



CITY OF HOBART

# MINUTES ATTACHMENT

**CITY PLANNING COMMITTEE MEETING**

**OPEN PORTION OF THE MEETING**

**MONDAY, 8 AUGUST 2022**

**AT 5:00 PM**

**VENUE: COUNCIL CHAMBER, TOWN HALL**

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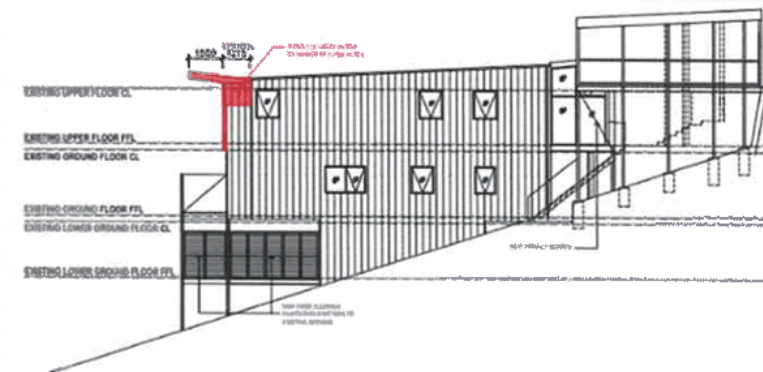
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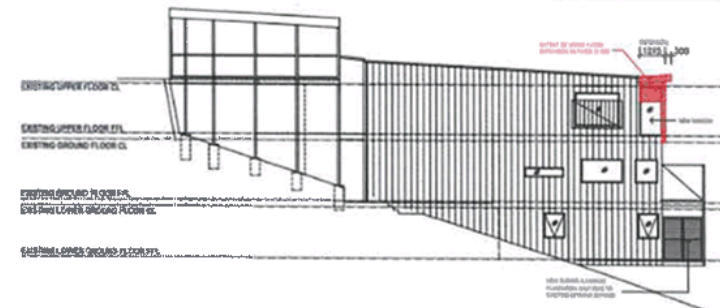
7.1.2	393 Huon Road, South Hobart - Partial Demolition, Alterations and Extension	
A.	Ross Graham - Deputation Supporting Information - 393 Huon Road.....	2

# Development Application PLN-22-63 (393 Huon Rd, South Hobart) Building alterations and extension

Thank you for your time considering our application



PROPOSED WEST ELEVATION  
Scale 1:50



PROPOSED EAST ELEVATION  
Scale 1:50

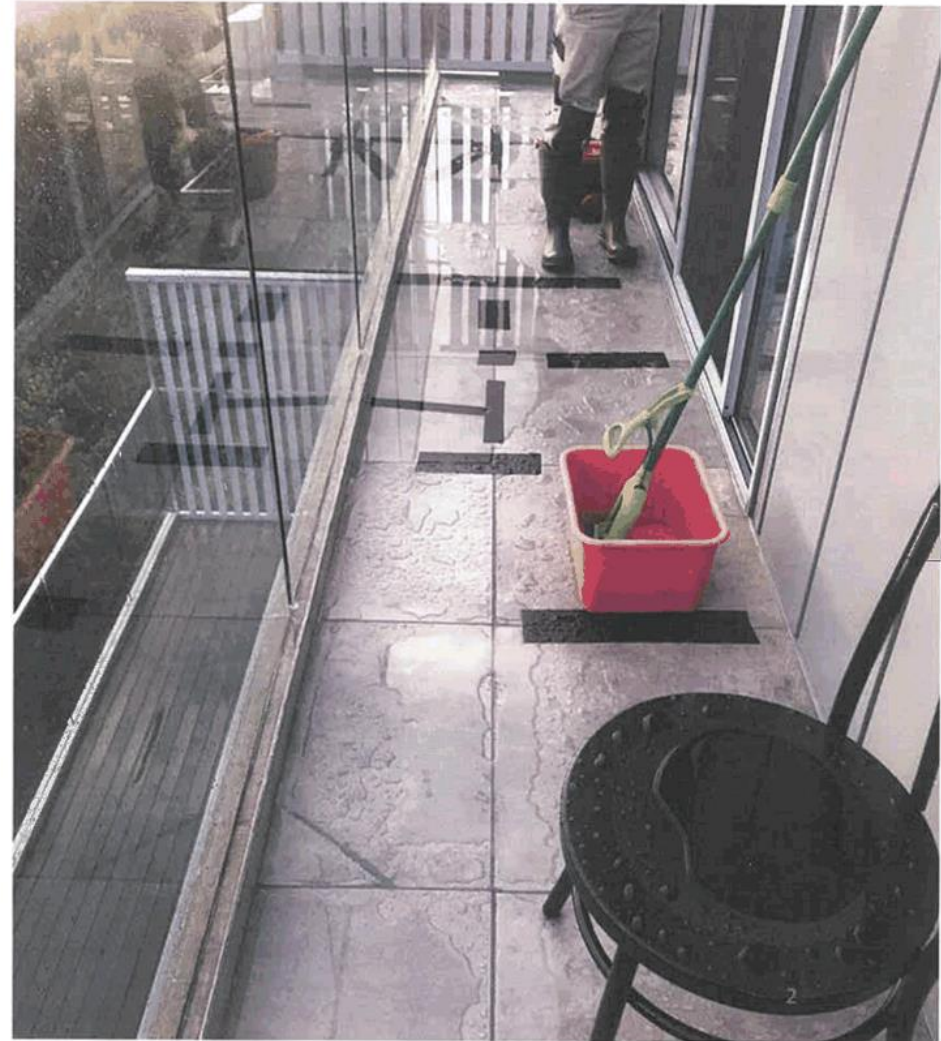
Development Application PLN-22-63 (393 Huon Rd, South Hobart) -Building alterations and extension

We have lived in the house since 2020.

We were not involved with the 2017/2018 construction of this house from two storey to three storeys.

Our intent is to live in this house well into our retirement, ie our development application is not for short term benefit.

However, since purchase we have continually experienced issues of rain not draining from the rear upper-level balcony and entering the rooms adjacent and beneath.

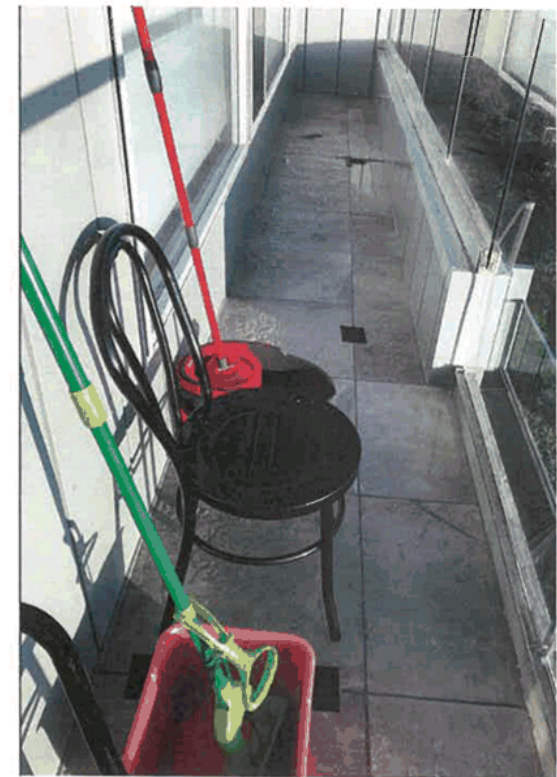


Development Application PLN-22-63 (393 Huon Rd, South Hobart) -Building alterations and extension

We sought advice from builders, glazier, cladder, plumbers, water proofer, hydraulic designer, building designer and architect.

The common theme was we need to enclose the balcony to be rid of the problem.

**The situation is unhealthy**





Development Application PLN-22-63 (393 Huon Rd, South Hobart) -Building alterations and extension

Basically every time it rains it leaks.

This has been worse during heavy rainfall periods

- Oct '21 - 160mm rain
- Nov '21 - 90mm
- Dec '21 - 177mm

We sought architectural advice to:

- enclose the area (prevent water entering)
- use passive solar design to limit our carbon footprint, and
- minimise overshadowing to our neighbours.

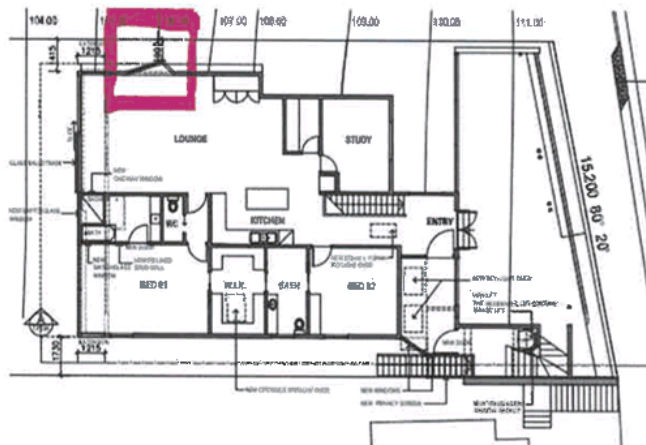
Watering entering the room adjacent the balcony



***Prior to lodging the DA we met our neighbours of 391 Huon Road (the neighbours most affected by overshadowing) to listen to their issues.***

Initially we proposed an angled window on the upper floor east elevation. The intent was to have a solid wall facing their house (so we could not look at their house) and a window looking out to the river. Our neighbours were not pleased with this proposal and so we removed it.

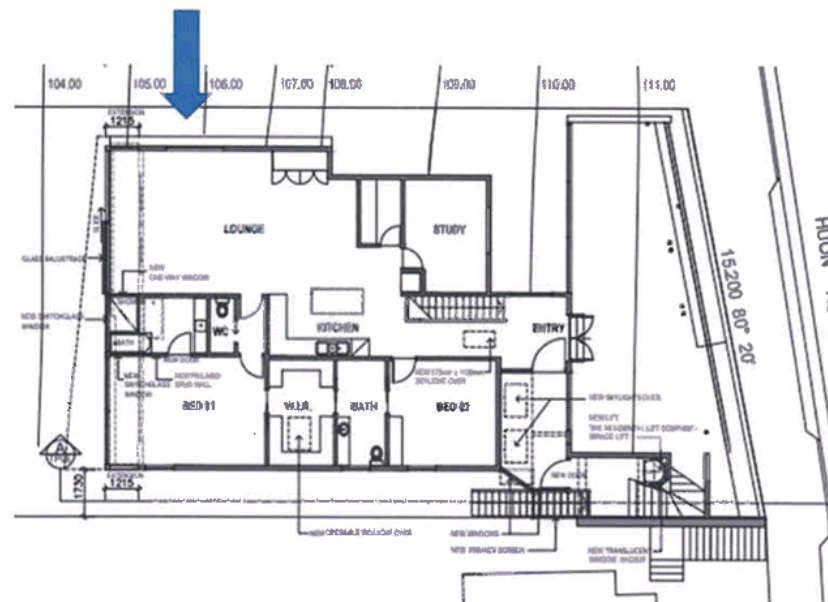
### Upper Floor – Initial angled window



### Concession 1

**Outcome:** Following talking to our neighbours we decided to leave all existing screened windows unchanged – even though we are the only house from Congress St to 391 to have screens.

**Compromise for DA – No change to existing screened windows**

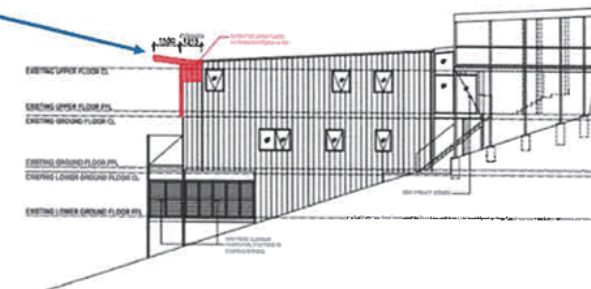


### Concession 2

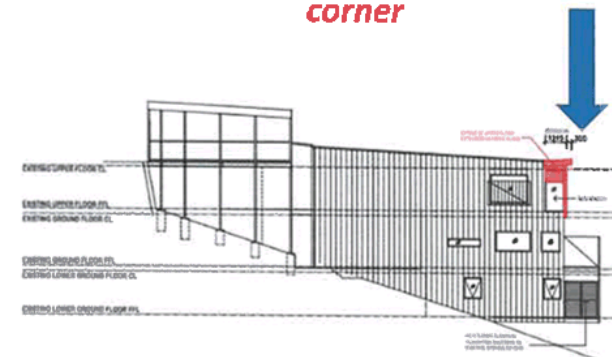
**Eaves Compromise****Enclosing Rear balcony**

- Our architect recommended eaves for solar passive design.
- The adjacent neighbour was concerned about possible overshadowing from the eaves and suggested tapered eaves.
- We agree to their idea despite this reducing our solar passive design.
- The **red areas** show the minimal extension to the existing form of the house.

*• The blue arrow points to the North-East corner. At the request of our neighbour we reduced the width of the overhang.*

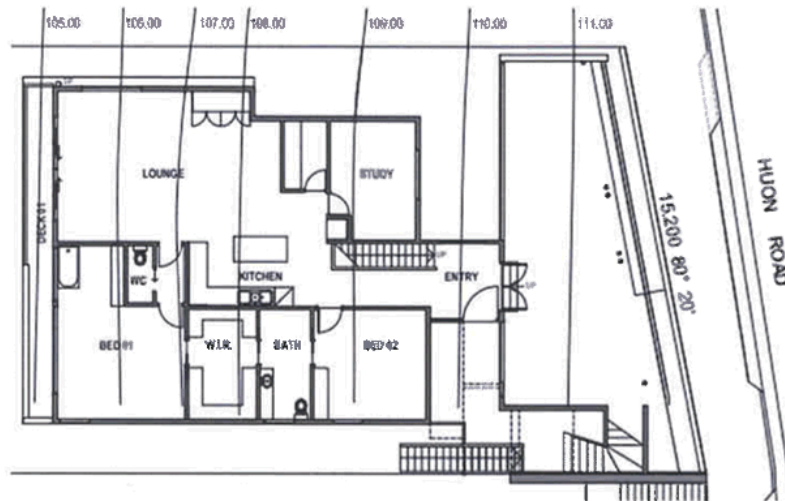
PROPOSED WEST ELEVATION  
8/1/22

**Reduced eaves North-east corner**

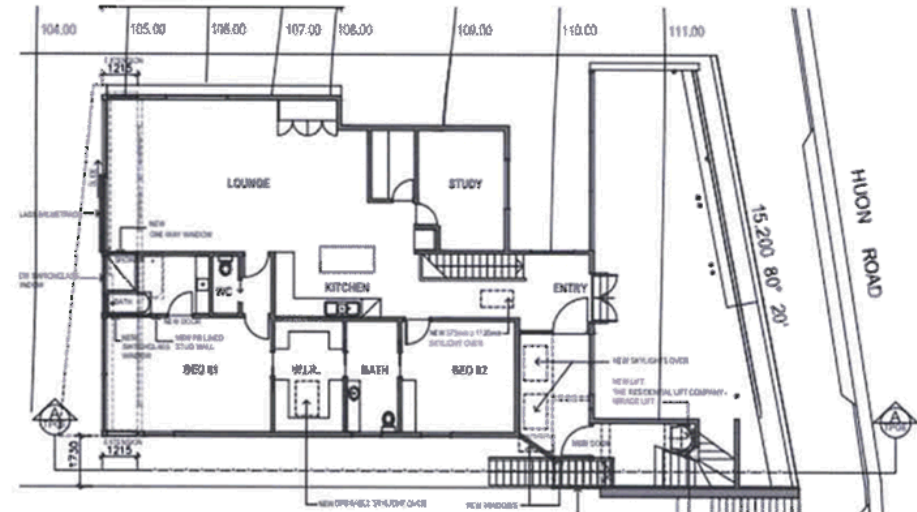
PROPOSED EAST ELEVATION  
8/1/22**Concession 3**



DA: Proposed upper floor – effectively changing outdoor living space to indoor living



Existing upper floor



Proposed upper floor

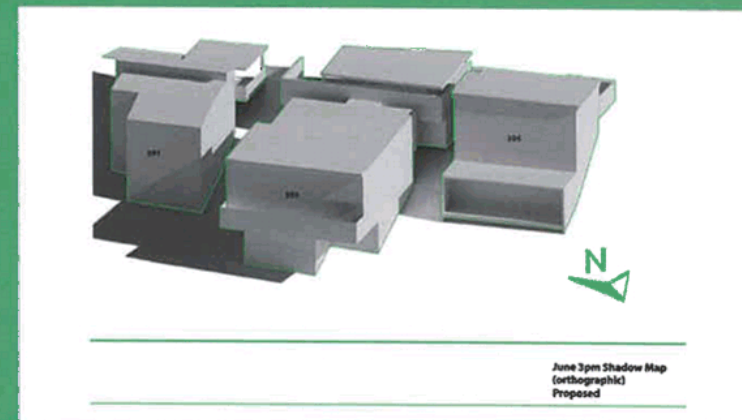
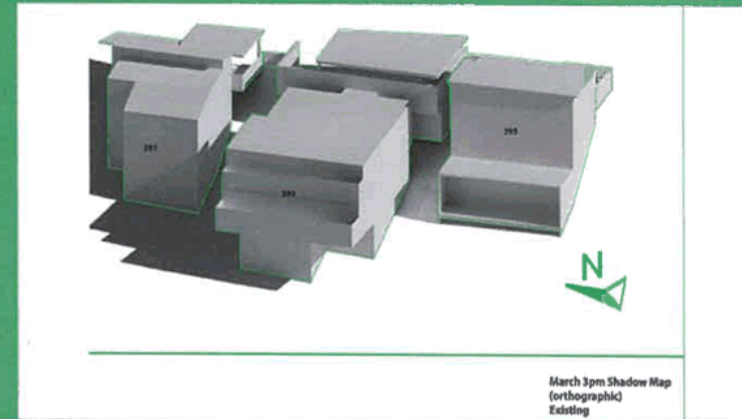
**Privacy and Overshadowing**  
***Our design is to minimize  
overshadowing to our neighbours***

Existing – March:

The intent of our design was to minimise  
overshadowing to our neighbours.

As indicated in the Council Report there is no  
additional shadow to the neighbouring house  
and very minimal change in overshadowing to  
the neighbouring private open space.

Proposed – March:

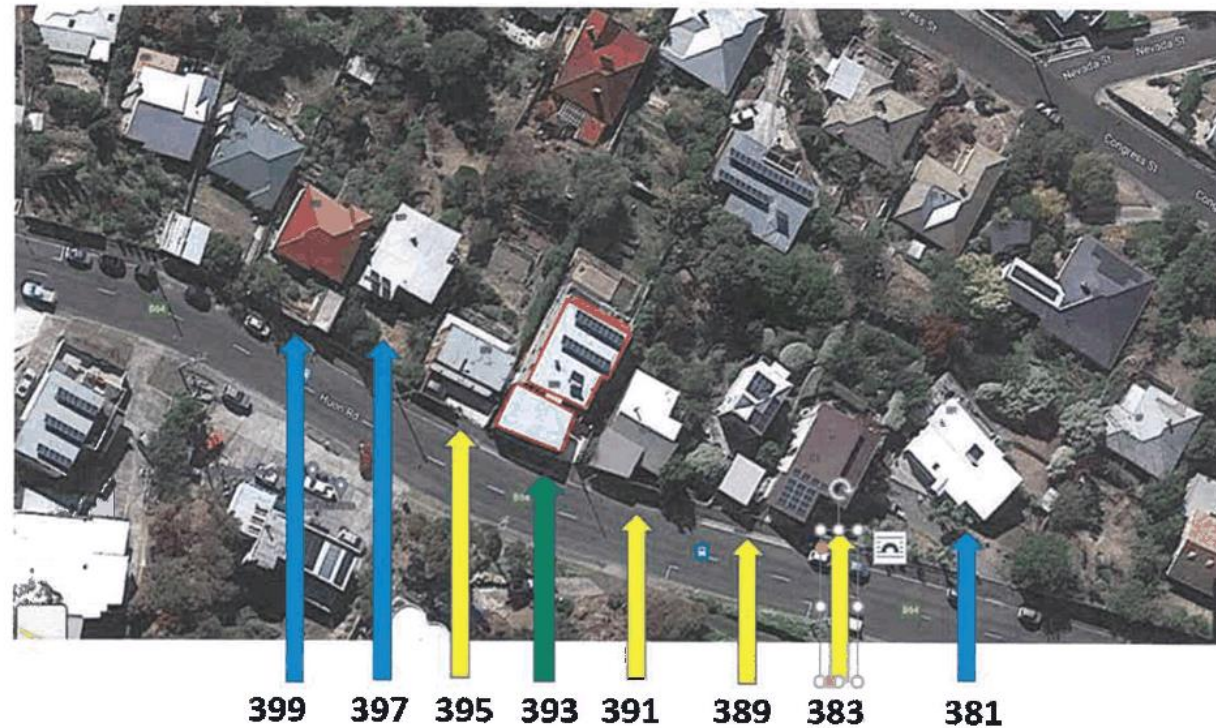


5 three storey houses  
exist: 383 to 395

All houses look over  
neighbouring private  
open space

It is the natural  
topography

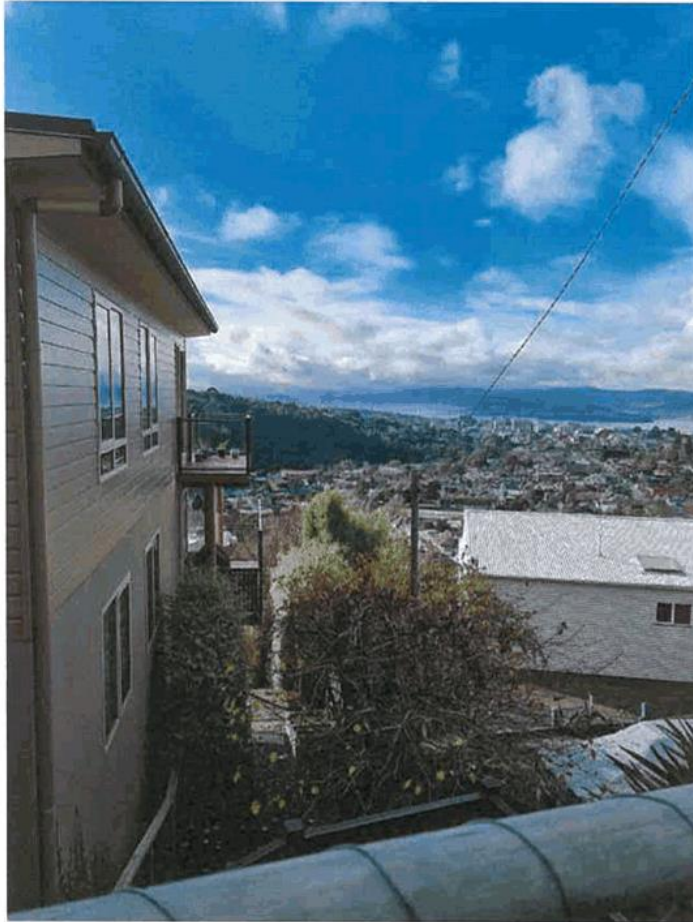
Ours is the only house  
with window and deck  
screens



**395 and 391 are higher and look down on 393**

**391 and 383 are higher and look down on 389**



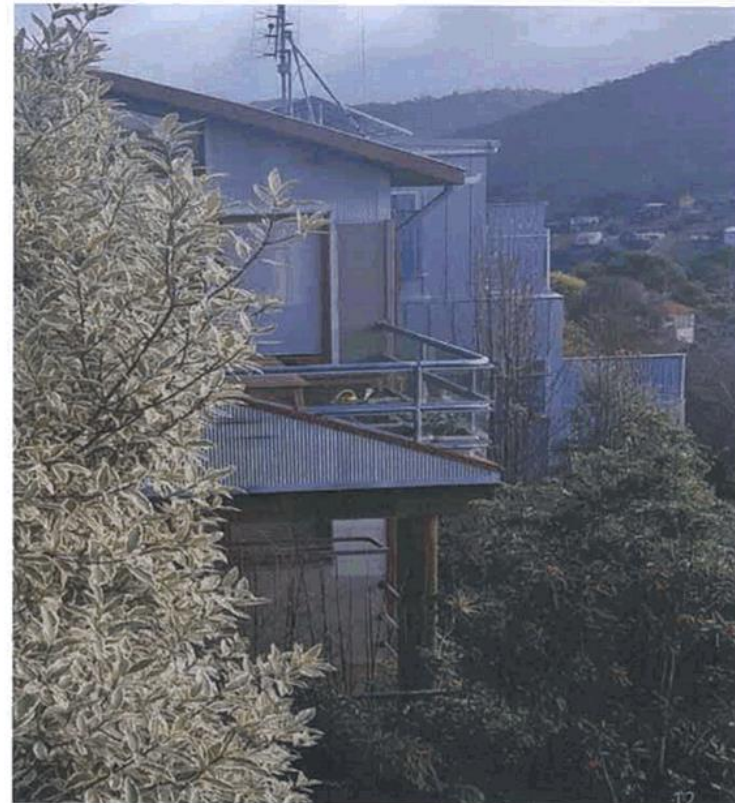


Our house is the only one with window and deck screens





Our house is the only one with window and deck screens



Because of the topography of the area it is natural to look into back yards



## Summary

- Our DA is changing the upper floor outdoor living area to indoor space, in order to solve water leaks
- The design intent is to minimize the intrusion to our neighbours
- We have met our closest neighbour three times and made compromises. We have met the two neighbours to the west and one opposite during the advertising period whose only concerns was car parking. Our proposal makes no change to car parking, which they understood upon explanation.
- The proposal satisfies the relevant provisions of the Hobart Interim Planning Scheme 2015.





Line of sight onto our private space





Line of sight onto our private space



View into neighbouring private space from our top balcony to be enclosed





Streetscape of huon Road

391 - 2+ storey house, with open balcony, no screening on the south east elevation





383 Huon Rd - 3 storey home with 3 balconies on the South east elevatio, only one screen at a higher level





383 Huon Rd - 3 storey house with open balcony and overlooking windows on the south east elevation







Unscreened windows on the north west elevation of properties on Huon Rd