

Application Referral Cultural Heritage - Response

From:	Nicole Manley
Recommendation:	Proposal is acceptable subject to conditions.
Date Completed:	
Address:	93 PRINCES STREET, SANDY BAY
Proposal:	Partial Demolition, Alterations, and Extension
Application No:	PLN-22-660
Assessment Officer:	Ben Ikin,

Referral Officer comments:

93 Princes Street is located within the SB2 Upper Sandy Bay Road Heritage Precinct. It is not heritage listed under Table E13.1 of the *Hobart Interim Planning Scheme 2015*.

Heritage Significance

This precinct is significant for reasons including:

- 1. The early subdivision pattern of the main streets enhanced by the later street additions to form a coherent precinct of high overall heritage integrity.*
- 2. The very fine examples of housing seen throughout the precinct that represent all of the major architectural styles.*
- 3. The consistency of housing forms and the relatively low level of intrusive elements.*
- 4. The high visual integrity of the streetscapes and the mix of development that allows the historical layers and development of the precinct to be seen and understood.*
- 5. The extensive group of early buildings that represent the first phase of development of the Sandy Bay Precinct.*

Proposal

The proposed works include a two storey rear extension, which connects to and expands upon the existing rear addition.

Representations

Nine (9) representations were received during advertising. Six (6) of the representations received raised heritage concerns, including:

- "The proposed addition / dwelling is completely incompatible to the heritage precinct area.
The house is run down and not well maintained. I am concerned that the new extension / dwelling will not be in keeping with the other homes in the area. The existing weatherboards need to be painted and are in disrepair."*
- "If all other neighbours were to extend their homes in a similar fashion the area would lose its character, therefore impacting the heritage value of the area. This would set a poor precedent for the area."*
- "The design and location of the extension, including the external materials chosen for the proposed house results in a detrimental visual impact on the residential amenity of the adjoining properties, particularly when viewed from the adjoining property at 95 Princes Street... The elevation plans state that the external materials are to match the existing. The elevation of the recent (2014) addition facing 95 Princes Street consists of rough sawn boards, with a rusted painted roof. The rough sawn boards detract from,*

are detrimental to the historic cultural heritage significance of the precinct and are not attractive by any means when viewed from an adjoining property. It is unclear whether the rough sawn timber has been selected as "to match existing" as it is not consistent or complementary to any other dwelling within the area."

- *"The proposed house is completely inconsiderate to the heritage precinct area... we don't believe that the position, height and materials used in the construction of the house meet the requirements of E13.0 Historic Heritage Code - Sandy Bay Heritage Precinct.*

If approved, it will allow inappropriate buildings to be built bit by bit in a beautiful heritage area, not to mention other heritage areas, ultimately destroying these heritage areas beyond recognition."

The representations also raise concerns about the addition being used as a secondary dwelling rather than an addition. The assessment is conducted based on the proposed as an addition rather than a secondary dwelling. The use of a place within a Heritage Precinct is not a consideration under the Historic Heritage Code under clause E13.2.2.

Response

As the works are being assessed as an addition, the form, height and location of the structure are considered as acceptable as it is lower than height than the original, set to the rear and will have minimal visibility from the public domain. There are other examples of rear additions throughout the precinct, and instances of linear structures that extend towards the rear boundary rather than along the length of the building, such as 69 Princes Street, 70 Regent Street and 14 Powell Street. The 1923 Drainage Plan for 93 Princes Street also indicates that other structures previously existed that extended towards the rear boundary whilst not built to match the width of the original dwelling.

Regarding the proposed materiality, the Material & Colour Schedule notes "JH Weatherboards - White to match existing" and as such, a condition is included for colours and finishes to be substantially in accordance with the documentation.

Assessment

E13.8.1 Demolition

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.*

The proposed demolition is minimal in scale and includes walls to the rear of the existing addition, on level 1 only. This fabric does not significantly contribute to the precinct and is not visible from the wider streetscape. Demolition of this fabric is acceptable and in accordance with E13.8.1 P1.

E13.8.2 Buildings and Works other than Demolition

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.

The existing addition is a double storey weatherboard lean-to at the rear of the original red brick dwelling. The proposed addition extends south along the western side of the dwelling. It is of a height that is less than both the original dwelling and the existing addition, despite being two storeys. It is proposed to clad the addition in James Hardie weatherboard cladding in white, which matches portions of the existing lean-to. The proposed roof is corrugated Colorbond sheeting in colour to match the existing roof. These materials are sympathetic to the setting. The existing deck and balustrade is maintained.



Figure 1. Photograph of the western elevation of 93 Princes Street. The dwelling and any views towards the proposed development are currently obscured by vegetation. If this was to be removed, it is likely that a narrow view corridor would exist. Source: Council Officer, January 2023.

The current vegetation on the site limits views of the western elevation (shown in Figure 1 above) and there will therefore be a minimal view corridor. If the vegetation is removed, there will be a view corridor towards the rear of the site although as the height is lesser than the existing and the materiality matches the lean-to, this is not considered to have a detrimental impact on the precinct. It is not likely that the addition will be visible above the original dwelling.



Figure 2. Photograph of the eastern elevation along the driveway of 93 Princes Street. The proposed addition is located on the western side and it is therefore unlikely that it will be visible from this perspective. Source: Council Officer, January 2023.

There is a view corridor towards the rear of the site along the driveway and eastern boundary (shown in Figure 2 above), although the proposed structure does not extend along the existing eastern building line and there will therefore be minimal views from this perspective.

Due to the existing building stock and vegetation, there are minor glimpses of the rear of the subject property from Randall Street, in particular between numbers 8 and 10 Randall Street and 10 and 12 Randall Street.

The proposed addition therefore does not detract from the historic cultural heritage significance of the precinct and complies with E13.8.2 P1 and P3.

Conclusion

The proposal is considered to satisfy the above provisions of the Historic Heritage Code of the Scheme.

Nicole Manley
Graduate Cultural Heritage Officer
20th January 2023