

Application Referral Cultural Heritage - Response

From:	Sarah Waight
Recommendation:	Proposal is acceptable subject to conditions.
Date Completed:	
Address:	6 MONTPELIER RETREAT, BATTERY POINT 8 MONTPELIER RETREAT, BATTERY POINT ADJACENT ROAD RESERVE
Proposal:	Partial Demolition, Alterations, Partial Change of Use to Car Parking, and Associated Works
Application No:	PLN-21-455
Assessment Officer:	Cameron Sherriff,

Referral Officer comments:

This proposal is adjacent to a place heritage listed in Table 1: Place of Cultural Significance in the *Sullivans Cove Planning Scheme 1997*. That place is 2-4 Montpelier St. (ref 63 and 64) and the warehouses on the opposite side of the road.

The proposal is to convert a masonry building (previously used as a chemist) to a carpark and includes the widening of the existing entry, new cross over and ramping internally as well as demolition.



Existing building: Council image



Adjacent existing heritage listed building. Source: Council image

The submitted drawings do not accurately represent the existing facade as there are two windows either side of the central door that are not shown. A new drawing was submitted to demonstrate that the existing windows are proposed to be removed and filled in, the facade rendered to paint as existing.

The proposed works to widen the existing doorway into a roller door and car entry as well as a new planter and wall. This work must be assessed against Clause 22.5.4 'Permitted' 'Building

or Works' which states:

'Building or works' on other land within the planning area is 'permitted' in respect to this Schedule where it can be demonstrated that the following 'deemed to comply' standards can be met:

For 'building or works' on sites adjacent (as defined in clause 22.3) to a place of cultural significance:

- *The height of 'building or works' adjacent to places of cultural significance must not exceed that of any building on the place, at a distance of less than 10 (horizontal) metres from the building; and*
- *The area of the facade of any new 'building or works' must not exceed that of the facade of an adjacent place of cultural significance by a factor of 2.*

In this case, there is no additional height and the area of the facade is not changed. In this instance the proposal satisfies clause 22.5.4.

Schedule 7 - Demolition also applies. While the building is not heritage listed in Schedule 1, Table 1. the revised drawing shows that the elevation will be blank and lacking the features of facades within Sullivans Cove of solid to void, ground floor apertures and features that represent and respect the historic character of the Cove, respecting the scale of the Cove and to enhance the pedestrian experience in the Cove. As such the resultant demolition will result in the loss of an element that contributes to the scale, pedestrian experience of the Cove, by removing apertures that provide scale and pedestrian interest. While it is not expected that the proposed use - a carpark - should retain windows the guiding principles of the Scheme requires consideration of the above factors. As such it is considered a condition be imposed to reduce the apparent harshness of the blank facade with apertures, that are solid and offer no visibility into the building, but create relief and an appearance of the reduction in scale and visual interest. On this basis the demolition is considered appropriate.

It is considered that the conversion of a building within Sullivans Cove to a shell containing carparking is not the preferred outcome for the future for buildings in the Cove. Unfortunately, the strategic and statutory framework within Schedule 1 does not offer adequate principles to guard against this.

The proposal satisfies the above provisions of the Scheme. A condition of permit is necessary for revision of drawings to be submitted to reflect a requirement for visual interest and reduction in scale of the facade.

Sarah Waight
Senior Cultural Heritage Officer
17 June 2022