

HOT TOPIC HIGH RISE DEVELOPMENT

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We must back our own interests

REGARDING the high rise developments proposed for Hobart, when considering the Fragrance Group from Singapore, a country where sun don't shine at ground level resulting from their forest of buildings clambering for every available space in their high density environment, their objectives are so very adverse to ours.

To put into another perspective, the area of Singapore with a population of close to six million would fit into Bruny Island with a population of around 600.

To let them, and other groups like them who are so intent on inflicting ill-directed, self-interested aims on us, our precious culture and environment would very much be under threat should these oversized buildings be permitted to stamp their footprint on our precious city of Hobart.

Warwick Osborne
Hobart

Listen to the people

FOR the thousands of people concerned about the future shape of Hobart, the editorial in the *Mercury* (June 28) is informative but might give a false sense of security.

It says that if staff recommendations to change the planning scheme are passed by Council next week, "they will set an important precedent which could all but rule out future massive skyscraper developments proposed for the centre of the city."

It suggests that increasing the height limit of the CBD to 75m is good for protecting the city against oversized Fragrance-like proposals.

However, the proposed changes going to the council have no impact on the current Fragrance proposals at all. These

changes do not cover the Sullivan's Cove Planning Scheme area. The skyscrapers proposed for Collins and Davey Streets will be assessed against the Sullivan's Cove Planning Scheme.

The height limit rules of no more than 18m in this scheme, to protect the waterfront, already provide plenty of legal justification for rejecting Fragrance proposals.

What the council is considering are changes to the Central Business Zone in the city, under a different planning scheme.

Such important changes deserve more involvement from the community than a report to the council in less than a week.

Hobart Not Highrise, and more than 4000 petitioners, believe that all Hobart residents should get to vote on height limits in an electors' poll.

Brian Corr
Hobart Not Highrise

Grander plan needed

THERE has been a great deal of comment about the Fragrance Group's skyscrapers proposed for Hobart but little debate about solutions.

The latest move by the Hobart City Council is to seek advice from a local architect Leigh Woolley about possible ways to amend the Hobart Planning Scheme to address building height and related issues. I question whether council should start its public consultation using Mr Woolley's proposed 75m maximum as their starting point.

They should ask the community first, including if existing buildings are too high.

Secondly, why use the planning scheme to limit building heights when changing schemes is such a normal prac-

tice?

The people of greater Hobart, should have assurance that height limits cannot be increased by the first developer who seeks a change to the planning scheme.

The approach taken by the Victorian Government over the last two years provides an interesting alternative approach.

In 2015, in response to a number of very high buildings being approved in the Melbourne CBD, the Victorian Government put in place an interim planning control, a moratorium, while a more permanent policy was developed.

Over the next 12 months a policy was developed through consultation with the general public, the City of Melbourne and the Victorian Government Architect. What resulted is a compromise that does not suit everyone, but it raises the question, should the Tasmanian Government be involved in developing a policy or legislation regarding very high buildings in Hobart and other Tasmanian cities?

Peter McGlone
Tasmanian Conservation Trust

Vote against towers

WHAT an indictment of the new statewide planning scheme that the developments proposed by Fragrance can even get to the planning application stage.

Is this what open slather development is going to look like in the future?

Remember this when voting for the two major parties that inflicted a developers' planning scheme on us and when council elections roll around look at who voted for height limits and shoddy developments.

Cathy Doe
North Hobart