

25 June 2021

Duncan Payton  
Town Hall  
18-28 St John Street,  
Launceston,  
TAS 7250

## **Response to Representations for DA0175/2021, 31 Elizabeth Street**

Dear Duncan,

Please find below our summarised response (in no particular order) to the items raised in the representations received by council following the advertising period.

1. The Paul Davies 'Launceston Heritage Study' and the 'Launceston CBD Building Height and Massing Study' are still-to-be finalised and are not yet publicly adopted. However, we note that the 'Launceston CBD Building Height and Massing Study' recommends in Zone D (subject site) that the maximum approvable height is 24m and the maximum height at street front is 12m — at its tallest, the height of the proposal at street front is approximately 11.2m to the top of the gable facing Elizabeth Street. In this regard the proposal is in keeping with the recommendations of the 'Launceston CBD Building Height and Massing Study'. The design of the proposed building takes cues from the street alignment, roof form, scale, and bulk of the surrounding heritage buildings. The changes to material treatment requested by Heritage Tasmania further improves the appropriateness of the design.
2. Under *Planning Directive No. 6 – Exemption and Standards for Visitor Accommodation in Planning Schemes*, Visitor Accommodation is considered a permitted use in the Inner Residential Zone. Therefore, the only clauses in the development standards that the proposal must comply with are 11.4.21 Outbuildings and Swimming Pools and 11.4.22 Earthworks and retaining walls. There are no clauses relating to height, bulk, or setback that the proposal is required to comply with. Despite the limited planning controls, the owner and the design team has put considerable time and effort into the development of a design that achieves an appropriate balance between the accommodation requirements brief and the heritage character of the area, particularly the

immediate heritage listed buildings on the site. As such, strict design constraints have been applied to the design voluntarily, these include:

- a. a height and form that is sympathetic to the roof line of three steps on George.
  - b. a gabled principal façade that is sympathetic with the gable ends of Three Steps on George, and the Hotel Colonial buildings.
  - c. alignment with the setback and orientation of Three Steps on George along the George Street façade.
3. On the advice of Heritage Tasmania, the materials and colours have been changed in consultation with a nominated Heritage Tasmania representative to comply with the conditions in the Notice of Heritage Decision. These changes include:
- a. The exposed precast concrete has been replaced with face brick or textured render/ paint finish.
  - b. the metal cladding, flashings and pressed metal have been changed from Monument to Basalt in a matt finish.
  - c. On the advice of Heritage Tasmania combination of three brick types have been selected to relate to Three Steps on George in colour and texture. Please refer to the updated materials key for the new brick selections.
  - d. A lighter, earthy render or textured paint finish has been selected to replace the exposed precast concrete on the north stair and the walls internally facing the site. The lighter tone and masonry, granular texture will be sympathetic to the existing Colonial Hotel building. Due to their proximity to the existing heritage buildings, the important consideration for these walls is fire protection and separation, as such they remain solid masonry to comply with national building regulations for Type A construction.
  - e. The substitution of Colorbond Basalt for the previously proposed Colorbond Monument metal cladding, flashings and pressed metal trims reduces the overall darkness of the building.
- The result of these material changes provides articulation to the building forms and reduces the perceived '*bulk*' and '*mass*' and are reflected in the updated elevations and 3D renders.
4. One representation notes that the George Street setback is '*probably only a third of the setback distance of the southern adjacent property, Three Steps on George*'. Three Steps on George does not run parallel to the boundary and the proposed building maintains the same setback and alignment to the street, this is in keeping with the existing historic pattern of development and is determined by the Three Steps on George building setbacks. There are no setback clauses in the development standards that apply to this development. The setback has been voluntarily

adopted to directly respond and align with that of Three Steps to retain the character and pattern of development along this part of George Street.

5. One representation suggests that the proposal is *'too high relative to the main buildings on the site'*. The proposed building's ridge has been designed match that of Three Steps on George and relates to the Elizabeth Street streetscape by continuing the pattern of principal gabled facades 'stepping up' Elizabeth Street and starting at 39 Elizabeth Street. The principal gabled façade of the new building matches 'Three Steps on George' in width and height and is in close keeping with the existing principal gabled facades of the Hotel Colonial. This has been demonstrated on the Elizabeth Street Streetscape Elevation provided as part of the development application drawings and further highlighted below.



6. After consultation with the Tasmanian Heritage Council, vertical mullions have been added to the glazed sliding doors to the balconies on the George Street frontage to improve the vertical emphasis of the fenestrations.
7. As the precast concrete of the principal gabled façade facing Elizabeth Street has been substituted with face brick, the graphic in the north wall has been removed and replaced with finer brick detailing.
8. The pedestrian doorway to and from the proposed building to George Street is a secure swipe card entry for patrons only and serves as a required fire exit. Patrons arriving in a private vehicle park internally onsite or arrive through the front entrance if arriving by taxi, they check into reception which is accessed directly from the carpark or via the front principal pedestrian entry of the Colonial Hotel building and then access the internal lift from the new ground floor connection. It is not intended, nor will there be any need for patrons to walk up to George Street with suitcases.

9. The comparison between the proposed lettering of the signs and that of the Silo's Hotel was not a reference to style but to size. The intent was to provide context to the size of the proposed lettering by demonstrating how small it is compared to an approved sign observed from much of the city. The style of sign is not a requirement of the E18.0 Signs Code of the Launceston Interim Planning Scheme, however, a traditional but pared back serif font has been selected that is less busy in its style and for ease of legibility.
10. The proposed new paved paths and brick garden walls to the main entry to provide access for those with a disability will match the existing paved paths and brick garden walls in materials and finish.
11. There are balconies on the fourth floor that are set into the roof plane which also forms a solid balustrade. The rendering of these in elevation is correct and should be cross referenced with the plan, the 3D rendered images provide further clarity on the design and arrangement of these balconies.
12. The outdoor condenser units are face the internal courtyard of the Hotel Colonial complex. This will mitigate any noise transfer to the residential development on the east side of Elizabeth Street. They are situated behind a step in the building that is the lift shaft so to not be viewed from the street and to baffle noise.
13. It is considered that providing balconies on the street from what is the residential component of the Hotel use, i.e., bedrooms, is compatible with the surrounding residential use and similar in nature to other residences with a balcony facing the street. There are multiple examples of terrace houses and cottages in the immediate area that have balconies directly addressing the street. It should also be noted that the balconies are Juliette in style and size, they are designed to provide fresh air to bedrooms and easy access for window cleaning. These balcony's do not provide enough space for a group of people to gather or sit.
14. To clarify, the signage has a reveal around the perimeter of the signboard to ensure bare globes will not be visible from any direction or angle. The intent is to 'wall-wash' the mounting surface with light and render the letters in silhouette rather than illuminate the lettering. It is not a backlit 'illuminated sign' in the McDonalds style of sign.
15. There is no clause directly addressing privacy in the scheme that the proposal must comply with, however, this development would be comparable to any other residential development in that there are no controls required for views from windows across a street. The hotel rooms are used predominately for sleeping, most people are out and about during the day, the hotel rooms will have privacy devices installed including both block out and translucent curtains. In addition, the timber uprights to the front of the Juliette balconies provide an additional layer of 50% screening to the street. The roof balconies provide solid screening to the street.

16. The roof form responds to the gable forms on the site and due to its state heritage listing has been prioritised for conformity and context. To truncate or hip the roof form as requested in the representations, will not significantly reduce the *'intrusion on the skyline'* and ignores the synergy the design creates with the existing gable roofs of the heritage listed buildings within the immediate vicinity of the site. During our consultation meeting with a nominated Heritage Tasmania representative, it was agreed that truncation or shortening of the gable roof overhang was not required, as overall, it would not result in any measurable difference.
17. One representation says there is no reference to the height. The height is dimensioned on A12\_RevJ and relative levels are shown on all elevations. As there are no height limits imposed under the planning scheme, the design approach has been to limit the height and scale of the building to be in keeping with the adjoining heritage buildings as demonstrated.
18. The proposed parking numbers meet the requirements outlined in the relevant code and are outlined in the parking report. The parking that is leased by the Hotel Colonial will be available for use by the additional 38 rooms.