

# PSA-17-3 AMENDMENT

The Common Seal of the City of Hobart is fixed hereon, pursuant to Council's resolution of 3 July 2017, in the presence of:

.....General Manager

.....Deputy General Manager



## AMENDMENTS TO THE PLANNING SCHEME ORDINANCE

### Amendment PSA-17-3-1

Amend clause 22.1.3 Desired Future Character Statements by omitting; 'There are no Desired Future Character Statements for this Zone.' and inserting the following:

Desired Future Character Statements	Implementation Strategy
<p><b>Regional scale:</b></p> <p>(a) The city centre will provide a compact built focus to the region and operate as the commercial hub of the state, reflecting an appropriate intensity in its role as the heart of settlement.</p> <p>(b) The adjacent residential precincts characterised by low rise, fine grained residential patterns of development shall be maintained as distinct from the more intense and identifiable focus of the city centre.</p>	<p>Clause 22.4 Development Standards for Buildings and Works</p>

- (c) In response to the identified view lines, development will not obscure or negatively impact the landscape horizons including to Mt Wellington / kunanyi and the Wellington Range.
- (d) By reinforcing the layered landform rise back from the waterfront, the urban focus will be centered within the natural amphitheatre beyond the water plane of Sullivans Cove, formed by the adjacent ridges and contained by the high ground horizon.
- (e) Development above the permitted height limits will not diminish the pattern of a compact city centre by adopting a lightness of form and graduated reductions in bulk and massing above their street edge, becoming slimmest at their peaks.

**Precinctual scale:**

- (a) The city centre will develop having regard to the distinct layers of the land form, respecting the 'urban amphitheatre' including the 'amphitheatre to the Cove', while providing a transition in scale to the Queens Domain, the Domain Headland and the natural rise to Barracks Hill.
- (b) The city centre will provide a transition in scale from its intense focus, acknowledging also the change in contour along the Macquarie Ridge, including both its rising and diminishing grades, including to the low point of the Amphitheatre to the Cove.
- (c) The compact city centre shall consolidate within the environs and lower contours of the Hobart Rivulet trough and also allow for an intensification within the area bounded by Murray, Macquarie, Argyle and Melville Streets to evolve as a defined (conical) expression of built intensity, when viewed from beyond. This should in turn reinforce a transition in scale back from the low ground delta and the lower contours of the Macquarie Ridge and also from the rising contours of Trinity Hill, the Queens Domain and the Bathurst and Macquarie Ridges.
- (d) Development will be sited, designed and arranged within each lot to assist the compact consolidation of the city centre without the appearance of a contiguous wall of towers, to promote separate building forms and a layered visual effect.
- (e) A level of visual connectivity and permeability through city blocks will be maintained, in addition to the existing street network, through reductions in bulk as height increases, ensuring light into streets and public spaces.
- (f) The pattern of development will acknowledge that street character and alignments can be assisted by managing vistas while also encouraging pedestrian movement through the urban blocks.

- (g) Development will acknowledge the traditional pattern of narrow lot widths, vertically through the use of a variety of appropriately scaled elements, and horizontally through accented contextual cues which reflect and reinforce the rhythm within the street.

**Development scale:**

- (a) Development will reinforce and reflect the topography, scale and form of the 'urban amphitheatre' of central Hobart, formed as a progressive layering of rising ground, hills and ridges, climbing away from the original Cove outfall, with its low ground and defining headlands.
- (b) Development will reinforce the urban form of central Hobart as a compact city centre consolidating within the 'basin' behind the Macquarie ridge and reclaimed floor, with an emphasis inclining west and north-west.
- (c) Development will reinforce the compact urban form of the city centre by not being individually prominent by virtue of its height or bulk, thus reinforcing the containment provided by the urban amphitheatre.
- (d) Development will acknowledge and seek to contribute to the visual amenity derived from the layering effect formed by the pleasing arrangement of distinct but cohesive built forms separated by appropriate gaps when viewed from a distance.
- (e) Development will acknowledge and utilise the appropriate setbacks required to avoid the appearance of a contiguous wall of tower forms, where a number of buildings appear as a solid mass.
- (f) Development will reinforce the consistent building edges at the street frontage to a height in support of the 'street wall'. Adjustments will be made to accommodate solar penetration where appropriate.
- (g) Development will ensure protection of the pedestrian street edge to enhance public amenity and encourage interior activity beyond the building threshold.
- (h) Development where appropriate will provide permeability in support of the open space network, of diverse street vistas, consolidated to ensure an adequate amount of light above the 'street wall'.
- (i) The building form above the street wall face shall incrementally reduce in bulk.

For further explanation of the concepts and terms used in this Desired Future Character Statement reference should be made to the report:

Hobart Interim Planning Scheme 2015 - Central Business Zone - Height Standards – Performance Criteria Review, Leigh Woolley, (2016)	
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### **Amendment PSA-17-3-2**

Amend the Objective in clause 22.4.1 as follows:

- (a) insert ‘ and townscape’ after ‘streetscape’;
- (b) insert ‘on identified view lines and’ after ‘impact’.

### **Amendment PSA-17-3-3**

Amend clause 22.4.1 P1 as follows:

- (a) omit ‘Development’;
- (b) in sub-clause (a) insert ‘Development’ before ‘contained’;
- (c) in sub-clause (a) omit ‘does not significantly adversely impact on’ and substitute ‘makes a positive contribution to’;
- (d) in sub-clause (a) insert ‘having regard to the criteria listed in clause 22.4.1 P1(b)(ii), (iv), (v) and (vii)’ after ‘area’;
- (e) in sub-clause (b) insert ‘Development’ before ‘outside’;
- (f) omit ‘sub-clause (b)(ii)’ and substitute the following:
  - (ii) the siting, bulk and design makes a positive contribution to the streetscape and townscape of the surrounding area by:
    - (a) reinforcing and reflecting the topography, scale and form of the urban amphitheatre of central Hobart, formed as a progressive layering of rising ground, hills and ridges climbing away from the original cove outfall, its low ground and defining headlands;
    - (b) reinforcing the urban form of central Hobart as a compact city centre consolidating within the basin behind the Macquarie ridge and reclaimed floor, with an emphasis inclining west and north west;
    - (c) reinforcing the compact urban form of the city centre by not being individually prominent by virtue of its height or bulk, thus reinforcing the containment provided by the urban amphitheatre;
    - (d) providing a lightness of form and graduated reductions in bulk and massing above their street wall edge becoming slimmest at their peaks;
    - (e) providing the setbacks that are necessary to avoid the appearance of a contiguous wall of tower forms, where a number of buildings appear as a solid mass;
    - (f) reinforcing the consistent building edges at the street frontage to a height in support of the street wall; and
    - (g) providing permeability in support of the open space network and diverse street vistas;

(g) renumber sub-clause (b)(iv) to (vi) and insert new sub-clauses (b)(iv) and (v) as follows:

(iv) it does not obscure or negatively impact on the view lines identified in Figure 22.6 or the landscape horizons to Mt Wellington / kunanyi and the Wellington Range from public spaces within the Central Business Zone; and

(v) it is consistent with the Desired Future Character Statements in clause 22.3.1; and'

(h) insert a new sub-clause (b)(vii) as follows:

(vii) overshadowing of public open space does not unreasonably impact on the amenity of that space.

#### **Amendment PSA-17-3-4**

Amend clause 22.4.1 P3 as follows:

(a) in sub-clause (a) omit 'not have a materially adverse impact on' and substitute 'make a positive contribution to';

(b) omit sub-clause (b)(i) and substitute the following:

(i) it provides significant benefits in terms of civic amenities such as public space, pedestrian links, public art or public toilets, unless an extension to an existing building that already exceeds the Amenity Building Envelope; and'

(c) omit '.' at the end of sub-clause (iii) and substitute '; and'.

(d) insert new sub-clauses (iv), (v) and (vi) as follows;

(iv) the siting, bulk and design-makes a positive contribution to the streetscape and townscape of the surrounding area by:

- (a) reinforcing and reflecting the topography, scale and form of the urban amphitheatre of central Hobart, formed as a progressive layering of rising ground, hills and ridges climbing away from the original cove outfall, its low ground and defining headlands;
- (b) reinforcing the urban form of central Hobart as a compact city centre consolidating within the 'basin' behind the Macquarie 'ridge' and reclaimed 'floor', with an emphasis inclining west and north west;
- (c) reinforcing the compact urban form of the city centre by not being individually prominent by virtue of its height or bulk, thus reinforcing the 'containment' provided by the urban amphitheatre;
- (d) providing a lightness of form and graduated reductions in bulk and massing above their street wall edge becoming slimmest at their peaks;
- (e) providing the setbacks that are necessary to avoid the appearance of a contiguous wall of tower forms, where a number of buildings appear as a solid mass;
- (f) reinforcing the consistent building edges at the street frontage to a height in support of the 'street wall'; and

(g) providing permeability in support of the open space network and diverse street vistas; and

(v) it does not obscure or negatively impact on the view lines identified in Figure 22.6 or the landscape horizons to Mt Wellington / kunanyi and the Wellington Range from public spaces within the Central Business Zone; and




(vi) it is consistent with the Desired Future Character Statements in clause 22.3.1.

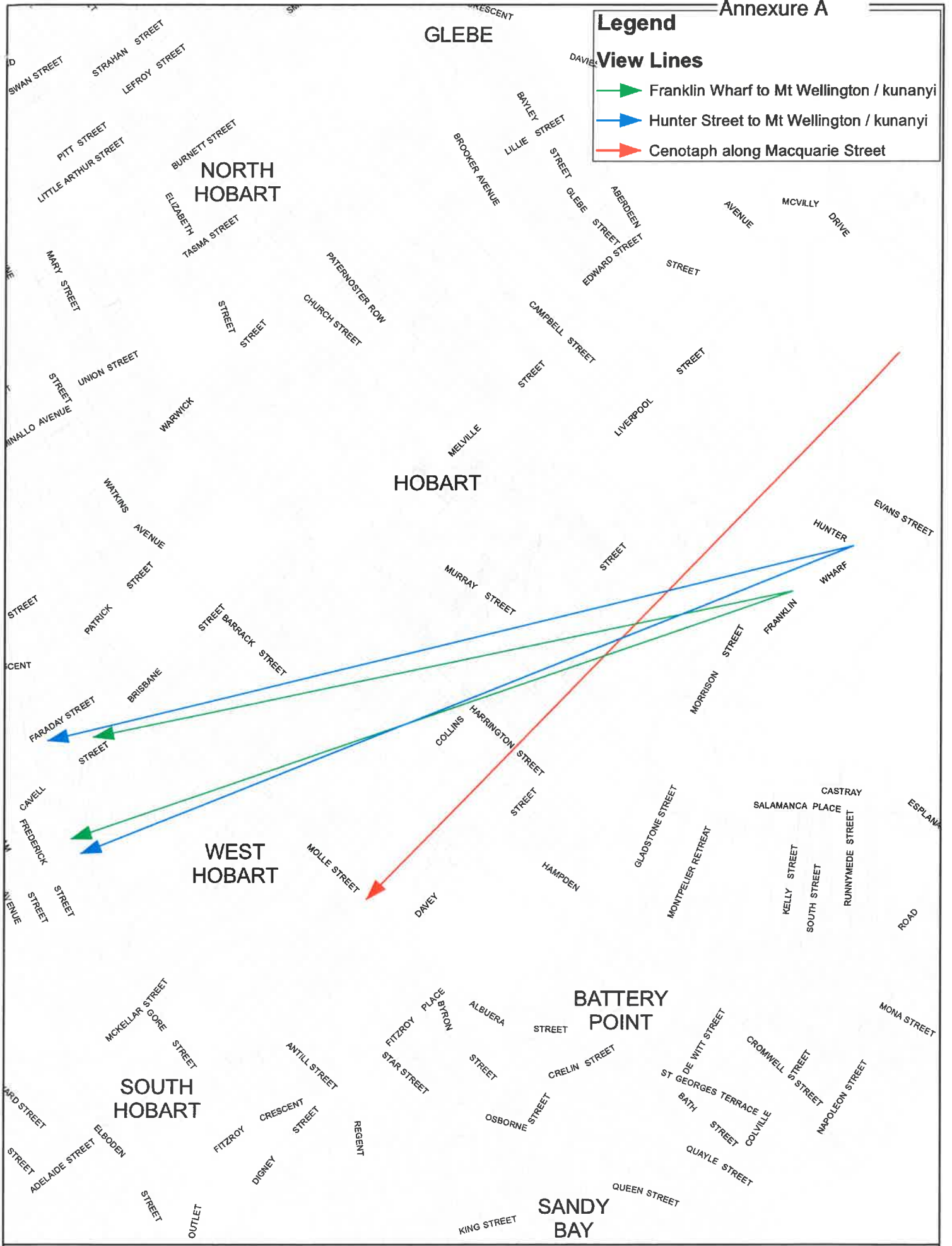
**Amendment PSA-17-3-5**

Insert Figure 22.6 after Figure 22.5ii as provided in Annexure A.

**Legend**

**View Lines**

-  Franklin Wharf to Mt Wellington / kunanyi
-  Hunter Street to Mt Wellington / kunanyi
-  Cenotaph along Macquarie Street



0 Metres 200

Hobart Interim Planning Scheme 2015

**VIEWLINES**

**Figure 22.6**