

**Mr. Daniel Cripps**  
**Leary, Cox and Cripps**  
**40 Molle Street**  
**HOBART TAS 7000**

Via email – [dcripps@lccsurvey.com.au](mailto:dcripps@lccsurvey.com.au)

23<sup>rd</sup> January 2023

Dear Daniel

Re – Comments on possible heritage impact, proposed boundary adjustment, 487-489 Sandy Bay Road, Hobart.

I provide the following comments in regard to the proposed boundary adjustment at the above address.

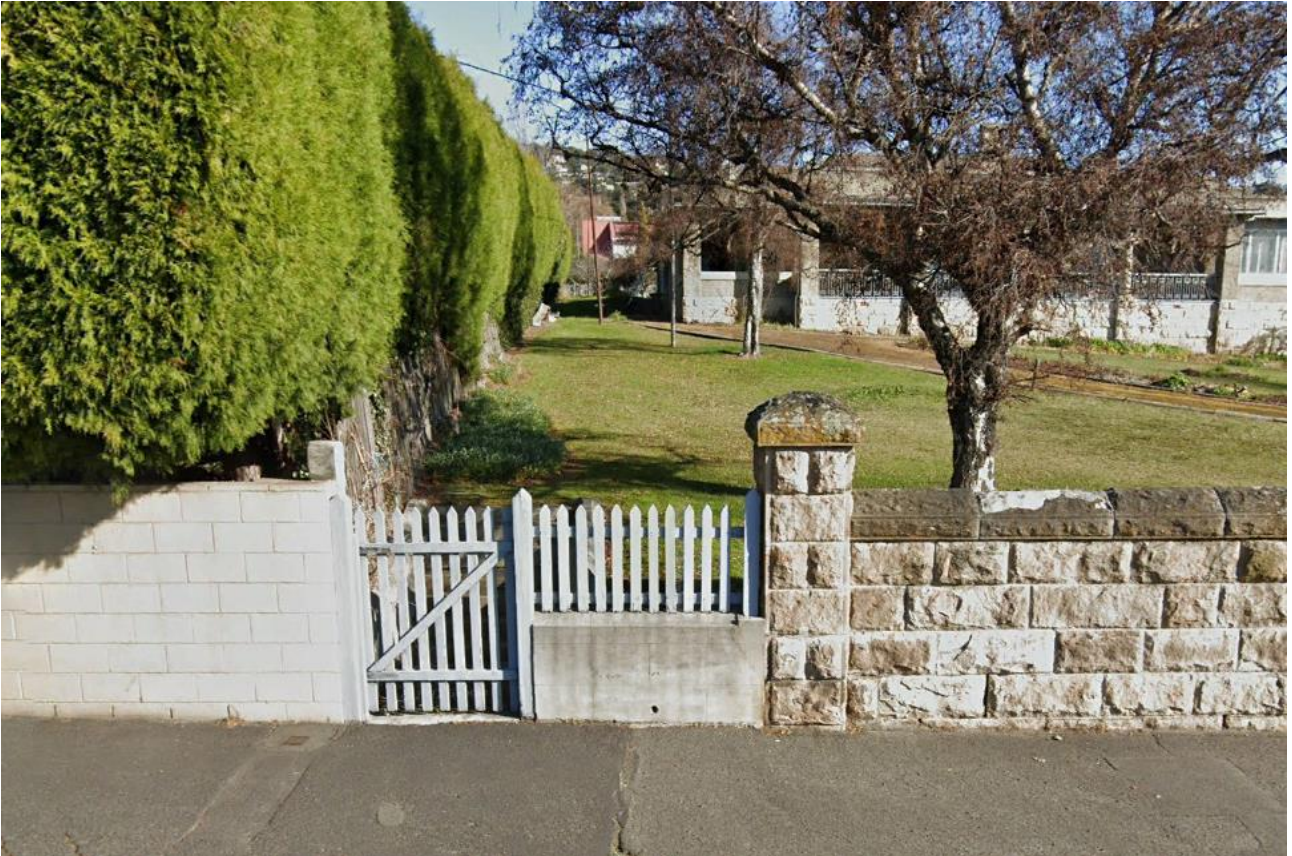
The place is listed as a Heritage Place on Table E.13.1 of the Hobart Interim Planning Scheme 2015. It is also within Heritage Precinct SB12 as defined by Table E.13.2 of the scheme. It is not included on the Tasmanian Heritage Register.

#### **The current title arrangement**

The 'rear' lot that has been excised off the parent title (i.e. the heritage building and site at 487 Sandy Bay Road, which occurred pre-1958) comprises of an 875m<sup>2</sup> lot, accessed by a 3.66m 'battleaxe' laneway along the eastern edge of the parent title.



That excised title has been in separate (but related) ownership to the parent title since the mid-c20th and has never been developed in its own right. It benefits from a direct driveway from Sandy Bay Road which has never been constructed, to do so would result in a driveway in very close proximity to the principal entrance and eastern veranda of the heritage building, as well as requiring partial demolition of the original sandstone fence at the street frontage of the property.

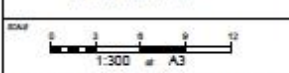


Existing legal access to the rear lot. Note that the picket fence is unlikely to be wide enough for compliant access, therefore the sandstone fence would require modification.

Both the parent title and the excised title are now in common ownership, and the owner of both titles wishes to pursue a boundary adjustment as per the figure below. That proposal would result in a slightly larger rear allotment, accessed via the existing driveway via a right of way, the existing (unformed) legal access to the rear would not be used as access but remain as a pipeline and services easement and no physical works to the street frontage or driveway would be required.

Project Name and Address  
**487-489 SANDY BAY RD  
 SANDY BAY TAS 7005**

Client Name  
**SUBDIVISION PROPOSAL  
 Proposed Boundary Layout**  
 Client  
 Westwood Properties Pty Ltd  
 CT 238771/1 & 18715/1

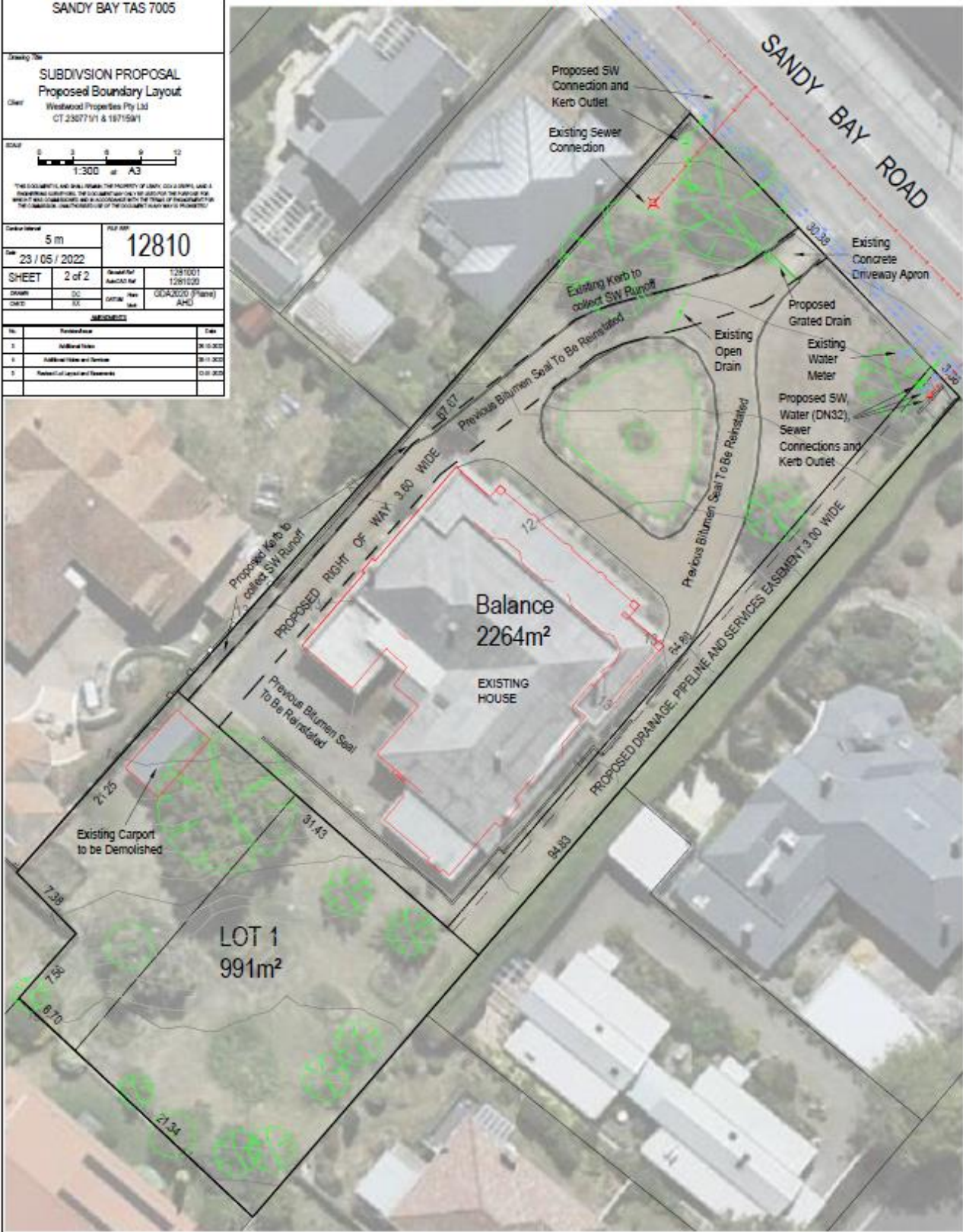


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Control Interval	5 m	PLAT NO.	12810
Date	23 / 05 / 2022	Sheet No.	2 of 2
SHEET	2 of 2	Drawn by	12810/01
DATE	23 / 05 / 2022	Checked by	12811/03
DATE	23 / 05 / 2022	DATE	05/05/2022 (Final)
DATE	23 / 05 / 2022	DATE	AHC

No.	Revised Area	Date
1	Initial Issue	28.10.2022
2	Additional Notes and Services	28.11.2022
3	Revised Lot Lines and Boundaries	23.05.2022

**IMPORTANT NOTE:**  
 This plan was prepared as a proposed subdivision to accompany a subdivision application to the Hobart City Council and should not be used for any other purpose. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land. This note is an integral part of this plan.



I make the following comments as a comparative assessment of the possible impact of this proposal – i.e. the possible impacts of the proposal versus the possible heritage impact resulting from development of the title configuration as-existing:

- The proposal will not require the formation of a separate street access, therefore will not impact the historic sandstone fence.
- The proposal will not require a separate formed driveway along the eastern side of the site. The current title configuration would put this driveway very close to the principal entrance to the heritage residence, and is not considered to provide a suitable curtilage to the building. If the existing title arrangement were retained and developed, there would be no prudent or feasible alternative than to provide access along this strip, which would be detrimental to the values of the place.
- The proposal would require the retention of the driveway on the western side of the building – which maintains the status-quo of existing, and that elevation is not considered as important as the eastern side which includes the main formal entrance.
- Although the proposed rear lot size will be 122m<sup>2</sup> larger than that existing, this increase in size (hence decrease in the size of the original parent title) is considered negligible (i.e. the original parent title will retain 2264m<sup>2</sup> of land) therefore not have any appreciable increased heritage impact insofar as it would retain a large allotment commensurate with the scale of the building.
- I do have some concerns that the proposed boundary is too close to the rear of the existing heritage residence. I feel that the place would benefit from a larger rear curtilage (say +4-5m than what is proposed) to allow for retained backyard amenity and to retain some of the backyard setting of the building. That said, the proposal provides less impact upon the curtilage and amenity of the building than the current situation which allows for a driveway very close to the eastern side of the building.

Please contact me if you have any further queries or require any clarification.

Regards



Brad Williams BA. (Hons.) Archaeology, MA Cultural Heritage Management, G.Dip Environmental Planning

**Director – Praxis Environment**

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