

Summary of proposed amendments to the Central Business Zone based on the recommendations in the Height Standards – Performance Criteria Review (Leigh Woolley 2017)

Amendments:

22.1.3 Desired Future Character Statements

Insert the following desired future character statement for the Central Business Zone based on the statement in Appendix 1 of the Woolley report.

Regional scale:

(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.

(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.

(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'.

(h) 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)

Amend clause 22.4.1 as indicated below:

22.4.1 Building Height

<p>Objective:</p> <p>To ensure that building height contributes positively to the streetscape and townscape and does not result in unreasonable impact on identified view lines and on residential amenity of land in a residential zone.</p>	
<p>Acceptable Solutions</p> <p>A1</p> <p>Building height within the Central Business Core Area in Figure 22.2 must be no more than:</p> <p>(a) 15m if on, or within 15m of, a south-west or south-east facing frontage;</p> <p>(b) 20m if on, or within 15m of, a north-west or north-east facing frontage;</p> <p>(c) 30m if set back more than 15m from a frontage;</p> <p>unless an extension to an existing building that:</p> <p>(i) is necessary solely to provide access, toilets, or other facilities for people with disabilities;</p> <p>(ii) is necessary to provide facilities required by other legislation or regulation.</p>	<p>Performance Criteria</p> <p>P1</p> <p>Development:</p> <p>(a) Development contained within the Amenity Building Envelope illustrated in Figure 22.3 must demonstrate through siting, bulk and design that it does not significantly adversely impact on makes a positive contribution to the streetscape and townscape values of the surrounding area having regard to the criteria listed in clause 22.4.1 P1(b)(ii), (iv), (vi) and (vii).</p> <p>(b) Development outside the Amenity Building Envelope illustrated in Figure 22.3 must only be approved if:</p> <p>(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</p> <p>(ii) the siting, bulk and design does not significantly negatively impact on makes a positive contribution to the streetscape and townscape of the surrounding area by—:</p> <p>(a) reinforcing and reflecting the topography, scale and form of the 'urban amphitheatre' of central Hobart, formed as a</p>

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

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

	<p>and</p> <p>(iv) <u>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</u></p> <p>(v) <u>it is consistent with the Desired Future Character Statements in clause 22.3.1; and</u></p> <p>(vi) 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</p> <p>(vii) <u>overshadowing of public open space does not unreasonably impact on the amenity of that space.</u></p>
<p>A2</p> <p>Building height within 10 m of a residential zone must be no more than 8.5 m.</p>	<p>P2</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>A3</p> <p>Building height within the Central Business Fringe Area in Figure 22.2 must be no more than:</p> <p>(a) 11.5m and a maximum of 3 storeys;</p> <p>(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;</p>	<p>P3</p> <p>(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 not have a materially adverse impact on <u>make a positive contribution to</u> the streetscape and townscape of the</p>

unless an extension to an existing building that:

- (i) is necessary solely to provide access, toilets, or other facilities for people with disabilities;
- (ii) is necessary to provide facilities required by other legislation or regulation.

surrounding area;

(b) Development outside the Amenity Building Envelope illustrated in Figure 22.3 must only be approved if:

(i) ~~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~~ **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

(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 is not unreasonable; **and**

(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

(viii) 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

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

A4

Building height of development on the same title as a place listed in the Historic Heritage Code, where the specific extent of the heritage place is specified in Table E13.1, and directly behind that place must:

- (a) not exceed 2 storeys or 7.5m higher (whichever is the lesser) than the building height of any heritage building within the place, and be set back between 5m and 10m from the place (refer figures 22.4 i and 22.4 ii); and
- (b) not exceed 4 storeys or 15m higher (whichever is the lesser) than the building height of any heritage building within the place, and be set back more than 10m from the place (refer figures 22.4 i and 22.4 ii);
or
- (c) comply with the building height in clauses 22.4.1 A1 and A2;

whichever is the lesser.

A5

Building height of development within 15m of a frontage and not separated from a place listed in the Historic Heritage Code by another building, full lot (excluding right of ways and lots less than 5m width) or road (refer figure 22.5 i), must:

- (a) not exceed 1 storey or 4m (whichever is the lesser) higher than the facade building height of a heritage building on the same street frontage (refer figure 22.5 ii); and
- (b) not exceed the facade building height of the higher heritage building on the same street frontage if the development is between two

P4

Development on the same site as a place listed in the Historic Heritage Code and directly behind that place must:

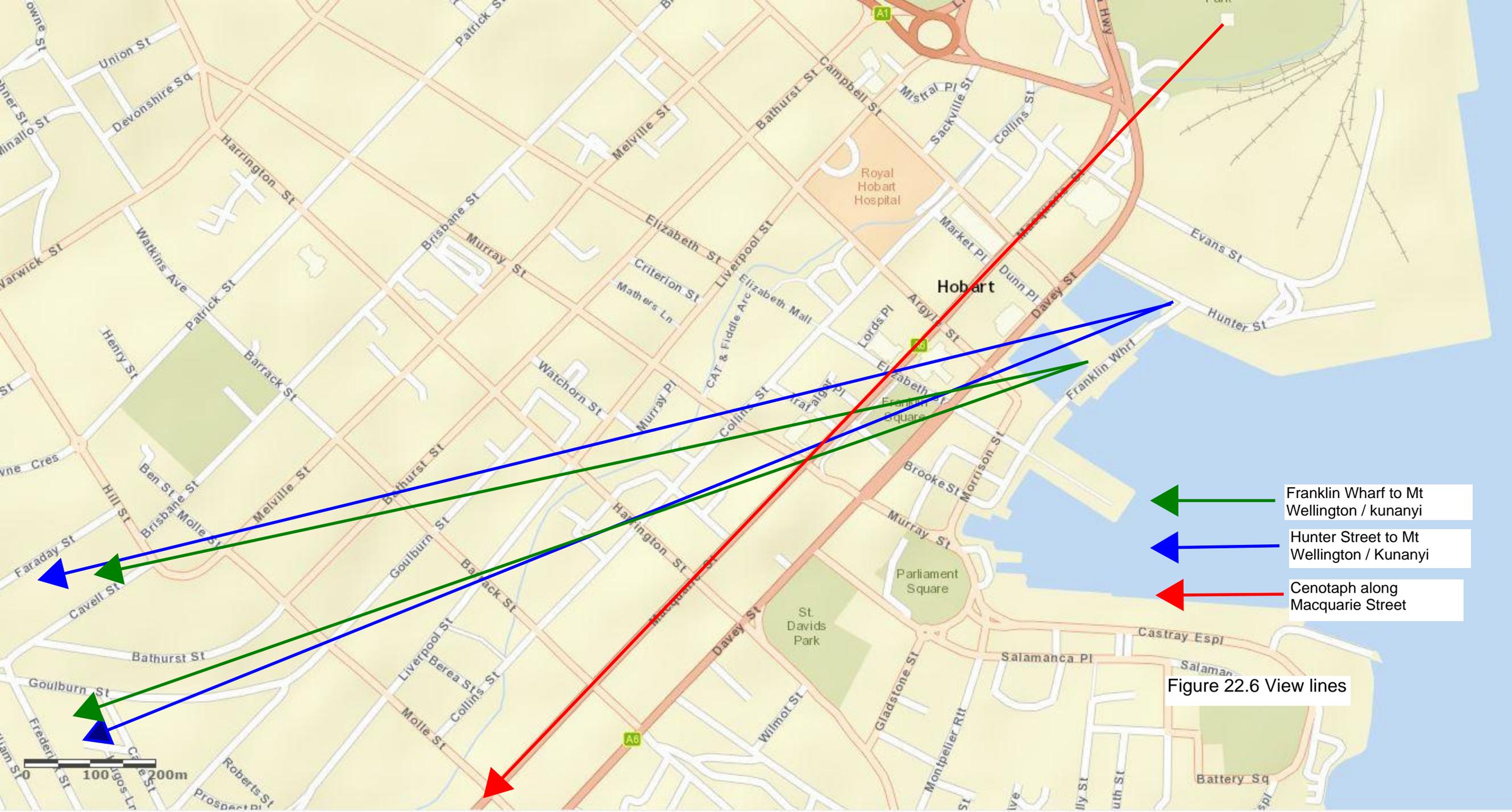
- (a) be designed, sited, arranged, finished, constructed or carried out so as to not unreasonably detract from those characteristics of the place which contribute to its historic cultural heritage significance; and
- (b) for city blocks with frontage to a Solar Penetration Priority Street in Figure 22.2, not exceed the Amenity Building Envelope illustrated in Figure 22.3, unless it can be demonstrated that the overshadowing of the public footpath on the opposite side of the Solar Penetration Priority Street does not unreasonably impact on pedestrian amenity.

P5

Building height within 15m of a frontage and not separated from a place listed in the Historic Heritage Code by another building, full lot (excluding right of ways and lots less than 5m width) or road (refer figure 22.5 i), must:

- (a) not unreasonably dominate existing buildings of cultural heritage significance; and
- (b) not have a materially adverse impact on the historic cultural heritage significance of the heritage place;
- (c) for city blocks with frontage to a Solar Penetration Priority Street in

<p>heritage places (refer figure 22.5 ii);</p> <p>or</p> <p>(c) comply with the building height in</p> <p>Clauses 22.4.1 A1 and A2; whichever is the lesser.</p>	<p>Figure 22.2, not exceed the Amenity Building Envelope illustrated in Figure 22.3, unless it can be demonstrated that the overshadowing of the public footpath on the opposite side of the Solar Penetration Priority Street does not unreasonably impact on pedestrian amenity.</p>
--	--



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

Figure 22.6 View lines