

Application Referral Cultural Heritage - Response

From:	Megan Baynes
Recommendation:	Proposal is acceptable without conditions.
Date Completed:	
Address:	10 A HEATHORN AVENUE, SANDY BAY COMMON LAND OF PARENT TITLE
Proposal:	Demolition, New Dwelling, Garage and Pool
Application No:	PLN-20-22
Assessment Officer:	Mark O'Brien,

Referral Officer comments:

The proposed works are located in a heritage precinct, therefore the historic heritage code needs to be considered:

SB14 is noted as significant for the following reasons:

1.

Its highly intact Federation and Inter-War building stock and subdivision patterns reflecting the original land grants and the last major subdivisions along the lower section of Sandy Bay.

2.

The examples of very fine Federation and Inter-War housing located in key positions.

Demolition

A double storey house (at the rear) is proposed to be demolished. This building is from the 1980s and is not considered significant. This house was infill development and sits to the rear of an original house which fronts onto the street. Council records indicate that service connections were made in the 1940s. There are no changes proposed to the original house or front garden. **Demolition of the rear c1980s house at 10A Heathorn Ave satisfies E 13.8.1.P1 - there will be no loss of significant historic heritage fabric.**

Works

The proposed building is a single storey volume to be clad in timber. It has a large footprint (approximately 200m²). The proposed building is considered to have an acceptable impact on the precinct because it is single storey and will be less visible than an existing double storey house (proposed to be demolished as part of this application).

The proposed design is considered to be able to satisfy E 13.8.2 P1.

Representations

Cultural heritage was raised as a matter of concern in 3 representations made to Council.

The representations cite draft provisions which are currently with the Tasmanian Planning Commission. Until these provisions are assessed, or come into effect - these provisions can not be taken into consideration.

There was a general sentiment that a garage structure with a very large footprint is inconsistent

with the character of the precinct. In terms of impact from the public domain of the street the proposed single storey structure is considered to have an acceptable impact as it will not be seen over the roof tops of the houses which line the street.

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