

Wood-Hickie Family Trust Deputation City of Hobart Planning Committee

6 June 2022

PLN-22-272

156 New Town Road

Demolition, subdivision (lot consolidation)
and new building for 19 multipurpose
dwellings and fitness centre

The WHFT owns the Old Parsonage at 160 New Town Road which is a direct neighbour to 156 New Town Road



- The Old Parsonage, the Cross Street Church (both State heritage listed properties) , with the Old Post Office and General Store are located at the Cross St/New Town Rd intersection.
- These buildings collectively frame the streetscape creating an important heritage node which was originally the shopping center of old New Town .
- These buildings are key components of the New Town Heritage Precinct (NT4) contributing to the heritage streetscape in this area
- ***The large mass of the proposed three storied unit development with limited setback will have a detrimental impact on the significant heritage streetscape. This has been missed by the heritage assessment.***

- The proposed unit complex will diminish the heritage streetscape value of the Old Parsonage by completely blocking the view of the buildings when travelling north along New Town Rd.



Current street view showing the Old Parsonage in the red circle



Proposed streetscape photomontage obscuring the Old Parsonage

E13.8.2 Building Works Other Than Demolition of the Historic heritage Code provisions of the Hobart Interim Planning Scheme

P1 – Design and siting of buildings and works must not result in the detriment to the historic heritage significance of the precinct

We contend the proposal will result in the detriment to the heritage significance of this streetscape vista as its large bulk will reduce the visibility of the Old Parsonage and Cross Street Church.

Setback from New Town Road

- The planning report states that the proposal complies with the Acceptable Solution A1 of 15.4.2 Setback Development Standard of HIPS :

*“building setback from frontage must be parallel to the frontage and must be **no more than 1 metre from the median street setback of all existing buildings on the same side of the street within 100m of the site.**”*

However an assessment of the setback of all buildings on the same side of the road within 100 m of 156 New Town Rd shows that the proposal does not meet this acceptable solution – **the median is 5.5 metres**

Analysis of this standard was not addressed in the Council officer report

Property	Property use	Set back off New Town Rd (m)
South of #156		
150 New Town Rd	Cat Centre	1.2 m-
148 New Town Rd	Hotondo Home Display Office	0 m
144 New Town Rd	New Town Motors	5-8m
142 New Town Rd	House/Business	6.2 m
140 New Town Rd	House	6.2 m
North of #156		
160 New Town Rd	Old Parsonage	7.5 m
21 Cross St	Cross St Church	9.3 m
30 Cross St	Jackman & McRoss	12 m
172 & 172A New Town Rd	Antiques	0 m
174 New Town Rd	Assembled Curated	0 m

Average setback = 4.7 m Median = 5.5 m



160 New Rd – Old Parsonage setback -7.5 m



Cross Street Church set back – 9.3m



140 New Town Rd setback – 6.2m

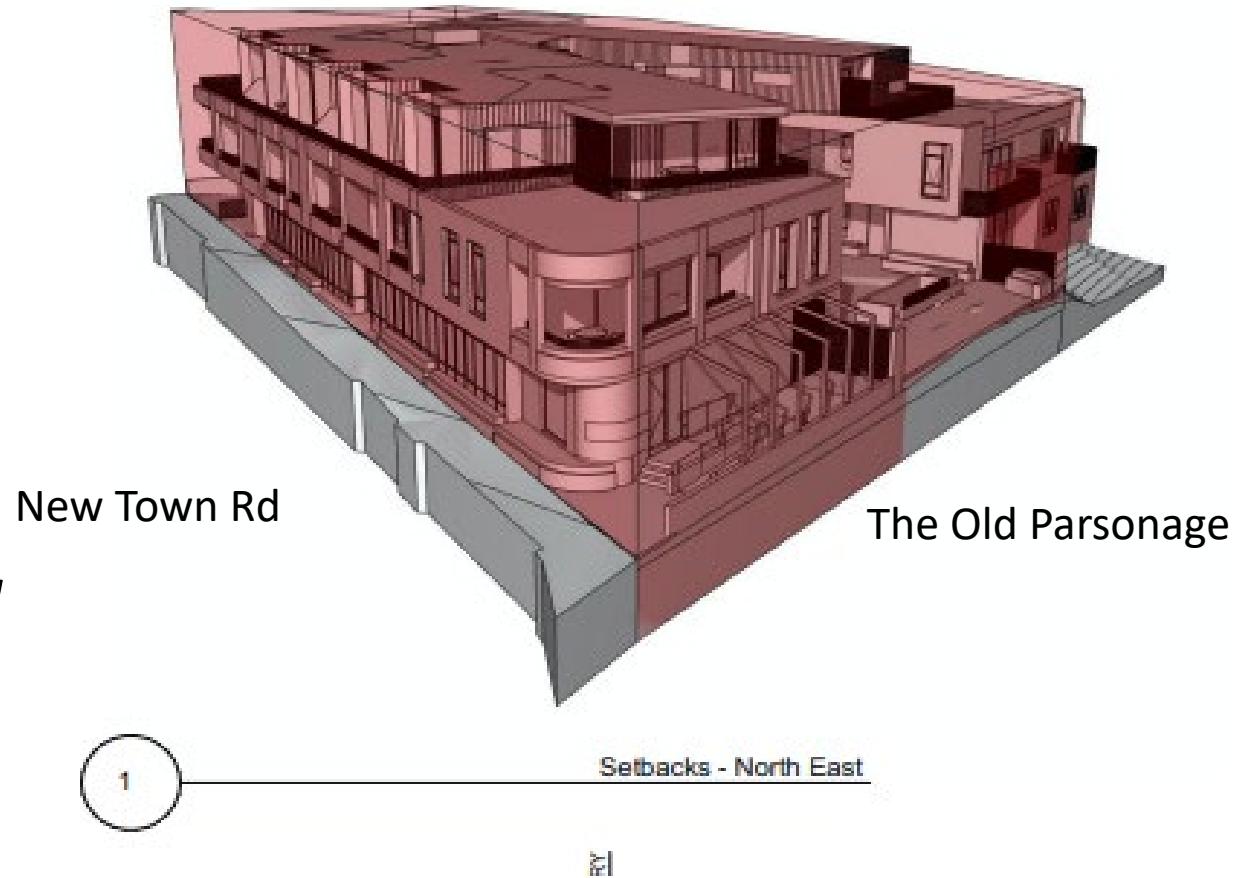


142 New Town Rd setback – 6.2 m

Urban Design Advisory Panel

Excerpt from UDAP report:

“The panel ... were concerned about the impact of the building’s long facade on the streetscape in relation to the streetscape and adjoining properties (such as the church grounds) and the street-level relationship between public and proposed commercial use(s).”



Parking

- The lack provision of the required 17 car parking spaces for the gym does not meet the Acceptable Solution for car parking.
- Parking spaces are planned to be reduced with the Council upgrading of the intersection of Cross Street with New Town Rd
- Without these car parks, additional parking demands will be placed on the local street network which is already challenged by businesses and residents.

Recommendation

- The proposal should be refused on these grounds.
- A redesign would ensure a greater setback that would align with the significance of the heritage streetscape of NT4 by providing greater visibility of the Old Parsonage and Church.