



CITY OF HOBART

ATTACHMENT UNDER SEPARATE COVER

PLANNING COMMITTEE MEETING

OPEN PORTION OF THE MEETING

WEDNESDAY, 28 FEBRUARY 2024

AT 5.00 PM

VENUE: COUNCIL CHAMBER, TOWN HALL

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No.	Representor	Relevant property (if applicable)	Relevant issue
358	Douglas Lumb		Building heights in CBD
359	Christiane Smethurst		Building heights in CBD
360	Mark Pooley		Building heights in CBD
361	Lindsay Brinsdon		Building heights in CBD
362	Kathryn Tubb		Building heights in CBD
363	Eric Pinkard		Building heights in CBD
364	Andrew Macfie		Building heights in CBD
365	Julian (no last name provided)		Building heights in CBD
366	Lauren Foley		Building heights in CBD
367	J Bird		Building heights in CBD
368	Richard Bilinski		Building heights in CBD
369	Sebastian Burgess		Building heights in CBD
370	Glenda Ashmore		Building heights in CBD
371	Rainer Kurth		Building heights in CBD
372	Margaret J Murray		Building heights in CBD
373	Peter Kibbey		Building heights in CBD
374	Angela Prosser-Green		Building heights in CBD
375	Chris Haas		Building heights in CBD
376	Angela McGowan		Kunanyi and South Hobart heritage values
377	Anne Windsor		Building heights in CBD
378	Owen Baker	410 Argyle Street	Heritage precinct HOB-C6.2.23

377 - Anne Windsor – Hobart Not Highrise

I ask that the draft LPS (Local Planning Scheme) *INCLUDE* appropriate absolute maximum height limits as per the Woolley reports. Having them in the Precinct Plan is not enough. I believe they should also be in the LPS.

Woolley's recommendations, using viewlines of the mountain, river, and cenotaph, frame a sustainable city, have been included in the LPS. I support this.

The views and vistas of Hobart are part of its heritage and should be protected. I contend that maximum building heights, and clear rules on built form, provide certainty for developers and the community, and make the task for planning authorities much easier.

I support the heritage aspects of the draft LPS, the new zoning provisions, and the encouragement of further residential development close to the CBD.

I strongly support inclusion of public spaces between buildings, and as part of new developments, to allow for easy interaction with the city. Safe, inclusive, and universally accessible public spaces are crucial to retaining Hobart's attractive character.

Representation No 208 to 320 inclusive and 377: Hobart not Highrise

Petition	This representation was a petition which was signed by a number of individuals, the majority of which signed the representation and provided no further commentary (representation numbers 208-320). Some signed the representation but also provided additional notes. Those that provided additional notes will be assessed individually below.
Matters raised in representation	<p>This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier.</p> <p>The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p>
Planning Authority response	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 378: Owen Baker, 410 Argyle Street

29/06/2023

HOB-C6.2.23

To whom it may concern,

I am writing to you today to submit my representation opposing the draft local provisioning schedule for the North

Hobart Heritage Precinct HOB-C6.2.23, whereby the boundary will be adjusted to include 410 and 412 Argyle Street.

I believe that both of these houses have been sufficiently altered from their original state to not merit a Heritage

listing.

- The frontage on both houses have been altered from their original 1920's design with enclosed front verandas that were not part of the building's original character.
- 410 Argyle Street includes a rear extension, balcony, and deck that was built well after 1926, again significantly altering the design.
- The three houses (408, 410, & 412 Argyle Street) all exhibit significant alterations from their original design that detract from the cohesiveness of the three houses. Outwardly all three homes appear different.

For these reasons I believe the local provisions schedule HOB-C6.2.23 should not proceed as drafted.

Representation No 378: Owen Baker, 410 Argyle Street

Matters raised in representation	<p>The representor raises concern with the application of the Heritage Precinct HOB-C6.2.23 to his property at 410 Argyle Street and the adjoining property at 412 Argyle Street.</p> <p>In his view the houses have been altered to such a degree that they no longer retain part of the buildings original character. The three houses, 408, 410 and 412 are all significantly altered and appear different. For those reasons the heritage precinct should not apply.</p>
Planning Authority response	<p>North Hobart Heritage Precinct HOB-C6.2.23 is currently known as North Hobart 2 Heritage Precinct. It is proposed in the LPS documentation that the boundary will be adjusted to include 410 and 412 Argyle Street.</p> <p>By way of background, Council commenced a review of all existing heritage precincts in November 2016. The review identified that 408, 410, and 412 formed a cohesive group of speculative housing from the 1920s. It should be noted that 408 Argyle Street that forms part of the grouping of 408-412 is already located within the North Hobart 2 Heritage Precinct. Once research and mapping had been undertaken, the exhibited precinct boundary adjustment document was prepared.</p> <p>Following the receiving of a representation the properties were reviewed again internally by Council's staff and it was concluded that this heritage precinct adjustment to include the properties raised by the representor, do provide a contribution to the streetscape in terms of consistency of architectural style and</p>

	<p>construction period, scale, form, and materials. These characteristics indicate the houses qualify for inclusion into the local heritage precinct.</p> <p>In terms of the definition of a heritage precinct under the LPS, it is considered that the extension to the local heritage precinct has been thoroughly evaluated and meets the definition of a local heritage precinct and has heritage significance because of the collective heritage values of individual properties as a group for their streetscape or townscape values.</p>
<p>Recommended action</p>	<p>No further action.</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>No impact on the Hobart draft LPS.</p>