



City of **HOBART**

Enquiries to: [REDACTED]

Phone ☎: [REDACTED]

22 September 2023

[REDACTED]
Department of Health
[REDACTED]
[REDACTED]

**St Johns Park New Town
Health and Wellbeing Precinct**

To whom it may concern,

The officers of the City of Hobart (Council) have reviewed the draft masterplan for St Johns Park in New Town and provides the following comments:

General comments:

- Council officers recognise that this initial document is a high-level draft masterplan, however, notes that the document would benefit from a simple plan/s showing the building footprints in relation to the wider strategic context and the site context, including movement and landscape.
- It is recommended that the feedback provided to the applicant for 12 St Johns Avenue, New Town (PLN-23-33) be considered in the development of the masterplan, with specific consideration to the Urban Design Advisory Panel comments dated 25 July 2023.
- The masterplan should include (but not limited to): urban design principles considering the significant cultural heritage, contextual and strategic analysis, needs and infrastructure analysis – particularly around vehicular traffic volumes and parking requirements, and implementation opportunities. Additional visualisations and work should be undertaken for the common facilities, open space, etc.

Heritage comments:

- The St Johns Park precinct at 12 St Johns Avenue, New Town is heritage listed in Table E13.1 of the Historic Heritage Code of the *Hobart Interim Planning Scheme 2015* and is a highly significant heritage site reflecting institutional care and social services in Tasmania. It is recommended that a masterplan be prepared with due regard to all previous heritage studies and analyses and their recommendations to ensure an understanding of the significant heritage values are adequately considered.

These studies include:

- The Orphan School, St John's Park in New Town, Tasmania 7008 (April, 2018) Report on the north wing, the boys wing construction completed by 1833 by Robert Vincent in conjunction with Philip Lighton Architects
- St Johns Park Hobart Precinct Development Analysis, Liminal Architecture and Forward Consultancy, July 2017
- St Johns Orphan School Precinct Plan and Inventory Volume 1, Godden MacKay, July 1996
- St Johns Orphan School Conservation Plan and Appendices Volume 2, Godden MacKay, July 1996
- St John's Park – John Edis Precinct Study, Bevan Rees, March 1993

These reports recommend that this large site be considered as a broader precinct of heritage significance with corresponding views, vistas, avenues, tree plantings, archaeological values and spatial arrangement that has a cohesiveness but with broader heritage values to be nurtured. It is not merely about the identification of individual buildings for removal and the insertion of new buildings. Professional heritage input and advice, to build on the work to date, is required to prepare a masterplan that protects all heritage values.

We recognise that the next stage includes consultation with key stakeholders, so we welcome further conversations as the project progresses and look forward to providing further input.

Please note that these comments have been compiled at an officer level and have not been endorsed by the Council. If you have any questions or require further comments at this stage, please don't hesitate to contact me on the above email or telephone number.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Neil Noye', written in a cursive style.

Neil Noye
DIRECTOR CITY LIFE