



Australian
Institute of
Architects

TAS

ABN 72 000 023 012

The Royal Australian Institute of Architects
trading as Australian Institute of Architects

1/19a Hunter Street
nipaluna/Hobart, Tasmania 7000

P: (03) 6214 1500

tas@architecture.com.au

architecture.com.au

14 June 2024

City of Hobart
Chief Executive Officer
GPO Box 503
Hobart TAS 7001

By email to: representation@hobartcity.com.au

Re: PLN-24-84 12 St Johns Avenue (St Johns Park Hospital) New Town TAS 7008

To whom this may concern,

The Tasmanian Chapter of the Australian Institute of Architects (the Institute) would like to make a representation regarding the currently advertised development at 12 St Johns Avenue (St Johns Park Hospital) New Town TAS 7008 (PLN-24-84).

The St Johns Park site is an extraordinary heritage site. Recognized for its origins as the Kings/Queens Orphan Schools in 1831 and the St John's Church servicing the Anglican New Town community, the place is an integral component to an understanding of the early colony and the convict system that supported it. Remarkably, the site remains largely in the possession of the Crown and continues to provide health services to the public.

Identified within the Tasmanian Heritage Council's heritage assessment for the place, St John's Park is a place of substantial community interest with many Tasmanians having a family history associated with the place as well as its origins as a place for the confinement of children. The Institute also recognises that it has particular significance for the Tasmanian Aboriginal Community since it was also a place of confinement for aboriginal children that had been removed from family and country. It is acknowledged within the application that the site is of 'local, state and national significance' and this is supported in the only Conservation Management Plan for this site undertaken in 1996.

The Institute recognises the Australia ICOMOS Burra Charter as the guiding document for the management of places of cultural heritage significance. The current application for development, as understood in government media, has been submitted prior to the development of a master plan for the place. The Institute considers that a historic site of national significance should follow 'best practice' heritage management to ensure that

heritage values are maintained for the community into the future. The current application, proposing a major structure for the site while the master plan is not complete, cannot be considered best practice or in accordance with the Burra Charter. This is of further concern when the site selected for the proposed development is very prominent within the precinct and is situated over the Burial Grounds of the Orphan Schools and New Town colonial community.

It should be noted that in the draft masterplan for the site, the *St Johns Park New Town, Health and Wellbeing Precinct, May 2023*, it is noted that many of the buildings developed on the site in the late 20th Century, are considered 'buildings unsympathetic to the site heritage to be removed.' Importantly, master planning led by a Conservation Management Plan, is the means to ensure that any new development is sympathetic to the site heritage. The absence of an updated Conservation Management Plan for the site is a major concern for the protection of heritage values for this most important heritage place.

This representation is made in the interests of maintaining the heritage values of St Johns Park. The proposed development is of a scale and prominence within the precinct that clearly has a detrimental impact on the heritage values of the place. The location of proposed development over the Burial Grounds will also have detrimental impact on the heritage values of the place. Best practice master planning, including the management and conservation of heritage values, with the consideration of social significance, should be completed prior to major project development and proposals.

Please contact us if you would like to discuss this further.

Kind regards,



Daniel Lane
President, Tasmanian Chapter
Australian Institute of Architects



Jennifer Nichols
Executive Director, Tasmanian Chapter
Australian Institute of Architects

The Australian Institute of Architects (Institute) is the peak body for the architectural profession in Australia. It is an independent, national member organisation with over 14,500 members across Australia and overseas. The Institute exists to advance the interests of members, their professional standards and contemporary practice, and expand and advocate the value of architects and architecture to the sustainable growth of our communities, economy and culture. The Institute actively works to maintain and improve the quality of our built environment by promoting better, responsible and environmental design. To learn more about the Institute, log on to www.architecture.com.au.