

Application Referral Cultural Heritage - Response

From:	Nick Booth
Recommendation:	Proposal is unacceptable.
Date Completed:	
Address:	108 REGENT STREET, SANDY BAY
Proposal:	Partial Demolition, Alterations and Extension
Application No:	PLN-17-590
Assessment Officer:	Richard Bacon,

Referral Officer comments:

The application relates to a single storey weatherboard clad late Federation residential property. It forms part of a group of 5 properties of similar age built slightly elevated and back from the roadside, each with below floor storage and clearly forming a residential townscape. The proposal seeks permission for the partial demolition of the existing roof and the construction of an upper floor comprising a bedroom, en suite, study/sitting room and rear decking.

The property is not individually heritage listed but does form part of the Golf Links Estate Heritage Precinct (SB6) as set out in table E.13.2 of the Hobart Interim Planning Scheme 2015.

This precinct is significant for reasons including:

1. Its value as the largest single subdivision in Sandy Bay with a very fine group of c 1920-1930 houses, the best such group in Hobart.
2. Its predominantly single storey Edwardian character with very intact streetscapes. The houses are all very good examples of Edwardian cottages and Californian Bungalow styles.
3. The predominantly intact building stock.
4. The connection of the site with the former golf links which is still readable in the subdivision pattern.

The objective of E13.8.1 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."

E13.8.1 P1 states:

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.

The proposed demolition (partial demolition) of the existing roof form involves an irreversible loss of an element which contributes to the significance of the building and to the character of the Heritage Precinct overall.

E13.8.2 P1 states:

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.

The term 'detriment' means damage, harm or loss and comes from a Latin root meaning to lessen, to wear down, to rub away etc. Given that the part of the described special characteristics identified for the Precinct is its 'single storey Edwardian character with very intact streetscapes' along with the 'intact building stock', it is considered that the proposed development does not meet this performance criterion as it involves construction of an extension which lessens the significance of the Heritage Precinct as listed. This erosion of significance would be caused, in this instance, by a reduction in the quality and intactness of a single storey Federation house which contributes to the overall significance of the precinct by virtue of the demolition of the existing roof form and its replacement with a second storey addition.

E13.8.2 P3 states:

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

The proposed development does not meet this criterion as it involves loss of the existing roof form and the construction of a roof-top addition, thereby compromising the integrity and appearance of the existing residence, and the extent to which the building can contribute to the significance of the Heritage Precinct which in part derives its characteristic from its single storey built form.

It is therefore considered that the current proposal fails to meet key provisions of the Historic Heritage Code and cannot be supported in terms of the planning scheme's requirements.

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

1. The proposal extension, by reason of creating a second storey roof addition and its associated height, size and bulk would have a detrimental impact upon those features which contribute to the historic cultural significance of the Golf Link Estate Heritage Precinct (SB6) 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 E13.8.1 -'Demolition' P1 and E13.8.2 – 'Buildings and Works other than Demolition' P1 and P3.



Nick Booth
Heritage Officer
17 August 2017