



Australian
Institute of
Architects

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City of Hobart
16 Elizabeth Street
Hobart

By email: representations@hobartcity.com.au

Re Representation: PLN-HOB-2025-0177, 41 Salamanca Place, Battery Point and 6–8 Montpelier Retreat, Battery Point

To whom this concerns,

The Tasmanian Chapter of the Australian Institute of Architects (the Institute) wishes to provide information relevant to the property at 8 Montpelier Retreat, Battery Point, the former offices of W. Holyman and Sons Pty Ltd which is proposed for demolition.

About the Institute

The Australian Institute of Architects (the Institute) is the peak professional body representing architects across Australia. It is an independent, national membership organisation with over 14,000 members locally and internationally.

The Institute exists to advance the interests of the architectural profession, uphold professional standards, support contemporary practice, and advocate for the value of architecture in shaping sustainable communities, economies, and cultures. Through its activities, the Institute promotes excellence in design and the continuous improvement of Australia's built environment.

Architectural and Historical Context

The building at 8 Montpelier Retreat was designed in 1967 by Michael Viney, a significant Tasmanian architect, while working with the prominent firm Philp Lighton Floyd and

Beattie. It was constructed for W. Holyman and Sons Pty Ltd, a major Australian transport company founded in Launceston in the 1850s.

The design was recognised as an exemplar of contemporary architecture, sensitively integrated within a historic setting. In recognition of this achievement, the project received the 1969 Triennial Award – the highest honour bestowed by the Tasmanian Chapter of the Australian Institute of Architects. The project's importance and award are documented in the key publication, *Architecture from the Edge* by Barry McNeill and Leigh Woolley (2002).

Architectural and Aesthetic Significance

While the Sullivans Cove Planning Scheme does not specifically reference the Holyman Building, *Architecture from the Edge* highlights it as an important example of Contextualism – a design approach that respects and responds to the existing character of a heritage precinct.

The Sullivans Cove Heritage Study (Forward Consultants, 1991) defines:

- Architectural Significance as *“buildings and building groups of architectural significance as intact examples of their type, age and style and as the works of particular architects.”*
- Aesthetic Significance as *“the continuing historic associations between place and activities...the aesthetic character of the area is established as much by this relationship between historic fabric and social activity, as by the built form of the place alone.”*

In this context, 8 Montpelier Retreat demonstrates both architectural significance (as an awarded and intact example of its type and era) and aesthetic significance (through its material and contextual relationship with Salamanca Place and Sullivans Cove).

Architect Michael Viney

Michael Viney occupies an important place in Tasmanian architectural history. His early work at Philp Lighton Floyd and Beattie demonstrated a sophisticated understanding of material and context, notably through the Brutalist-inspired design of the Holyman Building, which used concrete and masonry to reflect the texture and tone of Salamanca's sandstone setting.

Viney later co-founded Heffernan Nation Rees and Viney, a firm achieving national recognition for its sculptural, modernist works, as documented in Jennifer Taylor's *Australian Architecture since 1960*. His subsequent practice, Forward Viney Woollan, was responsible for major Tasmanian projects, including the adaptive reuse of the Centre for the Arts (Hunter Street) and the Conservatorium of Music (former ABC building).

Statement of Significance

Given its provenance, award recognition, and enduring integrity, 8 Montpelier Retreat warrants formal consideration for heritage and architectural significance assessment under the Planning Scheme.

- It was designed by one of Tasmania's most significant late-20th-century architects.
- It received the State's highest architectural award in 1969.
- It remains largely intact externally and demonstrates adaptability for contemporary use.
- It has historical associations with a major Tasmanian company, W. Holyman and Sons Pty Ltd, contributing to the cultural narrative of Sullivans Cove.

The Institute maintains that the architectural, aesthetic, and cultural values of 8 Montpelier Retreat should be appropriately considered in the planning and assessment process.

Kind regards,



Daniel Lane
President, Tasmanian Chapter
Australian Institute of Architects



Jennifer Nichols
Executive Director, Tasmanian Chapter
Australian Institute of Architects

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