

# Serious threat to Battery Point precinct

IN response to "Blue over plan ban" (*Mercury*, June 14), the proposed interim planning directive proposes self-contained visitor accommodation will be permitted in the Inner Residential Zone in Battery Point Heritage Area BPI.

This reverses the longstanding position of Hobart City Council and the Battery Point community to prohibit such accommodation in Battery Point. The Battery Point Community Association's objective is to protect residential amenity and enhance the aesthetic, heritage and cultural values of Battery Point. This reflects the intent of the 1979 Battery Point Planning Scheme, which was to ensure private residential use would have priority.

To allow conversion of private residences to visitor accommodation was

considered inconsistent with the tenor of the scheme and could result in a significant change to the character and historic value of Battery Point. As a consequence of Tasmanian Planning Commission hearings, the Hobart Interim Planning Scheme 2015 continued the prohibition on such accommodation.

The Battery Point community welcomes tens of thousands of visitors every year. With anticipated growth in tourism, demand for tourist accommodation in Battery Point will inevitably grow. However, it should not grow uncontrolled to the diminution to the residential function and character of the village.

Cities around the world are implementing provisions to restrict visitor accommodation in heritage areas to ensure they remain residential precincts,

with heritage values maintained and enhanced. Residential use and holiday use produce different standards of amenity.

The Government failed to take on board community concerns raised in the planning provisions process. The proposed directive fails to address the nuances of residential areas where heritage values are linked to residential character, parking is tight or not available and/or properties rely on shared access.

Minister Gutwein believes one size fits all in planning. By using his ministerial powers to apply the directive to Battery Point, while disregarding the community and council planners, he risks negative impacts to this precinct.

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*Mercury 19 June 2017*