

23 January 2023

Michael McClenahan  
Development Appraisal Planner  
Hobart City Council  
GPO Box 503  
HOBART 7001

Dear Michael,

**PLN-22-790 – 83 Melville Street**

**UTAS Forestry building redevelopment - proposed pedestrian bridge**

I refer to the above application for a planning permit and the matters raised in the representations. I provide a further response in relation to the Passive Surveillance Development Standard under Clause 22.4.4 of the planning scheme.

***Clause 22.4.4 Passive Surveillance***

As discussed in my planning report, 24 November 2022, in my assessment the proposal complies with the Acceptable Solution A1 of Clause 22.4.4 in that:

- the new pedestrian bridge will maintain a clear line of sight to the pedestrian entry to the atrium door (see arrow A in figure 1 below)
- the space below the bridge will be treated with landscaped sandstone blocks and landscaping to avoid the creation of a potential entrapment space (see arrow B in Figure 1 below). Figure 2 below provides further illustration of the treatment of the space below the bridge.



**Figure 1 – View from adjacent to the Brisbane Street frontage of the courtyard looking towards the proposed pedestrian bridge. The main pedestrian entry is clearly visible from the street (see A) and the area below the bridge is treated with hard and soft landscaping to avoid the creation of a potential entrapment space under the bridge (see note B).**

I am still of the opinion that the proposal satisfies the Acceptable Solution A1. I also address the corresponding Performance Criteria P1 for Council’s information:

P1 states that:

*Building design must provide for passive surveillance of public spaces by satisfying all of the following:*

- (a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces;*
- (b) locate windows to adequately overlook the street and adjoining public spaces;*
- (c) incorporate shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa;*
- (d) locate external lighting to illuminate any entrapment spaces around the building site;*
- (e) provide external lighting to illuminate car parking areas and pathways;*
- (f) design and locate public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces;*

*(g) provide for sight lines to other buildings and public spaces.*

The Objective of the Standard is relevant to the assessment of the Performance Criteria. It states:

*To ensure that building design provides for the safety of the public.*

In my assessment the proposed design of the pedestrian bridge provides for the safety of the public and complies with the above Performance Criteria in that:

- a) the main pedestrian access to the building is clearly indicated by the pedestrian bridge with the entry door visible at the end (see note A on Figure 1 above).
- b) I understand that this criterion requires glazing in the front façade of the building (ie the Melville and Brisbane Street facades). The approved development includes large areas of glazing on both of these frontages and the proposed pedestrian bridge will not alter these. Further, large areas of glazing are included in the side wall of the approved development of the site facing the courtyard and proposed pedestrian bridge. These windows will provide for passive surveillance of the proposed pedestrian bridge and the space beneath.
- c) This criterion is not relevant to the proposed pedestrian bridge. The approved redevelopment includes large areas of glazing on both street frontages and satisfied this requirement.
- d) The proposed pedestrian bridge is accompanied by concept lighting plans that demonstrate that the spaces around the courtyard and pedestrian bridge will be lit to provide visibility and for public safety.
- e) Similar to criterion d) above, the proposed bridge and adjacent pathways within the courtyard will be lit to provide visibility and safety.
- f) As discussed above and shown in Figures 1 and 2 (in addition to material already provided with the application), the proposal has been carefully designed to provide high visibility for users and to provide clear sight lines between the Brisbane Street frontage and the entrance to the building at the end of the pedestrian bridge.
- g) The pedestrian bridge has been designed with open balustrading to maximize views to and from the adjacent courtyard space.

As discussed in the application documentation, the final opening hours of the building will vary depending on the university calendar. It is intended that these hours will be clearly signed adjacent to the entry to the pedestrian bridge.

In addition to the above the applicant confirms that the approved courtyard space and the proposed pedestrian bridge will have CCTV surveillance that will be monitored 24/7 from a room within the Forestry building redevelopment. The security room is shown on the attached drawing for information (see Grids E/4).



*Figure 2 – view of the approved courtyard space with the proposed pedestrian bridge inserted. The space has been carefully designed to provide for public safety with open sight lines both within the space and between the main entry and the street.*

I trust this response assists Council’s assessment. I would be pleased to discuss further as necessary.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Frazer Read'. The signature is stylized and fluid.

Frazer Read  
**Principal**  
All Urban Planning Pty Ltd

#	Date	Description
A	01.10.21	For Information
B	07.10.21	For Information
C	10.11.21	For Information
D	16.12.21	For Information
E	21.12.21	For Information
F	14.04.22	For Information
G	11.05.22	For Information
H	29.07.22	For Information

Notes:  
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 Contractor must verify all dimensions on site before commencing work or preparing shop drawings.  
 Do not scale drawings.



■ Existing  
■ Title Boundary

**ABBREVIATIONS:**  
 (E) Existing  
 FFL Finished Floor Level  
 SSL Structural Setout Level  
 (N) New  
 RL Relative Level to AHD  
 TBC To Be Confirmed  
 TIME To Match Existing  
 WF Floor Waste Gully  
 DP Downpipe  
 Refer to AR Schedules for details of all coded items

Project:  
 Southern Futures: Forestry / Timber Yards  
 Address:  
 80 Brisbane Street / 79-83 Melville Street, Hobart  
 Client:  
 University of Tasmania

**W-B**  
**WOODS BAGOT**

Project number: 130807  
 Checked: SB  
 AF

Size check: 25mm  
 Sheet size: A0  
 Scale: 1:200

Sheet title:  
 Overall Plan  
 Level 01

Sheet number: AR-12010  
 Revision: H  
 Status: CONTRACT DOCUMENTATION