft Hobart Local Provisions Schedule.

The Hobart City Council resolved to endorse the draft Hobart Local Provisions Schedule for submission to the Tasmanian Planning Commission under Section 35(1) of the Land Use Planning and Approvals Act 1993 ('the Act') on 12 February 2019. The draft Hobart Local Provisions Schedule ('Hobart LPS') is considered to comply with Section 34 of the Act meaning that it meets the criteria for a Local Provisions Schedule including:

- (a) contains all the provisions that the SPPs specify must be contained in an LPS; and
- (b) is in accordance with [section 32](#) ; and
- (c) furthers the objectives set out in [Schedule 1](#) ; and
- (d) is consistent with each State policy; and
- (da) satisfies the relevant criteria in relation to the TPPs; and
- (e) 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; and
- (f) has regard to the strategic plan, prepared under [section 66 of the Local Government Act 1993](#) , that applies in relation to the land to which the relevant planning instrument relates; and
- (g) 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; and
- (h) has regard to the safety requirements set out in the standards prescribed under the [Gas Pipelines Act 2000](#) .

The Committee resolution was supported by all Councillors with no objections.

It is reasonable to deduce that the proposed amendment to the use table of the Light Industrial zone of the current *Hobart Interim Planning Scheme 2015* meets the requirements of section 34 of the Act, given that it is per the Hobart LPS for Resource Processing and Food services uses.

The proposed amendment introduces allowable uses established under Specific Area Plan S5 - Hobart Light Industrial Zone of the Hobart LPS. This approach ensures that there will be consistency with the future *Tasmanian Planning Scheme*.

2 The Proposal

2.1 Scheme Amendment

The proposed amendment is a change to the Use Table of the Light Industrial zone of the *Hobart Interim Planning Scheme 2015*. The change would apply to all Light Industrial zoned land located in the Hobart municipality. Resource processing would be added as a qualified 'discretionary' use. Food services would be expanded as an unqualified 'discretionary' use.

The definitions of 'Food services' and 'Resource processing' are as follows

Food services	use of land for preparing or selling food or drink for consumption on or off the premises. Examples include a cafe, restaurant and take-away food premises.
Resource processing	use of land for treating, processing or packing plant or animal resources. Examples include an abattoir, animal saleyard, cheese factory, fish processing, milk processing, winery and sawmilling.

Table 8.2, *Hobart Interim Planning Scheme 2015*

The amendment will have no impact on the zoning or overlay maps of the *Hobart Interim Planning Scheme 2015*.

The purpose behind the amendment is to enable additional uses in the Light Industrial zone that are currently prohibited. The uses will be allowable uses upon the introduction of the Tasmanian Planning Scheme.

Future use and development in the Light Industrial zone would still be required to meet the existing use and development standards of the Light Industrial Zone and any applicable Codes.

Expanding the allowed uses in the Light Industrial zone will bring the existing zone use into greater alignment with the State Planning Provisions.

The proposed amendment is as follows:

24.2 Use Table

No Permit Required	
Use Class	Qualification
Any permitted use	Only if replacing an existing use on the site and there is no associated development requiring a permit
Natural and cultural values management	
Utilities	Only if minor utilities
Permitted	
Use Class	Qualification
Equipment and machinery sales and hire	Only if hire of machinery and equipment
Manufacturing and processing	

Service industry	
Storage	
Discretionary	
Use Class	Qualification
Educational and occasional care	Only if employment training centre
Emergency services	
Food services	Only if take-away food premises or café
General retail and hire	Only if for an existing general retail and hire use
Passive recreation	
Research and development	
Residential	Only if caretakers dwelling, home based business or an extension of an existing dwelling or ancillary dwelling
Resource processing	If for food and beverage production.
Sports and recreation	
Transport depot and distribution	
Utilities	Except if No Permit Required.
Vehicle fuel sales and service	
Prohibited	
Use Class	Qualification
All other uses	

2.2 Consideration of Alternative Forms of Amendment

Site-Specific Qualification

Initially, a site-specific qualification was considered to be the most appropriate form of amendment as global changes to the provisions of the Light Industrial zone would normally require greater analysis than is achievable based on a single development site. However, the endorsement of the Hobart LPS provides a strong justification for the proposed use amendments as this is the future planning direction for the Hobart municipality. The proposed changes have already been assessed by the Hobart City Council as being compliant with sections 34 and 35 of the Act. It is also noted that site-specific departures from the zone provisions are not desirable in the planning scheme.

Rezoning

Rezoning of one site suitable for Resource processing for food or beverage production was considered as an alternative amendment. This would change the allowable uses on the site. However, it would also change the purpose of the site, which is not the desired outcome. Changing the zoning would alter more than one use allowed onsite. This is not considered necessary or desirable. Therefore, rezoning is not considered appropriate.

2.3 Consideration of Potential Land Use Implications

In accordance with section 32(1)(e) of LUPAA, the amendment must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area.

The use of land for Resource processing will be a discretionary use under the Tasmanian Planning Scheme, once in force. The uses allowed under the zone have been considered capable of avoiding land use conflicts with the permissible uses in the adjoining and adjacent zones.

The proposed amendment will modify two of the use classes permissible in the zone. The amendment will introduce a Resource processing (limited to food and beverage production) as a discretionary use. The amendment also expands the Food services use such that it becomes unqualified in the zone. Being a discretionary use provides the planning authority with greater control over the introduction of the use on land zoned Light Industrial. The development controls established under the zone and applicable Codes will ensure that the external impacts of the proposed use can avoid potential for land use conflict in the adjacent area. The zone use and development provisions would still be applicable.

Were the capacity of the Resource processing to exceed the volumes established in Schedule 2 of the Environmental Management and Pollution Control Act 1994, the use would be referred to the Environmental Protection Agency to assess the impact of the development. In the case of Breweries and Distilleries, the criteria for a Level 2 Activity is the conduct of works for the production of beer by infusion, boiling or fermentation, or spirits by distillation, being works with a capacity to consume 100 kilolitres or more of water in a working day of 8 hours.

Use and development in the zone will continue to be subject to the provisions of the Light Industrial zone, outlined below.

24.3 Use Standards

Use on Light Industrial zoned land is subject to the use standards of clause 24.3 of the Planning Scheme:

- *Hours of Operation* - Restricted hours of operation for use within 100 m of a residential zone (except for office and administrative tasks):
 - 7am-7pm Monday to Friday;

- 9am-5pm Saturday;
 - Nil Sunday or Public Holidays.
- Hours of operation must not have unreasonable impact on residential amenity.
- *Noise* - noise emissions measured at the boundary of a residential zone must not cause environmental harm within the zone:
 - No use of external amplified speakers or music;
 - Noise emissions measured at the boundary of a residential zone must not exceed the following:
 - (a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm;
 - (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am;
 - (c) 65dB(A) (LAmix) at any time.
- *External Lighting* - external lighting must not adversely affect residential amenity:
 - External lighting within 50 m of a residential zone must be turned off between 10 pm and 6 am, except for security lighting.
 - Security lighting must be baffled to ensure no emission of light outside zone.
- *Commercial Vehicle Movements* - must not result in unreasonable adverse impact upon residential amenity:
 - Commercial vehicle movements within 50 m of a residential zone must be restricted to 7am to 7pm, Monday to Saturday, inclusive; and 9am to 5pm Sundays and Public Holidays.
- *Outdoor Work Areas* - Outdoor work areas and noise-emitting services such as air conditioning equipment, pumps and ventilations fans must not be located within 50 m of a residential zone, or must be accompanied by effective acoustic screening in the intervening space

24.4 Development Standards for Buildings and Works

Development on Light Industrial zoned land will be subject to the development controls of Clause 24.4 of the Planning Scheme:

- *Building Height* - the maximum permitted building height for development is 8.5 m. Council can approve higher at their discretion, provided the scale is compatible with nearby buildings, there is no unreasonable overshadowing of public space, and there is an allowance for transition in height between adjoining buildings, where appropriate. If the building is within 10 m of a residential zone then the discretion is also dependent on the building being compatible with the existing height of the residential buildings on adjoining lots in the residential zone;
- *Setback* - minimum 3 m except in Argyle Street, Burnett Street and on the southern side of Federal Street where minimum is 0 m and maximum is 2 m frontage setback, 3 m (or half the height of the wall) from the residential zone. Council can approve greater setback at their discretion. Frontage discretion is dependent on the compatibility with adjoining building setbacks, generally maintaining a continuous building line if evident, enhancing the site, adjoining lots and streetscape and providing adequate opportunity for parking. Setback from a residential zone must be sufficient to prevent unreasonable adverse impacts on residential amenity regarding overshadowing, overlooking, visual impact, and industrial activity.
- *Design* - buildings and works must provide a clearly visible main pedestrian entrance, 40% of the ground level front façade surface area to be composed of windows or door openings, no single area of blank wall more than 50% in the ground level front façade, screen mechanical plant and miscellaneous equipment, incorporate roof-top infrastructure in the roof, provide awnings if existing on the site or adjoining lots, not include security shutters over windows or doors on the frontage. Council can exercise

discretion in the requirements for building design provided they enhance the streetscape.

Walls of a building on land that adjoins the residential zone must use colours with light reflectance of 40% or below and not have openings in the walls facing the residential zone unless the line of sight is blocked by another building. There is no discretion to this criteria.

Site coverage must be no more than 50%. Council can exercise discretion for greater site coverage provided that streetscape values are protected, and unreasonable adverse impacts on residential amenity area prevented.

- *Passive Surveillance* - the building design must provide for passive surveillance for the safety of the public. The building must provide a clearly visible main pedestrian entrance that is clearly visible from the road or publicly accessible areas on the site, include windows and doors in at least 20% of the surface area of the ground floor front façade, provide windows and door openings of at least 10% in any ground floor façade that faces a public space or car park, avoid creating entrapment spaces, provide external lighting illuminating car parking areas and pathways and provide well-lit public access at the ground floor level from any external car park. Council can exercise discretion over this criteria provided they are satisfied that the building design provides for passive surveillance of public spaces.
- *Landscaping* - Landscaping must be provided along the frontage of a site (except where access is provided) unless the building has nil setback to frontage. Council has discretion to approve landscaping that enhances the appearance of the development, provides a range of plant height and forms to create diversity, interest and amenity and does not create entrapment spaces.

Landscaping must be provided along a boundary with a residential zone for a depth of 2 m. Discretion is available provided that a landscaping or building design solution can be proved to avoid unreasonable adverse impact on the visual amenity of adjoining land in a residential zone.

Part E Codes

Use and development will be required to meet the relevant provisions of the following Codes where applicable:

- E2.0 - Potentially Contaminated Land
- E5.0 - Road and Railway Assets Code
- E6.0 - Parking and Access Code
- E7.0 - Stormwater Management Code
- E8.0 - Electricity Transmission Infrastructure Protection
- E17.0 - Signs Code

Future use and development on other sites within the Light Industrial zone may be subject to additional Codes.

Part F Specific Area Plans

The site is subject to the Royal Hobart Hospital Helipad Airspace Specific Area Plan. This plan includes the following development controls:

- *Building height* - no more than 100 m. This includes temporary structures and such as cranes.

Future use and development on other sites in the Light Industrial zone may be subject to other Specific Area Plans.

2.3.1 Consistency with Overarching Requirements for Planning Schemes

The requirements of Section 20 (2), (3), (4), (5), (6), (7), (8) and (9) have been considered to ensure that the amendment meets the requirements of the Act.

20. What can a planning scheme provide for?

(2) A planning scheme may-

(aa) make any provision which relates to the use, development, protection or conservation of any land in the area; and

The amendment relates to the use of land in the planning scheme area.

(a) set out policies and specific objectives; and

The amendment will not change any policy of specific objective under the Planning Scheme.

(b) regulate or prohibit the use or development of any land; and

The amendment will regulate the use of land in the Light Industrial zone.

(c) designate land as being reserved for public purposes; and

(d)

(e) set out requirements for the provision of public utility services to land; and (f) require specified things to be done to the satisfaction of the Commission, relevant agency or planning authority; and

(g) apply, adopt or incorporate any document which relates to the use, development or protection of land; and

(h) provide that any use or development of land is conditional on an agreement being entered into under Part 5 ; and

(ha) set out provisions relating to the implementation in stages of uses or developments; and

(i) provide for any other matter which this Act refers to as being included in a planning scheme; and

(j) provide for an application to be made to a planning authority to bring an existing use of land that does not conform to the scheme into conformity, or greater conformity, with the scheme.

The amendment will have no impact on (e), (f), (g), (h), (ha), (i), or (j).

(3) Subject to subsections (4) , (5) and (6) , nothing in any planning scheme is to be taken (including by virtue of requiring a permit to be obtained) to-

(a) prevent the continuance of the use of any land, upon which buildings or works are not erected, for the purposes for which it was being lawfully used before the coming into operation of the scheme; or

(b) prevent the use of any building which was erected before that coming into operation for any purpose for which it was lawfully being used immediately before that coming into operation, or the maintenance or repair of such a building; or

(c) prevent the use of any works constructed before that coming into operation for any purpose for which they were being lawfully used immediately before that coming into operation; or

(d) prevent the use of any building or works for any purpose for which it was being lawfully erected or carried out immediately before that coming into operation; or

(e) require the removal or alteration of any lawfully constructed buildings or works; or

(f) prevent a development, which was lawfully commenced but not completed before the coming into operation of the scheme, from being completed within-

(i) 3 years of that coming into operation; or

(ii) any lesser or greater period specified in respect of the completion of that development under the terms of a permit or special permit granted before the coming into operation of the scheme.

(4) Subsections (3) and (3A) do not apply to a use of land-

- (a) which has stopped for a continuous period of 2 years; or
- (b) which has stopped for 2 or more periods which together total 2 years in any period of 3 years; or
- (c) in the case of a use which is seasonal in nature, if the use does not take place for 2 years in succession.
- (5) Subsection (3) does not apply to the extension or transfer from one part of a parcel of land to another of a use previously confined to the first-mentioned part of that parcel of land.
- (6) Subsections (3) and (3A) do not apply where a use of any land, building or work is substantially intensified.
- (7) Nothing in any planning scheme or special planning order affects -
- (a) forestry operations conducted on land declared as a private timber reserve under the Forest Practices Act 1985 ; or
- (b) the undertaking of mineral exploration in accordance with a mining lease, an exploration licence, or retention licence, issued under the Mineral Resources Development Act 1995 , provided that any mineral exploration carried out is consistent with the standards specified in the Mineral Exploration Code of Practice; or
- (c) fishing; or
- (d) marine farming in State waters.
- (8) The coming into operation of a planning scheme or a special planning order does not legitimize a use or development which was illegal under a planning scheme or a special planning order in force immediately before that coming into operation.
- (9) A planning scheme may require a use to which subsection (3) applies to comply with a code of practice approved or ratified by Parliament under an Act.

The amendment will have no impact on section 20(3), (4), (5), (6), (7), (8), or (9).

The amendment is considered to be consistent with section 20 (2), (3), (4), (5), (6), (7), (8) and (9) of LUPAA.

3 Policy Assessment

3.1 Land Use Planning and Approvals Act 1993

The *Land Use Planning and Approvals Act 1993* ('the Act') is the principle planning Act and forms a component of the Resource Management and Planning System (RMPS).

Section 32(f) of the Act requires that a draft amendment of a planning scheme must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.

Although not a specific requirement under section 32, a draft amendment is taken to be a relevant scheme [section 20(2A)] and therefore section 20(1) is applicable and the draft amendment must seek to further the objectives in Schedule 1 of the Act and be in accordance with State Policies. The objectives of Schedule 1 of the Act are considered in the following table and detail the impact of the proposal on the region in environmental, economic and social terms:

Table 1 - Schedule 1, Part 1 Objectives

Part 1	Amendment Response
(a) To promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and	The amendment will allow for a change to the allowable uses in the Light Industrial zone. No land in the Hobart Light Industrial zone is subject to a Biodiversity Protection Area or Waterway and Coastal Protection Area. The amendment will have minimal impact with regards to ecological processes and genetic diversity and accordingly satisfies Objective (a) of Part 1.
(b) To provide for the fair, orderly and sustainable use and development of air, land and water; and	The proposed amendment will allow for use that is currently prohibited in the zone, but that is appropriate to the zone by virtue of its inclusion in the Hobart LPS and State Planning Provisions for the Light Industrial zone. Any future development will be required to comply with the existing provisions of the Planning Scheme applicable to the zone. Accordingly, the amendment is considered to further Objective (b) of Part 1.
(c) to encourage public involvement in resource management and planning; and	A public notification period will be conducted in accordance with the requirements of the <i>Land Use Planning and Approvals Act 1993</i> .
(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and	The diversification of use in the zone will allow for the development of new business in the area and maintain the existing character of the area. Any future development in the zone will be undertaken in accordance with objectives set out in (a), (b) and (c).
(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.	The amendment process is demonstrative of the sharing of responsibility for planning.

Part 2	Amendment Response
<i>(a) to require sound strategic planning and coordinated action by State and local government; and</i>	<p>The proposal has been considered against the Southern Tasmania Regional Land Use Strategy (refer to Section 3.3).</p> <p>The amendment incorporates the draft Hobart LPS uses allowed in the Light Industrial zone ensuring consistency with local government.</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; and</i>	<p>The amendment contributes to the establishment of a planning scheme that sets controls for use and development.</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; and</i>	<p>No land in the Hobart Light Industrial zone is subject to a Biodiversity Protection Area. Any future development will be required to meet the same development standards currently in place, including those provisions that consider the effect on the environment.</p> <p>The use of land in the Light Industrial zone for Resource processing and Food services will provide new business opportunities.</p> <p>Future use will be required to maintain residential amenity in line with the use and development controls of the zone thereby, minimising any social impact.</p> <p>The proposed amendment is considered to generate positive economic outcomes without causing negative environmental or social impacts. The proposal is therefore considered to further Objective (c) of Part 2.</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; and</i>	<p>The amendment is consistent with State Policies and municipal policy. The amendment will not conflict with neighbouring planning schemes.</p> <p>The amendment is consistent with Objective (d) of Part 2.</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; and</i>	<p>The amendment will not affect the attainment of this objective.</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; and</i>	<p>The use in the zone will provide an alternative option for a working environment in line with the purpose of the zone. The location of the zone is close to transport, open space and retail options, adding to the pleasant and efficient nature of the working environment.</p>

(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and	Currently no land or building in the Light Industrial zone is subject to a heritage place or precinct. Any site in the Light Industrial zone that is subject to "those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value" will be required to meet the relevant provisions of the Historic Heritage Code and the applicable provisions of the Aboriginal Relics Act 1975 and the <i>Historic Cultural Heritage Act 1995</i> . It is considered that the proposal is consistent with objective (f) of Part 2.
(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; and	The zone is located with easy access to public infrastructure. The area of land zoned Light Industrial in the Hobart municipality is generally well serviced with physical infrastructure. It is not considered a limiting factor in terms of the proposed uses. The proposal is therefore considered to be consistent with objective (h) of Part 2.
(i) to provide a planning framework which fully considers land capability.	The zone provides for limited industrial use whilst maintaining residential amenity on adjoining and nearby residential land. The State Planning Provisions have added Resource processing as a discretionary use within the zone. Therefore, this amendment is considered to improve the existing planning framework to allow for use that the land is capable of supporting. The amendment proposed is considered to be consistent with objective (i) of Part 2.

3.2 State Policies

The Light Industrial zone in Hobart is not located within the Coastal Zone and is therefore not subject to the *State Coastal Policy 1996*.

The land zoned Light Industrial is subject to the *State Policy on Water Quality Management 1997*, however there are existing provisions within the *Hobart Interim Planning Scheme 2015* to ensure that any future use and development on the land is consistent with this policy.

The land zoned Light Industrial is not considered agricultural land for the purposes of the *State Policy on the Protection of Agricultural Land 2009* ('PAL'), nor is it located near agricultural land.

Natural Environment Protection Measures (NEPMs) are automatically adopted as state policies under section 12A of the *State Policies and Projects Act 1993*. The *Hobart Interim Planning Scheme 2015* provides provisions relating to site contamination assessment, noise issues, and water quality to ensure that any future use and development on the land is consistent with this policy.

3.3 Southern Tasmania Regional Land Use Strategy 2010-2035

Section 300(1) (LUPAA, former provisions) requires that all interim planning schemes be consistent with and likely to further the objectives and outcomes of the applicable regional land use strategy, where practicable.

The *Southern Tasmania Regional Land Use Strategy 2010-2035* ('the Strategy') is a regional level policy document providing policies and strategies to guide future land use and development of Southern Tasmania. The document is principally intended to inform the

development of interim planning schemes within the region. Any amendments to local provisions of a planning scheme are required to be consistent with the Strategy.

The key strategic considerations under the Strategy with respect to the current proposal are discussed in this section of the report.

3.3.1 Strategic Direction 1: Adopting a More Integrated Approach to Planning and Infrastructure

Strategic Direction 1 of the STRLUS states:

SD1: Adopting a more Integrated Approach to Planning and Infrastructure Land use planning identifies where different uses are and ought to be located:

houses, shopping centres, industrial areas, schools and hospitals. Different land uses generate different demands on both social and physical infrastructure systems and their relative locations are a key component in managing infrastructure supply and demand.

By better integrating land use and infrastructure planning, we can ensure that new development makes use of excess capacity in existing infrastructure, rather than creating demand for new infrastructure in unserviced areas. Many infrastructure related problems could be avoided or minimised by locating new development so as to maximise the use of existing infrastructure in the short-medium term, and new infrastructure in the longer term.

The proposed uses would be located on land that is serviced by existing social and physical infrastructure. Using this land for the proposed use would mean that it will be located in a well serviced area. The amendment is considered to align with Strategic Direction 1.

3.3.2 Strategic Direction 3: Creating a Network of Vibrant and Attractive Activity Centres

Activity centres are places where we work, shop, meet, relax and live. The recognition, protection and strengthening of a network of interconnected activity centres across the region aims to:

- *Provide a strong basis for economic growth;*
- *Create opportunities for the more efficient and balanced concentration of goods and services;*
- *Increase the potential for the exchange of ideas and other synergies among businesses, and for new job creation;*
- *Provide an important focus for communities by increasing opportunities for social interaction;*
- *Make the most of the community's investment in physical and social infrastructure; and*
- *Provide greater opportunities for integrating land use with transport, particularly public transport, and walking/cycling.*

The Activity Centre Network demonstrates how activity centres can logically form a complementary network providing the population with reasonable access to necessary facilities and services.

The proposed amendment will add new uses to the activity area providing a workplace that will contribute to economic growth, facilitate job creation, can connect to existing infrastructure and can take advantage of multiple transport options. The amendment is considered to align with Strategic Direction 3.

3.3.3 Strategic Direction 10: Creating Liveable Communities

SD10 of the Strategy acknowledges the importance of liveability for cities and regions. Liveable environments are considered to be characterised as:

...attractive, safe, accessible to people with disabilities and provide a high standard of amenity through such things as public transport, well designed open spaces, access to education and health services, recreational opportunities, air and water quality. The unique identity of a community defined by cultural development, landmarks, urban design, the developing local economy and the natural landscape are also important to how liveable a place is. (pg.20).

Future business allowed under the proposed uses provide employment within the Hobart City area. The zone is located close to public open space and public transport options. The amendment is considered to be in accordance with the Strategy and Strategic Direction 10.

3.3.4 Regional Policies: Physical Infrastructure

Part 12.5 (PI 1) requires a strategic approach to infrastructure be adopted, including efficient use of existing infrastructure and planning new infrastructure with consideration of projected future demand.

The zone is generally well serviced with physical infrastructure. No new infrastructure is proposed.

3.3.5 Regional Policies: Land Use and Transport Integration

Part 13.5 (LUTI 1) requires consideration be given to the integration of transport infrastructure with land use. Regional Policy LUT11 of the STRLUS states:

LUTI 1 Develop and maintain an integrated transport and land use planning system that supports economic growth, accessibility and modal choice in an efficient, safe and sustainable manner.

LUTI 1.1 Give preference to urban expansion that is in physical proximity to existing transport corridors and the higher order Activity Centres rather than Urban Satellites or dormitory suburbs.

LUTI 1.11 Encourage walking and cycling as alternative modes of transport through the provision of suitable infrastructure and developing safe, attractive and convenient walking and cycling environments.

The location of the zone is within a primary activity centre with excellent access to transport options (LUTI 1.1). The site is accessible by a variety of transport modes (LUT 11.1).

3.3.6 Regional Policies: Industrial Activity

Regional Policy IA 1 of the STRLUS states:

IA 1 Identify, protect and manage the supply of well-sited industrial land that will meet regional need across the 5, 15 and 30 year horizons.

IA 1.1 Ensure industrial land is relatively flat and enables easy access to major transport routes, other physical infrastructure such as water, wastewater, electricity and telecommunications

The existing industrial land is flat and has easy access to major transport routes and other physical infrastructure (IA 1.1).

Regional Policy IA 3 of the STRLUS states:

IA 3 Ensure industrial development occurs in a manner that minimises regional environmental impacts and protects environmental values.

IA 3.1 Take into account environmental values and the potential environmental impacts of future industrial use and the ability to manage these in the identification of future industrial land.

The zone is not subject to Biodiversity Protection Area or Waterway and Coastal Protection Area overlays. Any external impacts from the uses will be managed through development controls, protecting the regional environmental values (IA 3.1).

3.3.7 Regional Policies: Activity Centres

Regional Policy AC1 of the STRLUS states:

AC 1 Focus employment, retail and commercial uses, community services and opportunities for social interaction in well-planned, vibrant and accessible regional activity centres that are provided with a high level of amenity and with good transport links with residential areas.

AC 1.1 Implement the Activity Centre Network through the delivery of retail, commercial, business, administration, social and community and passenger transport facilities.

AC 1.3 Discourage out-of-centre development by only providing for incentre development within planning schemes.

AC 1.4 Promote a greater emphasis on the role of activity centres, particularly neighbourhood and local activity centres, in revitalising and strengthening the local community.

AC 1.6 Encourage an appropriate mix of uses in activity centres to create multi-functional activity in those centres.

AC 1.8 Ensure that new development and redevelopment in established urban areas reinforce the strengths and individual character of the urban area in which the development occurs.

AC 1.10 Activity centres should encourage local employment, although in most cases this will consist of small scale businesses servicing the local or district areas.

The amendment will allow for additional uses in the Light Industrial zone, providing employment in a primary activity centre in an area with good transport links and nearby public open space (AC1). The additional uses will encourage in-centre development (AC1.3). The new uses will provide an opportunity to strengthen the local community through employment opportunities and economy generating activity (AC1.4). The amendment will increase the mix of uses appropriate to the zone within the primary activity centre adding to the multi-functional activity in the centre (AC 1.6). Any redevelopment of land in the zone will be in line with the requirements of the Light Industrial zone ensuring the character of the urban area is maintained (AC 1.8). The amendment will allow for additional uses that can facilitate local employment through small scale business (AC 1.10).

AC 3 Evolve Activity Centres focussing on people and their amenity and giving the highest priority to creation of pedestrian orientated environments.

AC 3.1 Actively encourage people to walk, cycle and use public transport to access Activity Centres.

The Light Industrial zone in Hobart is located nearby multiple transport options encouraging multi-modes of transport (AC 3.1).

3.4 Southern Tasmania Industrial Land Strategy

The *Southern Tasmania Industrial Land Strategy* was prepared in 2013 to plan for sufficient industrial land in Southern Tasmania to accommodate future economic growth and to allow for sustainable urban growth patterns, for the next 15 to 30 years.

The strategy states that to provide a sustainable path for urban growth, planning for industrial land should ensure:

- Supply of industrial land does not outpace demand (which may result in inefficient land use)
- Conservation and heritage values of land are properly considered
- Sensitive uses, such as residential, are not significantly adversely impacted on
- Industrial land is used efficiently and effectively

- Usage of existing infrastructure is optimised before expanding the capacity of roads, power, water, sewage and internet infrastructure

The amendment will not result in any additional industrial land supply. Currently no heritage places or precincts are identified within the zone, however there are heritage precincts adjoining land within the zone. Conservation of heritage values will occur through the application of the Historic Heritage Code and relevant Acts. The amenity of residential use is protected through the use standards of the Light Industrial zone. The amendment provides for additional compatible uses in the zone to increase the effective use of the industrial land. The zone has access to existing infrastructure and can be connected into those systems.

3.5 Hobart Interim Planning Scheme 2015

The *Hobart Interim Planning Scheme 2015* is the relevant planning instrument at present. It is anticipated that it will be superseded by the *Tasmanian Planning Scheme* within the next 12-24 months.

The land is zoned 'Light Industrial' under the current scheme.

The 'Planning Scheme Purpose and Objectives' under Part A of the Scheme are addressed in the next subsection of this report.

3.5.1 Planning Scheme Purpose and Objectives

The Planning Scheme's 'Purpose and Objectives' are set out in Part A of the Scheme. The following extracts are considered relevant to the current application.

2.1 Planning Scheme Purpose

- | |
|---|
| <p>(a) <i>To further the Objectives of the Resource Management and Planning System and of the Planning Process as set out in Parts 1 and 2 of Schedule 1 of the Act; and</i></p> <p>(b) <i>To achieve the planning scheme objectives set out in clause 3.0 by regulating or prohibiting the use or development of land in the planning scheme area.</i></p> |
|---|

The proposed amendment is consistent with the objectives of the Planning System and Planning Processes as set out in Schedule 1 of the Act. The proposal is consistent with the objectives of the Planning Scheme as discussed in part 3.1.

3.0 Planning Scheme Objectives - R Economic Infrastructure: Regional Objectives

The objectives relevant to the proposal are as follows:

Activity Centres: Local Objectives

To improve the region's economic infrastructure.

The amendment supports outcome 3.0.4(a) and (c) as the land remains zoned Light Industrial and the proposed uses are considered lower level impact and do not require attenuation under the Attenuation Code.

3.5.2 Zoning

The land is zoned 'Light Industrial'. No change to the zoning of the site is proposed.

The purpose of the Light Industrial Zone as per clause 24.1 of the Planning Scheme, is stated as follows:

24.1 Zone Purpose

24.1.1 Zone Purpose Statements

24.1.1.1

To provide for manufacturing, processing, repair, storage and distribution of goods and materials where off-site impacts are minimal or can be managed to minimise conflict or impact on the amenity of any other uses.

24.1.1.2

To promote efficient use of existing industrial land stock.

24.1.1.3

To minimise land use conflict in order to protect industrial viability and the safety and amenity of sensitive land uses in adjacent zones.

24.1.1.4

To ensure that building design and form enhances the streetscape and protects the amenity of the neighbourhood.

There are no Local Area Objectives or Desired Future Character Statements for the Light Industrial zone.

The proposed amendment will provide for processing of resources for a food and beverage production and food services where off-site impacts are minimal or can be managed, furthering 24.1.1.1.

The site will continue to be used for industrial land use, furthering 24.1.1.2.

The use and development on the land will continue to be subject to the existing use and development controls ensuring that land use conflict is minimised in accordance with 24.1.1.3. The existing development controls will also ensure that 24.1.1.4 can be achieved.

The proposed amendment does not conflict with any of the zone purpose statements and is considered to further the objective of statements 24.1.1.1 and 24.1.1.2.

3.6 Tasmanian Planning Scheme

The State Planning Provisions (SPPs) will eventually replace the Interim Planning Scheme. Whilst the SPPs have been in effect since March 2017, they will have no practical effect until the Local Provision Schedule (LPS) is in effect for the respective municipal area.

The Hobart LPS was endorsed on 12 February 2019 and establishes a Specific Area Plan for the Hobart Light Industrial Area.

The SPPs include both Resource Processing (if for food and beverage production) and Food Services as discretionary uses in the Light Industrial zone. Therefore, it is considered that the proposed amendment is in line with the future TPS allowing a straightforward transition to the Hobart LPS under the future scheme.

3.6.1 Tasmanian Planning Scheme: Purpose

The purpose of the TPS is to further the objectives of the Resource Management and Planning System and the planning process set out in Parts 1 and 2 of Schedule 1 of the Act and be consistent with State Policies in force under the *State Policies and Projects Act 1993* by:

- (a) *Regulating or prohibiting the use or development of land; and*
- (b) *Making provisions for the use, development, protection and conservation of land.*

As discussed in Section 3.1, the amendment is considered to further the objective of the RMPS and the Act. The amendment is also consistent with the applicable State Policies as per Section 3.2.

3.6.2 Light Industrial Zone

The purpose of the Light Industrial Zone pursuant to 18.1 of the State Planning Provisions, is stated as follows:

- 18.2.1 To provide for manufacturing, processing, repair, storage and distribution of goods and materials where off site impacts are minimal or can be managed to minimise conflict with, or unreasonable loss of amenity to, any other uses.

18.2.2 To provide for use or development that supports and does not adversely impact on industrial activity.

The Light Industrial zone of the SPPs allows for Resource Processing as a discretionary use under clause 18.3 Use Table.

3.6.3 Specific Area Plan S5 - Hobart Light Industrial Zone

The purpose of the Hobart Light Industrial Zone Specific Area Plan, pursuant to clause HOB-S5.1 of the Hobart LPS is stated as:

- HOB-S5.1 Plan Purpose*

The purpose of the Hobart Light Industrial Zone Specific Area Plan is:

HOB-S5.1.1 To provide for uses that are compatible with the unique, existing pattern of use in the area.

HOB-S5.1.1 To minimise land use conflict in order to protect industrial viability and the safety and the amenity of sensitive land uses in adjacent zones.

The S5 SAP establishes Resource Processing for food and beverage production and Food Services as discretionary uses in the SAP.

The amendment is in line with the purpose of the Specific Area Plan.

4 Relevant Issues

4.1 Context, Setting and Visual Impact

The amendment will add new uses that are suitable to the Light Industrial zone.

The proposed amendment relates to use and would therefore have no impact on visual amenity. Future development may impact visual amenity in the area, however, the existing vegetation and low density of lots in the area provides visual separation from surrounding land.

4.2 Traffic and Transport Networks

The zone is well serviced by multiple transport modes including car, bus, bicycle and foot traffic. Any future use or development would be required to meet the Road and Railway Assets code and the Parking and Access code under the Planning Scheme.

4.3 Water Quality

All land in the Light Industrial zone is subject to the provisions of the Stormwater Code. The amendment will not impact the ability of development to comply with that Code.

4.4 Noise

Noise emissions would be regulated in accordance with the Planning Scheme provisions and the requirements of the *Environmental Management and Pollution Control Act 1994*.

4.5 Natural Hazards

All land zoned Light Industrial will need to consider any hazards present if the proposed uses are considered.

4.6 Heritage

There are no identified heritage places or precincts in the Hobart Light Industrial zone. As a precautionary measure, an Unanticipated Discovery Plan must be in place at the time of construction should an item of Aboriginal archaeological significance be discovered.

Land subject to heritage values will still need to meet the requirements of the Historic Heritage Code, and the applicable provisions of the *Aboriginal Relics Act 1975* and the *Historic Cultural Heritage Code 1995*.

4.7 Flora and Fauna

There are no Biodiversity Protection Areas or Waterway and Coastal Protection Areas in the Light Industrial zone.

The amendment will not impact the ability of development in the Light Industrial zone to meet the requirements of the Stormwater Management Code or Significant Trees Code.

4.8 Safety, Security and Crime Prevention

Future development will be required to meet development controls for passive surveillance. The amendment is not considered to impact safety, security or crime.

4.9 Social Impacts & Economic Impacts

The proposed amendment to the planning scheme will allow additional uses in the Light Industrial zone. This will ensure the character of the area is maintained and enable the development of new business providing economic growth and employment opportunities. These uses will service the local community, but will need to be adequately designed and assessed to ensure impacts on adjacent and nearby residential areas is acceptable.

5 Conclusion

The proposed amendment is the amendment of the Use Table of the Light Industrial zone of the *Hobart Interim Planning Scheme 2015*. This will allow for the discretionary use of land for 'Resource processing (if for food and beverage production)' and 'Food services'.

The amendment will not impact the zoning or overlays maps present in the zone.

The amendment furthers the relevant policies of the *Southern Tasmania Regional Land Use Strategy 2010-2035* and the objectives of the *Hobart Interim Planning Scheme 2015*.

The proposed scheme amendment has been prepared in accordance with Section 33 of the *Land Use Planning and Approvals Act 1993* (former provisions) which states the requirements to be considered in assessing a scheme amendment. The proposed scheme amendment is considered to be in accordance with all statutory requirements.

APPENDIX A

Draft Hobart LPS Light Industrial Zone Specific Area Plan



HOB-S5.0 Hobart Light Industrial Zone Specific Area Plan**HOB-S5.1 Plan Purpose**

The purpose of the Hobart Light Industrial Zone Specific Area Plan is:

- HOB-S5.1.1 To provide for uses that are compatible with the unique, existing pattern of use in the area.
- HOB-S5.1.1 To minimise land use conflict in order to protect industrial viability and the safety and the amenity of sensitive land uses in adjacent zones.

HOB-S5.2 Application of this Plan

- HOB-S5.2.1 The specific area plan applies to the area of land designated as Hobart Light Industrial Zone Specific Area Plan on the overlay maps.
- HOB-S5.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for the provisions of the Light Industrial Zone as specified in the relevant provision.

HOB-S5.3 Local Area Objectives

This sub-clause is not used in this specific area plan.

HOB-S5.4 Definition of Terms

This sub-clause is not used in this specific area plan.

HOB-S5.5 Use Table

This clause is a substitution for Light Industrial Zone – clause 18.2 Use Table.

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	If for minor utilities.
Permitted	
Emergency Services	

Equipment and Machinery Sales and Hire	If for hire of machinery and equipment.
Manufacturing and Processing	
Research and Development	
Service Industry	
Storage	
Discretionary	
Community Meeting and Entertainment	
Educational and Occasional Care	If for alterations or extensions to existing Educational and Occasional Care.
Food Services	
General Retail and Hire	If for alterations or extensions to existing General Retail and Hire.
Resource Processing	If for food and beverage production.
Sports and Recreation	
Transport Depot and Distribution	
Utilities	If not listed as No Permit Required.
Vehicle Fuel Sales and Service	
Prohibited	
All other uses	

HOB-S5.6 Use Standards

This sub-clause is not used in this specific area plan.

HOB-S5.7 Development Standards for Buildings and Works

This sub-clause is not used in this specific area plan.

HOB-S5.8 Development Standards for Subdivision

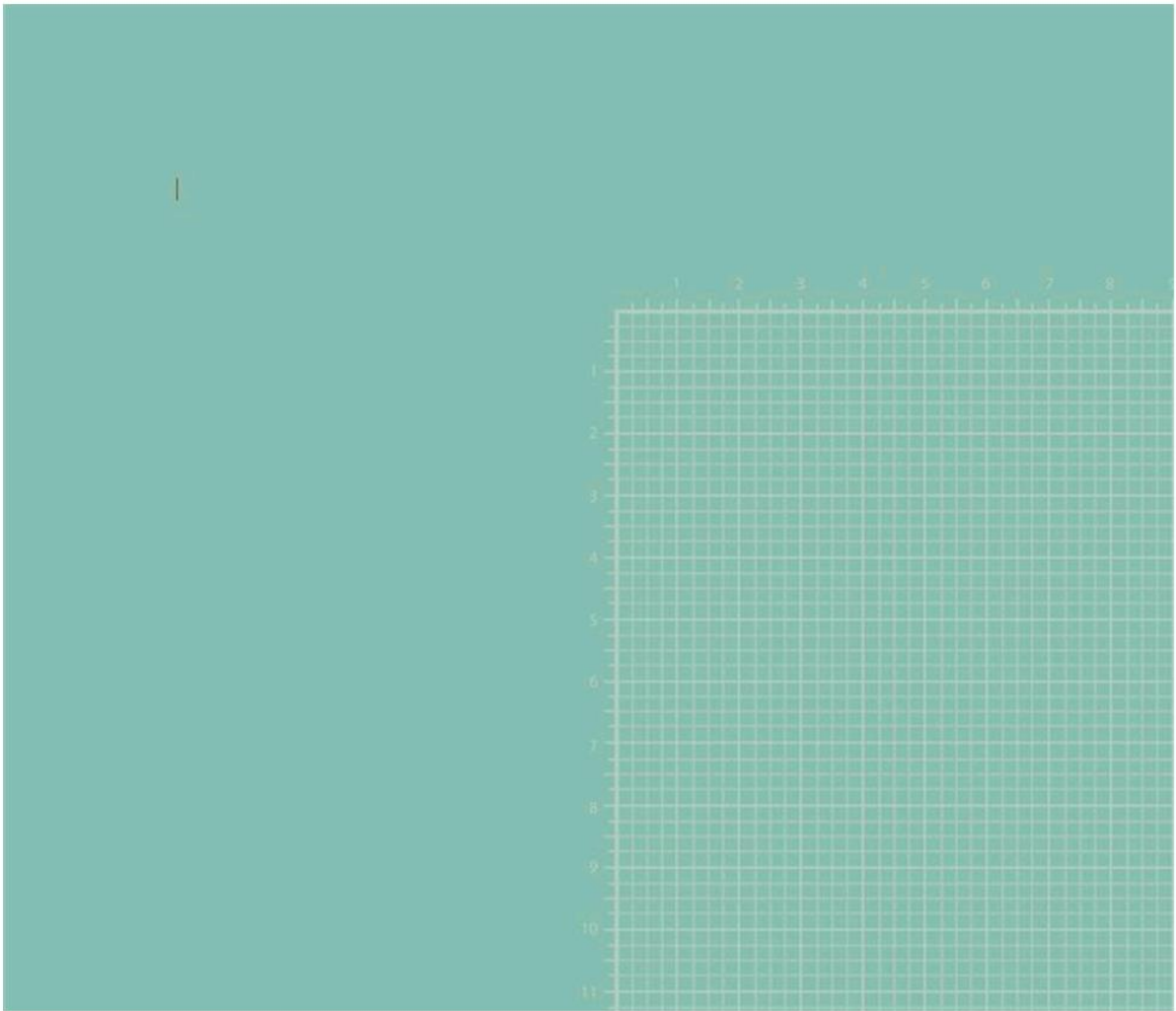
This sub-clause is not used in this specific area plan.

HOB-S5.9 Tables

This sub-clause is not used in this specific area plan.

HOB-S5.10 Figures

This sub-clause is not used in this specific area plan.

**Johnstone McGee & Gandy Pty Ltd**

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HOBART INTERIM PLANNING SCHEME 2015

PSA-19-4 AMENDMENTS

The Common Seal of the City of Hobart
is fixed hereon, pursuant to
Council's resolution of ????
in the presence of:

.....General Manager

.....Deputy General Manager

AMENDMENTS TO THE PLANNING SCHEME ORDINANCE

Amendment PSA-19-4-1

Amend 24.2 Use Table under 24.0 Light Industrial Zone of the *Hobart Interim Planning Scheme 2015* by omitting the qualification for 'Food services', which states 'Only if take away food premises or café'.

Amendment PSA-19-4-2

Amend 24.2 Use Table under 24.0 Light Industrial Zone of the *Hobart Interim Planning Scheme 2015* by inserting 'Resource processing' with the qualification 'If for food and beverage production' between 'Residential' and 'Sports and recreation' in the discretionary section of the table.



HOBART INTERIM PLANNING SCHEME 2015

PSA-19-4 AMENDMENT INSTRUMENT OF CERTIFICATION

It is hereby certified that draft Amendment PSA-19-4 to the Hobart Interim Planning Scheme 2015 meets the requirements specified in section 32 of the former provisions of the *Land Use Planning and Approvals Act 1993*.

The Common Seal of the Hobart City
Council is fixed hereon, pursuant to
Council's resolution of ????
in the presence of:

.....General Manager

.....Deputy General Manager

Date:

8 REPORTS

8.1 City Planning - Advertising Report **File Ref: F19/143987; 16/117**

Memorandum of the Director City Planning of 6 November 2019 and attachment.

Delegation: Committee



City of **HOBART**

MEMORANDUM: CITY PLANNING COMMITTEE

City Planning - Advertising Report

Attached is advertising list for the period 22 October 2019 to 4 November 2019.

RECOMMENDATION

That the information contained in the memorandum titled 'City Planning – Advertising Report' be received and noted.

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

Neil Noye
DIRECTOR CITY PLANNING

Date: 6 November 2019
File Reference: F19/143987; 16/117

Attachment A: City Planning - Advertising Report ↴

Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
PLN-18-745	431 ELIZABETH STREET	NORTH HOBART	Demolition and New Building for 29 Multiple Dwellings and General Retail and Hire, Food Services and Business and Professional Services	20000000	30/11/2018	ayersh	Council	22/10/2019	6/11/2019
PLN-19-554	435 - 439 ELIZABETH STREET	NORTH HOBART	Signage	0	16/10/2019	ayersh	Director	22/10/2019	6/11/2019
PLN-19-672	3 / 37 - 39 CAMPBELL STREET	HOBART	Change of Use to Visitor Accommodation	\$0	18/11/2019	ayersh	Director	29/10/2019	12/11/2019
PLN-19-250	5 JERSEY STREET	SANDY BAY	Demolition and Four Multiple Dwellings	\$800,000	12/06/2019	ayersh	Council	30/10/2019	13/11/2019
PLN-19-716	1 / 146 HARRINGTON STREET	HOBART	Change of Use to Visitor Accommodation	\$100	2/12/2019	ayersh	Director	31/10/2019	14/11/2019
PLN-19-361	344 ELIZABETH STREET	NORTH HOBART	Alterations, Car Parking Space and Front Fencing	1000	30/07/2019	baconr	Director	22/10/2019	6/11/2019
PLN-19-655	11 WATKINS AVENUE	WEST HOBART	Partial Demolition, Extension and Alterations	430000	13/11/2019	baconr	Director	23/10/2019	7/11/2019
PLN-19-377	10 WHELAN CRESCENT	WEST HOBART	Partial Demolition, Alterations, Extension and Carport	\$300,000	6/08/2019	baconr	Director	25/10/2019	8/11/2019
PLN-19-433	9 MONTRIVALE RISE	DYNNYRNE	Dwelling	\$650,000	27/08/2019	baconr	Director	30/10/2019	13/11/2019
PLN-19-683	225 BATHURST STREET	WEST HOBART	Change of Use to Visitor Accommodation	\$0	21/11/2019	krafftj	Director	29/10/2019	12/11/2019
PLN-19-656	27 PILLINGER DRIVE	FERN TREE	Partial Demolition, Extension and Alterations	\$150,000	13/11/2019	krafftj	Director	29/10/2019	12/11/2019

Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
PLN-19-685	68 NEWDEGATE STREET	WEST HOBART	Partial Demolition, Extension and Alterations	\$20,000	21/11/2019	krafftj	Director	4/11/2019	18/11/2019
PLN-19-552	188 COLLINS STREET	HOBART	Signage	\$5,000	15/10/2019	langd	Director	28/10/2019	11/11/2019
PLN-19-530	68 GROSVENOR STREET	SANDY BAY	Carport and Front Fencing (Gate)	\$1,000	8/10/2019	langd	Director	30/10/2019	13/11/2019
PLN-19-627	113 PRINCES STREET	SANDY BAY	Partial Demolition, Replacement and New Outbuildings and Play Equipment	\$180,000	5/11/2019	maxwellv	Director	22/10/2019	6/11/2019
PLN-19-682	223 A COLLINS STREET	HOBART	Change of Use to Visitor Accommodation	\$0	21/11/2019	maxwellv	Director	23/10/2019	7/11/2019
PLN-19-678	28 ELIZABETH STREET	HOBART	Signage	\$0	20/11/2019	mcclenahanm	Director	22/10/2019	6/11/2019
PLN-19-684	20 TABART STREET	NEW TOWN	Dwelling	\$207,000	21/11/2019	nolanm	Director	25/10/2019	8/11/2019
PLN-19-663	41 WILLOWDENE AVENUE	SANDY BAY	Partial Demolition and Extension	\$20,000	14/11/2019	nolanm	Director	30/10/2019	13/11/2019
PLN-19-712	11 MORRISON STREET	HOBART	Extension to Operating Hours	\$0	2/12/2019	nolanm	Director	30/10/2019	13/11/2019
PLN-19-721	6 WIGNALL STREET	NORTH HOBART	Change of Use to Visitor Accommodation	\$0	4/12/2019	nolanm	Director	31/10/2019	14/11/2019
PLN-19-730	97 MOLLE STREET	HOBART	Change of Use to Visitor Accommodation	\$0	6/12/2019	nolanm	Director	4/11/2019	18/11/2019
PLN-19-686	4 SATCHELL DRIVE	KINGSTON	Outbuilding (Garage)	\$16,000	21/11/2019	obrienm	Director	22/10/2019	6/11/2019
PLN-19-696	19 WELD STREET	SOUTH HOBART	Change of Use to Visitor Accommodation	\$0	25/11/2019	smeea	Director	28/10/2019	11/11/2019
PLN-19-697	19 PLAISTER COURT	SANDY BAY	Change of Use to Visitor Accommodation	\$0	25/11/2019	smeea	Director	28/10/2019	11/11/2019
PLN-19-649	4 / 351 SANDY BAY ROAD	SANDY BAY	Change of Use to Visitor Accommodation	\$5,000	12/11/2019	smeea	Director	31/10/2019	14/11/2019

Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
PLN-19-675	29 / 212 COLLINS STREET	HOBART	Change of Use to Visitor Accommodation	\$0	19/11/2019	smeea	Director	4/11/2019	18/11/2019
PLN-19-679	3 / 63 SANDY BAY ROAD	BATTERY POINT	Change of Use to Visitor Accommodation	\$0	20/11/2019	widdowsont	Director	4/11/2019	18/11/2019
PLN-19-695	29 LILLIE STREET	GLEBE	Change of Use to Visitor Accommodation	\$0	25/11/2019	wilsone	Director	23/10/2019	7/11/2019
PLN-19-707	1 / 4 A BEN STREET	WEST HOBART	Change of Use to Visitor Accommodation	0	28/11/2019	wilsone	Director	23/10/2019	7/11/2019
PLN-19-681	31-31A & 33 NEW TOWN ROAD	NEW TOWN	Partial Demolition, Extension and Alterations	\$50,000	21/11/2019	wilsone	Director	28/10/2019	11/11/2019

8.2 Delegated Decisions Report (Planning)
File Ref: F19/143874

Memorandum of the Director City Planning of 6 November 2019 and attachment.

Delegation: Committee



City of **HOBART**

MEMORANDUM: CITY PLANNING COMMITTEE

Delegated Decisions Report (Planning)

Attached is the delegated planning decisions report for the period 23 October 2019 to 4 November 2019.

RECOMMENDATION

That the information contained in the memorandum titled 'Delegated Decisions Report (Planning)' be received and noted.

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

Neil Noye
DIRECTOR CITY PLANNING

Date: 6 November 2019
File Reference: F19/143874

Attachment A: Delegated Decisions Report (Planning) ↓

6 November 2019

Delegated Decisions Report (Planning)

42 applications found.

Planning Description	Address	Works Value	Approved	Withdrawn / All Cancelled
			Decision	Authority
PLN-18-5 Change of Use to Visitor Accommodation	4/2-8 NEWCASTLE STREET BATTERY POINT TAS 7004	\$ 8,000	Approved	Delegated
PLN-19-121 Change of Use to Visitor Accommodation	30 FISHER AVENUE SANDY BAY TAS 7005	\$ 0	Approved	Delegated
PLN-19-244 Partial Demolition, Alterations, Garage and Front Fencing	71 LANSLOWNE CRESCENT WEST HOBART TAS 7000	\$ 120,000	Approved	Delegated
PLN-19-263 Fencing and Alterations	8 WYNARD STREET (CT171031/2) SOUTH HOBART TAS 7004	\$ 4,000	Approved	Delegated
PLN-19-400 Demolition and New Bridge	464B LENA VALLEY ROAD LENA VALLEY TAS 7008	\$ 110,000	Approved	Delegated
PLN-19-461 Partial Demolition and Three Multiple Dwellings (Two Existing, One New)	10 ADA CRESCENT SANDY BAY TAS 7005	\$ 200,000	Withdrawn	Applicant
PLN-19-476 Partial Demolition, Alterations and Front Fencing	46 WARWICK STREET HOBART TAS 7000	\$ 100,000	Approved	Delegated
PLN-19-485 Partial Demolition, Alterations and Extension	34 PROCTORS ROAD DYNBYRNE TAS 7005	\$ 350,000	Approved	Delegated
PLN-19-525 Partial Demolition and New Bridge	400-454 LENA VALLEY ROAD LENA VALLEY TAS 7008	\$ 45,000	Approved	Delegated
PLN-19-538 Demolition and New Dwelling	44 FISHER AVENUE SANDY BAY TAS 7005	\$ 1,500,000	Approved	Delegated
PLN-19-543 Partial Demolition, Extension, Alterations, Additional Parking Space and Front Fencing	1/542 NELSON ROAD MOUNT NELSON TAS 7007	\$ 120,000	Approved	Delegated
PLN-19-550 Partial Demolition, Extension and Alterations for Ancillary Dwelling	594 NELSON ROAD MOUNT NELSON TAS 7007	\$ 100,000	Withdrawn	Applicant
PLN-19-568 Dwelling	7 NOBLE DRIVE NEW TOWN TAS 7008	\$ 400,000	Approved	Delegated
PLN-19-573 Partial Demolition, Alterations and Partial Change of Use to Home-Based Business	87 GILLON CRESCENT MOUNT STUART TAS 7000	\$ 20,000	Approved	Delegated
PLN-19-575 New Temporary Building for Office and Signage	FRANKLIN WHARF HOBART TAS 7000	\$ 5,000	Approved	Delegated
PLN-19-583 Demolition and alterations	77 OLDHAM AVENUE NEW TOWN TAS 7008	\$ 55,000	Approved	Delegated
PLN-19-585 Partial Demolition, Extension and Alterations	60 KING STREET SANDY BAY TAS 7005	\$ 350,000	Approved	Delegated
PLN-19-588 Partial Demolition and Alterations	27 BROWNE STREET WEST HOBART TAS 7000	\$ 20,000	Approved	Delegated
PLN-19-592 Partial Demolition, Extension and Alterations and Signage	281-301 ARGYLE STREET NORTH HOBART TAS 7000	\$ 375,000	Approved	Delegated
PLN-19-594 Signage	92-96 ARGYLE STREET HOBART TAS 7000	\$ 0	Approved	Delegated
PLN-19-595 Partial Demolition, Extension, Alterations and Ancillary Dwelling	42 PARLIAMENT STREET SANDY BAY TAS 7005	\$ 400,000	Approved	Delegated
PLN-19-598 Partial Demolition and New Deck	1/1 AMANDA CRESCENT SANDY BAY TAS 7005	\$ 11,000	Approved	Delegated
PLN-19-602 Partial Demolition, Extension and Alterations	63 FOREST ROAD WEST HOBART TAS 7000	\$ 10,000	Approved	Delegated

CITY OF HOBART

Planning Description	Address	Works Value	Decision	Authority
PLN-19-603 Partial Demolition, Extension and Alterations	23 COMMERCIAL ROAD NORTH HOBART TAS 7000	\$ 400,000	Approved	Delegated
PLN-19-605 Change of Use to Visitor Accommodation	9 TERMINUS ROW HOBART TAS 7000	\$ 0	Approved	Delegated
PLN-19-608 Dwelling and Carport	8 MONTRIVALE RISE DYNMYRNE TAS 7005	\$ 750,000	Approved	Delegated
PLN-19-610 Dwelling	286 STRICKLAND AVENUE SOUTH HOBART TAS 7004	\$ 200,000	Approved	Delegated
PLN-19-611 Alterations	11 CLARKE AVENUE BATTERY POINT TAS 7004	\$ 20,000	Approved	Delegated
PLN-19-613 Change of Use to Visitor Accommodation	31 NORFOLK CRESCENT SANDY BAY TAS 7005	\$ 0	Approved	Delegated
PLN-19-614 Alterations and Change of Use to Sports and Recreation (Gymnasium)	37 BARRACK STREET HOBART TAS 7000	\$ 30,000	Approved	Delegated
PLN-19-625 Change of Use to Visitor Accommodation	389 ARGYLE STREET NORTH HOBART TAS 7000	\$ 0	Approved	Delegated
PLN-19-634 Change of Use to Service Industry (auto glass and auto tinting)	55 BURNETT STREET NORTH HOBART TAS 7000	\$ 0	Approved	Delegated
PLN-19-639 Change of Use to Visitor Accommodation	37 NICHOLAS DRIVE SANDY BAY TAS 7005	\$ 0	Approved	Delegated
PLN-19-651 Change of Use to Visitor Accommodation	20 GROSVENOR STREET SANDY BAY TAS 7005	\$ 1	Approved	Delegated
PLN-19-659 Change of Use to Visitor Accommodation	103 GOULBURN STREET WEST HOBART TAS 7000	\$ 0	Approved	Delegated
PLN-19-708 Partial Demolition, Extension and Alterations	141 KING STREET SANDY BAY TAS 7005	\$ 250,000	Withdrawn	Applicant
PLN-19-714 Change of Use to Visitor Accommodation	11 PRINCES STREET SANDY BAY TAS 7005	\$ 0	Withdrawn	Applicant
PLN-19-719 Change of Use to Visitor Accommodation	334 STRICKLAND AVENUE SOUTH HOBART TAS 7004	\$ 0	Approved	Delegated
PLN-19-722 Partial Demolition, Extension and Alterations for Ancillary Dwelling	96B SUMMERLEAS ROAD FERN TREE TAS 7054	\$ 70,000	Not Required	Delegated
PLN-19-735 Change of Use to Visitor Accommodation	35 KING STREET SANDY BAY TAS 7005	\$ 0	Approved	Delegated
PLN-19-744 Partial Change of Use to Visitor Accommodation	21 MANING AVENUE SANDY BAY TAS 7005	\$ 0	Exempt	Delegated
PLN-19-86 Change of Use to Visitor Accommodation	10A HEATHORN AVENUE SANDY BAY TAS 7005	\$ 0	Approved	Delegated

9. QUESTIONS WITHOUT NOTICE

Section 29 of the *Local Government (Meeting Procedures) Regulations 2015*.
File Ref: 13-1-10

An Elected Member may ask a question without notice of the Chairman, another Elected Member, the General Manager or the General Manager's representative, in line with the following procedures:

1. The Chairman will refuse to accept a question without notice if it does not relate to the Terms of Reference of the Council committee at which it is asked.
2. In putting a question without notice, an Elected Member must not:
 - (i) offer an argument or opinion; or
 - (ii) draw any inferences or make any imputations – except so far as may be necessary to explain the question.
3. The Chairman must not permit any debate of a question without notice or its answer.
4. The Chairman, Elected Members, General Manager or General Manager's representative who is asked a question may decline to answer the question, if in the opinion of the respondent it is considered inappropriate due to its being unclear, insulting or improper.
5. The Chairman may require a question to be put in writing.
6. Where a question without notice is asked and answered at a meeting, both the question and the response will be recorded in the minutes of that meeting.
7. Where a response is not able to be provided at the meeting, the question will be taken on notice and
 - (i) the minutes of the meeting at which the question is asked will record the question and the fact that it has been taken on notice.
 - (ii) a written response will be provided to all Elected Members, at the appropriate time.
 - (iii) upon the answer to the question being circulated to Elected Members, both the question and the answer will be listed on the agenda for the next available ordinary meeting of the committee at which it was asked, where it will be listed for noting purposes only.

10. CLOSED PORTION OF THE MEETING

That the Committee resolve by majority that the meeting be closed to the public pursuant to regulation 15(1) of the *Local Government (Meeting Procedures) Regulations 2015* because the items included on the closed agenda contain the following matters:

- Confirm the minutes of the Closed portion of the meeting
- Questions without notice in the closed portion

The following items were discussed: -

Item No. 1	Minutes of the last meeting of the Closed Portion of the Council Meeting
Item No. 2	Consideration of supplementary items to the agenda
Item No. 3	Indications of pecuniary and conflicts of interest
Item No. 4	Questions Without Notice