

**Hobart Interim Planning Scheme 2015 - PSA-17-3 Amendments**  
**Modifications to Amendments recommended in response to representations received**

**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> <ul style="list-style-type: none"> <li>(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.</li> <li>(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.</li> <li>(c) In response to the <del>identified</del> view lines <u>identified in Figure 22.6</u>, development will not obscure or negatively impact the landscape horizons including to Mt Wellington / kunanyi and the Wellington Range.</li> <li>(d) By reinforcing the layered landform rise back from the waterfront, the urban focus will be <del>centered</del> <u>located</u> within the natural amphitheatre beyond the waterplane of Sullivans Cove <u>and including the reclaimed Cove Floor</u>, formed by the adjacent ridges and contained by the high ground horizon.</li> <li>(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.</li> <li>(f) <u>The unique and nationally significant heritage assets in the city centre will continue to be protected and celebrated as a central and defining feature of the area.</u></li> </ul> <p><b>Precinctual scale:</b></p> <ul style="list-style-type: none"> <li>(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 <del>transition</del> <u>reduction</u> in scale to the Queens Domain, the Domain <u>and Battery Point</u> headlands and the natural rise to Barracks Hill.</li> <li>(b) The city centre will provide a transition in scale from its intense focus <u>in the basin</u>, 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.</li> </ul>	<p>Clause 22.4 Development Standards for Buildings and Works</p>

- (c) The compact city centre shall consolidate within the environs and lower contours of the Hobart Rivulet trough (being the area of and the area adjacent to the incised water-course of the Hobart Rivulet) 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.
- (h) The city centre will develop in a way that protects and enhances the characteristics of the area that contribute to its cultural heritage significance.

#### **Development scale:**

- (a) While consolidating as a compact urban centre, 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 and where appropriate its heritage streetscapes. 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.
- (j) Development located within heritage streetscapes will be designed to reinforce and not overwhelm the heritage character of the street.

~~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)~~

## **Recommended definitions to be inserted in section 4.1 Planning terms and Definitions**

### **Reclaimed floor:**

The flat fill surface of Sullivans Cove having a recognisable identity contained by the natural rise of the topography and the deep water of the harbour, sometimes reinforced by the built form.

### **Urban amphitheatre:**

Means the progressive layering of rising ground, hills and ridges, climbing away from the original Sullivans Cove outfall, with its low ground and defining headlands. (Illustrated in Figure 22.8)

### **Basin:**

Means the low ground area accentuated by the course of the Hobart Rivulet and located between surrounding ridges and hills. (Illustrated in Figures 22.7 and 22.8)

### **Street wall:**

Means the principal boundary wall facing directly onto the street and forming a continuous or near continuous line of buildings.

### **Individually prominent:**

Means in contrast with buildings in the vicinity, a building that is significantly higher or more pronounced or has a larger apparent size within the townscape or when viewed in street elevation.

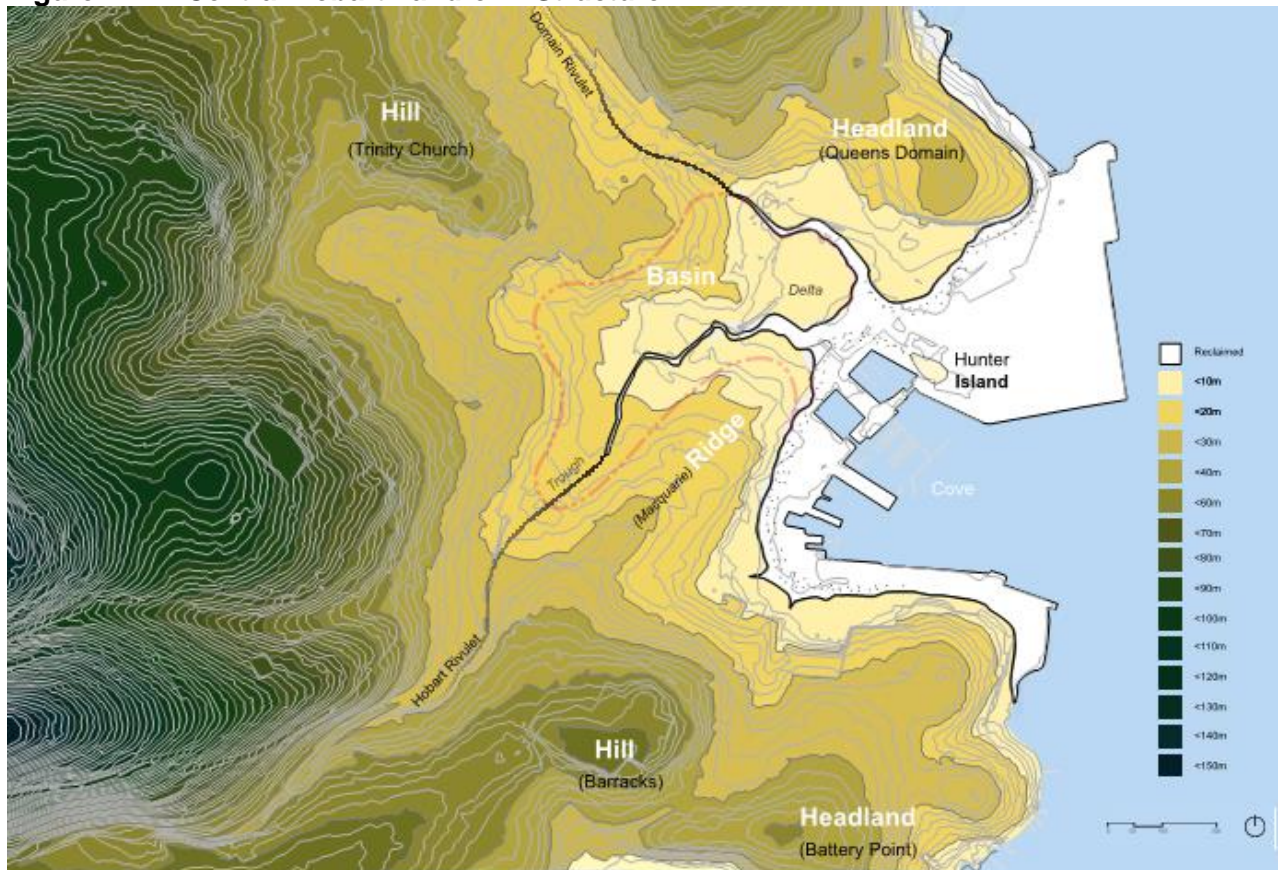
### **Permeability:**

Means the ease with which visual connectivity and pedestrian movement within the city can occur. It includes the through-block links or connections that provide vitality and diversity to the urban experience. It can also refer to the amount of light between buildings above the street wall, and the characteristic landscape connections when viewing out along and beyond the central city streets.

### **Townscape:**

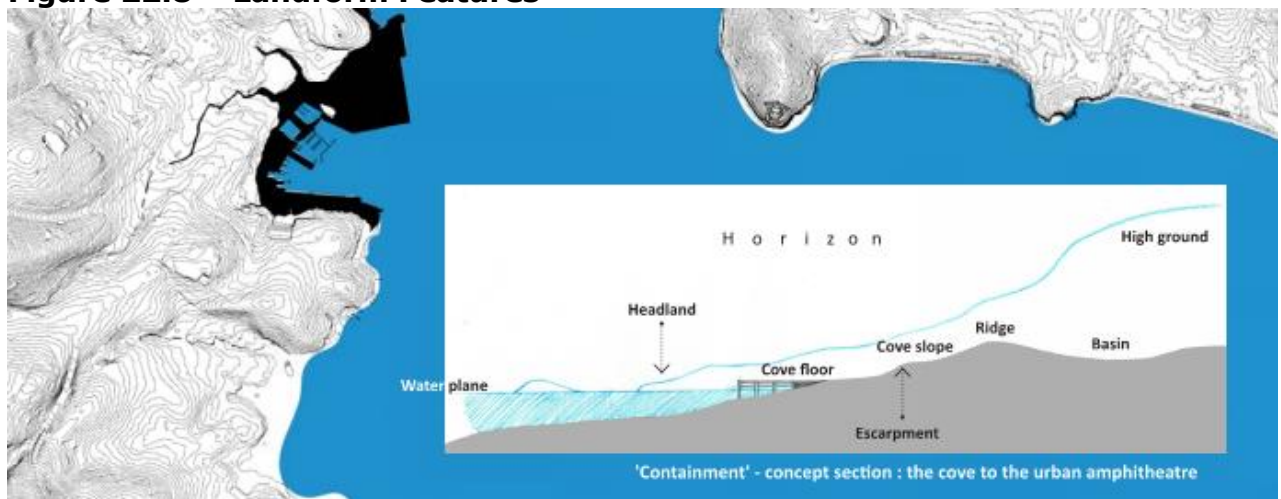
Means the urban form of the city and the visual quality of its appearance, it includes the urban landscape and visual environment of the city. As a concept it strives to give order to the form of the city, the pattern of landscape and development of the urban landscape.

**Figure 22.7 - Central Hobart Landform Structure**



Source: Hobart Interim Planning Scheme 2015 - Central Business Zone - Height Standards – Performance Criteria Review, Leigh Woolley, (2016)

**Figure 22.8 – Landform Features**



Source: Hobart Interim Planning Scheme 2015 - Central Business Zone - Height Standards – Performance Criteria Review, Leigh Woolley, (2016)



## Revised amendments to clause 22.4.1:

### 22.4.1 Building Height

<b>Objective:</b>	
To ensure that building height contributes positively to the streetscape <b>and townscape</b> and does not result in unreasonable impact <b>on identified view lines and</b> on residential amenity of land in a residential zone.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b></p> <p>Building height within the Central Business Core Area in Figure 22.2 must be no more than:</p> <ul style="list-style-type: none"><li>(a) 15m if on, or within 15m of, a south-west or south-east facing frontage;</li><li>(b) 20m if on, or within 15m of, a north-west or north-east facing frontage;</li><li>(c) 30m if set back more than 15m from a frontage;</li></ul> <p>unless an extension to an existing building that:</p> <ul style="list-style-type: none"><li>(i) is necessary solely to provide access, toilets, or other facilities for people with disabilities;</li><li>(ii) is necessary to provide facilities required by other legislation or regulation.</li></ul>	<p><b>P1</b></p> <p><del>Development:</del></p> <ul style="list-style-type: none"><li>(a) <b>Development</b> contained within the Amenity Building Envelope illustrated in Figure 22.3 must demonstrate through siting, bulk and design that it <del>does not significantly adversely impact on</del> <b>makes a positive contribution to</b> the streetscape and townscape <del>values</del> of the surrounding area <b>having regard to:</b><ul style="list-style-type: none"><li>(i) <b>the criteria listed in clause 22.4.1 P1(b) (iii) and (iv); and</b></li><li>(ii) <b>the impact on the view lines identified in Figure 22.6, or on the landscape horizons to Mt Wellington / kunanyi and the Wellington Range from public spaces within the Central Business Zone.</b></li></ul></li><li>(b) <b>Development</b> outside the Amenity Building Envelope illustrated in Figure 22.3 must only be approved if:<ul style="list-style-type: none"><li>(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</li><li>(ii) the siting, bulk and design <del>does not significantly negatively impact on</del> <b>makes a positive contribution to</b> the streetscape and townscape of the surrounding area <b>having regard to:</b></li></ul></li></ul>

	<ul style="list-style-type: none"> <li>(a) <b>minimising</b> unacceptable wind conditions in adjacent streets;</li> <li>(b) <b>the degree of consistency with the Desired Future Character Statements in clause 22.3.1;</b> and</li> <li>(iii) for city blocks with frontage to a Solar Penetration Priority Street in Figure 22.2, the overshadowing of the public footpath on the opposite side of the Solar Penetration Priority Street does not unreasonably impact on pedestrian amenity; and</li> <li>(iv) <b>overshadowing of public open space does not unreasonably impact on the amenity of that space.</b></li> </ul>
<p><b>A2</b></p> <p>Building height within 10 m of a residential zone must be no more than 8.5 m.</p>	<p><b>P2</b></p> <p>Building height within 10 m of a residential zone must be compatible with the building height of existing buildings on adjoining lots in the residential zone.</p>
<p><b>A3</b></p> <p>Building height within the Central Business Fringe Area in Figure 22.2 must be no more than:</p> <ul style="list-style-type: none"> <li>(a) 11.5m and a maximum of 3 storeys;</li> <li>(b) 15m and a maximum of 4 storeys, if the development provides at least 50% of the floor space above ground floor level for residential use;</li> </ul> <p>unless an extension to an existing building that:</p> <ul style="list-style-type: none"> <li>(i) is necessary solely to provide access, toilets, or other facilities for people with disabilities;</li> <li>(ii) is necessary to provide facilities required by other legislation or regulation.</li> </ul>	<p><b>P3</b></p> <ul style="list-style-type: none"> <li>(a) The siting, bulk and design of development must respect the transition between the core area of the Central Business Zone and adjacent zones and must <del>not have a materially adverse impact on</del> <b>make a positive contribution to</b> the streetscape and townscape of the surrounding area;</li> <li>(b) Development outside the Amenity Building Envelope illustrated in Figure 22.3 must only be approved if: <ul style="list-style-type: none"> <li>(i) <del>it provides overriding benefits in terms of economic activity and civic amenities, unless an extension to an existing building that already exceeds the Amenity Building Envelope</del> <b>it provides significant benefits in</b></li> </ul> </li> </ul>

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

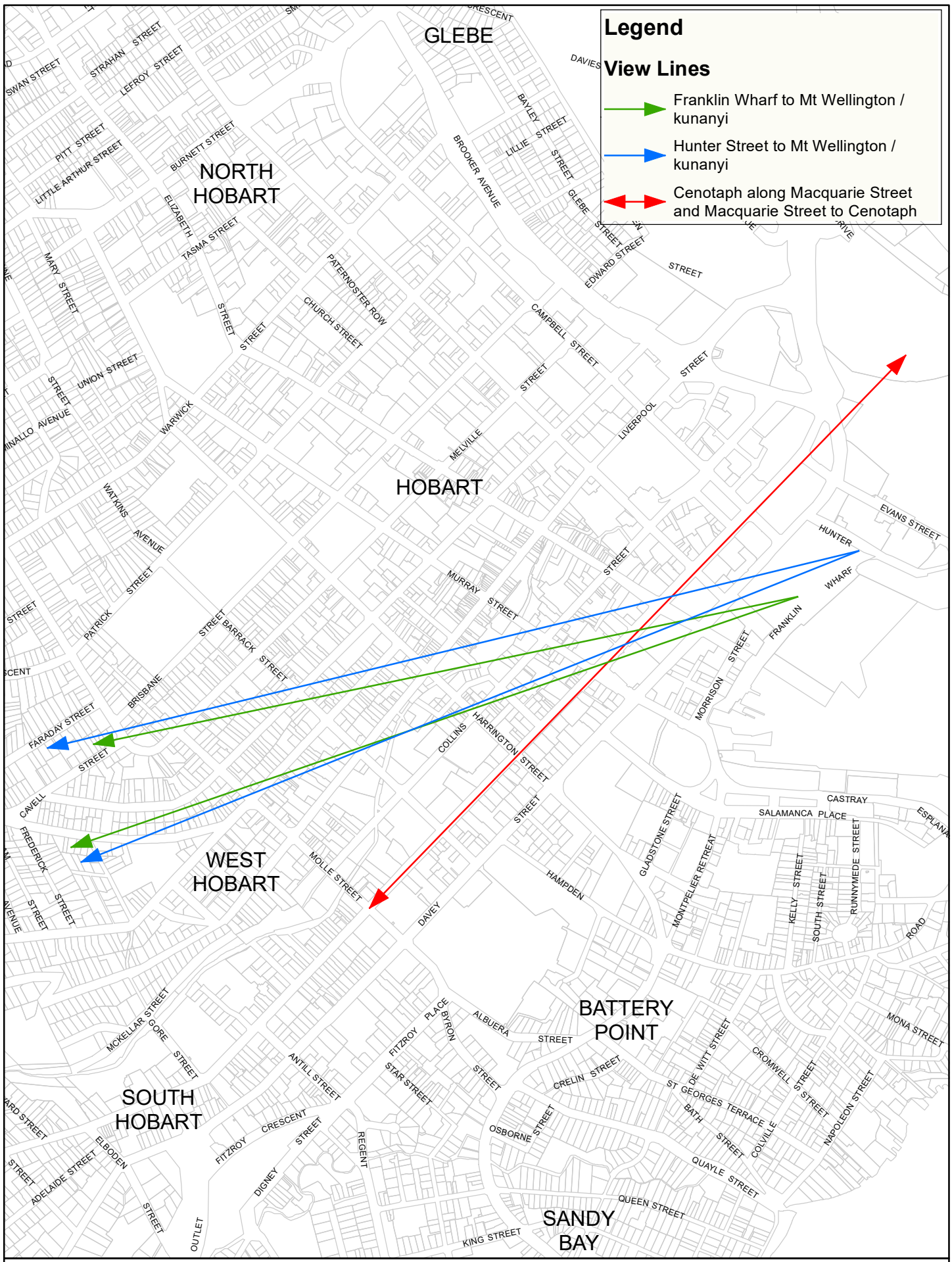
(ii) the design demonstrates that it will minimise unacceptable wind conditions in adjacent streets; and

(iii) overshadowing of the public footpath on the opposite side of the street does not unreasonably impact on pedestrian amenity; and

(iv) overshadowing of public open space does not unreasonably impact on the amenity of that space; and




(v) the siting, bulk and design- makes a positive contribution to the streetscape and townscape of the surrounding area having regard to the degree of consistency with the Desired Future Character Statements in clause 22.3.1.





**Legend**

**View Lines**

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



0 Metres 200

Hobart Interim Planning Scheme 2015  
VIEWLINES

Figure 22.6