

SUPPORTING ASSESSMENT INFORMATION

CITY PLANNING COMMITTEE MEETING (OPEN PORTION OF THE MEETING)

MONDAY 4 APRIL 2016 AT 5.00 P.M.

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6. COMMITTEE ACTING AS PLANNING AUTHORITY

6.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

6.1.2 40-44 MONTPELIER RETREAT, ADJACENT ROAD RESERVATION, BATTERY POINT - DEMOLITION AND REDEVELOPMENT FOR 31 DWELLINGS - PLN-15-00971-01 – FILE REF: 5669846 & P/40-44/683 x

> Attached are copies of reports and other additional information that support the content of the Officer's report contained in the agenda, referred at this item.





6. COMMITTEE ACTING AS PLANNING AUTHORITY

6.2 APPLICATIONS UNDER THE SULLIVANS COVE PLANNING SCHEME 1997

6.2.1 19-27 CAMPBELL STREET, 29 CAMPBELL STREET, 19 COLLINS STREET, CT.198531/2, ADJACENT ROAD RESERVATIONS, HOBART - PARTIAL DEMOLITION, ALTERATIONS AND EXTENSIONS TO EXISTING BUILDINGS AND NEW DEVELOPMENT FOR EDUCATION CENTRE AND ARTS AND CULTURAL CENTRE, INCLUDING STUDIO THEATRE, RECITAL HALL WITH KIOSK/BAR, SALON, TEACHING AND LEARNING SPACES, ROOF DECKS, ROOF TERRACES AND MINOR ROAD WORKS - PLN-16-00135-01 - FILE REF: 5659170/08 & P/29/388 44x's

> Attached are copies of reports and other additional information that support the content of the Officer's report contained in the agenda, referred at this item.

WOHA ©

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University of Attachment 1 Creative Industries and Performing Arts Development

Site Development Plan

DEVELOPMENT APPLICATION DOCUMENT

This document is one of the documents relevant to the application for a planning permit No.PLN-16-00135 and uses



Leigh Woolley Architect +Urban Design Consultant December 31 2015

DEVELOPMEPager6-ICATION DOCUMENT

This document is one of the documents relevant to the application for a planning permit No.PLN-16-00135 and was received on the 04 February 2016

Planning Authority: Hobart City Council

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Planning Authority: Hobart City Council

Site Development Plan

Creative Industries and Performing Arts Development University of Tasmania

> Liminal Architecture, WOHA, Arup Principal Consultants

To be considered in conjunction with Urban Design Principles + Site Development Objectives prepared for UTAS (June 2013) by the author

December 31 2015

Leigh Woolley Architect + Urban Design Consultant

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Planning Authority: Hobart City Council

Lower Collins Street and the SW corner of the urban block, 2014

6 Site Development Plan Creative Industries and Performing Arts Development (December 2015)

Leigh Woolley Architect + Urban Design Consultant

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This document is one of the documents relevant to the application for a planning permit No.PLN-16-00135 and was received on the 04 February 2016

Planning Authority: Hobart City Council

Background

This document provides a 'Site Development Plan' for the parcel of land known as Wapping 4 on the corner of Collins and Campbell Streets, Hobart.

It has been written in response to the proposed development of the parcel for a Creative Industries and Performing Arts Development, at the University of Tasmania. A set of Urban Design Principles, prepared for UTAS during 2013 considered the site and the subprecinct. This document initially considers precinct development *themes* before establishing site development *principles* in response to the spatial provisions of the Sullivans Cove Planning Scheme.

It then reviews the Urban Design Principles and Site Development Objectives (prepared during 2013), prior to assessing the design approach, the options tested, before considering the preferred scheme.



Leigh Woolley Architect + Urban Design Consultant

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Planning Authority: Hobart City Council

Wapping (4) precinct development themes Site Development processes

Reviewing the process of settlement and the evolution of the precinct

The Urban Design Principles document (ACIPA, Central Hobart Urban Design Principles + Site Development Objectives, June 2013) briefly outlined the spatial processes giving rise to the form of the urban precinct.

The study recognised the geological foundation as a low ground 'delta' formed between rivulets. The location is also appreciated as being aligned to the harbour. Initially it was detached from the camp and the early town.

As a result of the process of reclamation, the meander of the rivulet was diverted as part of the formation of the port. The channeling of the rivulet stream and its re-alignment gave rise to an enduring and intimate connection with its flow and influence.

With reclamation creating a new low ground 'datum', the harbour edge became progressively distanced from its earlier adjacency to the subject site.

Incremental development of the low ground for transport and port infrastructure reconfigured the precinct and the eastern margins of the city centre. Inundation and industrial pollution, together with major roading schemes, combined to dislocate the precinct from its historic context.





Leigh Woolley Architect + Urban Design Consultant

Site Development Plan 9 Creative Industries and Performing Arts Development (December 2015)

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Planning Authority: Hobart City Council

Diminished residential amenity was belatedly addressed by urban renewal programs which re-designed and redeveloped the public domain, as well as identifying development parcels and preferred uses.

Key among these is the Parcel known as Wapping 4 (the subject site). It was described at the time as 'perhaps the most important parcel in the Wapping Local area. Forming the northern intersection of Collins and Campbell Street it is both visually prominent and functionally pivotal. It effectively heralds entry into the Wapping neighbourhood from the west while consolidating orientation and arrival from both north and south'. (*Parcel 4 + 5 Review, 2001*)

In seeking to repair and complete the urban block, especially along its degraded street frontages, while acknowledging the earlier fine grain pattern of lot boundaries, reentrant spaces and corresponding streetscape diversity, the location also offers the opportunity to *re-engage* connection to the civic space of both the central area and the cove floor.

In this respect the location is pivotal, both to the history of the city and its future. Significance therefore is dynamic, determined as much by use as form.

Franklands 1838 Map of Hobart Town (detail) indicates the diverted Hobart Rivulet stream by now connected to the Domain Rivulet, and the creation of a public space (market) in lieu of the earlier rivulet outflow. (TAHO)



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Planning Authority: Hobart City Council

Building Wapping and the city from the low ground delta

A. Pre settlement - the low lying delta between rivulets B. The rivulet meander and the evolution of the town C.Infilling re-directs the stream, creates a Market Place С D.Wapping and the industrial edge, adjacent the port E. The neighbourhood adjacent the channelled stream F. Transportation and infrastructure hub in the 20c.

C. **1912** Rivulet now covered. Campbell and Collins largely formed with residentia commercial properties.

ntial /

C. 1946 Cross Street absorbed, Sun Street generated, larger light -industrial buildings replace residential . Demolition along Collins.

1820's 1811. Hobart Rivulet ('New Cut') ar

along lower C Outline morphology - precinctual changes

.1842 Rivulet Cl

1842 Rivulet Channel now stone faced. heatre Royal and Cross Street established.



C. 2010 Lower C

forming residential buildings. Further lot amalgamation. Wapping 4 undeveloped

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Planning Authority: Hobart City Council

Site Development Principles (considering the site and the place)



Base: Woolley 1999

Floor of the Cove: Flat fill surface of Sullivans Cove contained by the built form and the rising topography.

Wall of the Cove: Built wall containing a number of building facades which mark the edge of the cove basin with the flat fil and piered surface of Sullivans Cove

Amphitheatre to the Cove: The natural amphitheatre created by the water and the mountainous backdrop.

Rear of the Cove: Public urban space type referring to the low ground area incorporating the Wapping Local area.



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Planning Authority: Hobart City Council

Form: Buildings and Space

Place and Placement

The parallel concerns of 'form' and 'fit' are at the core of development within Sullivans Cove.

The spatial character of the place is considered as important to the character of the cove as the buildings which frame the spaces. (SCPS p.7) Accordingly 'form' and 'fit' are concerns that apply to where buildings are placed within the landform of the cove, and also how they respond to the spatial character of that location.

Form, setting and topography

The built and spatial qualities of Sullivans Cove, at the base of the Wellington Range and the focus of settlement, is recognised as part of a unique cultural heritage. (SCPS p.7)

As a result, the location is considered initially with respect to the 'amphitheatre sloping down to the cove' and with respect 'views', especially those within primary spaces.



Amphitheatre expression

Integral to being in the city of Hobart is experiencing the 'amphitheatrelike' scale from the Wellington Range through to Sullivans Cove and the harbour.

The amphitheatre is particularly apparent when viewing across the harbour and into the cove with the Wellington Range beyond. It is also evident from the 'cove floor', especially from the SW corner of Sullivans Cove, (adjacent Parliament Gardens and through St Davids Park) to the natural rise beyond.





The amphitheatre is expressed through the incremental layering, particularly west from the middle of the Cove. Although layering to and from the NE is less pronounced, containment and a 'sloping down to the (back of the) cove' persists. (NB. red hatched line)



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Planning Authority: Hobart City Council

Accordingly buildings should be sited, spaced and modelled to enhance views from the Cove Floor to the layered rise of this collective 'amphitheatre'.

The progressive layering from the middle and the NE edge of the cove, though less obvious, is no less relevant. (Redevelopment of the Macquarie Point Railyards will reconfirm the significance of these relationships.)

Other landform components are also implied through the 'amphitheatre sloping down to the cove' including

the central area 'basin', the 'trough' of the Hobart Rivulet and the 'delta'. or the deltaic ground between the outfall of the original rivulets. (The Hobart Rivulet and the Domain Rivulet)

The influence of the amphitheatre is to be found in the process of reinforcing this progressive 'containment' - ensuring both a 'layering' and a 'descending' in scale. The scale relationships are generated in the landform and then ascribed to the built.



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Views

To achieve the overall aim of reinforcing the spatial character of the cove, (including the 'back of the cove') both street and precinct views need to be considered and reinforced.

A. From the subject site along key streets



Viewing SE down Campbell Street

South East down Campbell:

Views down Campbell Street are important in reinforcing the spatial (and landform) character of the cove including an appreciation of the 'cove slope' leading to the 'cove floor', then to the water-plane of the harbour (and beyond).



West along Collins:

Initially toward the open rivulet course and the rise to the central area urban blocks, then along Collins Street to the 'containment' provided by the inner hills beyond.

Along key streets towards the subject site

Market Place:

The oblique view from the corner of lower Collins Street and Market Place (being the low ground of the city), confirms the subtle change in level to the subject site. The importance of the location also lies in the potential of the low ground connection SE from here across the Cove Floor, embracing the City Hall, TMAG, the space between the enclosed docks and Franklin Wharf.



Collins street, from the edge of Market Place towards the Wapping 4 corner site.

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Planning Authority: Hobart City Council

B. Across the Cove Floor and the Cove Slopes

Viewing N/NW up Campbell Street:

The incremental rise in the grade of Campbell Street, from the Cove Floor, through to the Bathurst Street Ridge allows both an appreciation of the natural rise from the cove, and the general layering of the built in response.



Viewing NW along Campbell Street

It is acknowledged that the Grand Chancellor hotel building is of a non- conforming bulk and scale. The Campbell Street alignment and viewscape from the cove is dominated by the scale of the existing Royal Hobart Hospital (and will be moreso with proposed major extensions). It also provides the most prominent bulk and building scale within the central area.





C. From surrounding higher ground

CBD down Collins Street :

The widening of the street space results from the meander of the rivulet and its original outfall. This assists appreciation of the citys morphology, while emphasising the corner of the subject site that will be seen from the centre of the CBD. The resulting prominence within the widened street space of lower Collins Street confirms the potential civic role and presence of the subject site.

Bathurst Ridge down Campbell:

Provides alignment and orientation to the Cove Floor and the harbour and the deep space of the layered landscape beyond. The ridge contributes to the NE edge of the amphitheatre sloping down to the cove.

South East down Campbell from the Bathurst Ridge

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Planning Authority: Hobart City Council

The Sullivans Cove Planning Area should provide a clear distinction between the Cove Floor and the Cove Wall (19 c 'wall' buildings shown hatched).

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Planning Authority: Hobart City Council

Form + Urban Structure

Development within the Sullivans Cove Planning Area should not blur, but reinforce the clear distinction between:

a) the building types characterising the 'Cove Floor' and
b) those characterising the 'Cove Wall' and behind that
c) those characterising the urban blocks which radiate up from the cove.

The distinction between Cove Floor buildings which stand alone as 'island' objects, and those of the wall which stand 'cheek by jowl' to delineate the edge of a space, is clear and generally well recognised, those behind the wall on both the 'cove slopes' and the spaces at the 'rear of the cove', are generally less defined.

It is recognised however that buildings in these locations should provide:

- strong continuous upright walls to the primary spaces including to those streets radiating up from the cove



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Planning Authority: Hobart City Council



Right: The Primary Space of Campbell Street (centre of frame) which 'radiates up from the cove'

- a bulk and height that reflects the natural topography of the Sullivans Cove Planning Area, the *amphitheatre sloping down to the cove* (and the Macquarie and Regatta Point ridges)

- a diversity of building heights and volumes with a *respectful relationship* to each other, and to buildings of identified cultural heritage significance within a street

- new buildings not to be individually prominent in contrast with neighbouring buildings - when viewed in street elevation.

- new buildings should *facilitate* the creation of '*secondary spaces*' to facilitate pedestrian movement and views.

Below: The strong continuous upright walls of TMAG and the Customs House/ Bond Store (part of the 'wall to the Cove') reinforce the Cove Floor as the dominant 'primary space'



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Planning Authority: Hobart City Council

Function: Activities and Movement

The Activity Area (1.0 Inner City Residential)

The Activity Area (1.0 Inner City Residential) remained under -utilised for many years. The Outline Development Plan and Local Area Plan were prepared to facilitate residential development generally.

Specific locations were identified for non-residential uses being compatible with inner-city residential activity.

Areas to the west and north, where residential amenity is not high due to noise, privacy and over-shadowing were identified. Wapping 4 is the principal site among these, especially given adjacent land uses and the desire for synergies with them. The commercial viability of new uses in Collins Street is also recognised as needing a transition from the city CBD commercial character rather than a clear separation of it from Wapping.

This transition needs to be expressed in both the form and massing of buildings as well as the type and location of uses. Accordingly the scheme encourages a range of non- residential uses compatible with inner city residential development.



Right: Lower Collins Street where a transition in character between the commercial urban blocks beyond the Wapping 4 parcel and the adjacent residential is anticipated.

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Planning Authority: Hobart City Council

Objectives of the Activity Area

The Objectives of the Activity Area accordingly seek non-residential uses based on the amenity and characteristics of specific sites.

While also recognising that streets are important spaces in their own right, the objectives seek to ensure that new buildings appropriately relate to the spaces they form.

Restoring buildings of cultural significance and encouraging architecture of the highest quality, while interpreting the history of the area, the objectives further acknowledge the importance of the specific location (Wapping 4) as a place of transition from the CBD.

While uses are not to diminish the amenity of adjacent residential development the transition was earmarked along Collins Street, the commercial and cultural spine.

Movement:

As primarily a residential environment, the Wapping area is to provide an enjoyable, secure, safe and convenient route for cars, pedestrians and cyclists. It is recognised that traffic flow is essential for informal surveillance and a sense of safety at night.

The intention is that the area should develop as a lively 'people place' centred on Collins Street, while also being sheltered or buffered on the high traffic edges (Campbell Street and the Brooker Highway)

Pedestrian connection to and from the activity area will be centred on the existing footpath system taking into account the ease of the grade.

Ease of movement and orientation via the low ground adjacent the open rivulet and via Market Place is acknowledged. The upgrading of the pedestrian environment of Campbell Street is also recognised as a HCC Inner City Action project.

Below: The Wapping 4 Parcel where a transition in character and uses compatible with residential, is anticipated.



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Planning Authority: Hobart City Council

Reviewing the Urban Design Principles

Wapping 4, Central Hobart - Urban Design Principles + Site Development Objectives Prepared for UTAS by Leigh Woolley Architect, June 2103

> In planning the preferred future for the cove, the strategic framework identifies the values and strengths which the planning scheme aims to protect. (SCPS 1997) The Sullivans Cove Master Plan has since reinforced how change should occur. (SCMP August 2010)

The Urban Design Principles (June 2013) consider a particular location and features of its urban morphology to amplify the spatial values and strengths of the precinct. The intentions in each document are complementary, with the urban design principles effectively offering a local case study.

In appreciating Sullivans Cove as one of the worlds finest city landscape settings (SCPS p.5) the planning scheme also recognises that the built and spatial qualities are a product of its unique historic cultural heritage, (p.7) where development will respect the natural amphitheatre created by the water and mountainous backdrop. (p.7)

While acknowledging these interrelated cultural/spatial values, the urban design principles applies them to the specific location in order to effectively engage with the unique spatial cultural heritage.



Above: The cultural heritage overlays within the precinct are identified in the principles (p. 15)



Right: The place is a natural focus between rivulets

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Planning Authority: Hobart City Council



The subject site, although part of the low ground, is well located to take advantage of the extended scale of the urban setting and the 'orientation' this avails. As a landform, the place is acknowledged as a low ground 'delta', formed between rivulets, making it a natural focus.

The location was effectively 'disassociated' from the town by virtue of this waterway before



reclamation of the rivulet mouth. The precinct has however over time been inextricably linked to the (once sinuous) path of the Hobart Rivulet. Just as the strategic framework recognises that the 'future urban form should respond to the quality of spaces and buildings that exist within the cove', (6.2, p.7) and that the cove forms part of 'a wider ecosystem' (6.3, p.7), so the principles seek to acknowledge this integration. In re-directing the rivulet course from its 'natural' outflow, the subject site became intimately aligned with its re-directed flow and influence, while also recognising the earlier 'proximity' that was offered to the harbour by the subsequently infilled Market Place.

While the strategic framework acknowledges the importance of 'creating a place for people', including the creation of better physical and visual links, (6.4, p.7) the principles also identify the layered impacts over time which have confused this task.

These include incursions into the low ground for public transport infrastructure, beginning with rail and remaining with the overlaying of arterial roading schemes. When combined with substantial waterfront redevelopment as part of significant urban block reconfigurations, these have served to dislocate the subject site from its historic context.



24 Site Development Plan Creative Industries and Performing Arts Development (December 2015) Leigh Woolley Architect + Urban Design Consultant

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Planning Authority: Hobart City Council

In seeking further 'consolidation' that has in recent times identified the precinct and its remnant patterns, the principles identify the need to repair and complete the urban block, acknowleding the earlier fine grained pattern of lot boundaries, re-entrant spaces and corresponding streetscape diversity.

In tandem with the strategic framework seeking an improvement of access to, and circulation within the cove (6.4, p.7), and the Masterplan seeking an integration of urban space, with the cove being re-united with the surrounding city (SCMP p.7), the principles also recognise the opportune location of the Wapping 4 subject site in assisting connection to the civic space of the cove floor.

The inherent 'centrality' between CBD and Cove is afforded by the low ground, reinforced through the 'proximity' to Market Place. Collectively these relationships assist in supporting the spatial characteristics of the Cove, further differentiating landform and built form.



Appreciating the central location of the subject site between CBD and Cove Floor



Above: Acknowledge impacts that have dislocated the subject site (p.25)

Right: Desires to 're-plan an old city' had lasting impacts, even if all were not realised. The City of Hobart Plan 1945.



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Planning Authority: Hobart City Council

Acknowledging that the spatial characteristics of the cove are as important to the character as the buildings which frame these spaces (scps 6.2, p.7), the urban design principles also consider the *formation, alignment* and *enclosure* of the local streets.

The underlying landform character

Cove is both framed and revealed

in response to the 'street space' and

of central Hobart and Sullivans

their alignments.

This is apparent when viewing NE along Collins Street from the edge of Elizabeth Mall, across the widened urban space incorporating the open rivulet course, and framed by the City Hall to the SE.

This spatial relationship accentuates the presence of the subject site within the street, amplifying its potential civic role. The widening also assists appreciation of the rivulet stream underpinning the place of settlement, confirming the significance of the location as well as its resultant form.





The breadth of the space (at the low ground of the city) also helps redirect focus SE across the cove floor to the inner harbour via Market Place and Franklin Wharf.



Right : NE along Collins Street from the edge of Elizabeth Mall

The widened urban space of Lower

Collins Street amplifies the presence

of Wapping 4

Item No. 6.2.1

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Planning Authority: Hobart City Council

Campbell Argyle Domain Rivulet Trough **City Centre** Queens Domain Street forming urban blocks Parkland + Buildings in space Conceptual massing at edge of urban grid

To ensure the space and scale of the street is respected the urban design principles suggested a minimum enclosure equivalent to the street width (at the street edge of the subject site) In the central Hobart CBD this ratio has been typically shown to be 1:1. (CASP. '91)

The street width of both Campbell and Collins (at 20m +-) therefore assume an appropriate elevation at



Above: Diagrammatic section of the city's eastern urban blocks through to the Queens Domain

parkland of the adjacent Queens Domain. (p. 35) Above right : The diversity of scale within the streetscape and the precinct. (p. 41)



Above: The defined urban blocks contrast the open While streets align, they also contain, and the scale of the resulting street space enclosure is provided by the modulation and height of the building elevations within the street.

the street edge would be in the order of 20 m.

Elevations along each of the primary street frontages reflect a diversity above and below the 1:1 ratio. Buildings of lesser and greater scale give rise instead to a 'contradictory juxtaposition' in scale. The precinct does not present a uniform scale.

Accordingly the role of the cornice modulation, especially of significant buildings, of corner activation and definition, and the transition to residential adjacent Sun Street were identified as salient characteristics, as was the amenity intentions regarding sunlight, where the midday equinox sun angle was identified.

Left : The diverse scale of the precinct - view SE down Campbell Street.



eigh Woolle Architect + Urban Design Consultant

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Planning Authority: Hobart City Council



Beyond the primary Sandy Bay Campus UTAS has a significant and growing presence in Central Hobart. The Development will further consolidate that role.

Item No. 6.2.1

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Planning Authority: Hobart City Council

The Development in Wapping Elaborating UTAS Site Development Objectives

Founded 125 years ago, the University of Tasmania maintains a strong connection with Central Hobart and Sullivans Cove.

The new complex will strategically 'link' the Domain Campus (and the Medical Science Precinct) with the Hobart waterfront, where UTAS facilities at Hunter Street and Princes Wharf are located. The Development at the edge of the CBD and the Cove will enhance expectations for greater connectivity between faculties and with the primary Sandy Bay Campus.

These directions are consistent with the strategic intentions contained within the UTAS Central Hobart Masterplan (2008), the Sullivans Cove Masterplan (August 2010, the Hobart City Council Inner City Action Plan (2012).

The location of the development adjacent the Theatre Royal and the city centre will enhance the location as the states performing arts and musical performance precinct. Being one block east of the city centre with TMAG and the civic space of the 'cove floor' several hundred metres to the south, and the Domain Campus of UTAS a similar distance to the north, the location is pivotal in terms of movement within the eastern edge of the city centre.

axis c.2005 prior to UTAS improvements continue to transform the precinct

development of MS 1+2 As the Development becomes a significant part of the creative space of the city, the traditional boundaries between a university faculty and the city will be blurred. Existing urban frameworks which seek to ensure connection between primary spaces and other facilities within the city will be enhanced through the Creative Industries and Performing Arts Development.

Providing a centrally located destination with new uses close to existing facilities, strengthens the pedestrian network between the City centre and Sullivans Cove and other existing UTAS educational facilities. Being located on the eastern edge of the CBD also provides a beneficial consolidation of the Campbell Street precinct and its extension to / from Sullivans Cove





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Site Development Plan 29 Creative Industries and Performing Arts Development (December 2015)

DEVELOPMPageP34_ICATION DOCUMENT

This document is one of the documents relevant to the application for a planning permit No.PLN-16-00135 and was received on the 04 February 2016

Planning Authority: Hobart City Council

A new facility for UTAS,

new civic spaces for the city

The re-development of Wapping 4 will provide the most tangible expression of the Creative Industries and Performing Arts Development at the University of Tasmania.

The art performance spaces to be provided at Wapping 4 including the Contemporary Concert Hall, Studio Theatre and Salon, will be at the centre of significant public engagement and will offer a unique facility to the city and the state.

While the Conservatorium of Music will be located within the complex the facilities will be available to other undergraduate and post graduate students and researchers across the university, as part of its statewide role.

Wapping 4 will be UTAS's first large scale project on 'real time' offering geographically-networked learning and teaching, inter-disciplinary research collaboration and the production of creative work across disciplines. The performance spaces are intended to be sites of intensive inter-disciplinary experimentation, testing and making, available to undergraduate and post graduate students and researchers from across the university. This will make the location a desitination and hub in its own right, irrespective of its public outreach.

The interdisciplinary interactivity of the educational agenda informs the building and its spaces. While all public spaces are to be performance spaces, and there-in spaces of public engagement, they will offer an enlivened sequence of public (and semi-public) zones throughout the complex.

The multi level void between the Theatre Royal and the complex with its bridges, ledges and public foyers over a number of levels, provide occupiable stairways - offering a unique set of spaces which can be scheduled for events and performances.

Similarly the jazz bar/ cafe, vertical spaces and external terraces distributed throughout the complex, will allow for performances while ensuring the complex engages not just at the public street level, but across its multiple levels and spaces.

The potential for civic engagement is part of both the educational philosophy for the building and its architecture. In this respect there is compatibility with both the strategic framework statements and planning principles contained in the SCPS. (6.2, 7.3) as well as the desired future character statement (15.5.3) for the Wapping Local Area which while seeking 'compatability' with residential use, also seeks 'architecture of the highest quality and modern in approach'. (p.27)

Below: Campbell Street at the Collins Street corner.

(NB. As a result of the Royal Hobart Hospital Redevelopment, the built scale along Campbell Street (left of frame) will dramatically alter between Collins and Liverpool Streets. (Refer p.40, 41, 42)



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Planning Authority: Hobart City Council

Design Approach (and Development Implications)

The Urban Design Principles (2013) considered components of the urban morphology of the precinct and sought outcomes to inform the design process.

These included *repairing and completing the urban block*, ensuring the street space provides a *minimum enclosure* (generally equivalent to the street width), and that the urban block provides both an extension of, and a *transition in scale* between, the CBD and the open space of the Queens Domain. Acknowledging the adjacent residential environment while maintaining a respectful relationship to adjacent and embedded heritage, informed the principles. The options pursued over the intervening 18 months have consistently addressed these principles, while investigating plan forms with differing volumetric scales and impacts. This has given rise to substantial testing of a number of schemes with review and reconsideration of the functional brief.

The resolved approach (now V8.1) maintains the primary functional and public areas in a more compact plan than earlier versions. Accordingly the volumetric scale is also reduced and more compact.



Right : While repairing the urban block, the new complex will consolidate the precinct with the most interactive educational facility in the city. Lower Collins Street and the subject site (Wapping 4) viewing north.

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In contrast to a uniform building bulk, the juxtaposition and separation of building elements can assist streetscape, heritage and townscape continuity.

An earlier developmental approach (shown right) established the principal massing and has been further modelled to reduce real and apparent bulk, further integrating the scheme with its context. (see rendered images following)
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Planning Authority: Hobart City Council

Townscape components

of the preferred scheme

The scheme comprises a sequence of interlinked performance spaces of differing scale together with teaching, administration and public foyers. This generates a building complex as a collection of cubic forms, rather than a building of uniform scale and bulk. The clustering of these primary elements are modelled in proportion to buildings in the street and the precinct.

Accordingly the scheme:

- interprets the traditional lot width 'modulation' within the street

- maintains and strengthens street edge 'enclosure' while reducing scale where appropriate

- reinterprets cornice alignments typical to the street

- reinforces the pattern of strong masonry elements of the precinct and reconsiders them with a light toned metallic aluminium sheet finish. The principal forms step with the natural grade, across the lot, along and down the street. Massing also steps down toward the residential neighbourhood, especially along Collins Street.

Higher / taller volumes are located deeper within the lot ensuring streetscape /corner modulation. Public / semi public spaces provide 'interior' activation of the subject site and the adjacent public space.

A respectful relationship to heritage within the lot and adjacent to the property is maintained.

Activation of public edges, especially the Collins / Campbell corner, (the space of which extends through the complex) as well as along Campbell and Collins. Expanded forecourt / external gathering space adjacent the Theatre Royal steps and foyer.

As part of the 'rear of the cove', development massing provides a transition back from the 'cove floor', along the 'cove slope', to the natural rise of the Bathurst Ridge.



Right: Campbell Street has a rhythm accentuated by masonry elevations with clear solid and void relationships, pronounced cornice lines, deep vertically aligned fenestration and historically narrow lot boundaries.

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Planning Authority: Hobart City Council

Summary / overview design approach (acknowledging spatial considerations of the SCPS '97)

Scale	Response	Discussion
Form, setting and topography		
'Amphitheatre to the Cove'	Incremental rise with the landform is recognised.	Location on the 'rise' beyond the wall, not on the cove floor. Location assists appreciation of the 'layered rise', in the context of the built topography of the central area. NWbuilt form 'layering' reinforces amphitheatre.
'Back of the Cove'	Incorporates 'cove slope' of Campbell Street, a 'primary space', rising with the grade. Collins also a 'primary space'	Located beyond rivulet outfall, with opportunity to re-engage Market Place, and activate the 'Primary Spaces' of Campbell / Collins Sts.
Form and Urban Structure		
'Precinct' (scale)	'Transition'	Scale transition to/ from RHH urban block through site scaled to the residential area adjacent.
	'Contradictory juxtaposition'	Acknowledge diverse building scales within precinct and along Campbell St. (excluding Grand Chancellor)
	Residential neighbourhoods	Acknowledge adjacent neighbourhoods- Sackville Street, Mistral Place, Lower Collins Street, Terminus, Creswells Lane
	'Edge' consolidation	Acknowledges civic role of subject site within the extended precinct while assisting a network of 'public rooms'.
'Street' scale	Corner definition	Completes/ infills the urban block while providing civic engagement.
	Cornice 'datum'/ alignments	References streetscape feature
	'Modulation' of property boundaries	Volumetric massing consists of 'jux- taposed components' rather than a uniform envelope
	'Secondary spaces'	New spaces offered adjacent to building and extended within and through building foyers
	'Laneways'	Considers earlier pattern, reinforces familiar scale
	'Layered' scales within street	Principal building bulk set back from corner
		Interior public / semi public spaces with vertical activity enhances the 'interior' of the site and precinct.
		Articulation of principal building elements within the street- vertical 'modulation', horizontal 'datum'.
'Building' scale	Solid/ void relationship	Abstracted primary volumes
	Vertical modulation	
	Materiality	Recycled brick re-engages familiar
	Upright walls	Strong built edge to adjoining primary space(s)
	Heritage values /	Respectful relationship to adjoining heritage properties including material use and re-use.

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The Preferred Scheme (V8.1)

The proposal is considered against the Objectives and spatial provisions of the Sullivans Cove Planning Scheme (1997), especially (23.0) *Schedule 2 - Urban Form*, as it applies to the 'rear of the cove'.

'Bulk and height that reflects the

natural topography of the Sullivans Cove Planning Area, the amphitheatre sloping down to the cove (and the Macquarie and Regatta Point ridges)' (23.2)

The natural topography of the 'rear of the cove' is land gently rising from The Cove and the previous Domain Rivulet, toward the Bathurst Street ridge, with an adjacent knoll to the west, historically occupied by the 'Hospital'.

Lower level contours adjacent the waterplane, rise to the south-west along the Macquarie Ridge, and correspondingly fall toward the Domain Rivulet 'trough', (now largely infilied but the Decelored Linkward)

Viewing north-east along Collins Street from the corner of infilled by the Brooker Highway). Market Place. The preferred scheme provides a transition in scale within the precinct, at the 'rear of the cove'.

<image>

The 'amphitheatre' sloping down to the cove is confirmed by the subsequent built fabric reinforcing the landform rise and in contrast, ensuring the clear differentiation of the cove 'floor' as planar and flat. At the edge of this is the cove 'wall'generally a 3 / 4 storey built edge (loosely defining the margin of the earlier water edge).

The 'amphitheatre' therein refers to the relationship of the built fabric behind 'the wall', and the way in which it serves to reinforce the 'layered rise' as well as the adjacent ridges - at Regatta Point and along Macquarie Street.

The interplay between these two ridges, one a headland (Cenotaph) and the other the dominant built ridge of the city centre (Macquarie) is also to reinforce the separation of the street forming urban blocks from the open parkland of the Queens Domain, the Cenotaph and the Regatta Point Ridge.

For the subject site Wapping 4, bulk and height may, in terms of reflecting the natural topography, be expected to step up toward the 'ridge' while reinforcing the 'knoll'.

Strong continuous upright walls to the primary spaces (Including streets radiating up from the cove)' (23.1)

The preferred scheme reinforces the street frontages and alignments of Campbell, Collins and Sun Streets with strong forms of varying width and height. Re-entrant spaces at ground level along each street, together with juxtaposed volumes, reduce the appearance of a continuous solid wall, while the built massing reinforces containment of the primary street spaces.

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The proposal reinforces the anticipated consolidation of the urban block. The principal building bulk is set back and oblique from the primary space, ensuring the street space is not itself 'over whelmed'.

Cornice lines within Campbell and Collins Streets are reinforced by building elements which sympathetically align, providing a horizontal datum, collectively assisting in 'de-scaling' the elevation.

Building mass/bulk is not uniform, rather it is differentiated into a collection of juxtaposed elements which step down toward corners and street frontages, and are higher toward the centre of the lot.

'A diversity of building heights

and volumes with a respectful relationship to each other and to buildings of identified cultural heritage significance within a street' (23.2)

Within the parcel (Wapping 4) building height and volume varies to provide a layered assemblage of building elements, reducing the appearance of a uniform bulk. Diversified building volume ensures each street and laneway frontage is individually modelled. The relationship with the primary streets allows a 'stepping back' from the adjacent residential environments, especially Sackville / Mistral Place as well as the Sun Street edge.

The proposal ensures a respectful relationship to buildings of cultural heritage significance.

Theatre Royal - the proposal provides a re-entrant space (and connected internal space) of similar width / scale to Sackville Street, separating the theatre and the new complex. This ensures a respectful 'off-set' to allow the place of the theatre in the street, and its entablature (which returns along each elevation) to be appreciated in its own right.

The Theatre Royal frontage and cornice height (which aligns with other architectural detail along Campbell Street) is sympathetically engaged by the corner building element.

The characteristic street defining frontage of the Hedberg Garage is retained as an identifiable building entity (with each corner of its frontage



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Planning Authority: Hobart City Council

'released') to again provide an entry now with cafe/ bar /foyer. Its prominence within Collins Street is reinforced with the new building stepping back, while re-entrant space at each corner maintains architectural detail and assists in modulating the street frontage.

The previous built history is uncovered and further revealed through the reuse of the remnant fabric in the new building layers.

New building not to be individually

prominent in contrast with neighbouring buildings, when viewed in street elevation' (23.2)

The proposed development will consolidate the southwest corner of the urban block and have a strong presence within the street. The modelling of the development and its integration in response to the precinct and the street scape, mitigates against it being individually prominent.

While prominence is to be assumed, (especially given its corner location) the way in which the proposal seeks to integrate with the street, (through lot pattern and building modulation) and its juxtaposed built layers, will ensure

it is not *individually* prominent.

('Individual prominence' in Sullivans Cove is synonymous with the Grand Chancellor Hotel - a building which stands alone and confuses the essential spatial realtionships between 'floor' and 'wall' and 'amphitheatre sloping down to the cove'. Similarly the proposed new hospital building, although part of an existing complex, will be individually prominent by virtue of its height and uniform bulk)

Integration of the scheme is pursued by use, volume, sympathetic cornice and streetscape alignment and materiality. Its setting within the urban block and the precinct, being beyond the 'wall to the cove' and also on the 'natural rise', integrates the development with the emerging form of the central city blocks.

New buildings should facilitate the creation of 'secondary spaces' to facilitate pedestrian movement and vistas (23.2)

Re-entrant spaces and foyers will form part of the active life of the city, enhancing existing laneway spaces, which will also be enlivened.

The corner presence is reestablished with a public entry reinforced by a series of 'public rooms' at different levels, offering orientation and public engagement.





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'Placing' the scheme:within the local precinct, at the 'rear of the cove'

Being at the 'rear of the cove', adjacent to the 'cove floor', but part of the rising ground which includes the central city blocks, demands a nuanced design response from the Wapping 4 site.







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Right opposite and below: The urban blocks at the eastern edge of the city centre should contrast with the openness of the parkland of the Queens Domain where buildings are freestanding 'in the round'. (HCC 3D model)

Below: Transition in scale and bulk is anticipated at the 'rear of the cove'. (HCC 3D model)

Bottom: The scheme maintains a respectful relationship to the low scale residential environs adjacent) (HCC 3D model)



In the context of the north-east facing central urban blocks adjacent the Queens Domain, the development proposal provides a considered response, reinforcing the built pattern of the city centre and its streetspace, while modelling the built form to the scale of each frontage.

It is acknowledged however that Redevelopment of the RHH will dramatically alter built massing of the central urban blocks and the streetspace scale along Campbell Street. (Images on p. 40, 41, *(upper and lower left)*, and p. 42 *(lower right,)* include anticipated massing).



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Right: Viewing south-west from the corner of Aberdeen Street and the Tasman Highway. The north east facing edge of the urban blocks identify arrival into the city centre from the east. (HCC 3D mode)

Below: With the RHH already providing the dominant scale and bulk, the eastern blocks of the city between Campbell Street and the Brooker Highway provide both a consolidation and a transition, between the urban grid and the parkland setting of the Domain. Note the image does **not** include RHH Redevelopment. (HCc 3D model)







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particularly evident from the Cove Floor.

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Right above: Proposed view NW along Campbell Street and the stepped massing to the corner of Collins Street. (NB. RHH as existing)

Right middle: The scale and proportion of the Theatre Royal is acknowledged and respected along the Campbell street frontage. Bulk is reduced by separated building mass and glazed re-entrant spaces.

Below: Differentiated building mass, with the primary scale set back, assists streetscape modelling within Campbell Street.

Below right: The impact of the redeveloped Royal Hobart Hospital will be most apparent along Campbell Street. Although designed as a component of the streetscape and the urban block in its own right, the development of Wapping 4 will also provide 'transition' to this emerging urban scale.









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changes in grade.

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Planning Authority: Hobart City Council

References

Sullivans Cove Planning Scheme (1997) as prepared for the Resource Planning and Development Commission

Sullivans Cove Master Plan (2010) as prepared for the Resource Planning and Development Commission

ACIPA Urban Design Principles (2013) Prepared for the University of Tasmania

Townscape Topic Report (1991) Central Area Study Project prepared for the Hobart City Council

Wapping Parcel 4+5 Review (2001) prepared for the Wapping Implementation project

ICAP - Inner City Action Project Hobart City Council c. 2012 (undated)