



CITY OF HOBART

AGENDA

Special City Planning Committee Meeting

Open Portion

Monday, 26 October 2020

at 4.30pm

THE MISSION

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

THE VALUES

The Council is:

People	We care about 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 are transparent, 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

- 1. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST 4**
- 2. COMMITTEE ACTING AS PLANNING AUTHORITY 4**
 - 2.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 20155**
 - 2.1.1 354 Macquarie Street, South Hobart - Partial Demolition and Extension5**

**Special City Planning Committee Meeting (Open Portion) held Monday,
26 October 2020 at 4.30pm.**

This special meeting of the City Planning Committee is held in accordance with a Notice issued by the Premier on 3 April 2020 under section 18 of the *COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020*.

COMMITTEE MEMBERS

Deputy Lord Mayor Burnet (Chairman)
Briscoe
Harvey
Behrakis
Dutta
Coats

Apologies:

Leave of Absence: Nil.

NON-MEMBERS

Lord Mayor Reynolds
Zucco
Sexton
Thomas
Ewin
Sherlock

1. 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.

2. 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.

2.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

2.1.1 354 MACQUARIE STREET, SOUTH HOBART - PARTIAL DEMOLITION AND EXTENSION PLN-20-40 - FILE REF: F20/112584

Address: 354 Macquarie Street, South Hobart

Proposal: Partial Demolition and Extension

Expiry Date: 14 November 2020

Extension of Time:

Author: Richard Bacon

RECOMMENDATION




That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council refuse the application for a partial demolition and extension at 354 Macquarie Street, South Hobart TAS 7004 for the following reasons:

- 1 The proposal does not meet the acceptable solution or the performance criterion with respect to clause E13.7.2 A1 and P1 of the *Hobart Interim Planning Scheme 2015* because the proposed extension, by reason of its height, size, bulk, use of fully glazed elevations, additional fenestration and architectural form would represent an incompatible design that would fail to be sympathetic, subservient or complementary to the dominant characteristics of the Cottage, to the detriment to its recognised historic cultural heritage significance.
- 2 The proposal does not meet the acceptable solution or the performance criterion with respect to clause E13.7.2 A2 and P2 of the *Hobart Interim Planning Scheme 2015* because the proposed extension, by reason of its height, size, bulk, use of fully glazed elevations, additional fenestration and architectural form would represent an incompatible design that would fail to be sympathetic, subservient or

complementary to the dominant characteristics of the Cottage, to the detriment to its recognised historic cultural heritage significance.

- 3 The proposal does not meet the acceptable solution or the performance criterion with respect to clause E13.7.2 A3 and P3 of the *Hobart Interim Planning Scheme 2015* because the proposed extension, by reason of its height, size, bulk, use of fully glazed elevations, additional fenestration and architectural form would represent an incompatible design that would fail to be sympathetic, subservient or complementary to the dominant characteristics of the Cottage, to the detriment to its recognised historic cultural heritage significance.
- 4 The proposal does not meet the acceptable solution or the performance criterion with respect to clause E13.7.2 A4 and P4 of the *Hobart Interim Planning Scheme 2015* because the proposed extension, by reason of its height, size, bulk, use of fully glazed elevations, additional fenestration and architectural form would represent an incompatible design that would fail to be sympathetic, subservient or complementary to the dominant characteristics of the Cottage, to the detriment to its recognised historic cultural heritage significance.
- 5 The proposal does not meet the acceptable solution or the performance criterion with respect to clause E13.8.2 A1 or P1 of the *Hobart Interim Planning Scheme 2015* because the proposed extension, by reason of its design and fully glazed elevations would result in development unsympathetic to, and of detriment to the character and historic cultural heritage significance of the South Hobart/Macquarie Street/Cascade Road (SH2) Heritage Precinct.
- 6 The proposal does not meet the acceptable solution or the performance criterion with respect to clause E13.8.2 A3 or P3 of the *Hobart Interim Planning Scheme 2015* because the proposed extension, by reason of its design and fully glazed elevations would result in development unsympathetic to,

and of detriment to the character and historic cultural heritage significance of the South Hobart/Macquarie Street/Cascade Road (SH2) Heritage Precinct.

- Attachment A: PLN-20-40 - 354 MACQUARIE STREET SOUTH HOBART TAS 7004 - Planning Committee or Delegated Report ↓ 
- Attachment B: PLN-20-40 - 354 MACQUARIE STREET SOUTH HOBART TAS 7004 - CPC Agenda Documents ↓ 
- Attachment C: PLN-20-40 - 354 MACQUARIE STREET SOUTH HOBART TAS 7004 - Planning Referral Officer Cultural Heritage Report ↓ 

**APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015**

Type of Report: Committee
Council: 26 October 2020
Expiry Date: 14 November 2020
Application No: PLN-20-40
Address: 354 MACQUARIE STREET , SOUTH HOBART
Applicant: Graham Hills (g Hills & Partners Architects)
31 Roslyn Avenue
31 Roslyn Avenue
Proposal: Partial Demolition and Extension
Representations: Nil
Performance criteria: Local Business Zone Development Standards, Historic Heritage Code

1. Executive Summary

- 1.1 Planning approval is sought for a partial demolition and extension at 354 Macquarie Street.
- 1.2 More specifically the proposal includes:
 - Proposed upper level extension.
- 1.3 The proposal relies on performance criteria to satisfy the following standards and codes:
 - 1.3.1 Local Business Zone Development Standards - Rear Setback
 - 1.3.2 Historic Heritage Code - Listed Place and Heritage Precinct
- 1.4 No representations were received during the original statutory advertising period between the 14th and 28th February 2020.
- 1.5 The proposal is recommended for refusal on heritage grounds.
- 1.6 The final decision is delegated to the Council because the application is recommended for refusal.

2. Site Detail

- 2.1 The site 354 Macquarie Street, South Hobart. It is currently used as a single dwelling and is located within the Local Business Zone. The site is surrounded by a mix of residential and commercial uses. The site is individually heritage listed under the Hobart Interim Planning Scheme, as well as within a heritage precinct. It is not listed with Heritage Tasmania.



Figure 1 above: location plan with site in centre of image.



Figure 2 above: aerial photograph with site in centre of image.



Figure 3 above: street view with site in centre of image.

3. Proposal

- 3.1 Planning approval is sought for a partial demolition and extension at 354 Macquarie Street.
- 3.2 More specifically the proposal is for:
- proposed upper level extension.

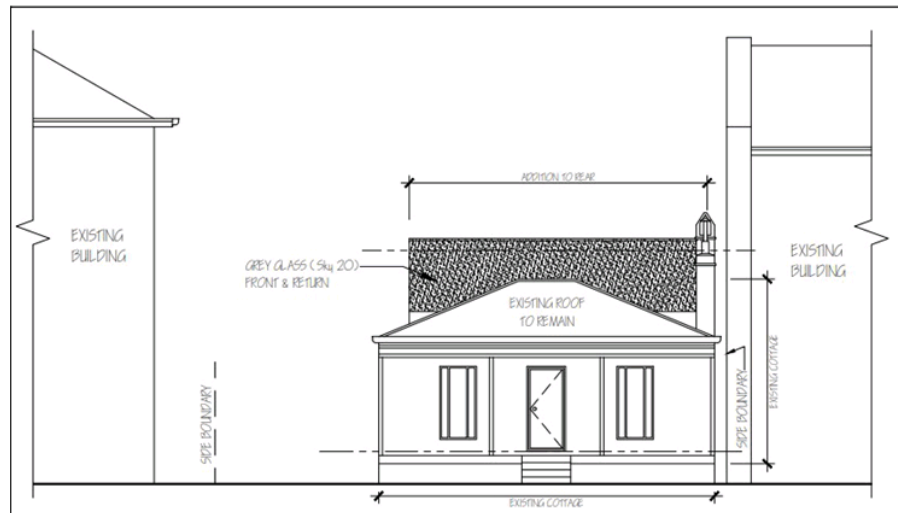


Figure 4: The street facing elevation of the proposal.

4. Background

- 4.1 No representations were received during the original statutory advertising period between the 14th and 28th February 2020.
Heritage advice to the applicant with regard to the initially advertised plan was that a recommendation of refusal was likely.
The applicant requested deferral of the application dated 23 March 2020, pending the submission of an amended design more acceptable with regard to heritage considerations under the Planning Scheme.
There has been lengthy consultation between the applicant and Council's Cultural Heritage Officer, as well as with the Development Appraisal Planner.
Council's Cultural Heritage Officer expressed concerns at the heritage acceptability of amended plans being put forward by the applicant, in an email to the applicant dated 29 May 2020.
The applicant in a submission dated the 10th June 2020 stated the desire to proceed to a Council decision and formally lodged the amended plans under discussion.
Further information was requested and an applicant response was submitted dated 25/6/2020.
The applicant lodgement of the amended plan dated 25/6/2020 introduced a rear boundary setback discretion.
The amended application was re-advertised accordingly between the 4th and 18th September 2020. No representations were received to the re-advertised application.

5. Concerns raised by representors

- 5.1 No representations were received during the statutory advertising period between the 4th and 18th September 2020.
- No representations were received during the original statutory advertising period between the 14th and 28th February 2020.

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 Local Business Zone of the *Hobart Interim Planning Scheme 2015*.
- 6.3 The existing and proposed use is a dwelling. The existing use is a discretionary use in the zone. The proposed use is a discretionary use in the zone.
- 6.4 The proposal has been assessed against:
- 6.4.1 D20.0 Local Business Zone
 - 6.4.2 E6.0 Parking and Access Code
 - 6.4.3 E7.0 Stormwater Management Code
 - 6.4.4 E13.0 Historic Heritage Code
- 6.5 The proposal relies on the following performance criteria to comply with the applicable standards:
- 6.5.1 Historic Heritage Code:-
 - Demolition on a Listed Place - E13.7.1 P1,*
 - Building and Works on a Listed Place - E13.7.2 P1, P2, P3, P4*
 - Demolition in a Heritage Precinct - E13.8.1 P1,*
 - Building and Works in a Heritage Precinct - E13.8.2 P1, P2, P3*
 - 6.5.2 Local Business Zone:-
 - Rear Setback - 20.4.2 P2*
- 6.6 Each performance criterion is assessed below.
- 6.7 Historic Heritage Code - Demolition, Building and Works on a Listed Place in a Heritage Precinct - E13.7.1 P1, E13.7.2 P1, P2, P3, P4 E13.8.1 P1, and E13.8.2 P1, P2, P3
- 6.7.1 There are no acceptable solutions for Demolition, Building and Works on a Listed Place in a Heritage Precinct clauses E13.7.1 A1, E13.7.2 A1, A2, A3, A4, E13.8.1 A1, and E13.8.2 A1, A2, A3.
 - 6.7.2 The proposal includes development at heritage listed site within a heritage precinct.

- 6.7.3 There is no acceptable solution; therefore assessment against the performance criteria is relied on.
- 6.7.4 The performance criteria at clauses E13.7.1 P1, E13.7.2 P1, P2, P3, P4 E13.8.1 P1, E13.8.2 P1, P2, P3 provide as follows:

Demolition on a Listed Place

E13.7.1 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.*

Building and Works on a Listed Place

E13.7.2 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.*

E13.7.2 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.*

E13.7.2 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.

E13.7.2 P4

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

Demolition in a Heritage Precinct

E13.8.1 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.*

Building and Works in a Heritage Precinct

E13.8.2 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.

E13.8.2 P2

Design and siting of buildings and works must comply with any relevant design criteria / conservation policy listed in Table E13.2, except if a heritage place of an architectural style different from that characterising the precinct.

E13.8.2 P3

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

- 6.7.5 Assessment of the performance criteria by Council's Cultural Heritage Officer follows.

The application relates to a relatively modest single storey symmetrical Georgian style rendered residential cottage with open front veranda and typical rear skillion roofed addition likely to have been added early in its history. The building would appear to be the same property shown on the Sprent Map, the land granted to a John Dunn, thus placing the date of the building as c.1840. The building is individually heritage listed as set out in table E.13.1 of the Hobart Interim Planning Scheme 2015.

The property forms part of a small group of primarily commercial, but also residential development in the South Hobart stretch of Macquarie Street that forms part of a historical commercial centre and acts as small local high street. It is noted that the immediate streetscape is made up of both single storey and two storey properties, some detached, some forming terraces, and notably made up of mid to late Victorian, early and later Federation properties as well as some later 20th century infills. The coherence of the Precinct is considered to be the high quality of the built form extending in part from its role as a primary commercial and movement route from the earliest periods of European settlement. This strong thread of commercial and community activity associated with the space has been identified as being culturally important so that the site forms part of the South Hobart/Macquarie Street/Cascade Road (SH2) Heritage Precinct as set out in table E.13.2 of the Hobart Interim Planning Scheme 2015.

This precinct is significant for reasons including:

1. The intact early streetscape elements and buildings that demonstrate it as being an historical commercial, retail and residential route
2. The quality and variety of built forms from a range of periods that make up the homogenous streetscape.
3. The large number of heritage items and contributory buildings.
4. The pivotal role of the street in defining the commercial, retail and many of the social functions of the South Hobart precinct.

The proposal seeks permission for the demolition works to the rear roof plane and to parts of the rear skillion roofed rear addition to facilitate the erection of a new two storey rear extension that would sit immediately to the rear of the original roof with access link created to the existing attic space. The proposal would stand some 1.1 metres higher than the original cottage and take the form of a square flat roofed box, part of which would extend over an existing narrow wing and would utilise a fully glazed front and return facing elevation so as to appear as a fully glazed box. It is noted that the proposed extension would be deeper than the

existing ground floor, so that the proposed first floor would cantilever over the ground floor. The new extension would provide an additional bedroom, bathroom and study.

It is advised that Heritage Officers have previously provided advice the applicant would be better served by an enlarged single storey rear extension following an earlier proposal that involved the removal of the main roof to allow for the erection of a large glazed box. The applicant, however, has chosen not to pursue this approach and thus seeks approval for the current proposal.

With regard to Heritage Listed properties, E13.7.1 'Demolition' stipulates that its objective is-

'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.'

There are considered to be no acceptable solution. Performance Criteria P1 stipulates that-

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.*

With regard to proposed extensions, E13.7.2 'Buildings and Works other than Demolition' states that its objective is:

'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.*

There are considered to be no acceptable solutions. Performance Criteria P1 stipulates that

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.*

Performance Criteria P2 stipulates that:

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.*

Performance Criteria P3 stipulates that:

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.

Performance Criteria P4 stipulates that:

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

With regard to the Development Standards relating to heritage Precincts as set out in the Hobart Interim Planning Scheme, Policy E13.8.1 Demolition states that its objective is;

To ensure that 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.

There are considered to be no acceptable solutions. Performance Criteria P1 stipulates that:

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.

Policy E13.8.2 - Buildings and Works other than Demolition stipulates that its overall objective is to ensure that development undertaken within a heritage precinct is sympathetic to the character of the precinct. As such,

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.

P3

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

With regard to the proposed development, it is considered that the cottage as existing has almost entirely retained its general traditional form, silhouette and scale other than some later unfortunate limited bay windows added to the front elevation. The proposed extension would in contrast remove a section of the original roof fabric, and fundamentally alter the appearance of the cottage, especially at roof level. It is noted that the application does not provide any rationale or set out potential 'exceptional circumstances' as set out above.

The increase in overall bulk would be considerable, and would be particularly notable given both the modest scale of the original cottage. The architectural response would appear to have had no regard for the traditional form of the roof or the cottage and would fail to reflect or work alongside the style, dimensions or materials of the original cottage, or indeed of any of the properties within the wider Heritage Precinct.

Importantly, the proposed extension would be highly visible from the street and increase the height and significantly alter the overall appearance of the original cottage. It would create a highly unsympathetic roof form and form the context against which the existing hipped roof would be viewed, whilst also having a significant impact upon the wider group of buildings in which the cottage stands despite being set back from the street and partially obscured by the bulk of neighbouring buildings. It is considered that the impact would be particularly notable during dusk to morning hours when any internal lights are on and therefore likely to create a strong halo effect given the fully glazed elevations facing onto the street.

In relation to additional demolition and alterations, it is considered that although the provision of a new link to the rear roof form and associated demolition of section of roof plain and timber joists would be highly unfortunate, it is acknowledged that this element of the proposal would lead to only a marginal loss of original fabric and is therefore considered to be less problematic.

Overall, it is considered that the proposal would create a highly inappropriate two storey rear addition to a modest single storey Georgian cottage that would fail to represent the original traditional characteristics, scale, bulk, form, proportions and building materials of the original cottage, distorting its modest background and thus its role in contributing to the historical and cultural importance of the Heritage Precinct.

Given the above, it is therefore considered that the proposal would result in unfortunate demolition of original fabric and would result in development that is neither sympathetic, subservient nor complementary to the characteristics of the cottage, contrary to, E13.7.2 P1, P2, P3 and P4, and would neither sustain nor enhance the character of the Heritage Precinct, contrary to E13.8.2 P1 and P3.

As such, it is recommended that the application be refused for the following reasons:

1. The proposed extension, by reason of its height, size, bulk, use of fully glazed elevations, additional fenestration and architectural form would represent an incompatible design that would fail to be sympathetic, subservient or complementary to the dominant characteristics of the Cottage, to the detriment to its recognised historic cultural heritage significance, contrary to E13.7.2 P1, P2, P3 and P4.
2. The proposed extension, by reason of its design and fully glazed elevations would result in development unsympathetic to, and of detriment

to the character and historic cultural heritage significance of the South Hobart/Macquarie Street/Cascade Road (SH2) Heritage Precinct, as set out in table E.13.2 of the Hobart Interim Planning Scheme 2015, contrary to E13.8 Development Standards for Heritage Precincts, in particular E13.8.2 P1 and P3.

6.7.6 The officer's full report is provided at Attachment C to this report.

6.7.7 The proposal does not comply with the performance criterion.

6.8 Setback and Building Envelope - rear setback - Part D 20.4.2 P2

6.8.1 The acceptable solution at clause 20.4.2 A2 a building setback from a residential zone of 3 metres or half the height of the wall whichever is greater.

6.8.2 The proposal includes a rear wall 5.5 metres high setback 1.13 metres from the rear boundary with No.11 Elboden Street, which is within the Inner Residential Zone.

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 20.4.2 P2 provides as follows:

Building setback from a residential zone must be sufficient to prevent unreasonable adverse impacts on residential amenity by:
(a) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours;
(b) overlooking and loss of privacy;
(c) visual impact when viewed from adjoining lots, taking into account aspect and slope.

6.8.5 Assessment of the performance criterion follows.

Impact on 11 Elboden Street.

This neighbouring property is to the south-southeast of and in an uphill position relative to the applicant site.

The submitted sunshade diagrams indicate there would be winter overshadowing of the adjacent property as follows.

At 9am in winter, the neighbouring property would be in shadow from the existing rear of the two storey building at No.352 Macquarie Street. Any shadow from the proposed extension would be within the shadow line of that other building, with regard to impact on the neighbour.

At 12noon in winter, the intervening part of the neighbouring garden and extending to part of the side wall of the dwelling itself, would be in shade.

By 3pm in winter, the neighbours dwelling itself would not be overshadowed by the proposal, but the portion of rear garden adjacent to the proposed extension would remain largely in shadow.

Given the position of the neighbouring property to the south of the substantial terrace of two storey commercial buildings at Nos. 356-360 Macquarie Street, and to the southwest of the further substantial two storey building at No.352 Macquarie Street, there appears to be a large amount of existing winter overshadowing. The proposed extension would add to the degree of overshadowing from around late morning into the afternoon according to the diagrams. It remains likely that a significant portion of the rear garden would remain in sun from around early afternoon onwards, according to the diagrams. The dwelling itself is likely to remain in sun from around late morning to early afternoon as the shadows progress, according to the diagrams.

With regard to the Performance Criteria, an extrapolation of the submitted sunshade diagrams indicates the neighbours dwelling itself would remain partly out of shadow at around 12 noon, and this period is likely to extend from an estimated 10am to an estimated 1pm. The neighbours private open space is largely overshadowed in the morning (9am) until after 12 noon. A portion of the rear garden is likely to remain in sun from around 12 noon and increasing over the duration of the afternoon to after 3pm.

In summary, there is an existing degree of overshadowing of the neighbouring dwelling and garden which would intensify under the proposal.

On balance, likely impact in terms of overshadowing is not considered likely to be excessive, and not sufficient as to warrant either any recommendation to refuse or further modify the proposal.

In terms of visual impact, the extension would range from a 1.13 metre to a 3.51 metre rear setback. The closest section of the two storey wall would be 2.3 metres in width, while that wall setback 3.5 metres would be 5.2 metres in length. The wall height would be 5.5 metres. Particularly in the context of the neighbouring higher two storey buildings at Nos. 356-

360 and 352 Macquarie Street, the relative uphill position of this neighbouring property, and screening provided by trees and a shed on the neighbours side of the boundary, the visual impact of the proposal is not considered likely to be excessive. Again, the likely degree of impact is not considered sufficient as to warrant either any recommendation to refuse or further modify the proposal.

6.8.6 The proposal complies with the performance criterion.

7. Discussion

- 7.1 Planning approval is sought for a partial demolition and extension, at 354 Macquarie Street South Hobart.
- 7.2 The application was advertised and no representations were received.
- 7.3 The proposal has been assessed against the relevant provisions of the planning scheme and is considered unacceptable in terms of heritage provisions under the Scheme.
- 7.4 The proposal has been assessed by other Council officers, being the Council's Development Engineer and Cultural Heritage Officer. The Cultural Heritage Officer has raised objection to the proposal, and recommends refusal.
- 7.5 There has been applicant consultation. The applicant has granted extensions of time to allow for further consideration of the proposal.
- 7.6 Council's Development Appraisal Planner met the owner on site dated the 15th September 2020.
- 7.7 The proposal is recommended for refusal on heritage grounds.

8. Conclusion

- 8.1 The proposed partial demolition and extension at 354 Macquarie Street South Hobart TAS 7004 does not satisfy the relevant provisions of the *Hobart Interim Planning Scheme 2015*, and as such is recommended for refusal.

9. Recommendations

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council refuse the application for a partial demolition and extension at 354 Macquarie Street South Hobart TAS 7004 for the following reasons:

- 1 The proposal does not meet the acceptable solution or the performance criterion with respect to clause E13.7.2 A1 and P1 of the Hobart Interim Planning Scheme 2015 because the proposed extension, by reason of its height, size, bulk, use of fully glazed elevations, additional fenestration and architectural form would represent an incompatible design that would fail to be sympathetic, subservient or complementary to the dominant characteristics of the Cottage, to the detriment to its recognised historic cultural heritage significance.
- 2 The proposal does not meet the acceptable solution or the performance criterion with respect to clause E13.7.2 A2 and P2 of the Hobart Interim Planning Scheme 2015 because the proposed extension, by reason of its height, size, bulk, use of fully glazed elevations, additional fenestration and architectural form would represent an incompatible design that would fail to be sympathetic, subservient or complementary to the dominant characteristics of the Cottage, to the detriment to its recognised historic cultural heritage significance.
- 3 The proposal does not meet the acceptable solution or the performance criterion with respect to clause E13.7.2 A3 and P3 of the Hobart Interim Planning Scheme 2015 because the proposed extension, by reason of its height, size, bulk, use of fully glazed elevations, additional fenestration and architectural form would represent an incompatible design that would fail to be sympathetic, subservient or complementary to the dominant characteristics of the Cottage, to the detriment to its recognised historic cultural heritage significance.
- 4 The proposal does not meet the acceptable solution or the performance criterion with respect to clause E13.7.2 A4 and P4 of the Hobart Interim Planning Scheme 2015 because the proposed extension, by reason of its height, size, bulk, use of fully glazed elevations, additional fenestration and architectural form would represent an incompatible design that would fail to be sympathetic, subservient or complementary to the dominant characteristics of the Cottage, to the detriment to its recognised historic cultural heritage significance.

- 5 The proposal does not meet the acceptable solution or the performance criterion with respect to clause E13.8.2 A1 or P1 of the Hobart Interim Planning Scheme 2015 because the proposed extension, by reason of its design and fully glazed elevations would result in development unsympathetic to, and of detriment to the character and historic cultural heritage significance of the South Hobart/Macquarie Street/Cascade Road (SH2) Heritage Precinct.

- 6 The proposal does not meet the acceptable solution or the performance criterion with respect to clause E13.8.2 A3 or P3 of the Hobart Interim Planning Scheme 2015 because the proposed extension, by reason of its design and fully glazed elevations would result in development unsympathetic to, and of detriment to the character and historic cultural heritage significance of the South Hobart/Macquarie Street/Cascade Road (SH2) Heritage Precinct.



(Richard Bacon)

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.



(Ben Ikin)

Senior Statutory Planner

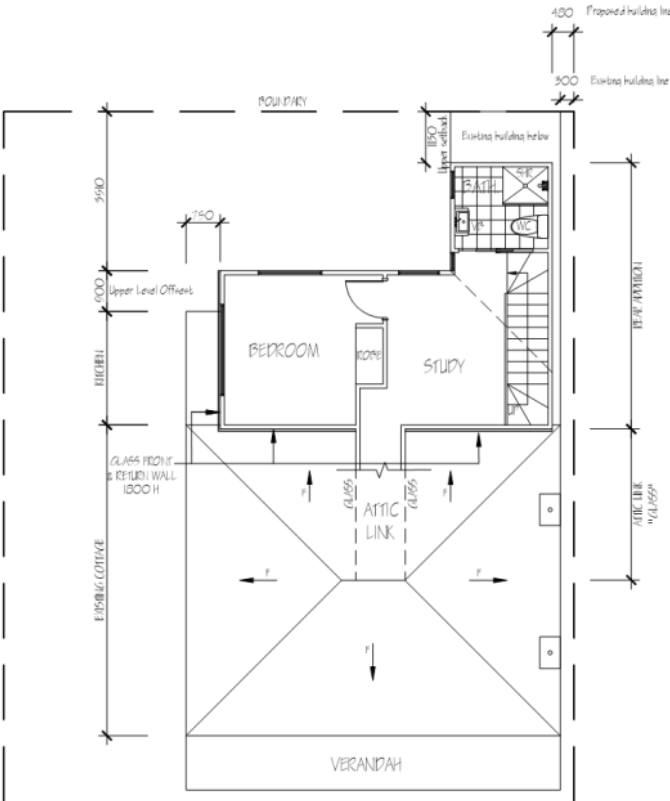
As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

Date of Report: 16 March 2020

Attachment(s):

Attachment B - CPC Agenda Documents

Attachment C - Planning Referral Officer Cultural Heritage Report



PROPOSED UPPER FLOOR PLAN
(NOTE: ATTIC FOR STORAGE ONLY)

1:100

STREET FRONTAGE



REVISION NOTES		
No.	Reason/Issue	Date
B	Revised notations & dimensions	July 20
C	Revised notations	August 20
D	Revised glass notations	August 20

REVISION NOTES		
No.	Reason/Issue	Date
B	Revised notations & dimensions	July 20
C	Revised notations	August 20
D	Revised glass notations	August 20

G.Hills&Partners ARCHITECTS

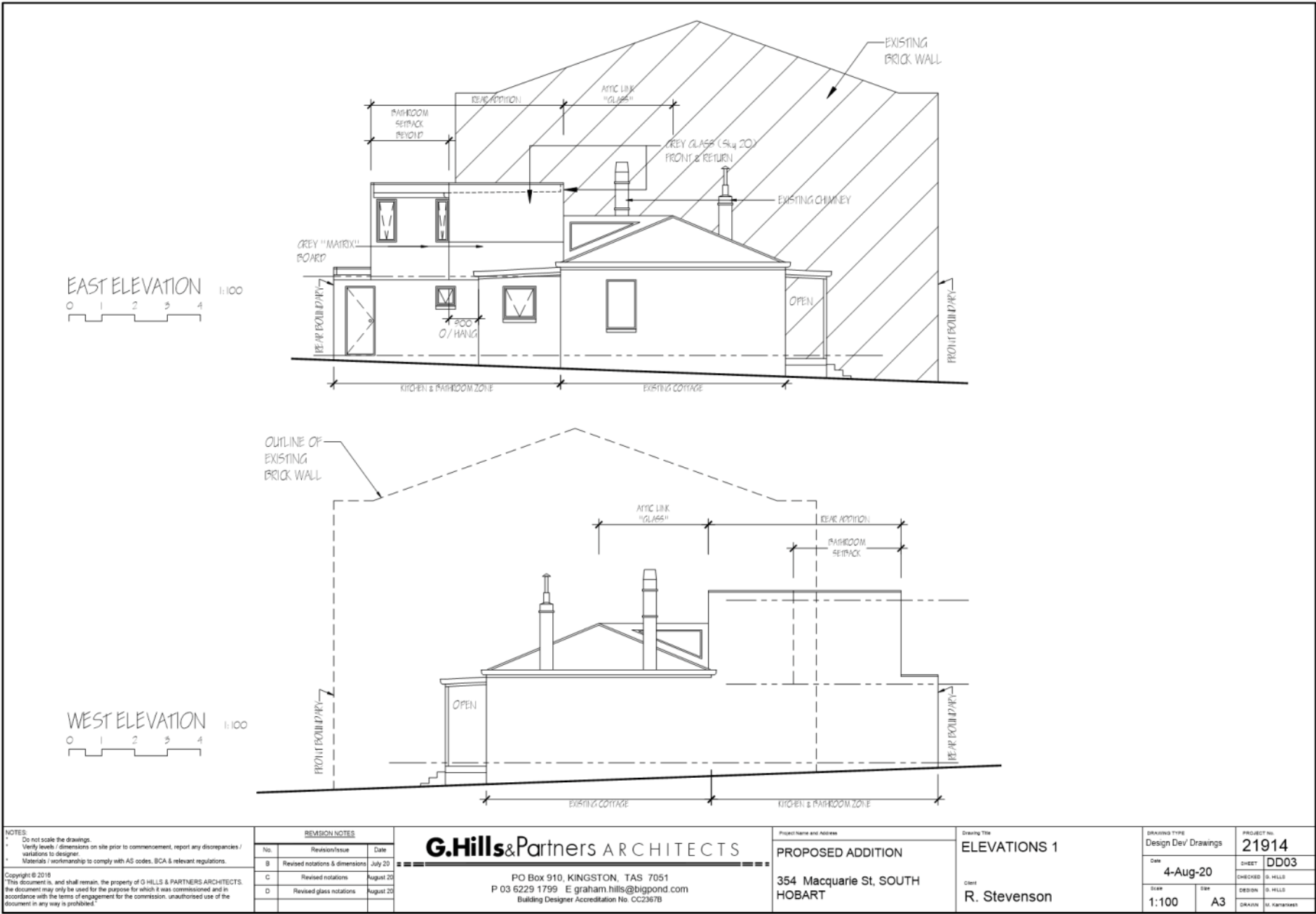
PO Box 910, KINGSTON, TAS 7051
P 03 6229 1799 E graham.hills@bigpond.com
Building Designer Accreditation No. CC2367B

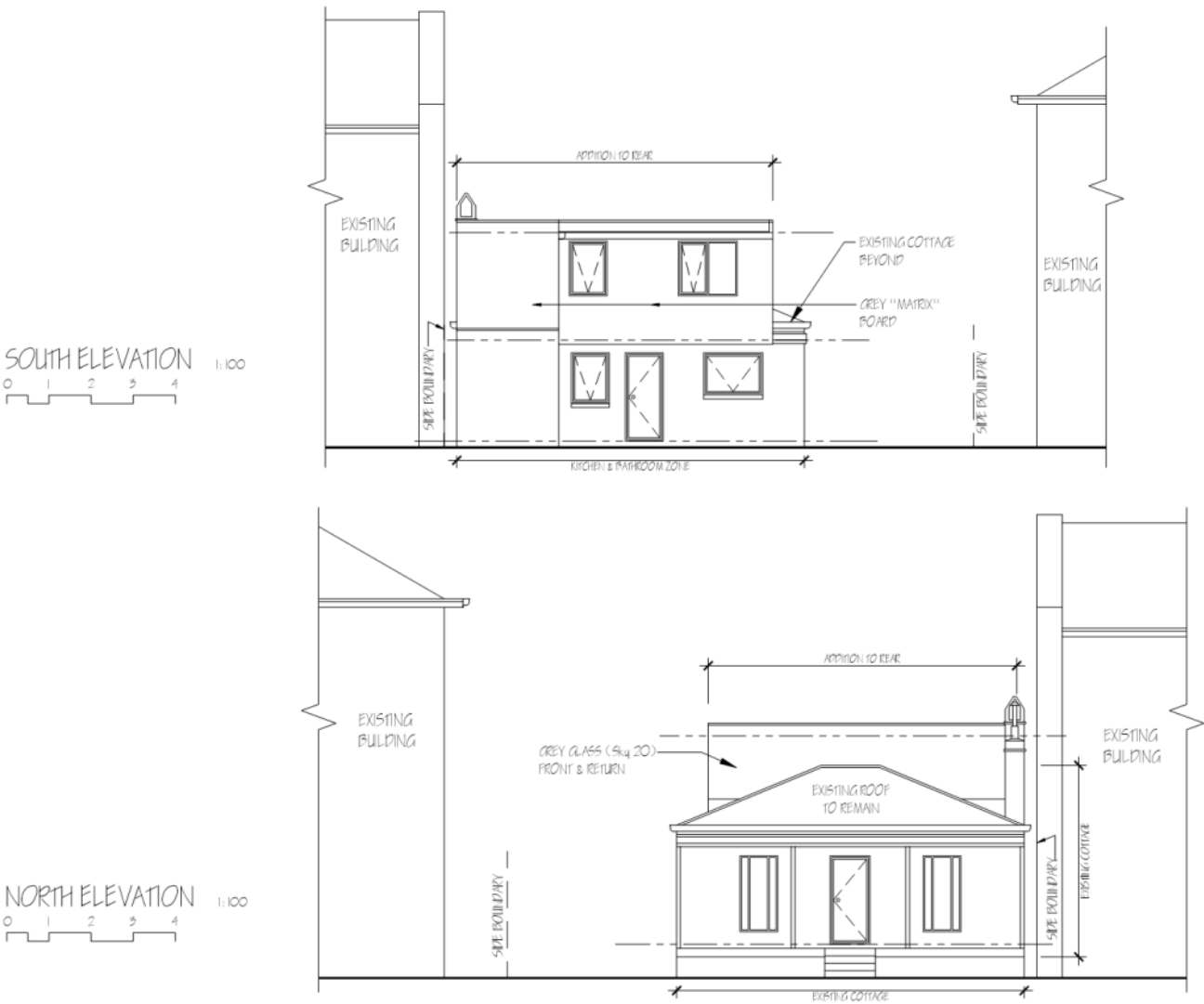
Project Name and Address
PROPOSED ADDITION
354 Macquarie St, SOUTH HOBART

Drawing Title
UPPER FLOOR PLAN
Client
R. Stevenson

Drawing Type
Design Dev Drawings
Date
8-Jun-20
Scale
1:100

Project No.
21914
Sheet
DD02
Checked
G. Hills
Design
G. Hills
Drawn
M. Vandenbosch





NOTES:
* Do not scale the drawings.
* Verify levels / dimensions on site prior to commencement, report any discrepancies / variations to designer.
* Materials / workmanship to comply with AS codes, BCA & relevant regulations.

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REVISION NOTES		
No.	Reason/Issue	Date
B	Revised notations & dimensions	July 20
C	Revised notations	August 20
D	Revised glass notations	August 20

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PO Box 910, KINGSTON, TAS 7051
P 03 6229 1799 E graham.hills@bigpond.com
Building Designer Accreditation No. CC2367B

PROJECT NAME AND ADDRESS
PROPOSED ADDITION
354 Macquarie St, SOUTH HOBART

Drawing Title
ELEVATIONS 2

Client
R. Stevenson

DRAWING TYPE
Design Dev/ Drawings

Date
4-Aug-20

Scale
1:100

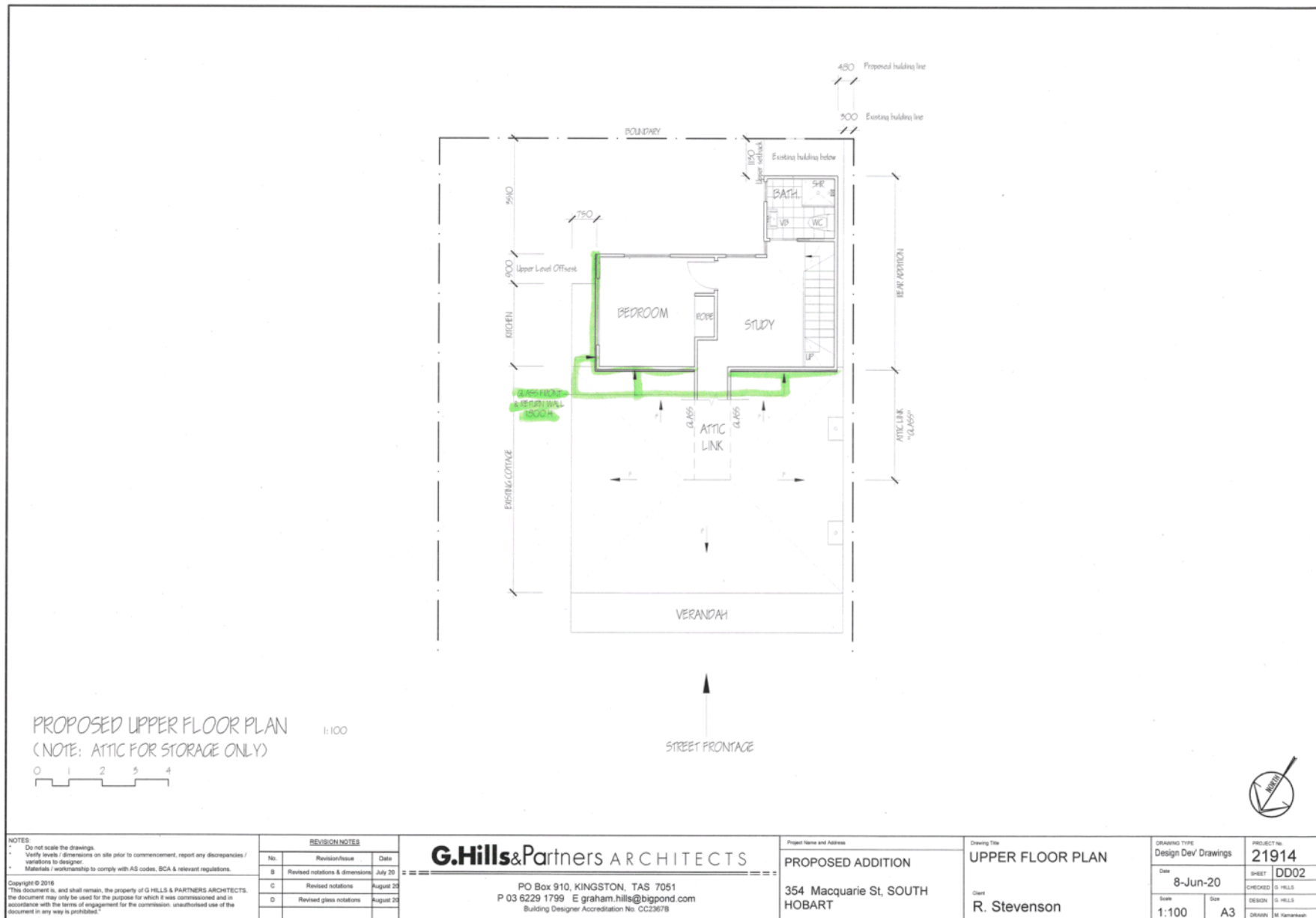
PROJECT No.
21914

SHEET
DD04

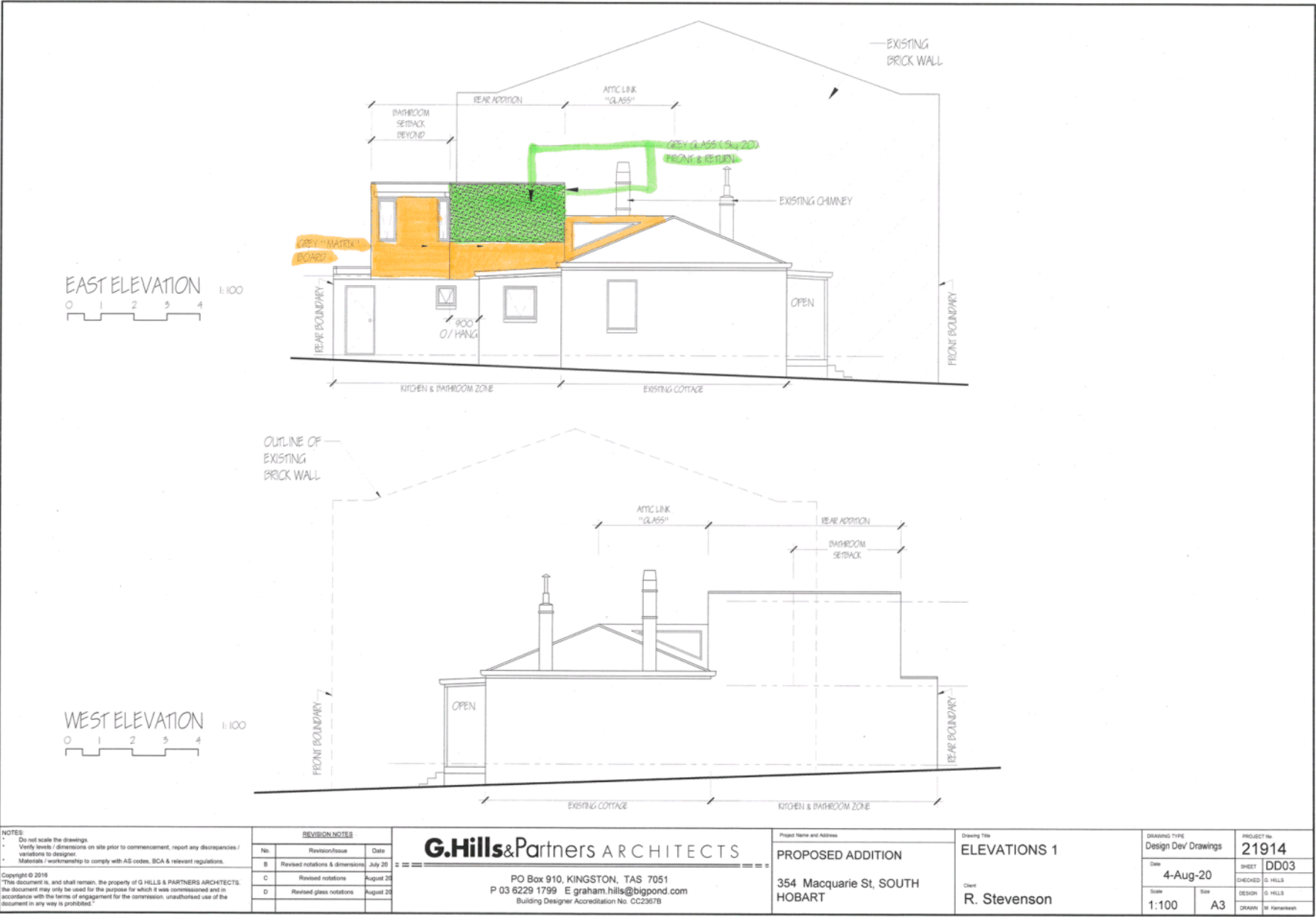
CHECKED
G. HILLS

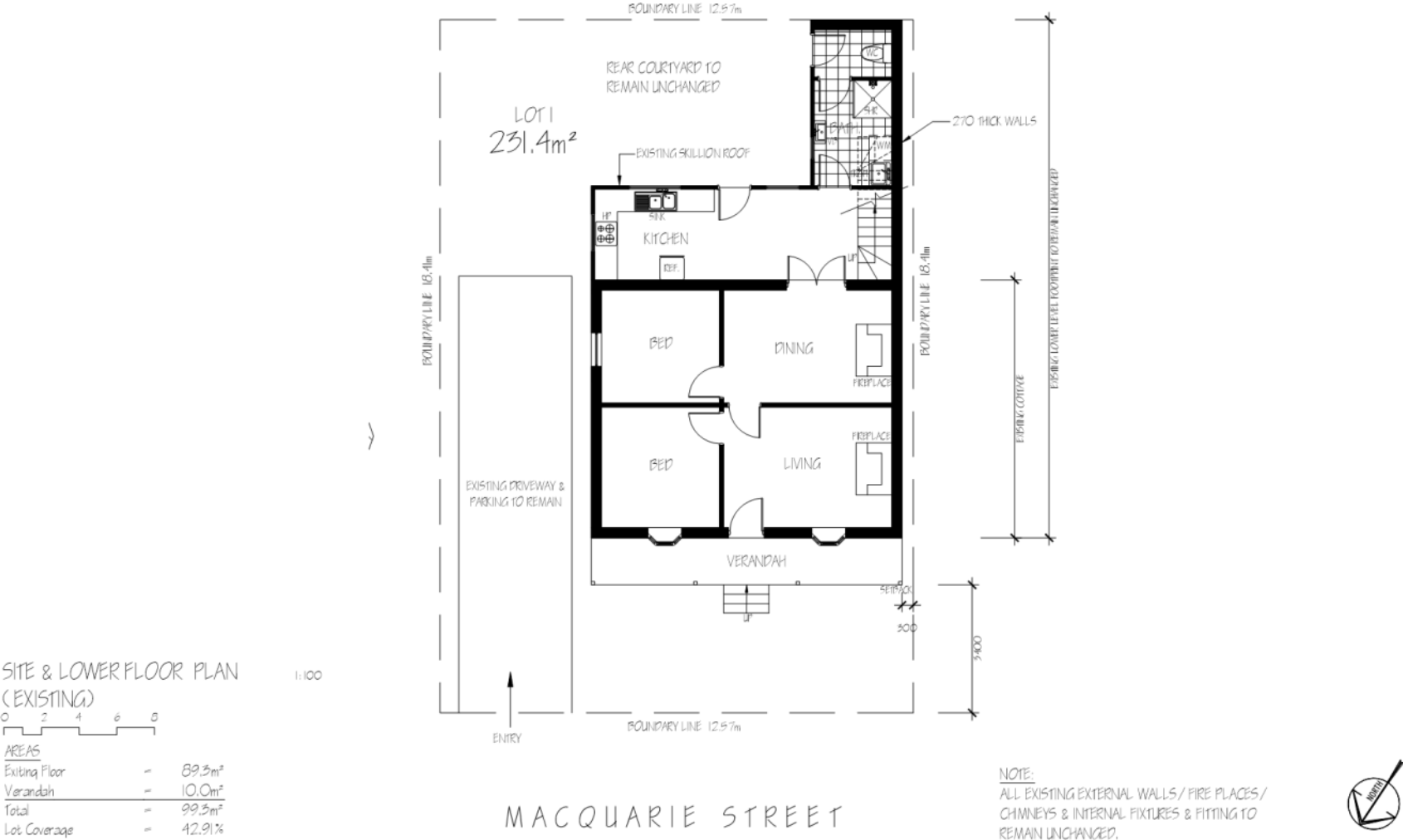
DESIGN
G. HILLS

DRAWN
M. Karamanides









NOTES:

- Do not scale the drawings.
- Verify levels / dimensions on site prior to commencement, report any discrepancies / variations to designer.
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REVISION NOTES		
No.	Reason/Issue	Date
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P 03 6229 1799 E graham.hills@bigpond.com
Building Designer Accreditation No. CC2367B

PROPOSED ADDITION

354 Macquarie St, SOUTH
HOBART

Drawing Title

**SITE & LOWER FLOOR
PLAN (EXISTING)**

Client

R. Stevenson

DRAWING TYPE		PROJECT NO.	
Design Dev Drawings		21914	
Date	8-Jun-20	SHEET	DD01
Scale	1:100	CHECKED	G. HILLS
Size	A3	DESIGN	G. HILLS
		DRAWN	M. Karamanli



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 100287	FOLIO 1
EDITION 1	DATE OF ISSUE 21-May-1992

SEARCH DATE : 22-Jan-2020

SEARCH TIME : 11.49 AM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Diagram 100287

Being the land described in Conveyance No. 43/4221

Derivation : Part of OA-OR-19 1/4Ps. Gtd. to John Dunn

Derived from Application No. 10669 C.T.

SCHEDULE 1

ROBERT STEVENSON

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

B555048 MORTGAGE to Defence Service Homes Corporation

Registered 21-May-1992 at noon

B555049 MORTGAGE to Westpac Banking Corporation Registered

21-May-1992 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



FOLIO PLAN

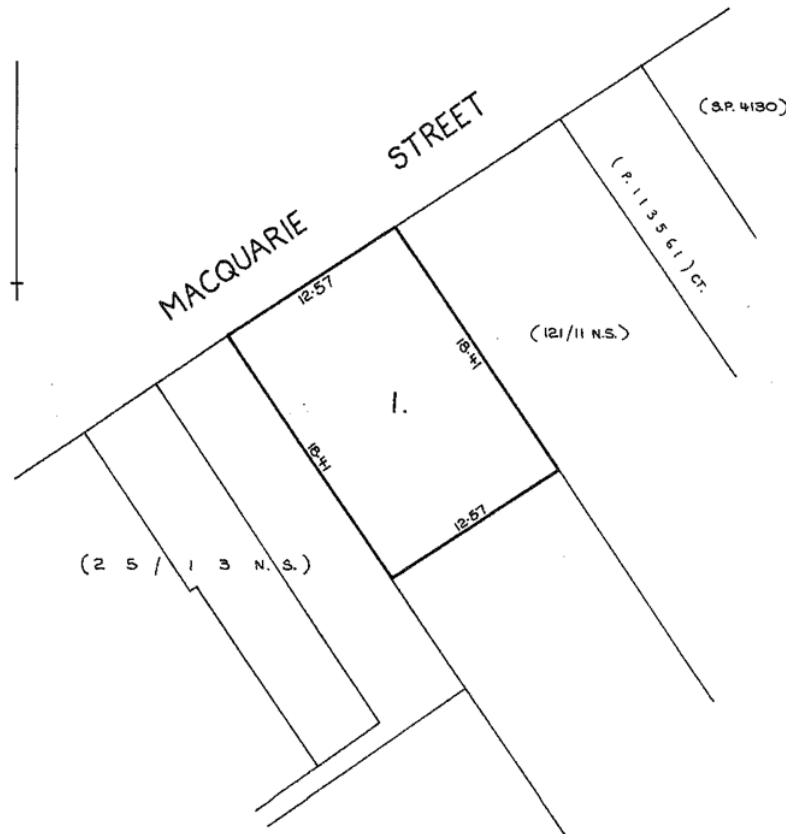
RECORDER OF TITLES
Issued Pursuant to the Land Titles Act 1980



APPROVED: 21 MAY 1992 <i>M. J. O'Brien</i> RECORDER OF TITLES	CONVERSION PLAN CONVERTED FROM 43/4221	REGISTERED NUMBER D.100287
FILE NUMBER A.10669	GRANTEE: PART OF 0.0.19 1/4 GRANTED TO JOHN DUNN.	DRAWN D.A.H. 14.5.92

SKETCH BY WAY OF ILLUSTRATION ONLY

CITY/TOWN OF HOBART (SEC. N3)
LAND DISTRICT OF
PARISH OF
LENGTHS ARE IN METRES, NOT TO SCALE.
LENGTHS IN BRACKETS IN LINKS/FEET & INCHES.



TASMAP MUNICIPAL CODE NO. 21	LAST TASMAP UPI NO.	LAST SURVEY PLAN NO.
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

Pilkington Spandrel Glass



Pilkington Spandrel Glass Silicone

Pilkington Spandrel Glass Silicone is a toughened glass covered with silicon coating, which makes the glass non-transparent. Pilkington Spandrel Glass Silicone, in standard offer, is available in Blue Grey tint. On special request, the glass is also offered in following tints: Warsaw Grey, Traffic Grey, Primary White and Harmony Blue. Maximum size: 1800 mm × 4500 mm.



Pilkington Spandrel Glass Silicone – Wrocław
University of Technology, Wrocław, Poland



Pilkington Spandrel Glass Silicone
– Toyota showroom, Rzgów, Poland

Pilkington Spandrel Glass Coated

Pilkington Spandrel Glass Coated is a toughened glass, coated with special metallic coating, developed for Pilkington **Suncool™** glass range (type E200, E120, E140) and Pilkington **Activ Suncool™** (type A200, A120, A140).

Maximum size: 2500 mm × 4500 mm.

Pilkington Spandrel Glass Coated (E200, E120, E140) is also available in a toughenable version Pilkington Spandrel Glass Coated Pro T.

Maximum size: 6000 mm × 3210 mm



Pilkington Spandrel Glass Coated E120 – Jutrzenki Business Park, Warsaw, Poland



Pilkington Spandrel Glass



Pilkington Spandrel Glass Laminated

Pilkington Spandrel Glass Laminated is a laminated glass coated with metallic coating laminated towards PVB interlayer. It is an opaque glass panel composed of an extra clear Pilkington **Optiwhite™** glass coated with metallic coating and a clear float. The fact that the coating is laminated towards PVB interlayer protects it against any damage that may happen during processing or installation. The risk of thermal breakage is reduced to a minimum thanks to an application of extra clear low-iron float glass as a substrate of coated glass.

Currently the range of laminated coated spandrel glass includes:

- Pilkington Spandrel Glass Laminated L120 (colour adjusted to high performance solar control glass Pilkington **Suncool™** Silver 50/30),
- Pilkington Spandrel Glass Laminated L140 (colour adjusted to high performance solar control glass Pilkington **Suncool™** 30/17),
- Pilkington Spandrel Glass Laminated L200 (colour adjusted to high performance solar control glass Pilkington **Suncool™** 50/25).

Pilkington Spandrel Glass Laminated is a universal product that can be used in many types of curtain walls, both ventilated and non-ventilated (insulation material in the direct contact with glass).



Pilkington Spandrel Glass Laminated L200 - Parkhaus Weserbahnhof, Bremen, Germany

Pilkington Spandrel Glass



Pilkington Spandrel Glass Coated E130 – Vorwerk Autotec Polska head office, Brodnica, Poland

Our wide range of Pilkington Spandrel Glass offers a number of options for use with curtain wall applications allowing the entire building exterior to be fully glazed. Its primary function is to cover the construction elements in non-vision areas, such as hung ceilings or the edges of floor slabs. Spandrel glass can be incorporated into insulating glass units, and when used in combination with the same adjacent vision glass, it can either complement or contrast depending on the coating or colour of the external glass. Spandrel glass can be insulated with a variety of materials to meet even the most exacting of standards.

Applications

Pilkington Spandrel Glass is used for curtain wall applications, either to match the non-vision spandrel panels to the vision area of glazing or to provide a contrast to the vision area glazing.

Pilkington Spandrel Glass



Pilkington Spandrel Glass Enamelled is also used for interior design and furniture.

Features and benefits

- Meets the requirements for toughened safety glass.
- No colour fading.
- Wide range of colours of enamelled glass, allowing a wide range of visual effects.
- Provides uniformity of curtain walling appearance, and total concealment of internal structure or services.
- Can be subjected to additional heat soak treatment, where required.
- Available in a wide range of sizes and thicknesses.



Technical Bulletin

ATS-124
2013-01-14

SPANDREL PANEL GLAZING

Summary

Spandrel panels are the glazed opaque areas in a curtain wall where the glazing material is required to hide insulation, the edges of floor slabs, ceiling details, HVAC equipment, etc. On rare occasions the room side of the panel is visible from the building interior. Spandrel glazing is usually required to resemble the glazed vision area in appearance from the building's exterior. It is seldom possible to get a perfect match because of the different lighting conditions behind the spandrel and the vision glazing but with attention to detail, good uniformity can be achieved.

The use of a durable and stable opacifier on the #4 surface of Heat Treated, Insulating Glass (IG), is generally recommended to allow spandrel panels to most closely match the appearance of adjacent IG vision glazing, and to accommodate the factors described below.

Thermal stress

In order to withstand the thermal stresses created by solar radiation, glass in spandrel panels generally needs to be heat treated; either Heat Strengthened (HS) or Fully Tempered (FT). However it may be possible to use annealed glass if some of the following conditions are met

1. The space behind the spandrel panel is adequately ventilated
2. The spandrel glass is always in complete shade
3. The framing details, such as 4 sided structural silicone glazing, help prevent glass edge to center temperature differences in excess of 28°C (50°F) from occurring
4. The glass cut edge quality is very high. Consider specifying fully polished edges.

If annealed glass is to be considered it is important to perform a detailed thermal stress analysis.

Pilkington North America, Inc.

811 Madison Avenue, Toledo, Ohio 43604-5684
Telephone 800 221 0444 Fax 419 247 451

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Spandrel Panel Glazing
2013-01-14
Page 2

Heat treatment

In double glazed spandrels the type of heat treatment required can vary depending on whether the glass is used as an inner or outer lite. HS glass will generally supply adequate resistance to thermal stress in the outer lites of an IG spandrel, even though it is only half as strong as FT glass. HS is usually recommended over FT because of the reduced risk of spontaneous breakage which is occasionally seen in FT glass. HS glass may also show less reflective distortion, though it will probably not have any less quench pattern (visible in polarized light). Note that HS glass is not a "Safety Glass" and, if broken, its pattern resembles that of ordinary annealed glass.

Fully tempered glass may be required for the inner lite of an IG spandrel. This is because the added insulation behind a spandrel panel will mean that the inner lite is more severely stressed by solar radiation than the outer lite, plus it will be somewhat weakened by the addition of a ceramic frit opacifier. FT inner lites are generally recommended when a relatively high solar transmitting outer glass is used, with a low emissivity coating on surface #2 or #3. This combination can readily create inner glass temperatures well over 100 °C (212 °F) in still air conditions, even with outside air temperatures at freezing or lower.

Insulation

Spandrel glass panels usually have insulation behind the glass pane. It is recommended that this insulation material not be directly adhered to, or placed in direct contact with, the glass. A gap between the glass and insulation will help reduce moisture condensation issues on the glass even though it will not significantly change the glass temperature in a non-ventilated spandrel.

Opacifiers

Opacifiers are applied to prevent "read-through" of the building details behind the spandrel glass. Even low transmission glasses with less than 10% visible light transmission will sometimes allow contrasting color details behind a spandrel to be visible from the exterior, in some lighting conditions, if no opacifier is used. A number of types of opacifier can be used, some of which are described below.

Black plastic film opacifiers, vinyl or polyester (Mylar), can be applied with water based or solvent based adhesives. Some of these materials have shown visible bubbling over time due to the high temperatures experienced in spandrels. Polyester films with solvent based adhesives are reported to be more durable.

Oil based or latex paints may not prove durable enough for opacification when used on the #2 or #4 surface as the sun's Ultra-Violet (UV) radiation can eventually break down the molecules of paint bonding to the glass.

Water based spray silicone materials, in a wide variety of colors, have been successfully used as opacifiers. As with all construction products the material supplier should be asked to supply adequate proof of long term durability.

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Opaque ceramic frits are effective at blocking "read-through" even though their coverage may not be 100% complete and some diffuse light will be transmitted. These inorganic materials are usually very durable and typically do not suffer UV damage. Frits are conveniently applied when the glass is being heat treated.

If the spandrel glass can be seen from inside the building it is very important that the opacification material provides adequate uniformity when the glass is in direct sunlight.

Pilkington **Eclipse Advantage™** reflective low-e glass can have fluorine free frits applied to the glass side surface, or the reflective coated surface, as an opacifier. The Pilkington **Eclipse Advantage™** coating is compatible with most frits. The glass temperature should not be allowed to exceed 640 °C (1184 °F) when frits are applied to either surface.

Pilkington **Eclipse Advantage™** glass should be carefully examined for uniformity in diffuse reflected light, before installation, to ensure the application has been successful.

The opacifier color should be carefully selected to give optimum blending appearance with the vision glass. Generally a medium to dark grey color has been found to be the most effective.

Scrim backing

Scrim materials can be combined with opacifiers, or applied on top of them, to prevent fall-out of broken spandrel glass under light loads (4 psf as in ASTM C-1048). The need for scrim backing originated with the rare occurrences of spontaneous breakage in tempered glass. The use of HS spandrel glass lessens the need for scrim.

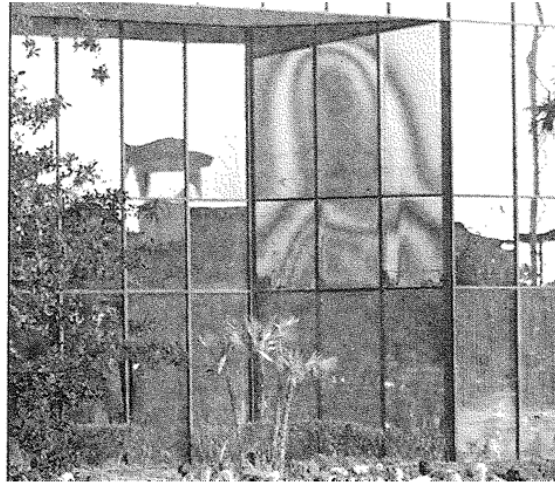
Shadow box spandrels

If the glass is not opacified then a "shadow box" construction can be considered. The space behind the glass must be uniformly dark, made of materials which will be stable under UV light and high temperatures - over 100 °C (212 °F), with a moisture barrier or sealed metal spandrel pan. The space between the glass and the insulation must be adequately vented to the exterior to prevent condensation of moisture on the cool glass surface (#2) at night or when not exposed to sunlight. If the materials are not stable, volatiles can easily out-gas. These will condense on the cooler glass and make stains which could be visible from the exterior, because an effective opacifier has not been used. These construction requirements are difficult to satisfy in practice.

Condensation of volatiles is suspected to be the cause of the visible deposits on the #2 surface of single glazed spandrel shadow boxes in the central area of the photo below of a Clearwater, FL building.

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Deposits on glazing probably due to condensation of volatile materials

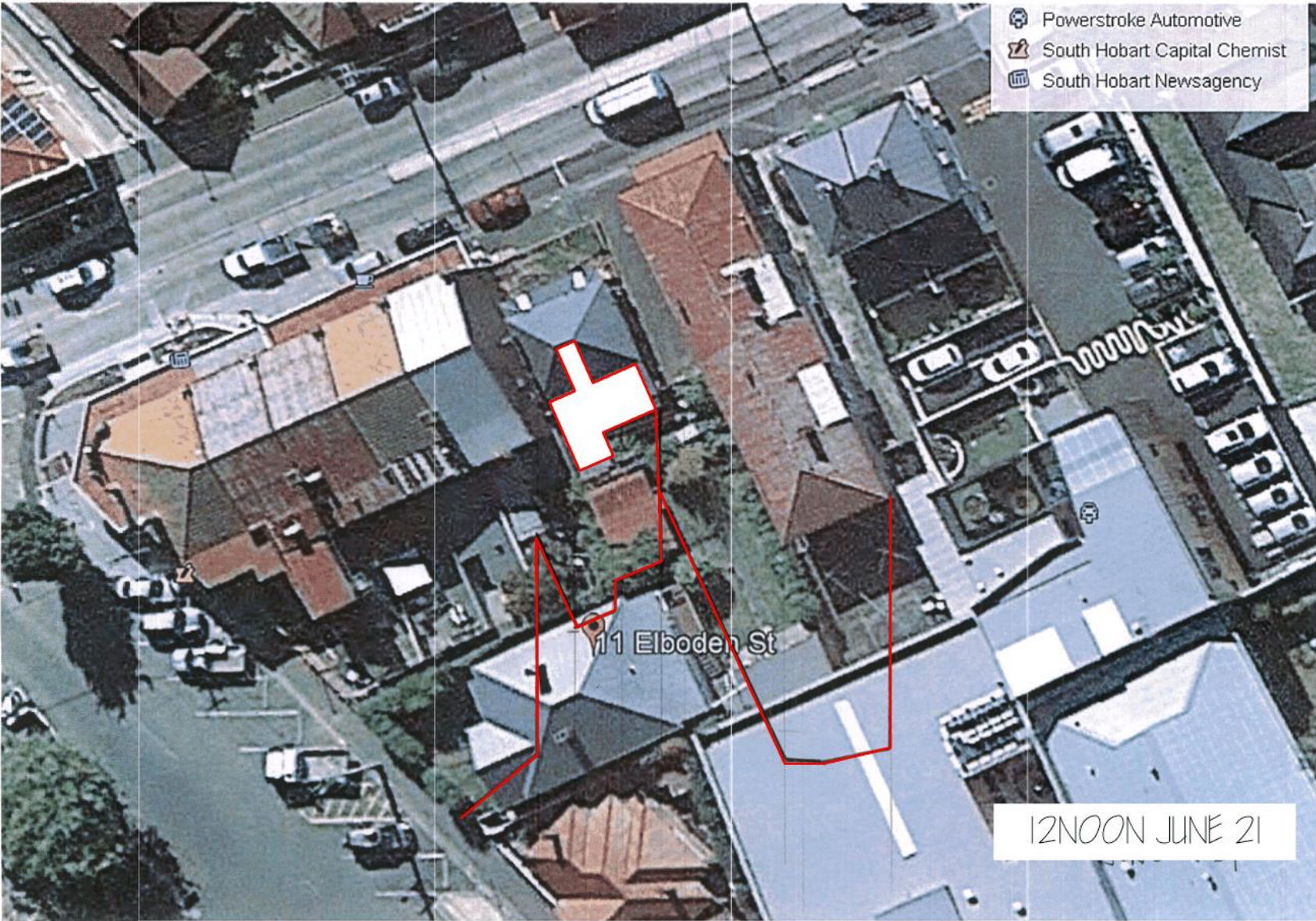
Insulating glass shadow boxes

The optimum general solution is to glaze the spandrel area with Heat Treated Insulating Glass, which acts as a stable shadow box, using a medium or dark grey color opacifier on the #4 surface. The IG seal system needs to be of high quality to withstand the very high temperatures encountered. A silicone and butyl dual seal construction, certified to IGCC level A, is the minimum level of performance needed. This design is easy to fabricate, reliable, and can give a very good appearance match with the vision glass.

The information contained in this bulletin is offered for assistance in the application of Pilkington North America Inc. flat glass products, but **IT DOES NOT CONSTITUTE A WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE.** Actual performance may vary in particular applications.

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811 Madison Avenue, Toledo, Ohio 43604-5684
Telephone 800 221 0444 Fax 419 247 4517







Application Referral Cultural Heritage - Response

From:	Nick Booth
Recommendation:	Proposal is unacceptable.
Date Completed:	
Address:	354 MACQUARIE STREET, SOUTH HOBART
Proposal:	Partial Demolition and Extension
Application No:	PLN-20-40
Assessment Officer:	Richard Bacon,

Referral Officer comments:





The application relates to a relatively modest single storey symmetrical Georgian style rendered residential cottage with open front veranda and typical rear skillion roofed addition likely to have been added early in its history. The building would appear to be the same property shown on the Sprent Map, the land granted to a John Dunn, thus placing the date of the building as c.1840. The building is individually heritage listed as set out in table E.13.1 of the *Hobart Interim Planning Scheme 2015*.

The property forms part of a small group of primarily commercial, but also residential development in the South Hobart stretch of Macquarie Street that forms part of a historical commercial centre and acts as small local high street. It is noted that the immediate streetscape is made up of both single storey and two storey properties, some detached, some forming terraces, and notably made up of mid to late Victorian, early and later Federation properties as well as some later 20th century infills. The coherence of the Precinct is considered to be the high quality of the built form extending in part from its role as a primary commercial and movement route from the earliest periods of European settlement. This strong thread of commercial and community activity associated with the space has been identified as being culturally important so that the site forms part of the South Hobart/Macquarie Street/Cascade Road (SH2) Heritage Precinct as set out in table E.13.2 of the *Hobart Interim Planning Scheme 2015*.

This precinct is significant for reasons including:

- 1. The intact early streetscape elements and buildings that demonstrate it as being an historical commercial, retail and residential route*
- 2. The quality and variety of built forms from a range of periods that make up the homogenous streetscape.*
- 3. The large number of heritage items and contributory buildings.*
- 4. The pivotal role of the street in defining the commercial, retail and many of the social functions of the South Hobart precinct.*

The proposal seeks permission for the demolition works to the rear roof plane and to parts of the rear skillion roofed rear addition to facilitate the erection of a new two storey rear extension that would sit immediately to the rear of the original roof with access link created to the existing attic space. The proposal would stand some 1.1 metres higher than the original cottage and take the form of a square flat roofed box, part of which would extend over an existing narrow wing and would utilise a fully glazed front and return facing elevation so as to appear as a fully glazed box. It is noted that the proposed extension would be deeper than the existing ground floor, so that the proposed first floor would cantilever over the ground floor. The new extension would provide an additional bedroom, bathroom and study.

It is advised that Heritage Officers have previously provided advice the applicant would be better served by an enlarged single storey rear extension following an earlier proposal that involved the removal of the main roof to allow for the erection of a large glazed box. The applicant, however, has chosen not to pursue this approach and thus seeks approval for the current proposal.

With regard to Heritage Listed properties, E13.7.1 'Demolition' stipulates that its objective is-

'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.'

There are considered to be no acceptable solution. Performance Criteria P1 stipulates that-

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.*

With regard to proposed extensions, E13.7.2 'Buildings and Works other than Demolition' states that its objective is:

'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.

There are considered to be no acceptable solutions. Performance Criteria P1 stipulates that 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.

Performance Criteria P2 stipulates that

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.*

Performance Criteria P3 stipulates that

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.

Performance Criteria P4 stipulates that

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

With regard to the Development Standards relating to heritage Precincts as set out in the Hobart Interim Planning Scheme, Policy E13.8.1 Demolition states that its objective is; To ensure that 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.

There are considered to be no acceptable solutions. Performance Criteria P1 stipulates that:

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.*

Policy E13.8.2 - Buildings and Works other than Demolition stipulates that its overall objective is to ensure that development undertaken within a heritage precinct is sympathetic to the character of the precinct. As such,

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.

P3

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

With regard to the proposed development, it is considered that the cottage as existing has almost entirely retained its general traditional form, silhouette and scale other than some later unfortunate limited bay windows added to the front elevation. The proposed extension would in contrast remove a section of the original roof fabric, and fundamentally alter the appearance of the cottage, especially at roof level. It is noted that the application does not provide any rationale or set out potential 'exceptional circumstances' as set out above.

The increase in overall bulk would be considerable, and would be particularly notable given both the modest scale of the original cottage. The architectural response would appear to have had no regard for the traditional form of the roof or the cottage and would fail to reflect or work alongside the style, dimensions or materials of the original cottage, or indeed of any of the properties within the wider Heritage Precinct.

Importantly, the proposed extension would be highly visible from the street and increase the height and significantly alter the overall appearance of the original cottage. It would create a highly unsympathetic roof form and form the context against which the existing hipped roof would be viewed, whilst also having a significant impact upon the wider group of buildings in which the cottage stands despite being set back from the street and partially obscured by the bulk of neighbouring buildings. It is considered that the impact would be particularly notable during dusk to morning hours when any internal lights are on and therefore likely to create a strong halo effect given the fully glazed elevations facing onto the street.

In relation to additional demolition and alterations, it is considered that although the provision of a new link to the rear roof form and associated demolition of section of roof plain and timber joists would be highly unfortunate, it is acknowledged that this element of the proposal would lead to only a marginal loss of original fabric and is therefore considered to be less problematic.

Overall, it is considered that the proposal would create a highly inappropriate two storey rear addition to a modest single storey Georgian cottage that would fail to represent the original traditional characteristics, scale, bulk, form, proportions and building materials of the original cottage, distorting its modest background and thus its role in contributing to the historical and cultural importance of the Heritage Precinct.

Given the above, it is therefore considered that the proposal would result in unfortunate demolition of original fabric and would result in development that is neither sympathetic, subservient nor complementary to the characteristics of the cottage, contrary to, E13.7.2 P1, P2, P3 and P4, and would neither sustain nor enhance the character of the Heritage Precinct, contrary to E13.8.2 P1 and P3.

As such, it is recommended that the application be refused for the following reasons:

1. The proposed extension, by reason of its height, size, bulk, use of fully glazed elevations, additional fenestration and architectural form would represent an incompatible design that would fail to be sympathetic, subservient or complementary to the dominant characteristics of the Cottage, to the detriment to its recognised historic cultural heritage significance, contrary to E13.7.2 P1, P2, P3 and P4.
2. The proposed extension, by reason of its design and fully glazed elevations would result in development unsympathetic to, and of detriment to the character and historic cultural heritage significance of the South Hobart/Macquarie Street/Cascade Road (SH2) Heritage Precinct, as set out in table E.13.2 of the Hobart Interim Planning Scheme 2015, contrary to E13.8 Development Standards for Heritage Precincts, in particular E13.8.2 P1 and P3.

Nick Booth
Heritage Officer
1 October 2020