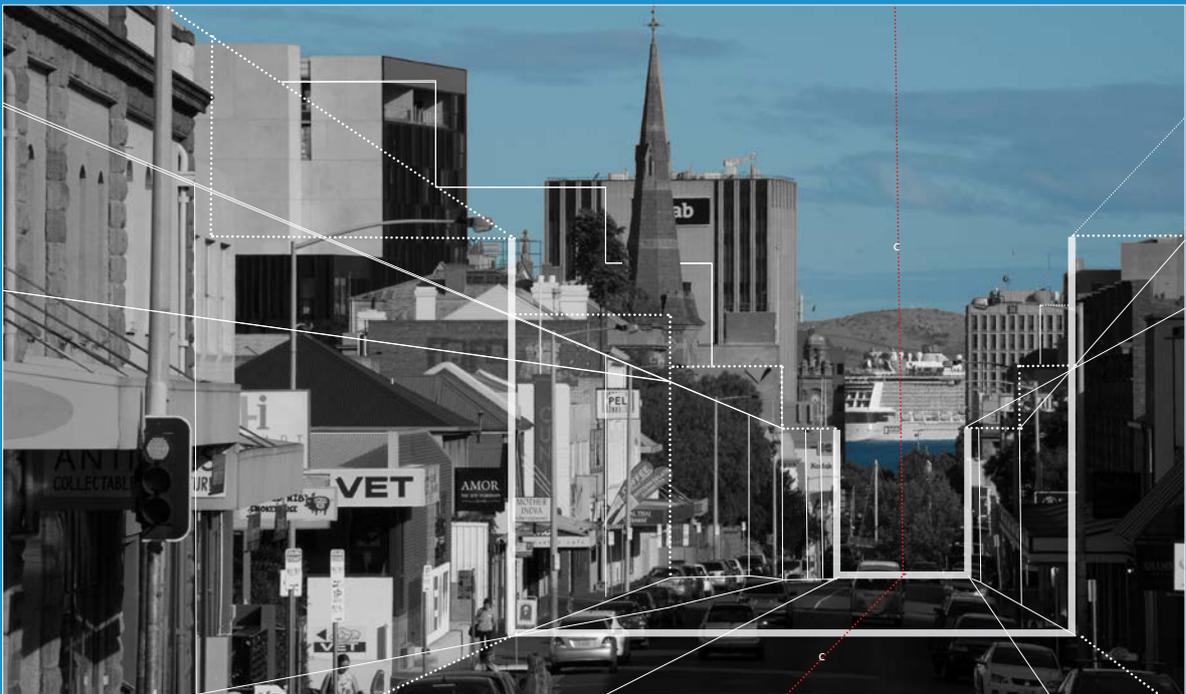


Hobart Interim Planning Scheme 2015  
Central Business Zone  
**Height Standards - Performance Criteria Review**



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December 31 2016

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December 31 2016

# Executive Summary

The brief for this study was precise. In the context of publicly shared expectations, and in the absence of stated townscape values, it was to address height provisions for Central Hobart in the Hobart Interim Planning Scheme 2015. Although the identified tasks were narrow, the framework is broad.

In Central Hobart built form and landform are generally irreducible. The city centre needs urban design principles that gesture to how development will respond to the location, especially when developed beyond existing 'acceptable solution' provisions.

**Townscape :** As a term 'Townscape' is not identified within the Building Height Objectives (HIPS 2015) - This effectively diminishes expectations for achieving cohesive urban form and appropriate scale for the principal activity centre in the state.

**Landform :** Hobart was established on the 'escarpment' above the cove shore with its civic centre formalised along the adjacent Macquarie Ridge. While the city centre has evolved in response to the landform, it has not always respected this layered character. To better manage the rise between shore and summit as a stepped and layered sequence, Central Hobart now needs to consolidate beyond the 'ridge' within the 'basin'.

**View Code / View Protection:** There is no formalised mechanism (such as a View Code) to locate, scale and measure views (especially non street based views). View Protection Planes can maintain connection to the regional landscape horizon from the 'centre' of settlement.

**Sullivans Cove Planning Scheme:** The spatial foundation and objectives that assist consideration of built and spatial character through the Sullivans Cove Planning Scheme, are founded on the same or similar landform and spatial experience. The approach should be extended to Central Hobart.

**'Amphitheatre to the Cove':** The term (from the SCPS) needs further consideration, potentially with a 'height control plane' to modulate built form in support of a transition in height between the cove floor, the cove ridges and the city centre.

**'Urban Amphitheatre' :** Just as the Amphitheatre to the Cove sought to modulate built form in support of a transition in height between the waterfront and the city centre, so the 'urban amphitheatre' needs detailed consideration to modulate built form and its relationship to the urban setting.

Hobart is 'a small city in a large landscape' (LW 2004) - a compact centre will assist in managing its special character as a city with defined margins and natural horizons. While allowing for growth and further demand, the centre of the capital city should continue to be characterised by being contained and identified within, the natural landform.

To these ends, while responding to the specific tasks of the brief, the study offers a spatial solution to a consideration of built intensity in Central Hobart.



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# 1.0 Background

## Height Standards Performance Criteria Review

### Project Brief

issued by the Hobart City Council  
(August 2016)

The **Objectives** of the project are:

(i) To assess whether or not the performance criteria P1(b)(ii) in clause 22.4.1 provides sufficient guidance for assessing applications for development outside of the Amenity Building Envelope to ensure that impacts on streetscape and townscape values in the Central Business Zone are acceptable.

(ii) To draft appropriate amendments to the objective and performance criteria in clause 22.4.1 P1(b) and draft 'desired future character' statements if it is concluded that the current criteria do not provide sufficient guidance to ensure that impacts on streetscape and townscape values are acceptable.

(iii) To identify issues related to townscape considerations relevant to the translation of the HIPS2015 and the Sullivans Cove Planning Scheme 1997 into the Hobart Local Provisions Schedule of the Tasmanian Planning Scheme.

(iv) Review the building height standards in the Commercial Zone (clause 23.4.1) and evaluate whether or not they will ensure that building height contributes positively to the streetscape and will not adversely impact on the townscape in the central business area.

Scope and **Key tasks** :

1. Based on work already undertaken for the Central Area Strategy Plan –

Townscape Report (1991 HCC, L.Woolley), City of Hobart Urban Design Principles Project (2004 L Woolley), Views – Experiencing Sullivans Cove (2011 L Woolley) and the Townscape Assessment 28-32 Elizabeth Street (2015 L Woolley)

identify the key streetscape and townscape values that require consideration when assessing buildings proposed outside of the Amenity Building Envelope.

2. Evaluate and articulate how the landform of the City and CBD informs the key townscape values that require consideration. Use existing case studies such as that for the 'Civic Square Masterplan' to inform this work.

3. Assess whether or not consideration of the building elements related to; 'siting,' bulk' and 'design' alone are adequate to ensure that impacts on streetscape and townscape values in the Central Business Zone are acceptable when buildings outside the Amenity Building Envelope are proposed. Identify additional elements for consideration if deemed necessary.

4. Assess whether or not the phrase: 'does not significantly negatively impact' provides sufficient guidance for assessing applications for development outside of the Amenity Building Envelope. Identify additional statements for consideration if deemed necessary.

5. If considered necessary draft appropriate amendments to the performance criteria in clause 22.4.1 P1(b) to ensure that potential adverse impacts on streetscape and townscape values from buildings outside the Amenity Building Envelope are acceptable.

6. If considered necessary draft appropriate amendments to the objective for the building height standards (22.4.1) to reflect any changes to the performance criteria in clause 22.4.1 P1(b).

7. If considered necessary draft appropriate desired future character statements for consideration under the performance criteria in clause 22.4.1 P1(b).

8. Identify issues related to townscape considerations relevant to the translation of the HIPS2015 and the Sullivans Cove Planning Scheme 1997 into the Hobart Local Provisions Schedule of the Tasmanian Planning Scheme.

9. Review the building height standards in the Commercial Zone (clause 23.4.1) and evaluate whether or not they will ensure that building height contributes positively to the streetscape and will not adversely impact on the townscape in the central business area. If considered necessary draft appropriate amendments to address any deficiencies identified.

## Report structure:

The intention of the report is to identify key townscape and streetscape values that require consideration when development outside the Amenity Building Envelope is proposed.

Accordingly analysis of the **location** of the Central Business Zone within the landscape of the city and its influence on townscape values underpins these considerations.

The report is structured to consider the landform of the city centre and its influence on urban form, before identifying townscape and streetscape values in response to the Central Hobart setting.

To this end urban alignments and view fields from within the municipality identify the location and the 'exterior' form and scale of Central Hobart 'in the round', before assessment of the city centre from 'within', identifies additional townscape values for consideration.

The role of view-lines and view protection planes in enhancing connectivity are then identified. With these as background a detailed response to each component of the brief is presented.

The 'central' role of the location is further considered through identification of an area of potential intensification for development outside the Amenity Building Envelope.

## 2.0 Central Hobart -

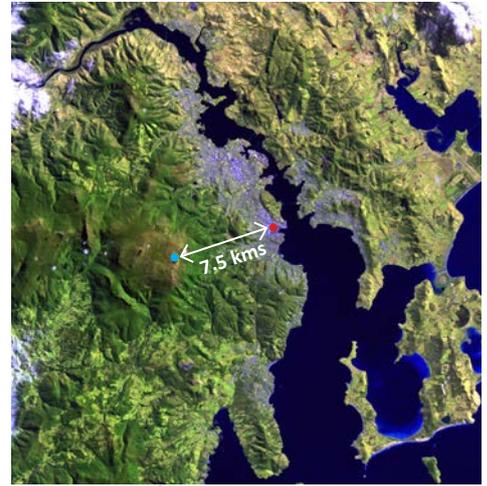
### 2.1 Landform

Regional focus of a continuous, complex landscape

Central Hobart is located at the base of the most compressed natural transect in urban Australia. The rise from sea level to the summit of Kunanyi (Mt Wellington) (elevation 1240 m) occurs within only 7.5 kms.

Among the most intense landform focus of the southern Tasmanian dwelling region, are the environs adjacent the outfall of the dominant mountain stream - the Hobart Rivulet.

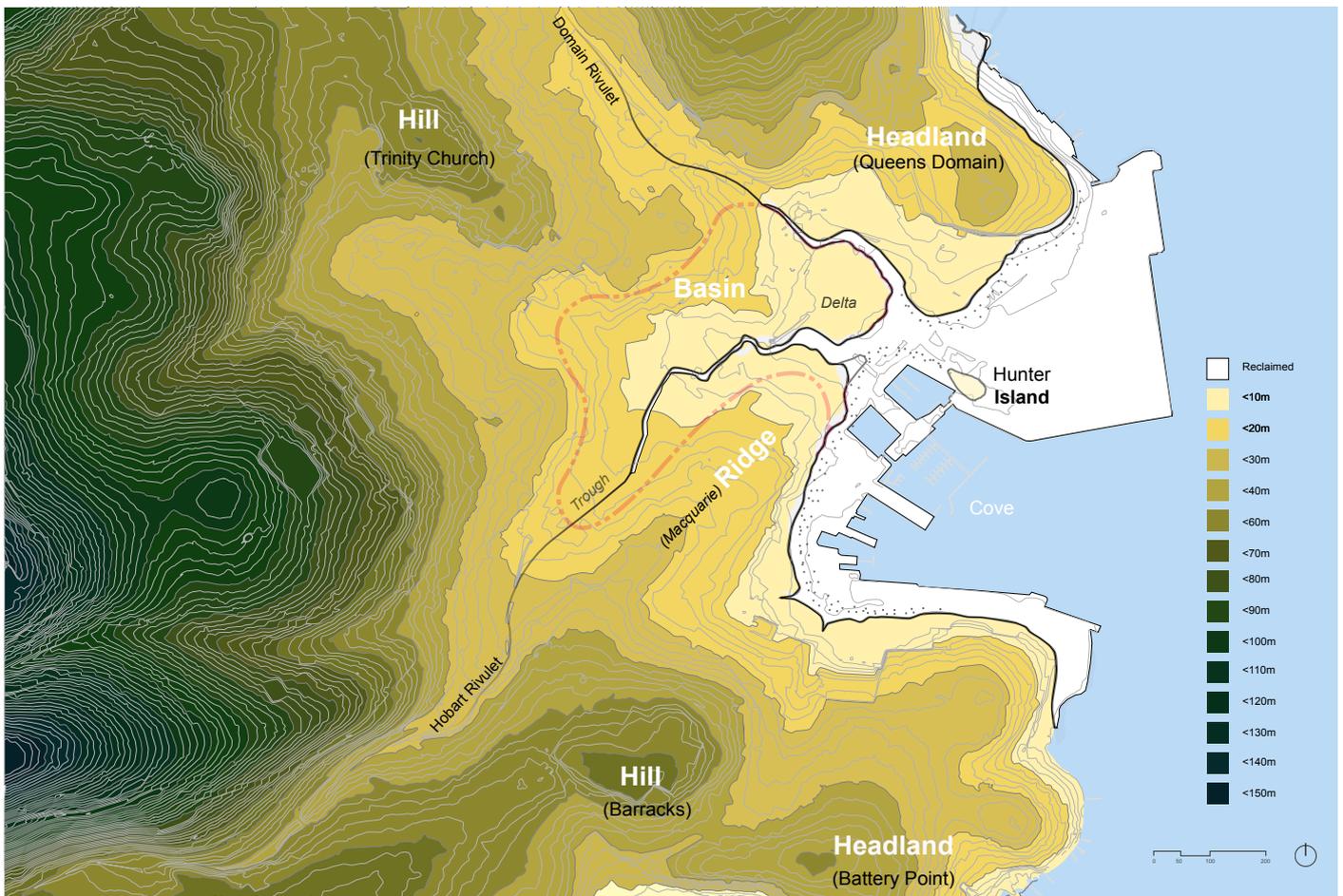
Central Hobart - landform structure. Readily interpreted as a 'basin' draining rivulets between rising ground, hills and ridges. Headlands (one to the north and one to the south) define the cove together with the escarpment of the (Macquarie) Ridge.



Satellite image of the southern Tasmanian dwelling region and the scaled transition of harbours. Central Hobart is identified in red. Summit in blue.

The location is identified by several water-courses flowing through a low ground **basin** between ridges and hills into the cove, defined by adjacent **headlands**. Hills and ridges define the basin and its low lying delta.

The rock outcrop of Hunter Island (lying beneath today's piered and reclaimed concrete surface), generated a sand spit assisting the formation of the entrepot port.



The topography and layered landforms of Central Hobart are part of the drowned rift valley of the Derwent. As such they are inherent (geomorphologically and experientially) to the scale



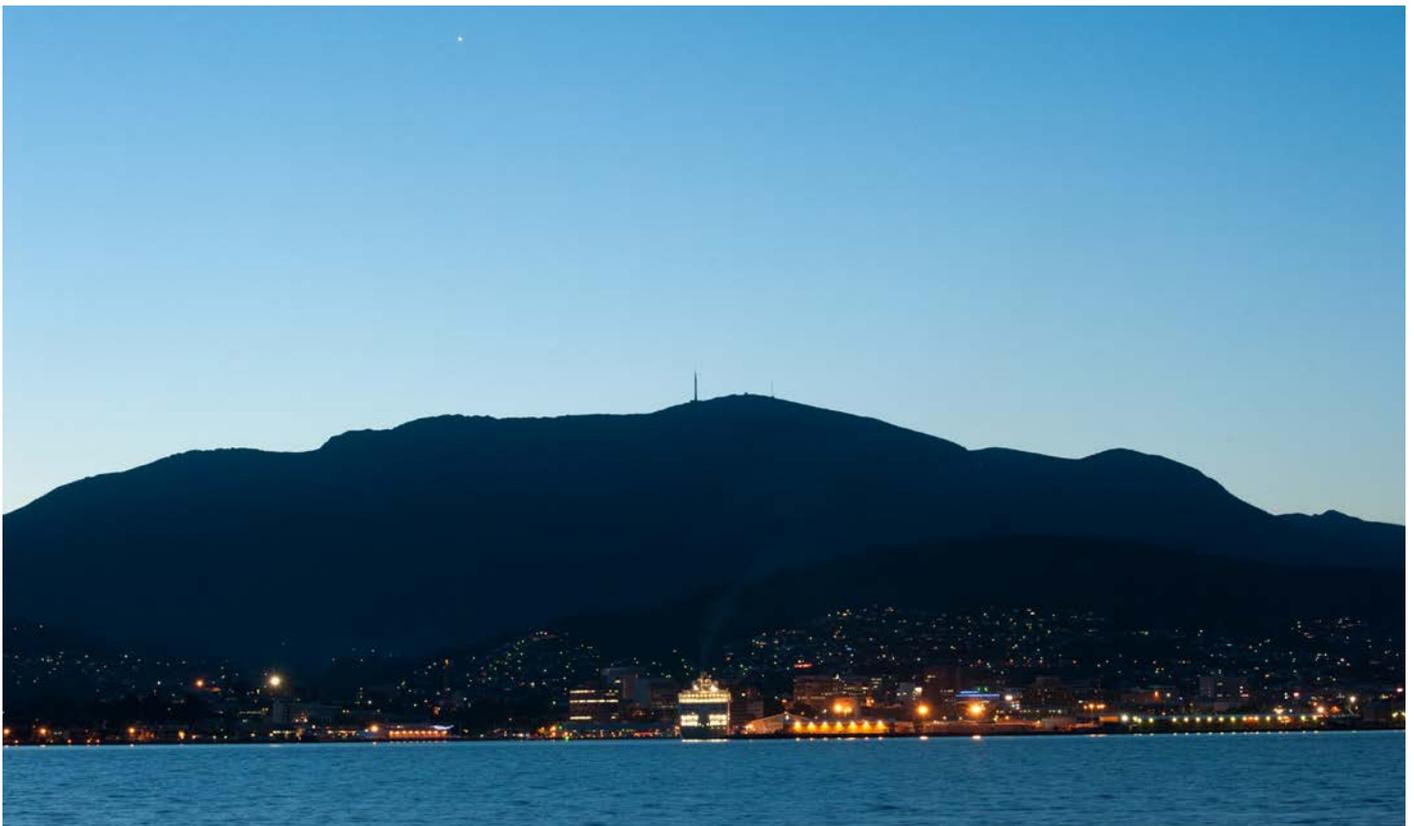
Sketch of the Camp at Sullivans Cove (att. George Prideaux Harris 1805-6) confirms the early settlement hierarchy in response to the topography, which includes the 'amphitheatre to the cove'. (National Library of Australia)

and natural rise of the regional setting. Accordingly the 'amphitheatre' generated by the landform rise from the waterplane of harbour and cove, especially to the summit of the Wellington Range, has long influenced both orientation and identity within the region.

The undeveloped landform horizons assist in bounding identity within the urban setting, even when appreciated from the centre of settlement. Combined with 'containment' by rising and high ground, and 'release' across the waterplane, they contribute to the characteristic spatial experience of the dwelling region.

The place of the city - in particular its central area focus - is synonymous with this 'layered rise'.

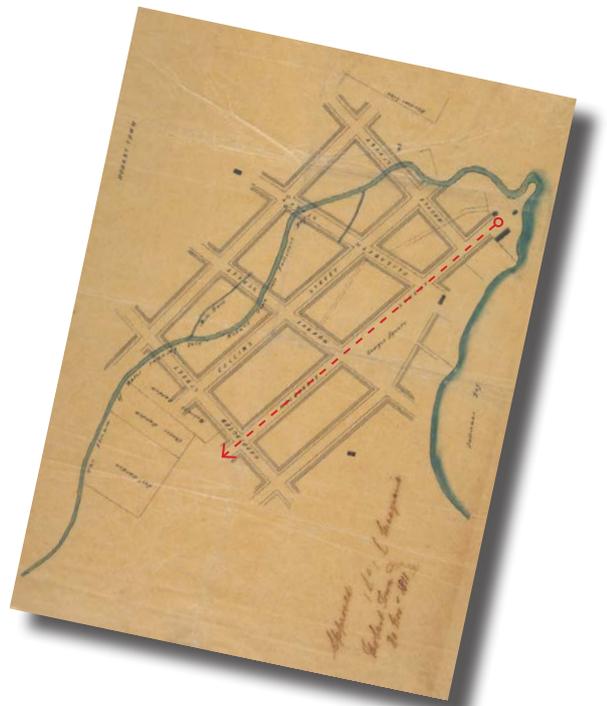
Undeveloped horizons assist in bounding the urban identity of the dwelling region.



# Central Hobart -

## 2.2 built form

A plan in response to the location - gesturing to an urban future



James Meehan 1811 The Town Plan of Hobart. The base line of Meehans plan was established on the ridge above the escarpment - the centre of which is today's Macquarie Street.

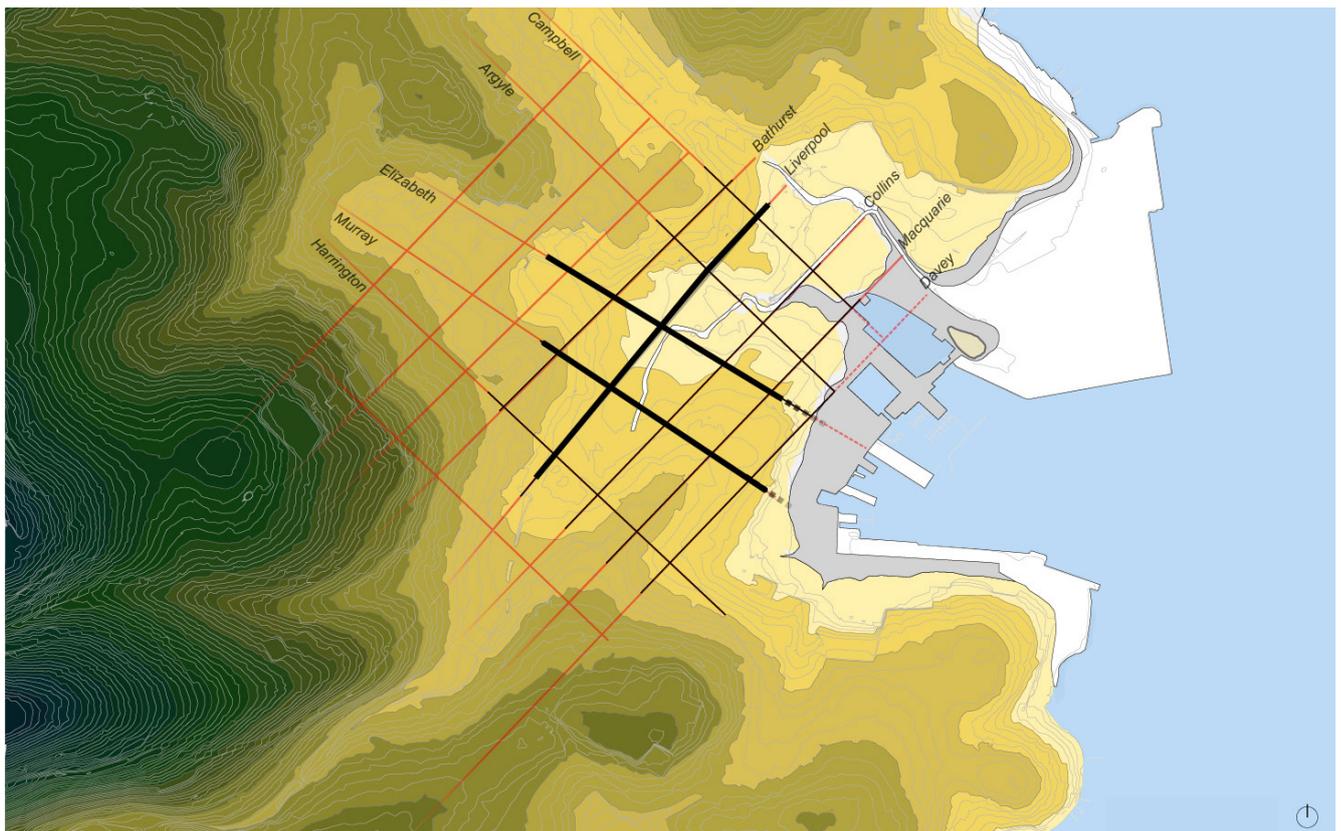
On instructions '.... to frame and mark out a regular plan' for what was 'a miserable collection of huts...wandering at random across the hilly slopes', surveyor James Meehan began the task in 1811 of establishing the alignment, location and scale of the first seven (formal) streets in Hobart Town.

The scale and proportion of the future urban blocks and their capacity to form habitable streets are inherent to Meehans Plan. (The form of the streets were to be 100' wide, consisting of 60' street width, 8' pathway and a 20' enclosure (urban gardens) in front of the houses.)

His base line was established along the ridge that was to become Macquarie Street. Elizabeth street was aligned oblique to Macquarie Street to avoid existing houses (and no doubt Trinity Hill) and align with the steps of Govt. House, already established on the escarpment above the shore.

With further development of the town 'grid' the now familiar 'non-orthogonal' arrangement of Elizabeth, Murray and Liverpool streets became clear.

The dual processes of building the urban blocks of the town, and reclaiming the cove to build the port, identify Hobart by mid 19c. The non orthogonal streets are amplified, also indicating the differing proportion of the urban blocks.





J.Sharpe panorama Hobart Town 1857 (TAHO)  
The Town Centre consolidates within the 'basin'.



Elizabeth Street intersection with Collins (c. 1950)  
Consistent street wall, height without bulk - NB.  
T+ G tower (AB 713\_1\_5567)

The compact centre of the capital city c. 1945  
(TAHO)



The other activities that would influence the character of the town included channeling and re-routing the meander of the mountain stream, (the Hobart Rivulet) together with progressive periods of reclamation within Sullivans Cove. Occurring in tandem, these processes allowed the port to grow while also tending to detach it from the town 'centre'. (Prior to the reclamation from 1820 that would infill today's Market Place, it was possible to row from Sullivans Cove into the 'town' along the Hobart Rivulet).

By the mid 1850s when Sharpes panorama was taken, (above) the town centre had consolidated within the basin, flanked to

the east by the Queens Domain, (defined by the Domain Rivulet) to the SW by the Military Barracks (from 1811) on Barracks Hill, and to the north by Trinity Hill and its stately church. (*Trinity Hill Church from 1842 Architect: James Blackburn*).

The civic role of the ridge along Macquarie Street was maintained as the town grew into a city. This role would be further consolidated with the building of the Town Hall (*Architect: Henry Hunter from 1865*) and the creation of a public square (Franklin Square) established when Government House was relocated to Pavilion Point.

By the end of the Second World War Central Hobart was a compact capital city with well defined urban blocks. The intimate yet civic scale established by Meehan now supported a public transport system, including trams, electrified trolley buses, buses and trains. Where building height above the dominant building scale (generally 2-4 stories) occurred, it was typically achieved without additional bulk. (Note the T+G building 1938 establishing a street wall scale, reinforcing its corner while stepping additional bulk back) While the reclaimed low ground accommodated industrial activity allied to the port, the central area streets were the civic and commercial focus of the region, its two-way streets supporting interconnected pedestrian activity.

Post war optimism, assisted by an increase in private automobile ownership and an expansion of the footprint of settlement, gave rise to transportation studies and major road proposals from the late 1950's. The resulting land acquisitions and demolitions along identified routes gave rise to a 'goughing out' of a number of central area



The impact of height and bulk is exaggerated with location. Hunter Street (c. 1990) viewing toward the then recently completed 'International Hotel'. Leigh Woolley Archive



Opened in 1974 on an amalgamated site, the Australian Government Centre exemplifies the impact of height and bulk. Its large floor plates contrast with the scale and finer grain of earlier periods. (TAHO)

blocks, many utilised for on-ground car parking. The city is only now making good some of these impacts.

Major building works (where height and bulk combined) arrived from the late 1960's. Some were the result of an amalgamation of earlier narrow lots resulting in buildings with floor plates that were large, even by national standards.

During the 1980's additional roading infrastructure included the extension of the Tasman Highway as a 'slip' road, (through the railyards) reducing the curvature of Hunter Street, thus allowing the creation of the Macquarie / Davey 'couplet' \*. In turn

this generated an amalgamated site for an 'International Hotel'. The combination of height and bulk in this location makes the building particularly evident - being beyond the central basin and at the outflow of the Hobart and Domain rivulets. This is also the 'low point' of the urban amphitheatre.

\* As part of the arterial road network this turned Macquarie and Davey streets - and many other central area streets - into one-way multi-lane traffic oriented throughfares.

Below : The contemporary city represented as a figure ground superimposed over the topography - the densest urban blocks are in the basin. The location of the 'International Hotel' is highlighted on the reclaimed edge - at the low point beyond the two rivulets.



## Summary - Urban structure and built form

As the built focus of a complex landscape, the urban structure of Central Hobart contributes to the city's unique character. The proximity to adjacent natural areas strengthens the attributes and character of the urban setting. Accordingly landform and built form combine to galvanise the city image and present it as 'a small city in a large landscape'. (City of Hobart Urban Design Principles Project 2004 p.2)

The orientation of the streets within the landform of the central city and the precincts that surround them - together with the urban architecture - generate a sense of Central Hobart as a particular place with a defined (and special) character.

Elongated SW/ NE along the escarpment of the Macquarie Ridge and NW / SE roughly along the Elizabeth Street alignment, Central Hobart measures approximately 1.25 kms x 1.25 kms as a 'pear shape', constrained between the rising ground on its eastern, northern and western flanks and Sullivans Cove to the SE.

Comfortable to traverse as a pedestrian and increasingly popular to cycle, the terrain offers its own amenity while differentiating activity. The steeper slopes to the west and east generate characteristic inner-city residential neighbourhoods in close proximity to the centre.

Central Hobart has an intimate scale, is generally compact and given its geography, easy to comprehend. In response to the topography and Meehan's 1811 plan,

Central Hobarts streets are oriented NW/ SE and NE / SW. The intimate scale is made richer through contrast with the diverse and continuous landscape - itself made visually and physically accessible along and through the city streets.

Views are an inherent asset. Maintaining and balancing them as the city centre 'consolidates' is a challenge, and need to be taken into account in planning the form of the city centre.

'View Fields' (alignments from a particular location) are a means to identify and focus the location of the city centre, and appreciate the way it has developed within its landscape setting. These will now be considered (p.15 - 24) before considering more precise alignments that contribute to View Protection Planes. (p.33- 35)

*View* : what is visible from a particular location

*Vista* : a narrow view (past a series of landmarks)

*Cowan. Dictionary of Urbanism 2005*

## 3.0 Re-integration - identifying townscape principles

### 3.1. The 'exterior' view (urban view fields)

#### Considering the location of the city centre within the municipal setting

The form of the city centre within the local topography of the 'basin', and adjacent hills and ridges has been identified. However for the location to be more broadly appreciated it also needs to be considered as part of the containing regional 'amphitheatre'.

Accordingly a sequence of panoramic view alignments as 'view fields', from publically accessible locations within the dwelling region, have been identified. These assist in identifying the landform relationships that define the city centre, and also confirm how 'proximity' and 'distance' affects appreciation of building scale within the urban landscape.

They also confirm, by virtue of the undulating topography and scale of the setting, the pattern of development of the city centre 'in the round'.

The locations provide several primary arcs of view either side of the 'great embayment' (or the 'middle harbour'). They vary in elevation from sea level to mountain summit. Each location offers a continuous and unbroken view of the city centre from which to consider the pattern and form of its development. Their purpose is to consider the form of the city centre in response to its landform, in order to make judgements about future form and scale.

Considering the location 'in the round'.  
View alignments focussed towards the city centre.





**View alignment 1  
Tasman Bridge**

The extended landform scale of the Queens Domain (of which the Cenotaph headland is a part) is evident from the crest of the Tasman Bridge.

From the eastern shore, especially north of the Tasman Bridge, the buildings of the city centre are **'contained'** behind the (Cenotaph) headland of the Queens Domain and between the Ridgeway rise, including Tolmans Hill, to the south-west.

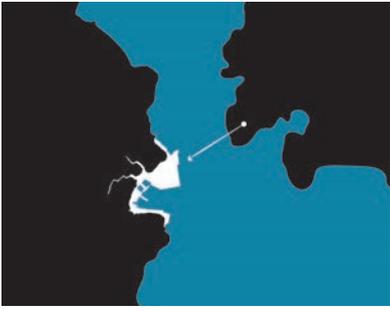
The importance of the Queens Domain as a landform to the experience of the centre **'nestling within the basin'** is reinforced from this aspect, especially when the extended scale of the Domain is appreciated beyond the crest of the Tasman Bridge.



Right : The city centre is experienced within the scale of the extended landscape from the Tasman Bridge.

Below: The Domain or Cenotaph Headland, as an extension of the Queens Domain, 'contains' the city centre to the north.





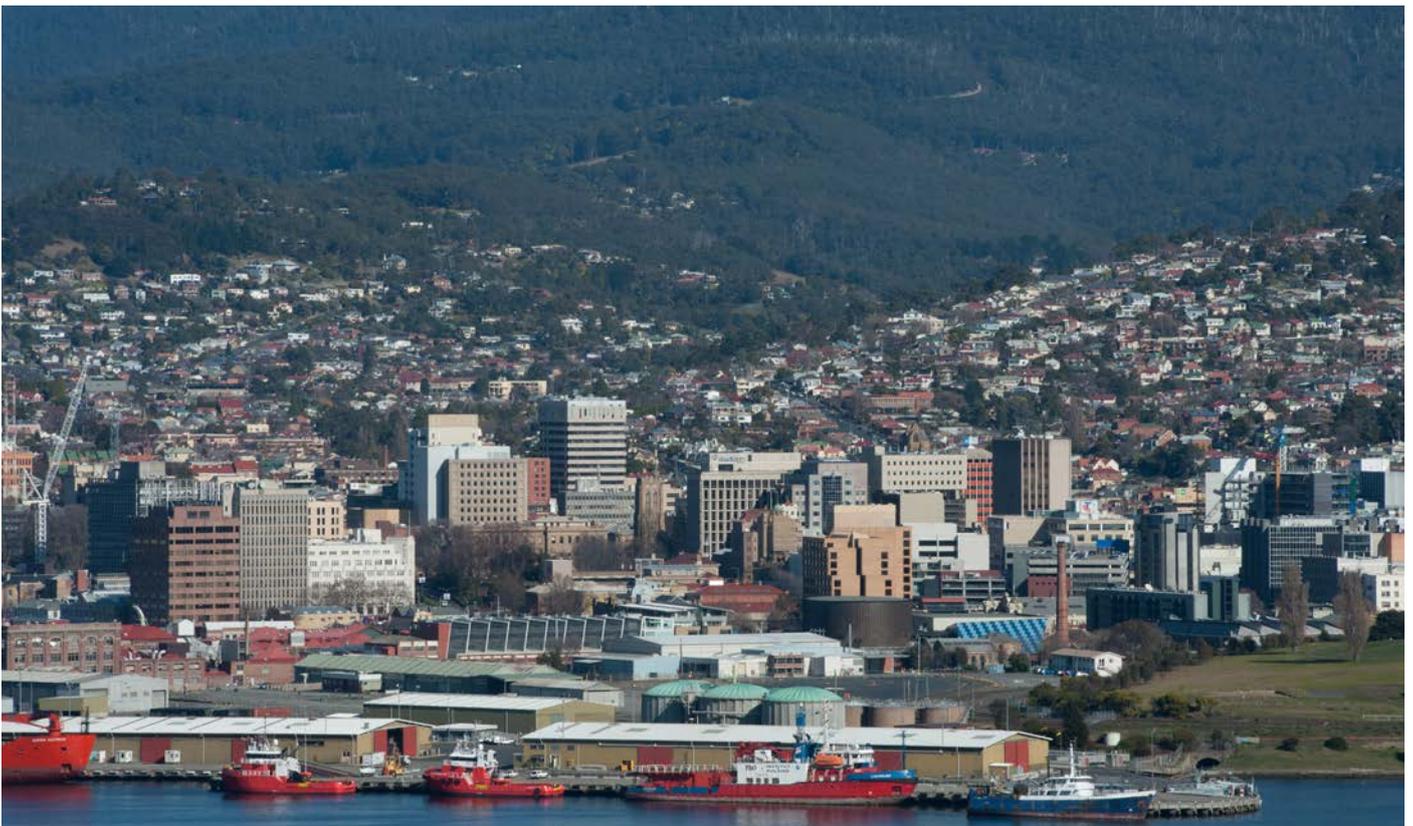
## View alignment 2 Rosny Hill

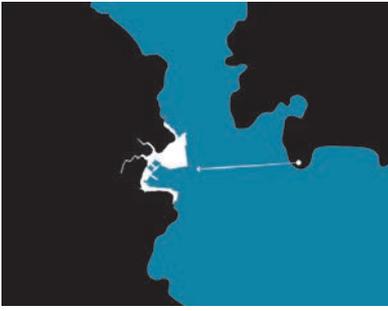
From the higher contours of Rosny Hill (approx. 90m elevation) the **layered rise** to the Wellington Range is apparent as are the **containing lower slopes** of the South Hobart and West Hobart hills. The residential scale of dwellings on these hills

contrasts with the commercial buildings of the city centre. The elongation of the city centre (south-east towards the cove and north-west within the basin) is more apparent as are the taller buildings along the Macquarie Ridge.

Right : The layered rise of the City Centre from Rosny Hill.

Below: (Detail) The city centre rises above Macquarie Point.

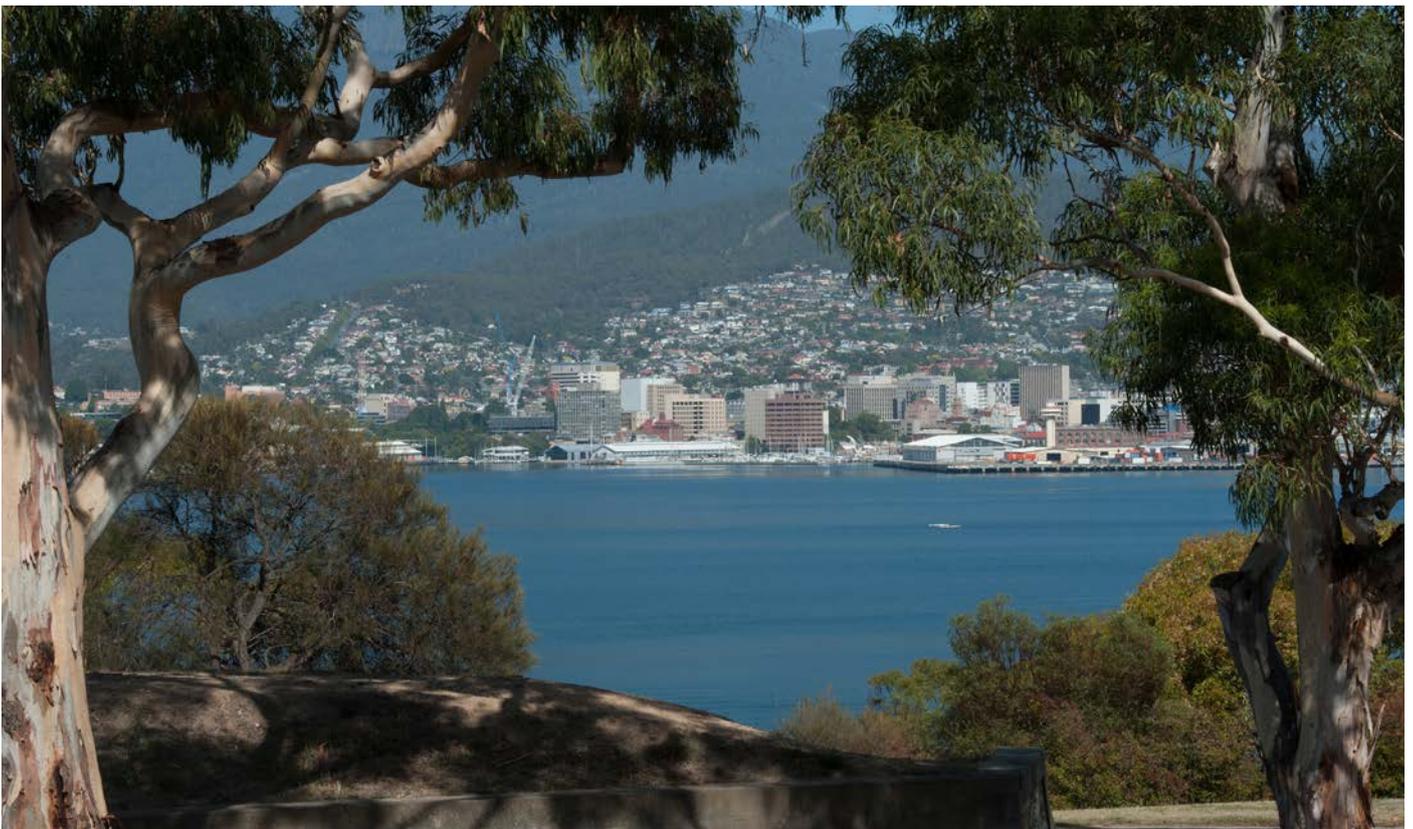
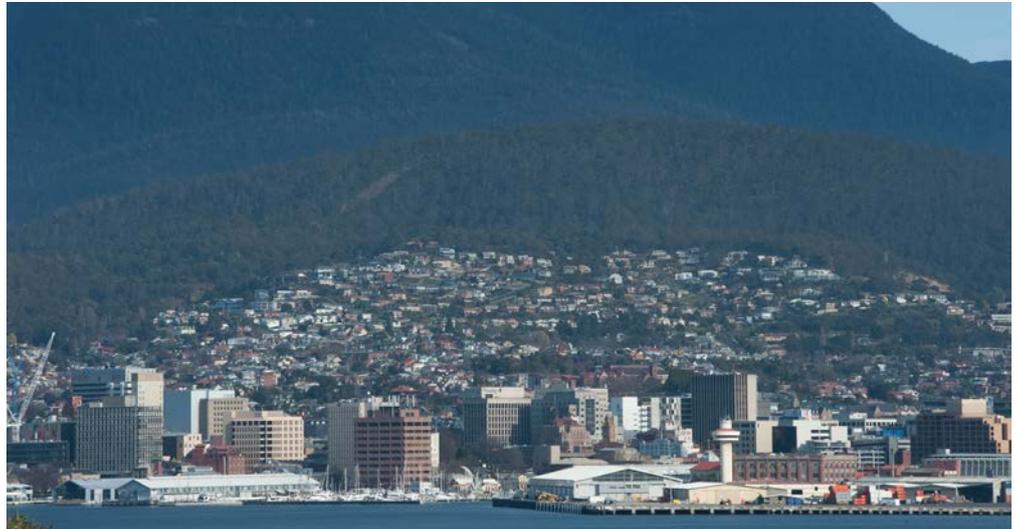


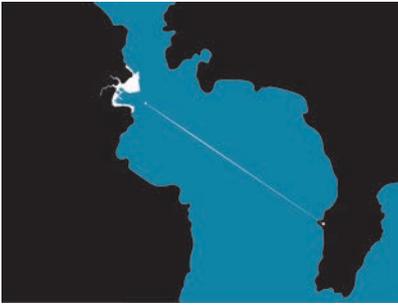


View alignment 3  
**Kangaroo Bluff**

The vertical scale of the landform rise to the Wellington Range is more apparent from the Kangaroo Bluff headland. This alignment reinforces the **scaled rise** from the cove to the inner hills (including Knocklofty) and then to the face of the mountain beyond. Accordingly the **stepped and scaled** form

of the built, particularly adjacent the cove, is readily appreciated (such as CML, GPO, former IXL). Similarly apparent are those buildings that have denied that scale (former Marine Board, HEC) and which confuse the eye from acknowledging the watercourse connection.





View alignment 4  
**Tranmere Point**

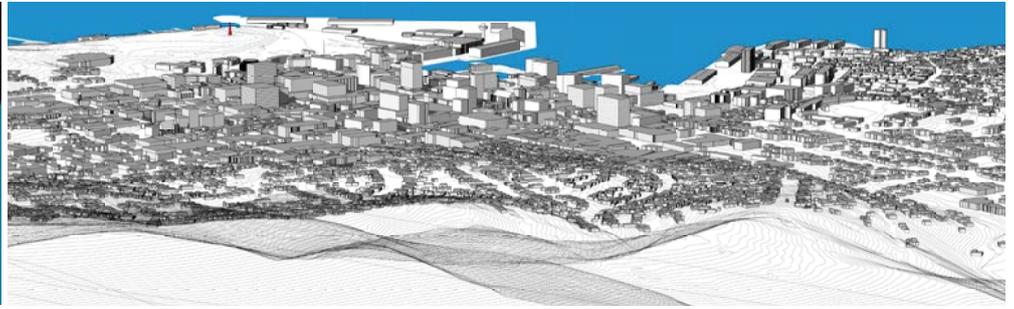
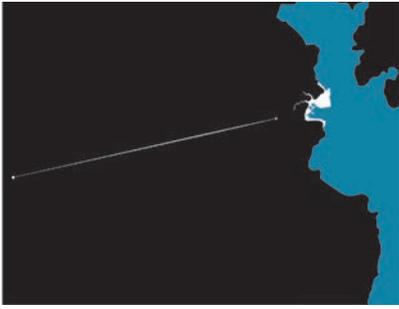
From Tranmere Point the **compression** of the city centre behind the Battery Point headland, and in response to the Mount Stuart (and Mount Faulkner) hills beyond, is apparent. The **elongated form** of the centre is evident, especially buildings built to the

south-west along the Macquarie Ridge. These are located behind the Battery Point headland, grading to the east. Structures that confuse this relationship include the Empress Towers and the Grand Chancellor Hotel.

Right : Battery Point headland provides the foreground to the city centre behind.

Below: The scaled rise to the high ground of Mount Faulkner as the horizon.

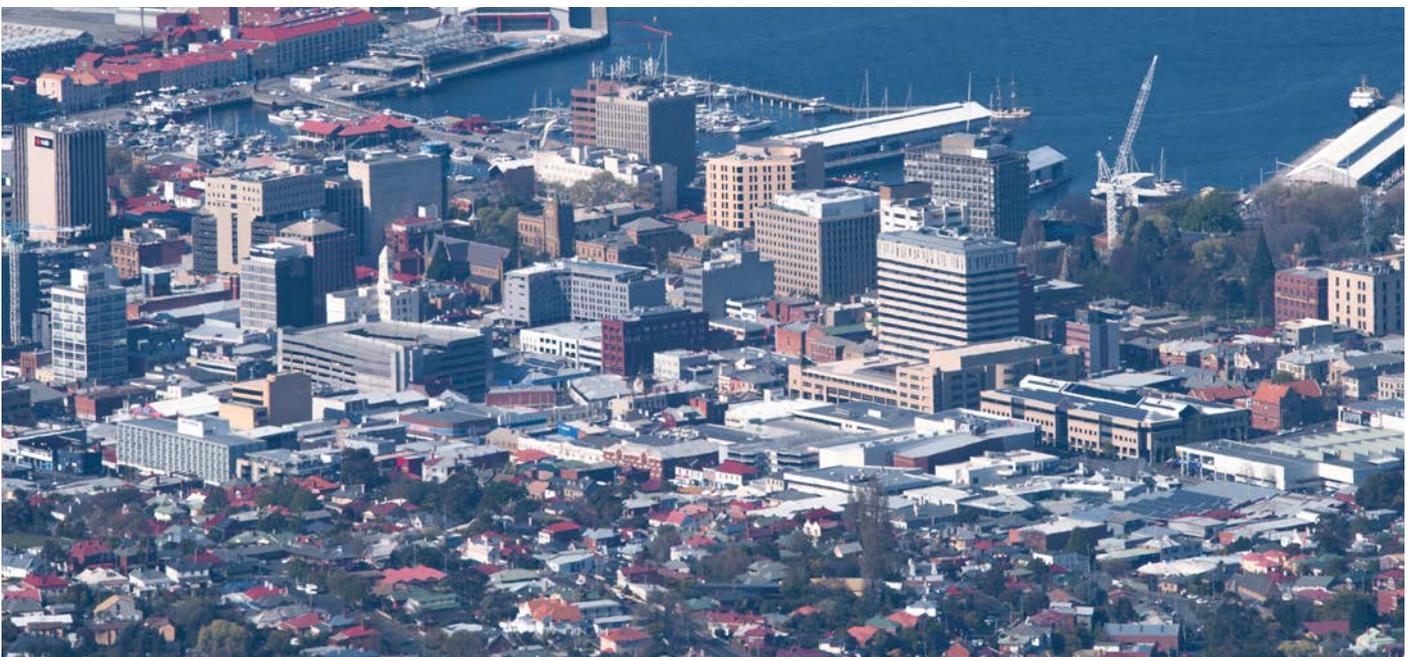


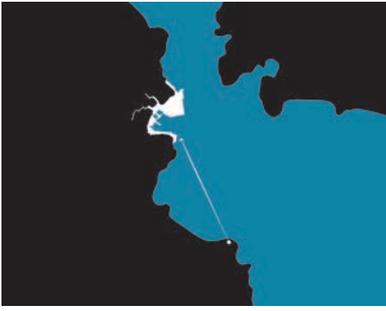


View alignment 6  
**Summit (Kunanyi)**

From the mountain summit the location of the city centre between the Knocklofty Hills and the inner harbour (including the reclaimed edge of Macquarie Point) is apparent. The **transition in scale** between the residential hillsides and the higher and bulkier buildings of the commercial centre is

confirmed. The capacity to **view down** to the cove floor, including to Franklin Square and the enclosed docks, reinforces the importance of **line of sight** connections within the extended urban landscape. In this instance this connects the low ground of the city with the high point of its urban backcloth.

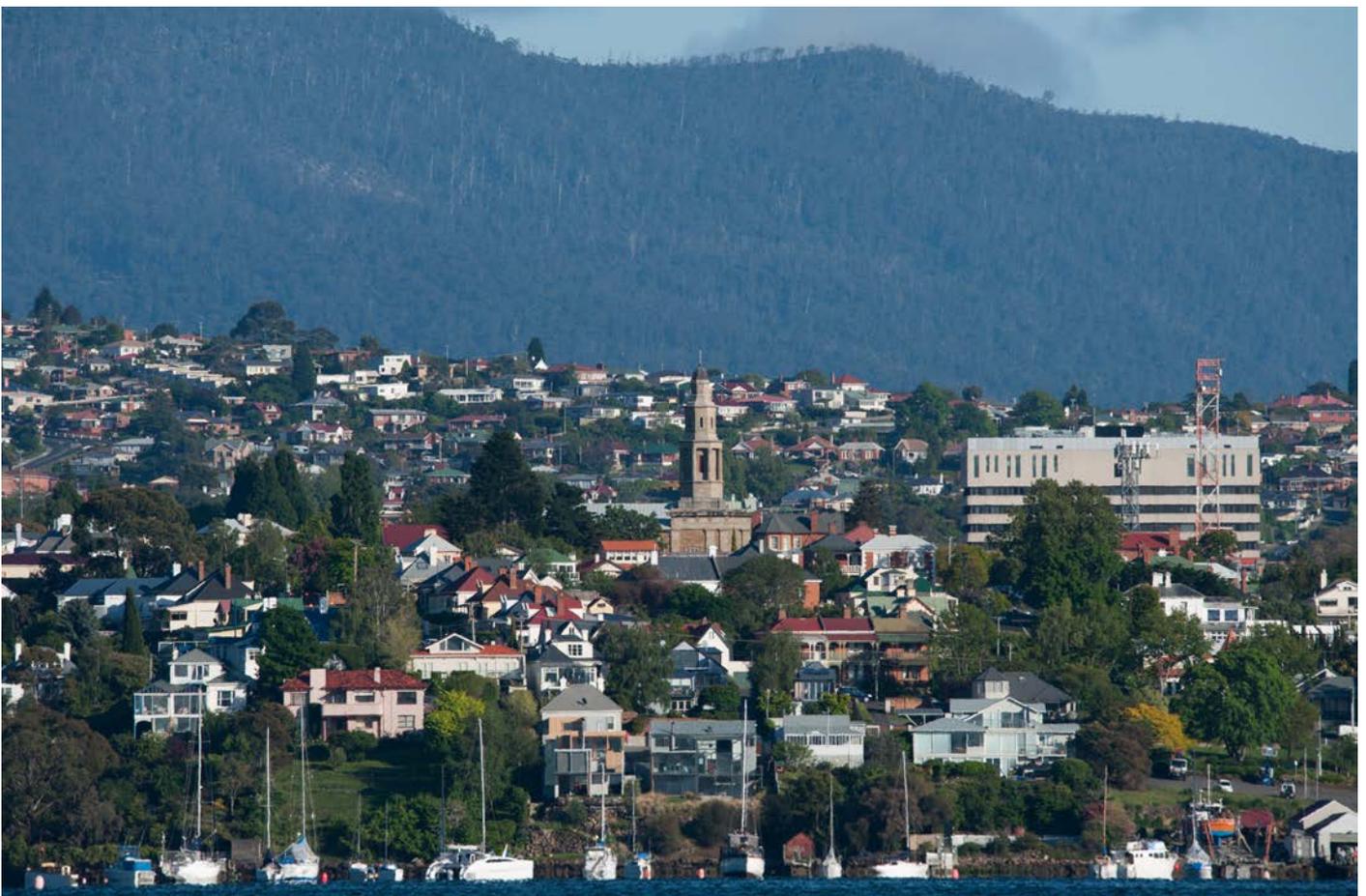


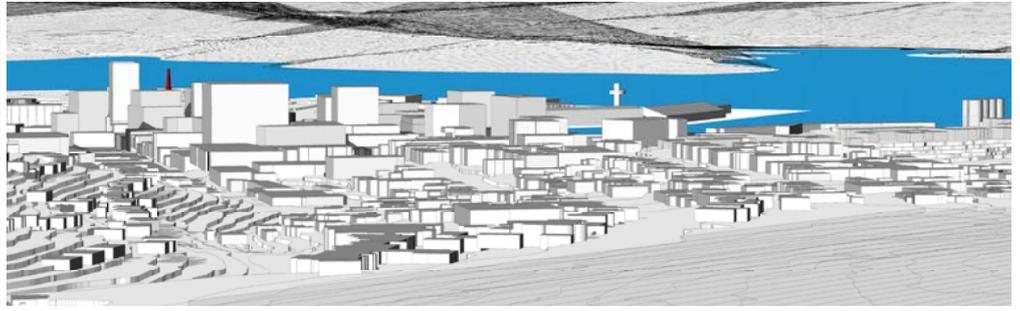
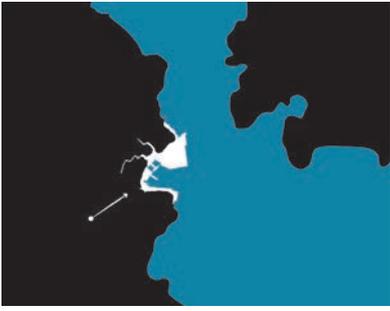


View alignment 5  
**Long Point** Lower Sandy Bay

Viewing north-west from Long Point the taller buildings of the city centre rise above the Battery Point Headland. While alignments from here reinforce **elongation** of the centre they also focus attention on the bulk and form of individual buildings.

Buildings of the city centre are thus identified by their abrupt change in scale from the fine grained residential dwellings in Battery Point. The 'non-conforming' presence of Empress Towers serves to reinforce this characteristic.





View alignment 7  
**Huon Road South Hobart**

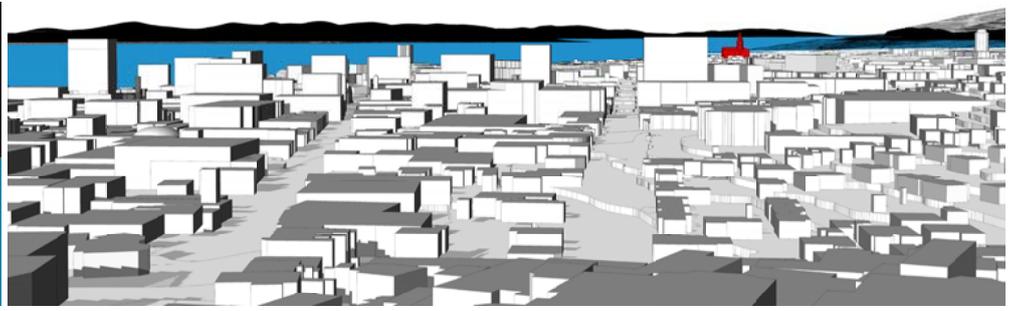
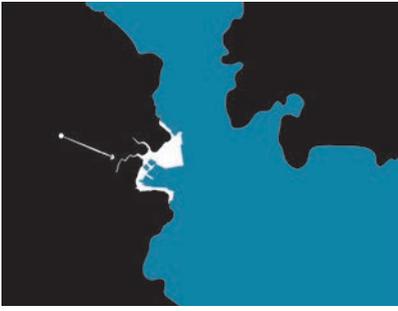
The low ground of South Hobart is defined by the course and alignment of the Hobart Rivulet 'trough'. Viewing north-east from Huon Road this also reinforces the landform setting and character of the city centre. The lower contours of the Knocklofty Hills ensure the basin of the city centre is

experienced beyond the residential scale on the natural lanform rise. The foreshortened view also reinforces the importance of the distinct **transition in scale** between the urban blocks of the city centre and the higher contours of the Macquarie Ridge.



Below: The Hobart Rivulet 'trough' provides the natural alignment to the Central Area 'basin'

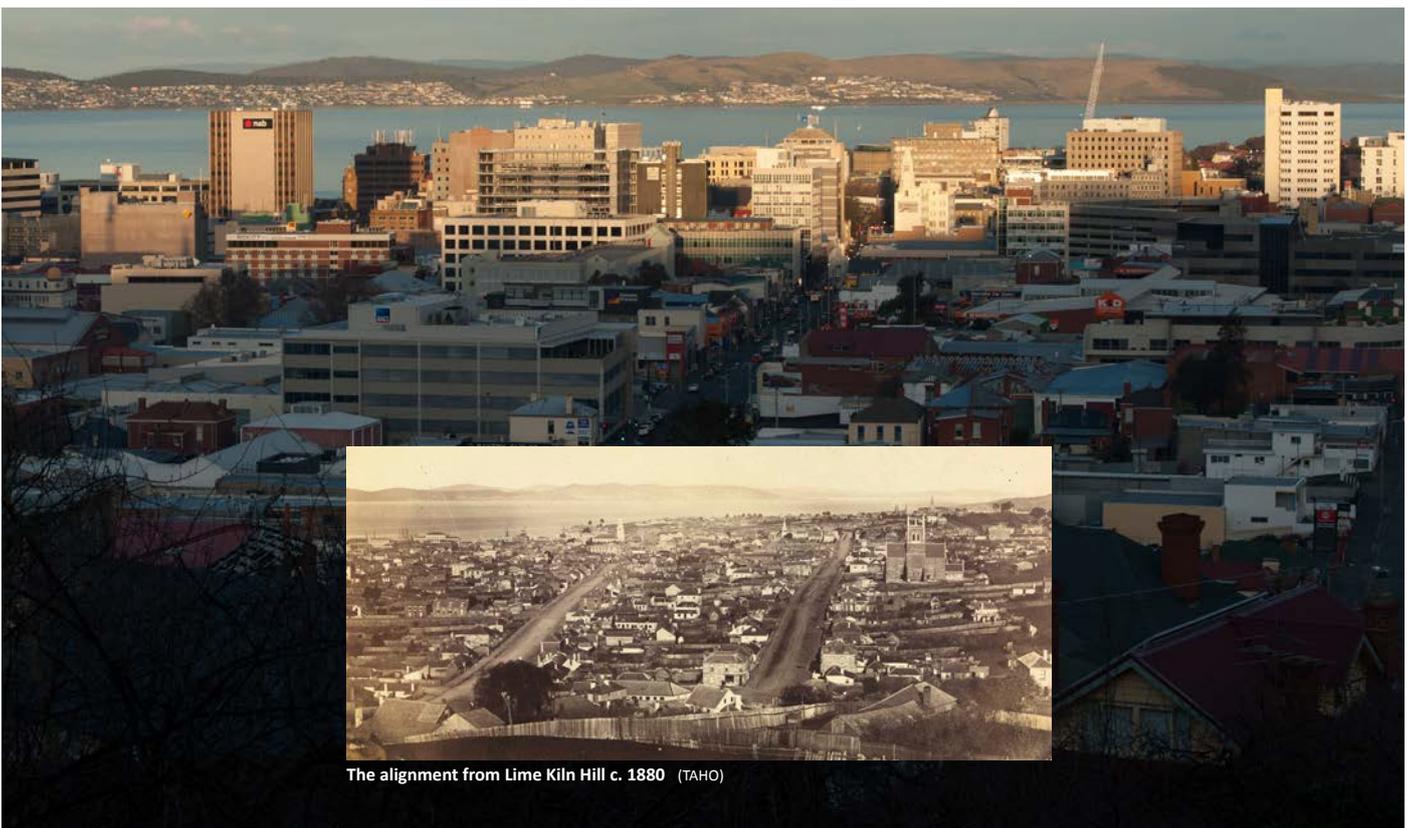




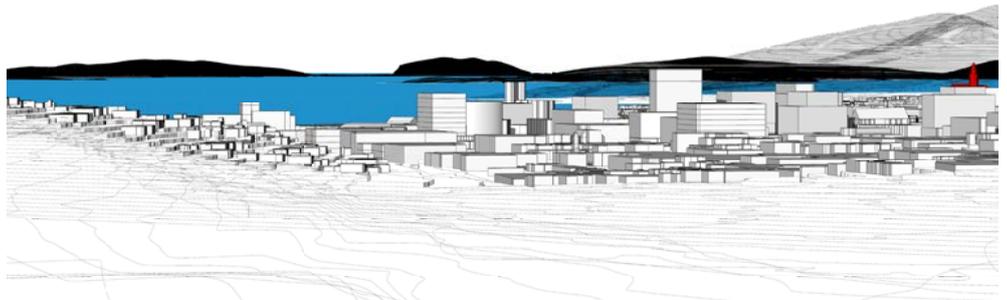
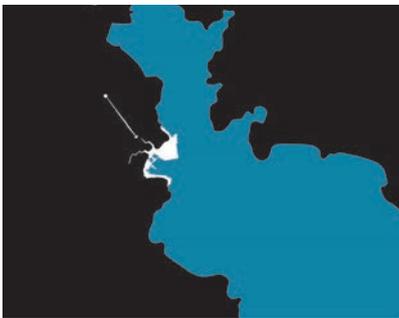
View alignment 8  
**Inner West Hobart (Lime Kiln Hill)**

From the popular nineteenth century viewing point (Lime Kiln Hill) the inner West Hobart view further identifies the **elongated** form of development along the Macquarie Ridge.

In contrast to the civic focus of earlier development adjacent the cove, the **stretched form** of the city centre **along the ridge** has been realised through some of the largest and bulkiest buildings in the city.



The alignment from Lime Kiln Hill c. 1880 (TAHO)



View alignment 9  
**Boa Vista (saddle)**

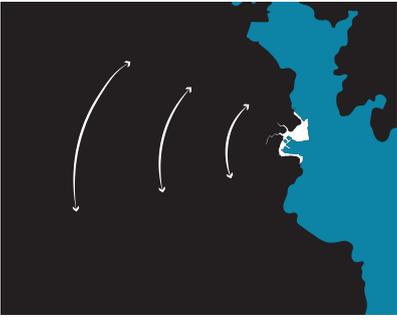
From the Boa Vista Road / Clearys Gates 'saddle' the city centre is **contained between** the rise of the Queens Domain to the east, and the Sandy Bay / Mount Nelson hills to the south-west. The harbour waterplane extends the vista to the south-

east punctuated by Betsey Island on the horizon. This alignment reinforces the gully of the former Domain Rivulet. Substantial development of the city centre massing further east and closer to the cove would impact this deep urban prospect.



Right and below : The landform of the Queens Domain reinforces the SE alignment across the harbour waterplane.

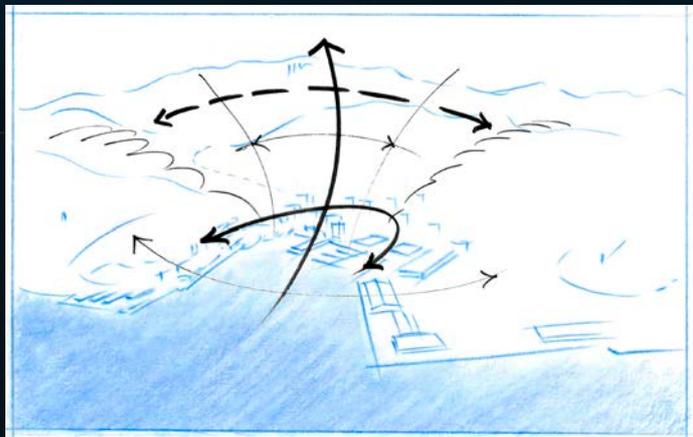




## The Amphitheatre to the Cove

In the context of urban view fields, the 'Amphitheatre to the Cove'\* should also be included, as it embraces and is also relevant to, the city centre. Its use is now common within the lexicon of state planning .

It is not a uniform containment back from the water but a 'gravitational' pull - an emphasis rising west and north-west toward the mass and summit horizon of the Wellington Range (Kunanyi). It implies a **stepping back** - a **layering** of scale within the natural rise from water to mountain horizon.



Diagrammatic consideration of the Amphitheatre to the Cove - an emphasis W/ NW layered back from the Cove (Woolley 2009)

## Amphitheatre to the Cove

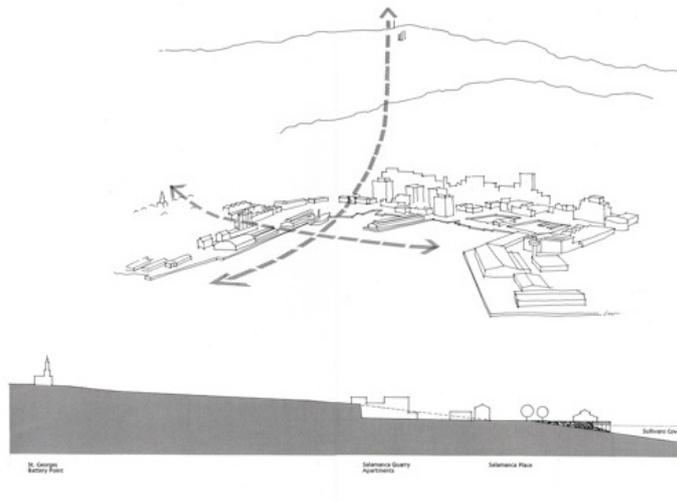


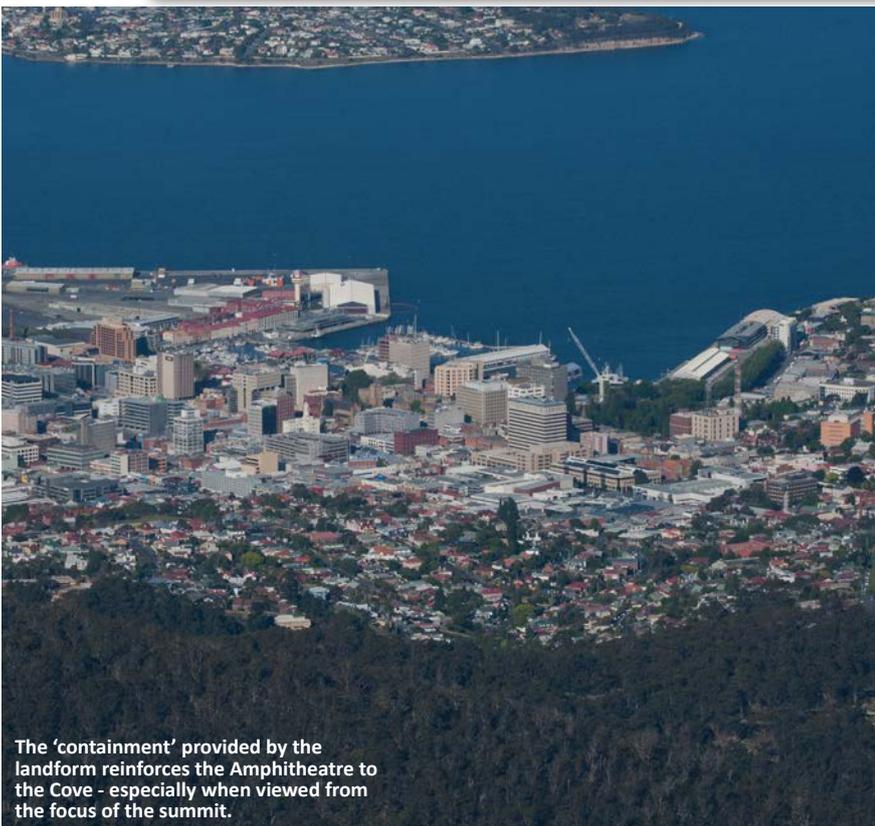
Diagram / sketch of the Amphitheatre (Woolley 1998)

The amphitheatre is confirmed where the land rises toward the summit. In reinforcing the landform, the built scale also rises, while at the same time acts to 'form' the settlement. Accordingly there have been phases of growth that have both defined and 'contained' the settlement (and its built scale) in response to the Amphitheatre to the Cove.

With each period - from the 'camp' to the 'town' to the 'city', the escarpment adjacent the cove (which becomes the Macquarie Ridge) has played the role of both a landform and built form reference. From the mid 20c the Macquarie Ridge accommodated the taller buildings of the city, then from the 1970's the bulkiest. The desired future character statements in the 1982 City of Hobart Planning Scheme sought to 'transition' height along the ridge. The intent is (in part) a consolidation of intensity to the mid- contours of the ridge and behind, thus within the 'basin'.

The emphasis of intensity toward the summit is thus taken from the low point of the amphitheatre, rather than a unified 'containment' back from the water.

*\* The Sullivans Cove Planning Scheme 1997 (6.2 Designing the Future Urban Form) states 'Development within Sullivans Cove will respect the natural amphitheatre created by the water and mountainous backdrop.' It further states 23.0 Schedule 2 - Urban Form (Objectives) - 'The bulk and height of buildings must reflect the natural topography of the Sullivans Cove Planning Area, the amphitheatre sloping down to the cove and the Macquarie Street and Regatta Point Ridges'.*



The 'containment' provided by the landform reinforces the Amphitheatre to the Cove - especially when viewed from the focus of the summit.

# Re-integration - identifying townscape principles

## 3.2 The 'interior' view

The city centre from 'within'  
(the Central Business Zone)

'Townscape values'- a discussion

As a concept 'Townscape' is an approach to urban design that focuses on urban form and its visual appearance, particularly that part that can be seen in a single view (a). It is part of an holistic view of the city and a movement whose concern with urban experience emphasized the relationship between buildings and all that surrounds them.(b) It was described by Nicholas Pevsner the pre-eminent scholar of art and architectural history of the twentieth century as '*a word formed on the pattern of landscape*'. (c) As a concept it embraces not just the visual environment of the city but, in honouring the place of the city, it also incorporates to the landscape of the city.

Accordingly it strives to *give order to the form of the city and development of the urban landscape*.

Reference to 'townscape values' in the Interim City of Hobart Planning Scheme 2015 necessarily includes this expectation. As a result it is necessary to consider the relationship between relevant components of the city that contribute to its urban landscape character. These include **views, topography and urban morphology**. External views of the city centre and its urban topography have been identified, it is now appropriate to consider, within this context, the pattern of the built 'face to face'.

- (a). Cowan R. The Dictionary of Urbanism Streetwise 2005 p. 400
- (b). Ellin N. Postmodern Urbanism Blackwell 1996 p.45
- (c). Aitchison M. ( Ed) Visual Planning and the Picturesque Getty Research Institute 2010 p.179

Meehans 'base line' as experienced along today's Macquarie Street, viewing north east toward the Cenotaph and the Domain Headland.



The principles indicated are an initial consideration only. They provide a foundation for a more extensive future framework.

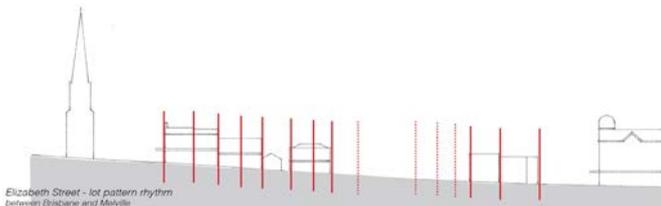
A typical application of each principle is shown. Selected pages from recently produced Urban Design Principles documents for central city projects, were produced for the University of Tasmania. (by the author)

Spatial experience:

## Rhythm

Townscape Principle :

Acknowledge the development pattern of narrow lot widths as a vertical **gradation** and horizontally as a **modulation** in maintaining a rhythm within a street.



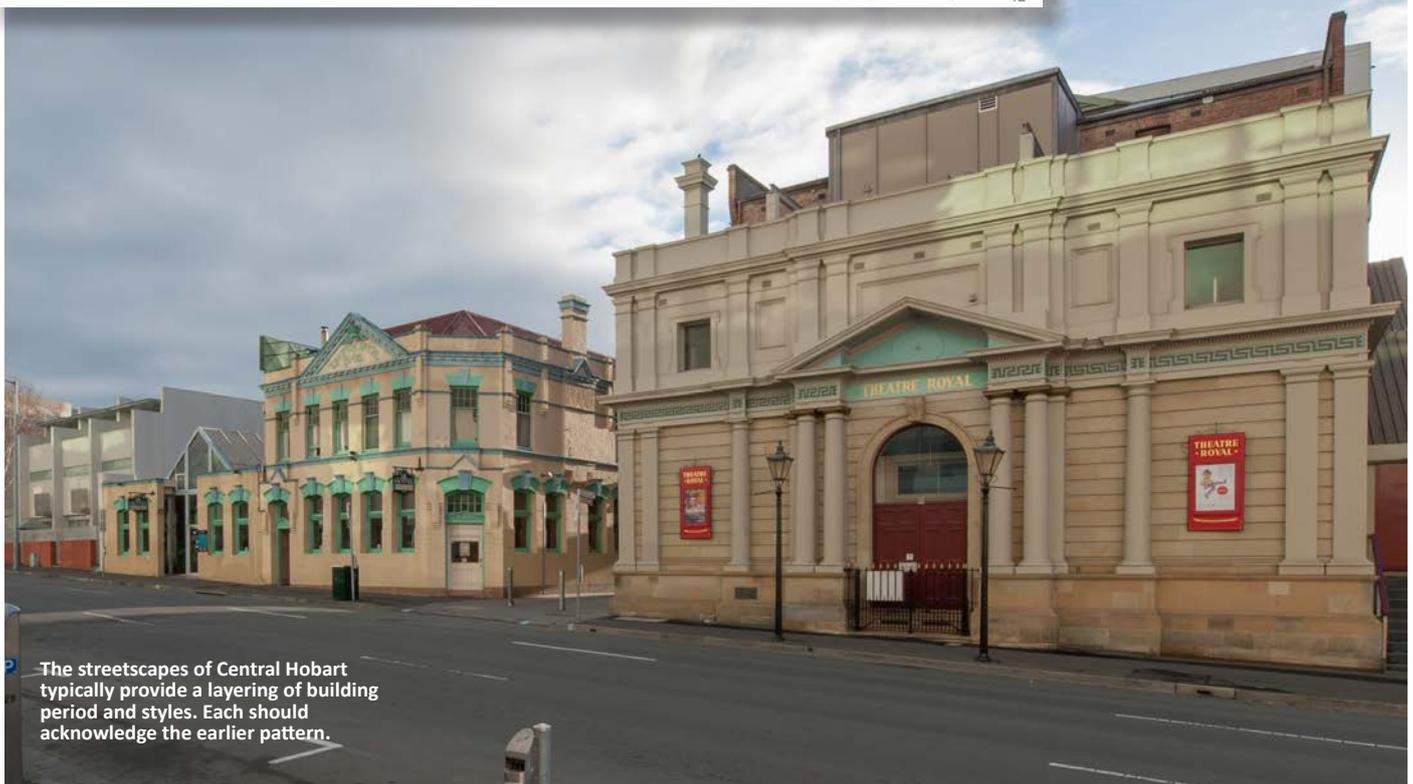
Above: Melville Street rise  
Upper right: Elizabeth Street rise  
Left: Frontages to Elizabeth Street (across subject site, and the Sunday Farmers Market, refer also p.31, 35)

### Gradation

Recognise the development pattern of narrow lots, and the corresponding vertical rhythm of fine grained frontages, typical to Elizabeth Street. Acknowledge the pattern of building on rising land, where buildings step with the grade, typical of Melville Street.

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Within the streetscape the pattern of earlier lot widths gives rise to a vertical gradation, especially where topography changes. Similarly the horizontal adjustment (or modulation) of buildings and their details also contributes to generate a 'rhythm' within a street. These patterns should continue to be interpreted both within and above the 'street wall'.



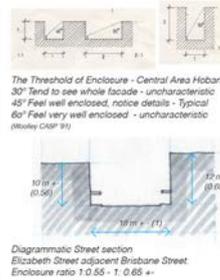
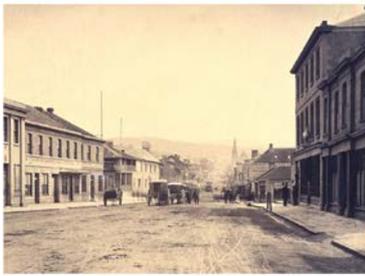
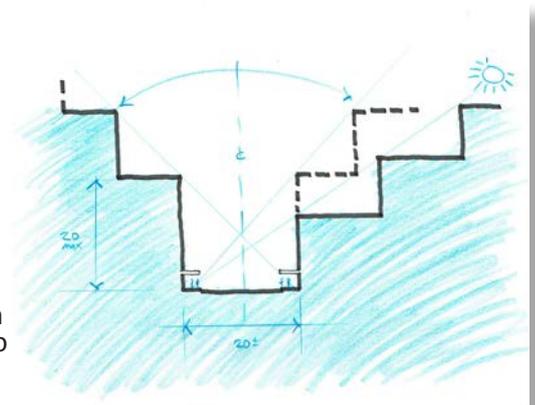
The streetscapes of Central Hobart typically provide a layering of building period and styles. Each should acknowledge the earlier pattern.

Spatial experience:

# Enclosure

Townscape Principle :

The scale of streetspace enclosure should identify maximum and minimum thresholds. Adjustments will be made to accommodate solar penetration where appropriate.



Streets in Central Hobart are typically 18 - 20 m wide (being Meehans 60' width) The threshold or 'scale of enclosure' is determined by the height of buildings along the edge generating a street 'wall'. In Hobart this varies, but for new work should typically be between 10 - 20 m, not withstanding heritage and solar penetration provisions.

The civic role of Elizabeth Street.

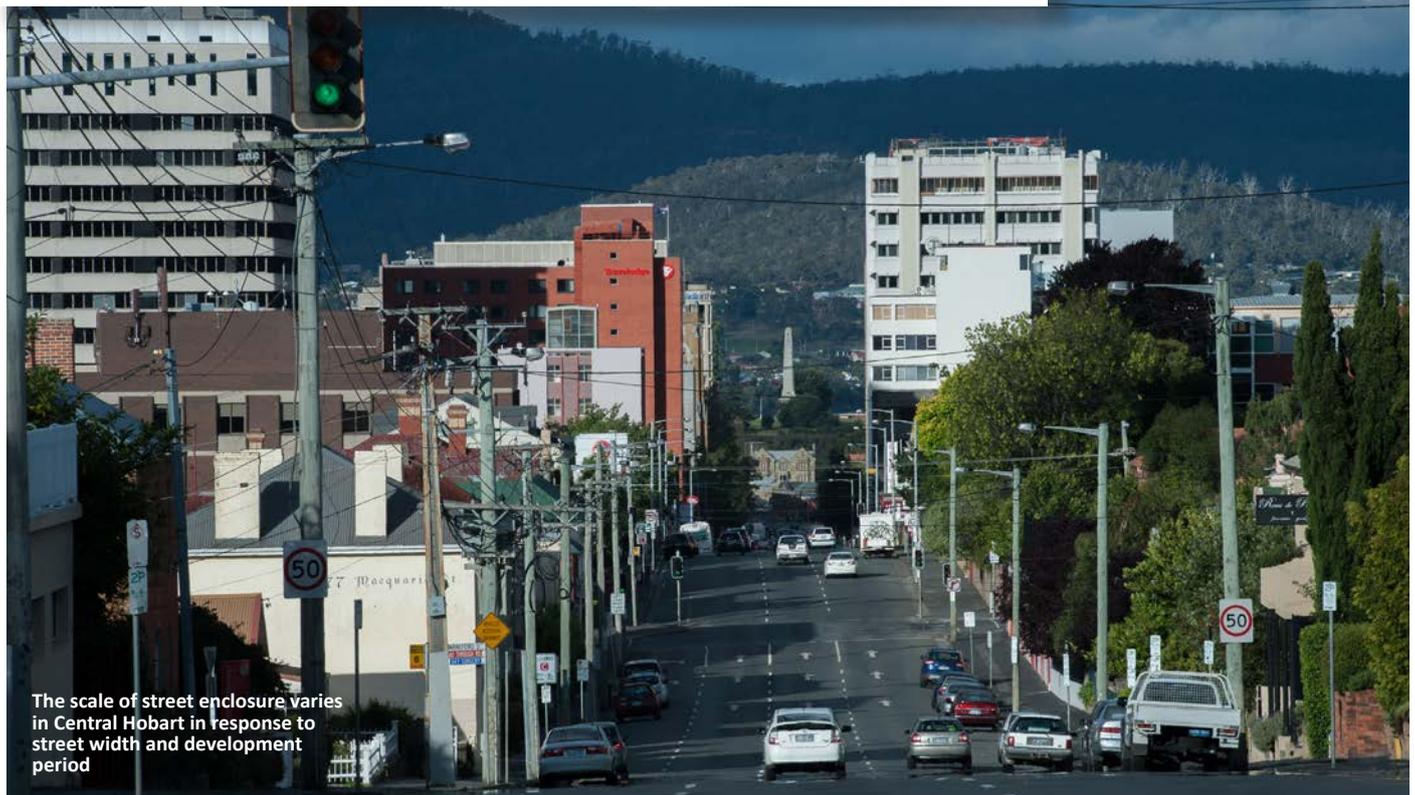
Upper right: The street and its space (c. 1870) viewing north-west (JIAS in press)  
 Far right: Prior to pedestrianisation of Elizabeth Mall (c. 1965) (1942)  
 Lower far right: Framing views to the port and the harbour (c. 1935) (1942)  
 Lower right: the street space today (Oct. 2012)



Spatial enclosure has varied through time and along the length of Elizabeth Street. As the grade rises the scale of enclosure lessens. A minimum scale of enclosure is however necessary to maintain coherence of the whole.

## Inclusion

To ensure the space and scale of the street is respected provide a minimum enclosure at the street edge of the subject site equivalent to 2/3 its width.

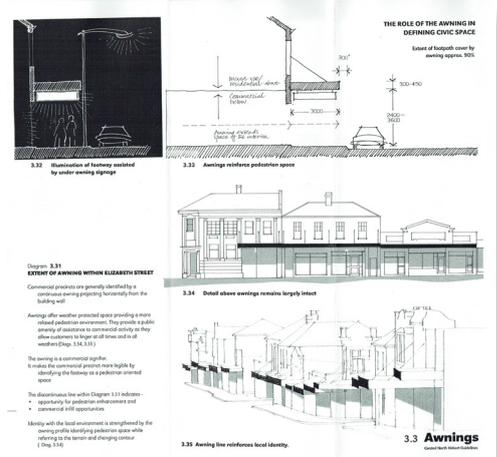


The scale of street enclosure varies in Central Hobart in response to street width and development period

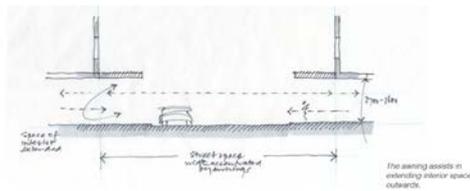
Spatial experience:  
**Protection**

Townscape principle:

To enhance public amenity and encourage interior activity beyond the building threshold, ensure protection of the pedestrian street edge.



Street space  
Street elevation pattern - awnings



Commercial and retail precincts in central Hobart are generally identified by a continuous awning, projecting horizontally from the building wall. Offering public amenity, they provide weather protection and a relaxed pedestrian environment, allowing individuals to linger at all times and in all weather. They can assist in extending the interior activity into the public realm.

Unlike other north-west, south-east aligned streets Elizabeth Street is identified by a near continuous awning edge. This is in contrast to many adjacent streets, including Brisbane and Melville Streets and is an indication of its traditional commercial retail role.

**Protection**

To extend interior activity to the public street edge and enhance public amenity, ensure continuous protection of the pedestrian edge especially along Elizabeth Street.

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The addition of a protected edge above the pavement is a characteristic of commercial street frontages in Central Hobart. This streetscape feature assists continuity and weather protection along the street edge, while providing an intimacy to the pedestrian space.

The earlier North Hobart Townscape Project (1991) identified that the awnings, together with the comfortable grade and the two way street traffic, contributed to Elizabeth street being the most popular pedestrian street in the city being termed: 'the peoples street'. A contemporary interpretation of the principle is under construction at the UTAS housing project along Elizabeth Street.



Commercial frontages in Central Hobart are characterised by near continuous awnings moderating climate and providing weather protection

Spatial experience:  
**Permeability**

Townscape principle :

Recognise that street character and alignments can be assisted by managing vistas while also encouraging pedestrian movement through the urban blocks.

Public domain  
Diversify and extend laneways, links



The ridge to the central area, of which the subject site is an adjacent part, extends to an elevated knoll to the north. Amplified by the Holy Trinity Church, a city wide landmark and the focus of a residential precinct, see see measure 15.

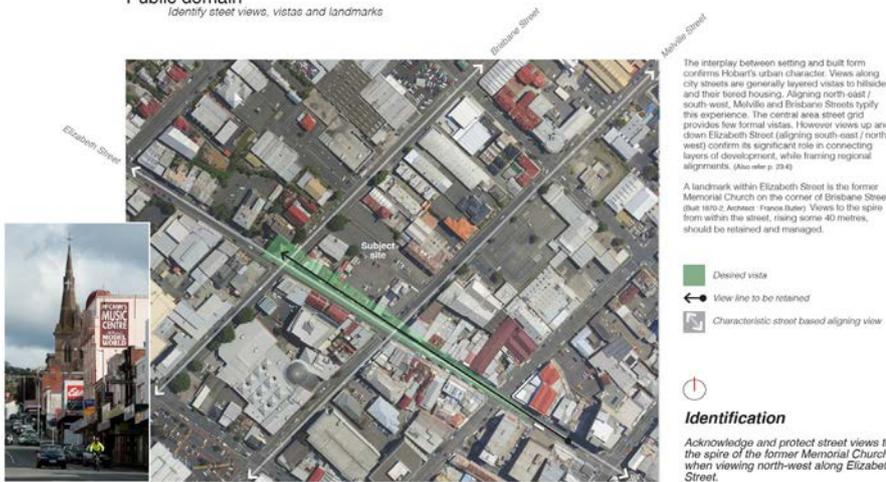
Links beyond the existing street and lane system should be investigated to enhance urban permeability to and from the central area and its adjacent residential precincts. A through-block link bisecting the subject site would assist site activation and pedestrian permeability more broadly.

Below left: Viewing across the subject site from the Malabar Street edge toward Brisbane Street and the ramp and bridge. A dedicated route through the site would extend the pattern of public laneway, while making public space more diverse.

Below: The prominent character of the Malabar Street Heritage.



Public domain  
Identify street views, vistas and landmarks



The interplay between setting and built form confirms Hobart's urban character. Views along city streets are generally layered views to balconies and their boxed housing. Aligning north-east / south-west, Malville and Brisbane Streets typify this experience. The central area street grid provides few formal vistas. However views up and down Elizabeth Street (aligning south-east / north-west) confirm its significant role in connecting layers of development, while framing regional alignments. (see-measure 19-20)

A landmark within Elizabeth Street is the former Memorial Church on the corner of Brisbane Street, due into 2. Another - France Butler Views to the spire from within the street, rising some 40 metres, should be retained and managed.

- Delineated vista
- View line to be retained
- Characteristic street based aligning view

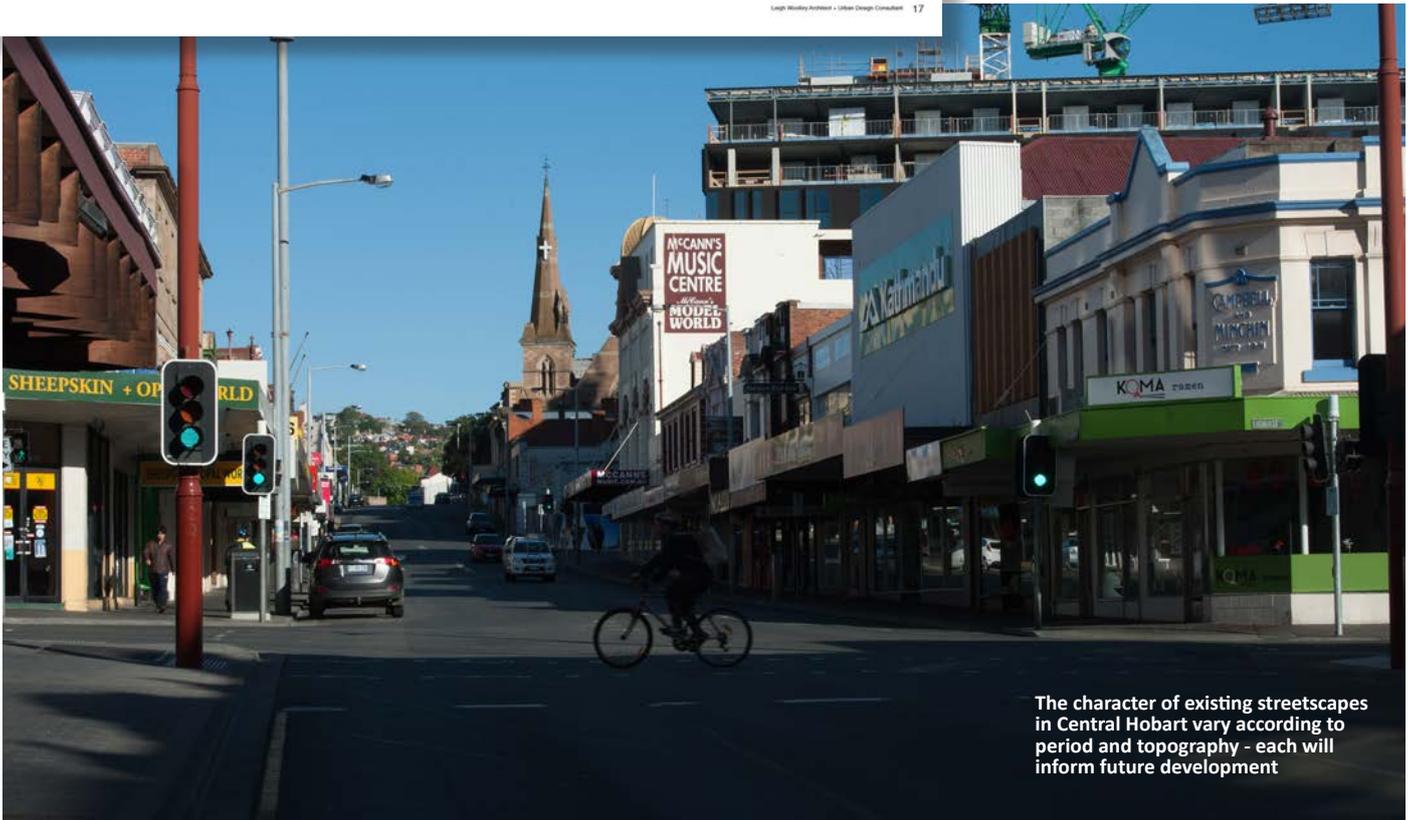
**Identification**

Acknowledge and protect street views to the spire of the former Memorial Church when viewing north-west along Elizabeth Street.

In Central Hobart connectivity and pedestrian permeability is assisted by the form and character of the street space, combined with the topography.

Street vistas also add to visual permeability, and need to be considered and identified. (Such was the case with the urban design principles guiding the UTAS student housing project under construction ) Similarly through block links extending public pedestrian movement through the urban blocks will enhance the open space network. (Dedicated public pedestrian links were also identified and incorporated within the site planning of the student housing).

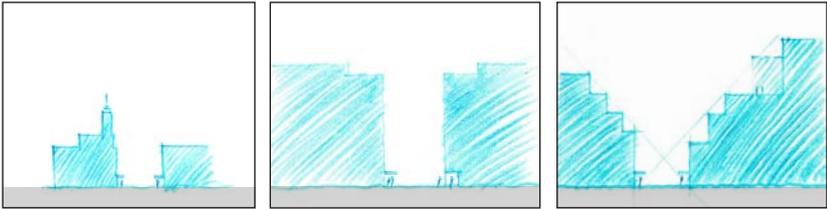
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The character of existing streetscapes in Central Hobart vary according to period and topography - each will inform future development

Spatial experience:  
**Intensity**

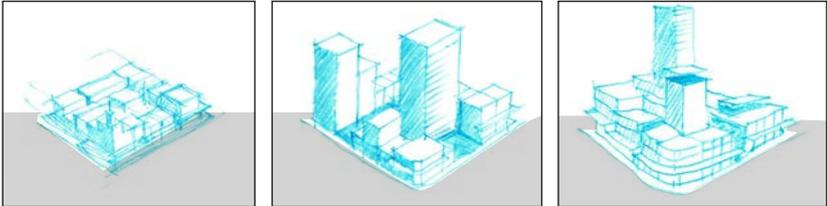
Townscape principle:  
 Maintain a level of visual connectivity through the city blocks, not just along streets, reducing bulk where height increases while also ensuring light into streets and public spaces.



**Height without bulk**  
 c. 1945

**Height and bulk**  
 c. 1980

**Height without additional bulk**  
 c. 2005 +



- Characteristics:*
- Street forming buildings - reinforces street wall datum
  - Corner expression - reinforces civic role/ identity
  - Public street edge - pedestrian protection with awning or colonnade
  - Compact urban blocks - with continuous frontages

- Characteristics:*
- Shear-wall buildings rise beyond common street wall datum
  - Amalgamated lots allow large floor plate buildings - sometimes set back behind forecourts
  - Demolition for on-ground car parking
  - Loss of pedestrian protection at street edge

- Desired characteristics:*
- Podium typology re-establishes street wall with tower set back above
  - Infilling decanted urban blocks
  - Continuous pedestrian protection to street edge
  - Separation between towers to generate visually permeable silhouette through urban blocks
  - Where height increases bulk reduces

Central Hobart is viewed down to, as well as viewed through. The volumetric form of the urban blocks, as well as their street edge character, will be influenced by the intensity of development.

Bulk should reduce with height above the street wall to ensure light into streets and public spaces, while a separation between towers should seek non - continuous 'walls of buildings'. The podium typology, where buildings step back above the street wall, (and are also set in from other lot boundaries) is a typical approach to achieving these intentions.



# Re-integration - identifying townscape principles

## 3.3 Connectivity - 'Viewlines' and 'View Protection Planes'

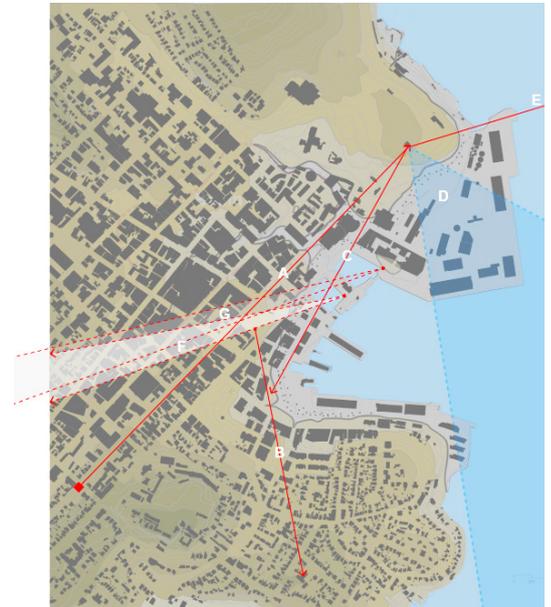
**Landmark** : A conspicuous building or structure, one that stands out from the background buildings, a point of reference in the urban scene. Cowan. 2005. p.212

Alignments from the 'Franklin Square' escarpment defined the town and then the city.

Below: The Battery Point headland across the cove is amplified by the spire of St Georges Church. Right: The earlier vista has influenced adjacent development (since the late 1980's) to become the current viewshed. (inset)

Managing and protecting views is inherent to an appreciation of the Hobart landscape. The interplay between views, vistas and potential view protection planes will assist in shaping the urban form of the built environment of the city centre.

Although the town was established by its landform alignments, these were generally not formalised as the city grew. As a result the city currently has inadequately designated view lines, view protection planes or formally managed vistas. The historic alignment along

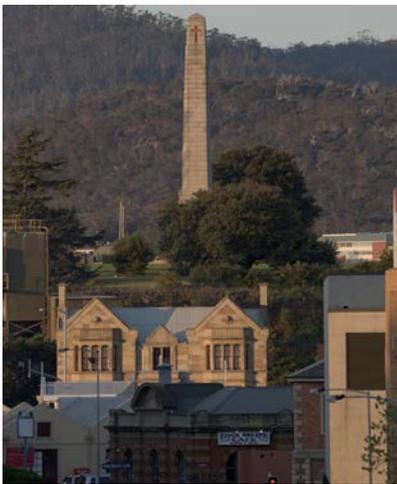


View alignments referred to in the report

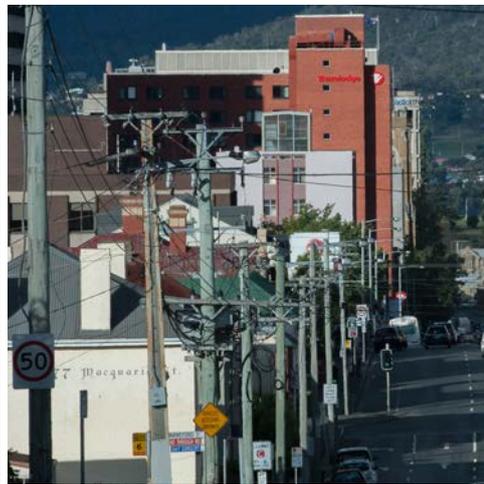
Macquarie Street to the Royal Engineers building (1846 Architect: Porden Kay (assumed) and then to the Cenotaph (1925 Architects: Hutchison and Walker) have ensured these structures are 'landmarks'. (A) Similarly other alignments connect significant landforms through their architecture - such as between Franklin



Leigh Woolley Archive c.1982



The Hobart Cenotaph (1925) accentuates the headland above the Royal Engineers Building (1846) at the base of the escarpment.



Alignment (A)  
Macquarie Street to Cenotaph  
(and headland)



The view line down Macquarie Street to the Cenotaph on the Queens Domain headland is an acknowledged, though 'unmeasured' alignment. (A)

**\* The spatial character of Sullivans Cove is strongly identified within the Sullivans Cove Planning Scheme, including as Public Space Types.**

*Emerging from a consideration of the Coves' landform features - headlands, waterplane, slopes (to the cove) and ridges (above the cove) they generate the coves identifiable 'spatial characteristics' within the scheme: Cove Floor (and wall), Cove Slopes, Cove Ridges and Amphitheatre (to the Cove).*

*In turn these reinforce specific built features, some of which are now 'landmarks'. eg. Cenotaph Obelisk, St Georges Tower, the Cove 'wall'.*

*refer : Woolley 2011*

Square and St Georges Church in Battery Point, (B) (from 1838 Architect : John Lee Archer / 1842 James Balckburn) or the vista along Morrison Street between the Cenotaph on the Queens Domain headland and the forecourt of Parliament House. (C) (formerly Customs House - 1835 Architect : John Lee Archer)

While these individual views have been identified in masterplans and urban design studies (and have influenced the form of adjacent development) they are not part of a co-ordinated View Code or strategy for the planning area. They have not been 'measured', modelled and integrated into the planning framework, merely 'identified' as worthy.

A consideration of the Sullivans Cove Planning Area led to an outline/ preliminary View Code based on the spatial characteristics identified within the Sullivans Cove Planning Scheme.\* As Central Hobart is an extension of the same landform, and subject to the same spatial experience, it could reasonably be argued that its spatial characteristics should be similarly considered.

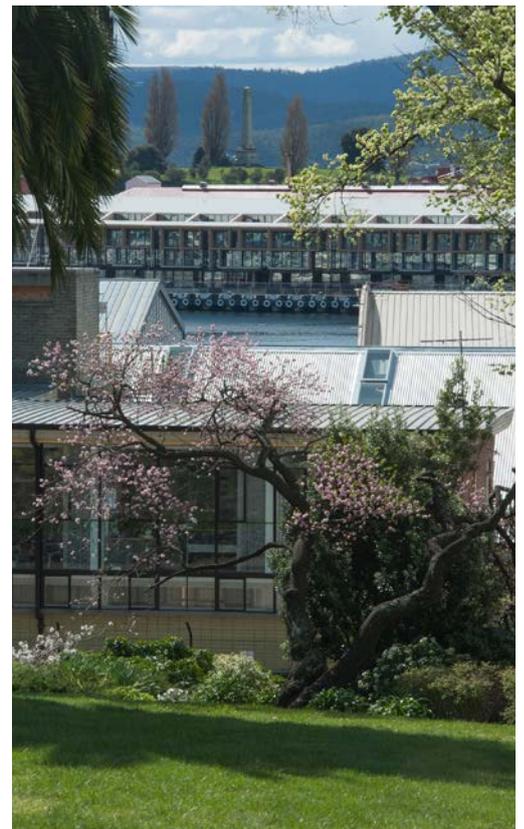
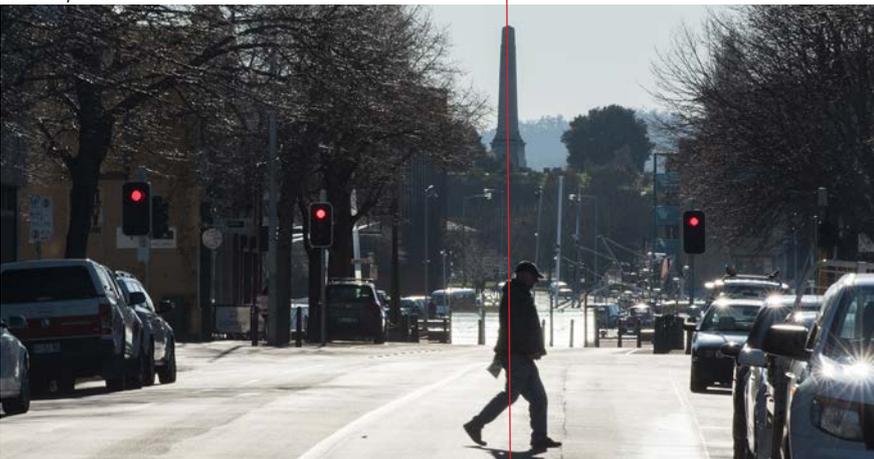
In this way view alignments and /or view protection planes can also be more readily considered as an appreciation of the continuous landform, and the shared landscape of the city.

*Far right : Connecting between headlands from ground level across the Cove Floor. The recent offset of IMAS from Princes No.3 shed has ensured the cove waterplane remains visually accessible. As a result the pre-settlement landform can still be experienced.*

*Right and below: When Mawson Place was redeveloped in the 1990's, the view line along Morrison Street 're-engaged' the Cenotaph with the forecourt to Parliament House. The alignment was further consolidated by the Macquarie Point Masterplan.*



Alignment (C) Cenotaph to Parliament forecourt





## View protection planes :

### Macquarie Point Masterplan / Site Development Plan

In recent years detailed consideration of the Macquarie Point precinct has occurred. The Masterplan (2015) prepared for the Macquarie Point Development Corporation (and the subsequent Site Development Plan 2015) acknowledged the importance of views and orientation, and embraced these in generating development envelopes. Recognising that views are dynamic and vary with movement around the city, consideration of them were prioritised.

Of greatest importance were views from the Cenotaph out toward the mouth of the Derwent River, (D) views across the cove toward the Cenotaph and the view of the sunrise from the grounds of the Cenotaph

on Anzac Day. (E) The view plane from the Cenotaph across the reclaimed space of Macquarie Point to the waterplane of the harbour generates a potential development envelope. To ensure the undeveloped horizon from the Wellington Range along the Mount Nelson Hills to Long Point at Lower Sandy Bay remained intact, this was further moderated (especially towards the Long Point water-plane connection). The detailed development envelopes generated 'beneath' could then be considered in response to their role as part of the Cove Floor, where the (Cenotaph) headland beyond would remain apparent. Accordingly appreciation of Hobart as 'a small city in a large landscape' was reinforced.

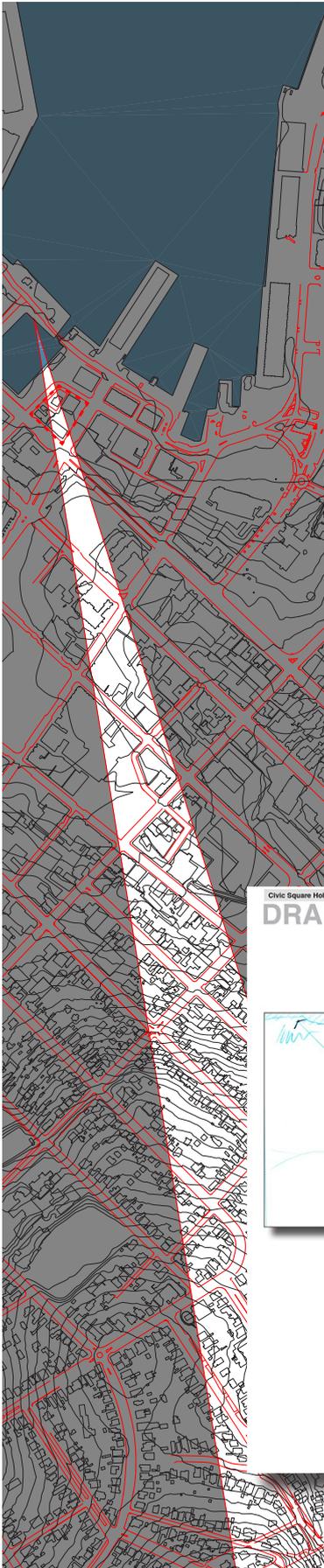
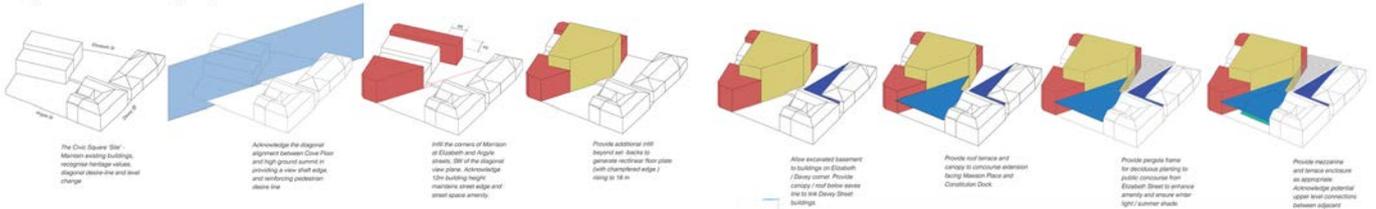
*Above : Cenotaph Headland with the continuous landform horizon beyond - from Kunanyi to the harbour waterplane. Below: View from Cenotaph to the Porter Hill/ Long Point / harbour waterplane. Envelope modelling (lower right) ensures these connections are maintained.*



(Details) Masterplan Source: MPDC 2015 p. 14

Source: Site Development Plan MPDC 2015

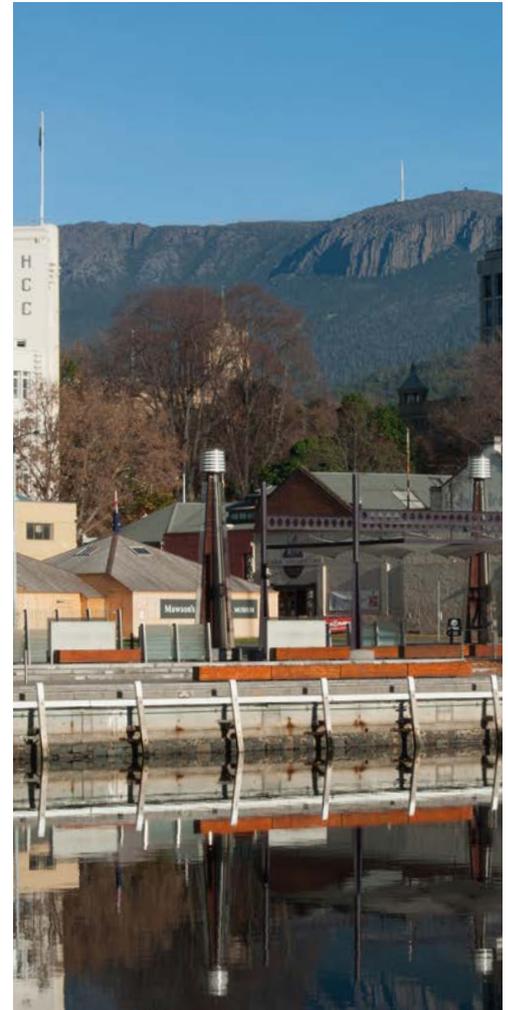
The Key Moves : as Site Massing Diagrams



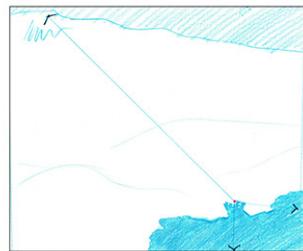
View Protection Plane:  
'Civic Square' Site Masterplan 2015

Following extensive research and consultation, the Development Objectives informing the Masterplan for the Civic Square Site included a 'view protection plane' from the Cove Floor to the regional setting of Kunanyi and the Wellington Range.(F)

While maintaining the heritage fabric and without diminishing further development of the site, the 'key moves' sought to formalise the diagonal alignment connecting the mountain face, the 'organ pipes' and the extended landscape of the summit horizon. By virtue of the heritage sites beyond, this is still offered (serendipitously) in the middle distance. As a 'civic' site the location is expected to continue to connect citizens with the place and scale of their city.

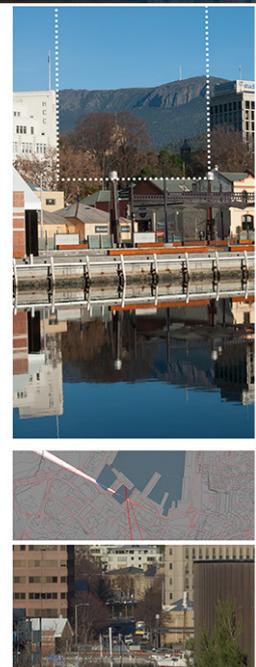


Civic Square Hobart - Development Objectives  
**DRAFT**

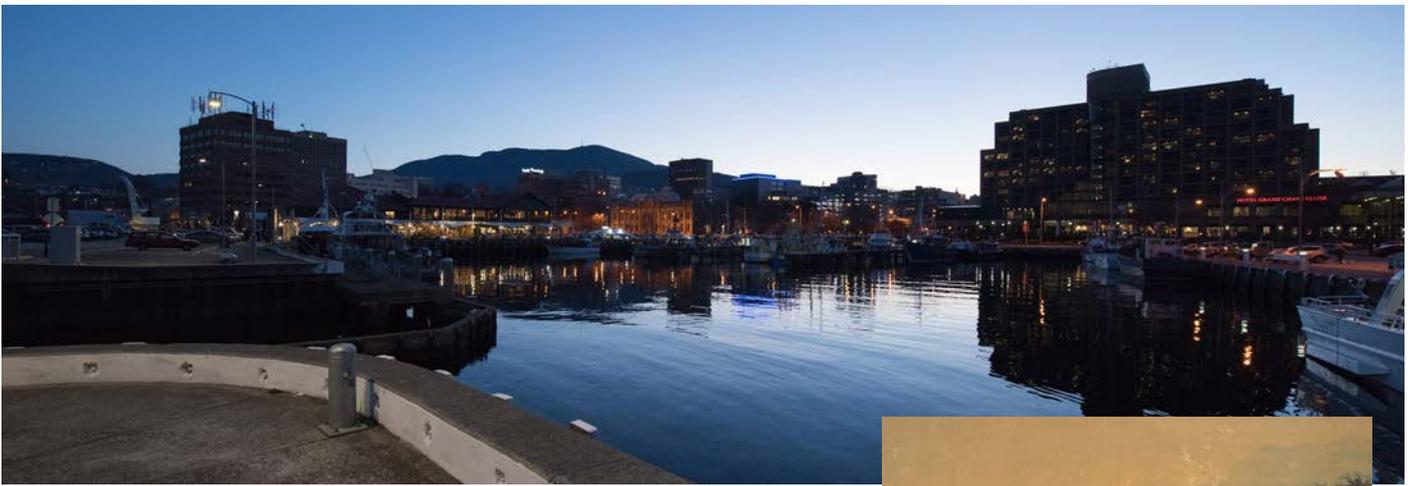


Ensure visual connectivity between the Cove Floor and the regional setting

- Acknowledge alignments from the site (as part of the Cove Floor) to the Cove Slope(s) (Franklin Square/ Elizabeth Street/ Argyle Street) and the Cove Ridge(s) (Macquarie Ridge, Domain Headland)
- Ensure pivotal alignments from the Cove Floor across the site are maintained to the layered landscape scale beyond.
- Maintain the diagonal alignment from the Cove Floor to the Summit (and the Wellington Range) through Franklin Square and the Civic Square urban block and acknowledge its influence on potential site massing.



Connection to the regional landscape from the centre of the city is a hallmark of urban life in Hobart. The opportunity provided by the Civic Square Site was to reveal the city's history while also ensuring new urban connections.



## Potential View Protection Plane: Hunter Island



The view west towards Kunanyi across the enclosed docks is emblematic of the regional landscape and the 'high ground' horizon. 'Hunter Island', beneath the concrete apron of Hunter Street, is a significant feature to the formation of the port and the city. The location is now a place of public orientation and interpretation.

The location not only assists appreciation of the pre-settlement landscape, but by also providing alignment to the south-east, with Betsey Island on the horizon, it connects the port city with its 'oceanic' edge.

A view protection plane from this location (together with anticipated central area modelling) would need to be precisely identified if connecting views to the summit were to be maintained. Potential view protection plane (G) identified (below).

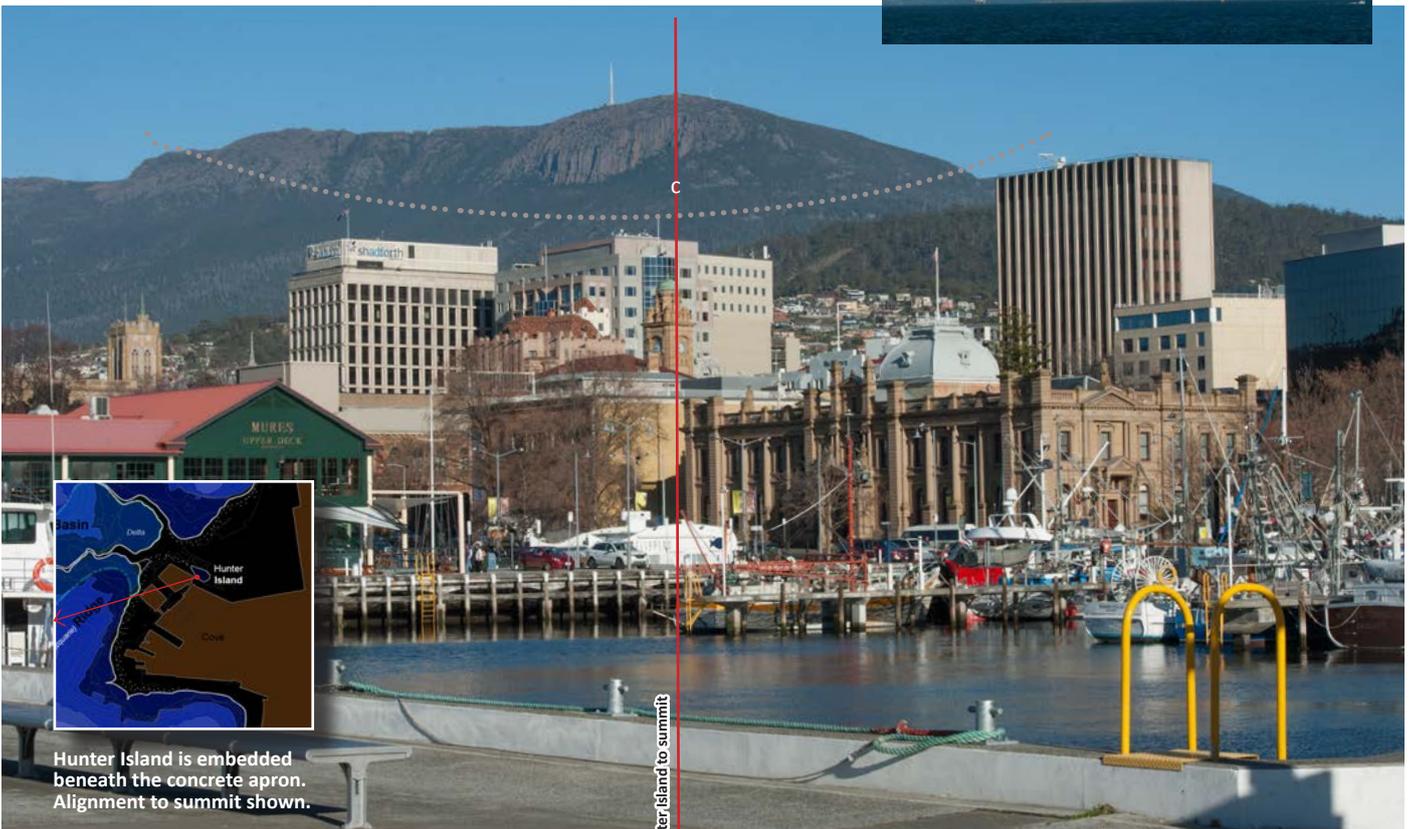
*'Hunter Island' is a pivotal location from which to consider both the formation and scale of the city, in its landscape setting.*

*Above and below : View across Victoria Dock toward the city centre and the high ground horizon from 'Hunter Island'.*

*Middle right : Hunter Island and the sand-spit 1804.*

*Far right: Betsey Island on the south eastern horizon - as viewed from Hunter Island.*

Although the 'island' is quite extensive beneath, the SE corner of Victoria Dock and the monument near the junction with Franklin Wharf provides a point of focus within the extended public domain of the 'Cove Floor'. The location also aligns to the horizon of the Wellington Range.



Hunter Island is embedded beneath the concrete apron. Alignment to summit shown.

Hunter Island to summit

Views are integral to the appreciation and consideration of the urban landscape, especially Central Hobart. Consistent with the connections that exist across the scales of the urban landscape of the dwelling region, they are often 'multi-directional', particularly from the city centre. They celebrate natural and built landmarks, enhance orientation, urban legibility and way-finding. When well managed, they will also contribute to the city's skyline and urban form.

to suppress height in particular areas, to ensure specific alignments to landscape features or landmarks are maintained. The implementation of view protection planes will reinforce the desired form of the city centre.

*Viewpoint:* The position from which the observer will be able to survey the view.

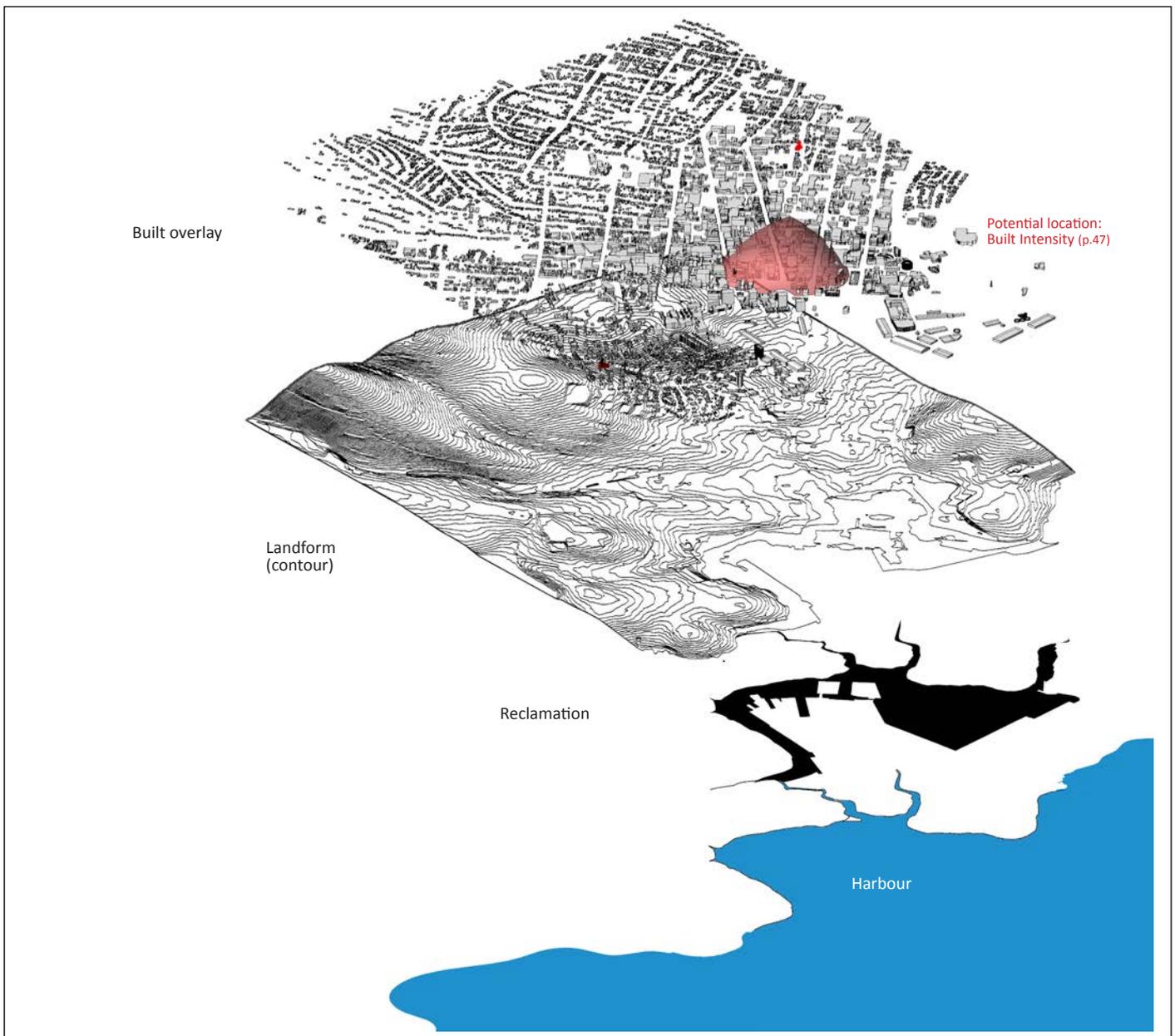
*Panorama:* Unrestricted view of the landscape giving a continuous and unbroken survey of the surrounding region.

*Vista:* a view restricted and controlled by a firm, containing edge, or edges.

*Corridor view:* Strongly directional in the line of sight, controlled on each side by firm edges.

View Protection Planes can assist in managing existing view-lines and connections to the regional landscape and built landmarks. They can be used

Potential view connections and already identified view lines provide an initial foundation, that should be built upon. Some of these alignments are already identified. (diag. p.33) They should be further scaled and detailed (including schedules of coordinates), and expanded as part of a View Code and inventory to the Planning Scheme. (Refer recommendations p.51-2)



*Hobart : Urban Centre 'layers'*

## 4.0 Response to the brief

### 1. Based on work already undertaken for the Central Area Strategy Plan –

1. *Townscape Report (1991 HCC, L.Woolley)*, 2. *City of Hobart Urban Design Principles Project (2004 L Woolley)*, 3. *Views – Experiencing Sullivans Cove (2011 L Woolley)* and 4. *Townscape Assessment 28-32 Elizabeth Street (2015 L Woolley)*

*identify the key streetscape and townscape values that require consideration when assessing buildings proposed outside of the Amenity Building Envelope.*

The key responses from the documents listed above include :

#### 1. Townscape Topic Report 1991

'The **natural features** of Hobarts setting (sky, mountain, hills, promontories, rivulets and river) identify the city and provide **broadscale orientation** within it' (1991, p.2.1) as a result 'the central area is **defined less by planning boundaries and more by topographic ones**' (op cit.) 'Management of the whole setting is pivotal in townscape terms', (op cit 2.4) 'Landmarks are generally natural features not built' (op cit.) The Central Area is predominantly **land below 15 m contour**, (op cit 2.5) the natural definition of Central Area by slope and contour (2.5)

#### 2. City of Hobart Urban Design Principles Project 2004

'To **address the landscape scale** of the city the elements of **ground, horizon and sky** need to inform the urban design methodology - while re-presenting the distinctive scale and character of this urban place - as '**a small city in a large landscape**.' ( 2004 p.1 -2)

#### 3. Views – Experiencing Sullivans Cove 2011

'Most **views are experienced across the layers of the landform**. Accordingly they are presented in response to the progressive '**natural rise**', from the **Cove floor** to the **Cove slopes**, then to the **Cove ridges** and on to the **mid and high ground of the city.**' ( 2011 p.6)

#### 4. Townscape Assessment 28-32 Elizabeth Street 2015

'**Townscape** will refer to the **relationship** of the city (centre) **to the urban setting**. The layering of development back from the cove, in general terms reinforcing the ridges and the amphitheatre to the cove, while **consolidating within the basin to provide the regional focus**, remains appropriate and should be reinforced.' ( 2015 p.9)

Discussion of key values:

#### The location

These documents confirm that within the Southern Tasmanian dwelling region, the **location of the city centre** generates townscape (and streetscape) values in its own right. Appreciated in response to the landform, and as briefly indicated in earlier sections of this report, they acknowledge the *form and scale of development within the city landscape*. They are the values that are influenced by the natural **topography** and also by **orientation, alignment and views** in response to it. Collectively they contribute to the experience of the urban morphology and the focussing role of the city centre-acknowledging an anticipated 'intensity' at the heart of settlement as well as reinforcing the natural 'Urban Amphitheatre' .

In Central Hobart the pattern and scale of the city centre and its taller buildings has been shown to provide an '**elongation**' along the Macquarie Ridge, and an expansion within the 'basin' between rivulet troughs. The **transition in scale** from the finer grained residential buildings to the taller and bulkier commercial buildings of the centre identifies Central Hobart as a location that '**nestles**' within the landscape setting. Its built scale is reinforced by the location.

The layers of the landform frequently reinforce, and sometimes contain, the built



\* In this regard the context of adjoining buildings is important but so too are the 'non conforming' or inappropriately scaled buildings, sometimes opportunistically identified as precedents.

Examples on the Cove Floor include the former Grain Silos (now Silos Apartments), the International Hotel 1986 (now Grand Chancellor Hotel), the former Hobart Marine Board building (1970), the HEC Offices (1971).

The 'location' is dynamic, being simultaneously appreciated as both the 'site' of the city centre, (and readily quantified) as well as the principal urban 'place' within the region (and thus subject to qualitative judgements). In considering the landscape of the city both the qualitative and quantitative need to be considered. Each may differ with distance. For example the sense of 'compression' of the centre against the natural rise, increases when experienced deeper within the landscape - such as across Middle Harbour - where the depth of prospect can be in the order of 9 kms. (refer p. 19)

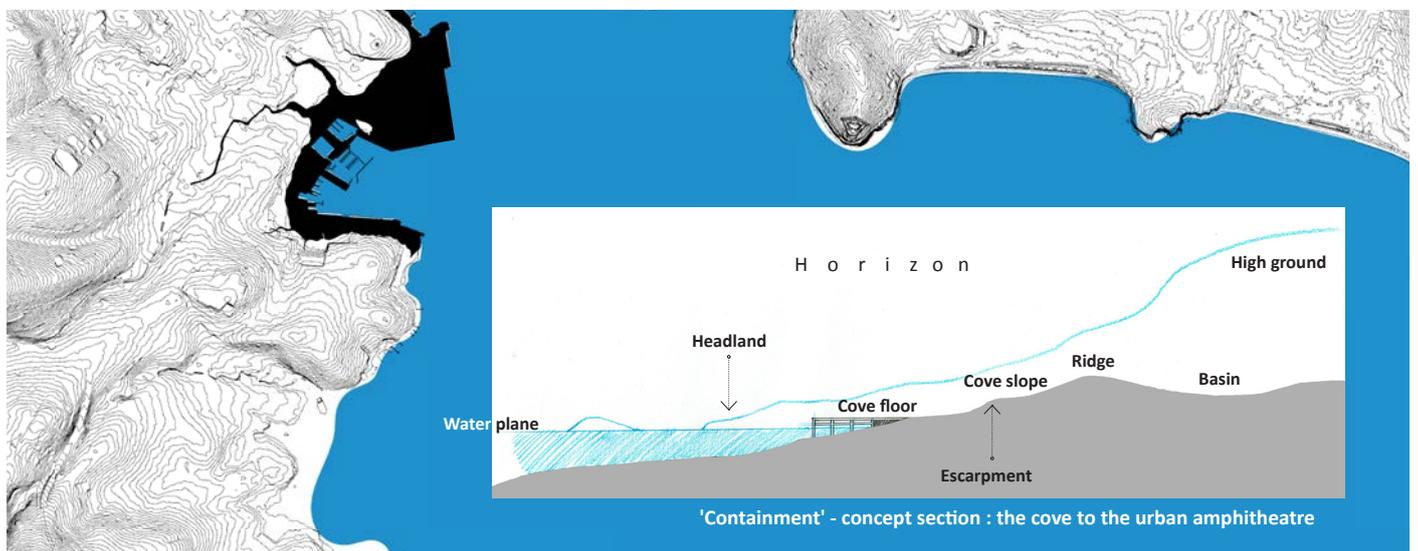


### Containment

(and the natural amphitheatre)

The landform features that contribute to the sense of **containment** of the city centre need to be identified and considered, particularly in terms of their role in defining and **scaling the urban amphitheatre**.

They include: the **waterplane**, (including the 'great embayment') **headlands, cove slopes, ridges, basin, trough, delta.....** and the reclaimed **cove floor**. (refer Section 2 following for an application of these landform features) Deriving from the **cove floor** (and its planar continuation as the **waterplane**) a defining consideration on height is the need to maintain a **layered effect**, and so contribute to the stepped nature of the 'amphitheatre like' urban landscape. This begins with the 'stepping back' from the cove floor where buildings should not obscure the next layer. \*



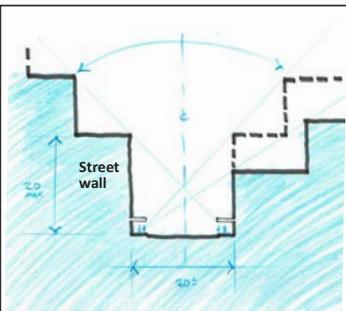
'Containment' - concept section : the cove to the urban amphitheatre

Built form intensity should be an outcome of complementary townscape and streetscape principles



## Intensity

The **intensity** of development will influence the **form, character and urban massing** of the city centre. Height in itself does not define intensity, however height when combined with density provides for greater intensity of activity. (It is in the context of its influence on built form only that the term 'intensity' is considered in this report). In seeking to maintain a level of visual connectivity through the urban blocks at the townscape scale, and in consideration of existing amenity and heritage provisions, the general principle that *'as height increases bulk should reduce'* should be pursued. This would impact the form of development above the street wall datum (ie. nom. above 20 m). 'Intensity' also refers to the relationship between various principles contributing to an appropriate scaled outcome. The term needs further elaboration on an urban block-by-block basis while seeking consideration and elaboration of the form anticipated by: **'an intensity at the heart of settlement'**. In the context of the urban amphitheatre of Central Hobart the term needs elaboration.



Street wall height  
(nom. between 10 - 20 metres)

*Contrasting periods of Streetscape rhythm and built intensity - Murray Street Hobart. Sheer wall buildings in the distance.*



## Rhythm

At the streetscape scale the vertical **gradation** and horizontal **modulation** of building facades generates a particular **rhythm** to the street. These will be influenced by and will themselves influence, the character and scale of the 'street wall'. Gradation and modulation will also inform the overall building design beyond the street wall.

The scale of streetspace 'enclosure' in Central Hobart streets, is now acknowledged and well defined. (Developed in response to the proportions - notably width - established by Meehan in 1811) This assists a familiar **scale of enclosure** where the 'street wall' may be anticipated between 10 -20 m, depending on street width, whether it is a solar priority street or where heritage provisions/ special character determine otherwise. The familiar street frontage height and the width of the street should be considered together. More detailed considerations recognising the implications of a defined **street wall scale**, influencing the setting back of tower forms above a podium, should therefore also be pursued. This will also influence the the intensity of development. (Earlier sheer wall typologies may for example be considered inappropriate in Central Hobart streets)

## Permeability

**Permeability** generally refers to the ease with which pedestrian movement within the city centre can occur. This includes the through-block links or connections that provide vitality and diversity to the urban experience, but have diminished in Central Hobart over recent time. The report by Gehl Architects (2012) recognised that Hobart has few open spaces for pedestrians only, and that there

is no **public space network** connecting the principal open spaces. (Gehl. 2010 p. 22) The principle of 'permeability' is seen as a means to both reference and maintain the initiatives identified in that study. Permeability can also refer to the amount of light between buildings above the street wall. (refer p.30, 43)

As part of their role in providing spatial enclosure, streets in Hobart also align people within the urban landscape. Of significance especially to the space of the streets of the city centre, is the role they play in connecting to the terrain beyond. This proximity, assisted by the natural topography and the '**permeability of a street vista**', also allows connection to the landscape horizon from the city centre. Although unusual in most cities, it is a characteristic of Hobart's city centre.

### Protection

Streets in Central Hobart are subject to the climatic extremes that come with southern Tasmania's oceanic location in the world, and the place of the city at the base of the Wellington Range. Notwithstanding the principal NW / SE alignment of Meehan's central grid, wind, rain and summer sun impact the public pedestrian edges of the city's footpaths.

**Protection of the pedestrian edge**, has historically been provided by awnings. They moderate atmospheric extremes while softening the threshold between the activity of the building interior and the public exterior. In recent times this has allowed an increasing habitation of the edge with the intermingled urban advantages that it brings.

### Connectivity

The role of **views** providing '**line of sight**' to the regional landscape from the centre of settlement, has been identified as inherent to Hobart's urban identity. Some of these central area vistas are well acknowledged but need to be formally recognised and 'scaled'. Connection to the regional landscape from the centre of the city, especially from pivotal locations in the city's development, are considered overdue. **View Protection planes** are recommended. The alignment between Hunter Island to the summit of Kunanyi, is suggested as an initial reference.

In summary the *key values* that should also be considered when assessing buildings outside the Amenity Building Envelope include :

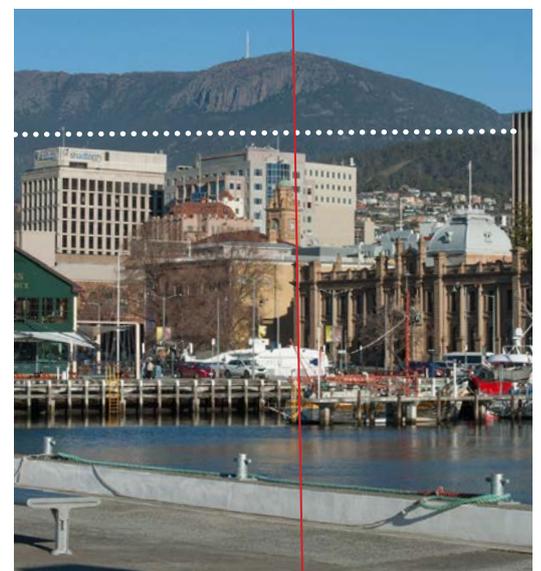
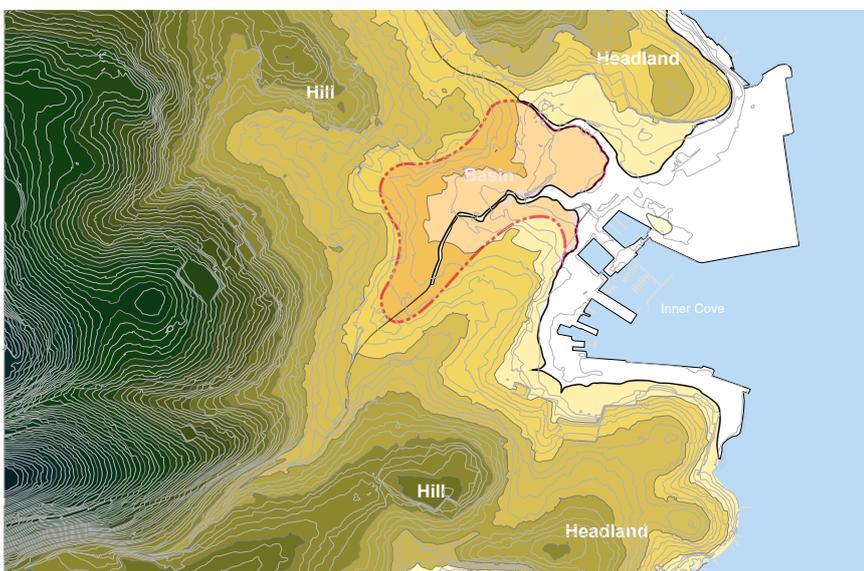
Townscape :

*The location, Containment, **Enclosure** Connectivity, **Permeability**, Intensity*

Streetscape :

**Rhythm, Permeability, Protection, Enclosure**

*The landform structure of Central Hobart provides the foundation to the Urban Amphitheatre. Its low point is the Cove Floor (white area diagram below)*



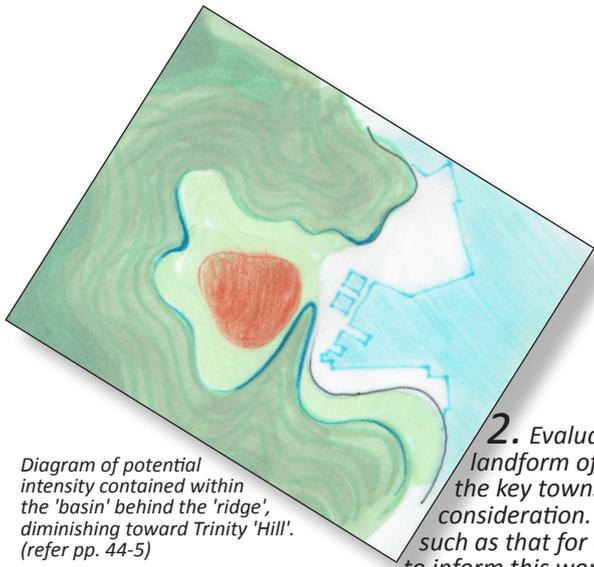


Diagram of potential intensity contained within the 'basin' behind the 'ridge', diminishing toward Trinity Hill'. (refer pp. 44-5)

**2. Evaluate and articulate how the landform of the City and the CBD informs the key townscape values that require consideration. Use existing case studies such as that for the Civic Square masterplan to inform this work.**

The landform of the city and the CBD has been identified in the initial section of this report. The features of that topography combine to generate the 'urban amphitheatre' of which the built form of the city centre and the CBD is now a part.

The **landform structure of Central Hobart** can be interpreted as a **basin** draining rivulets between **rising ground, hills and ridges**. Together with the **escarpment** of the Macquarie Ridge, the Domain and Battery Point **headlands** define the adjacent cove, the floor of which is the low point of the **urban amphitheatre**. (refer p. 42)

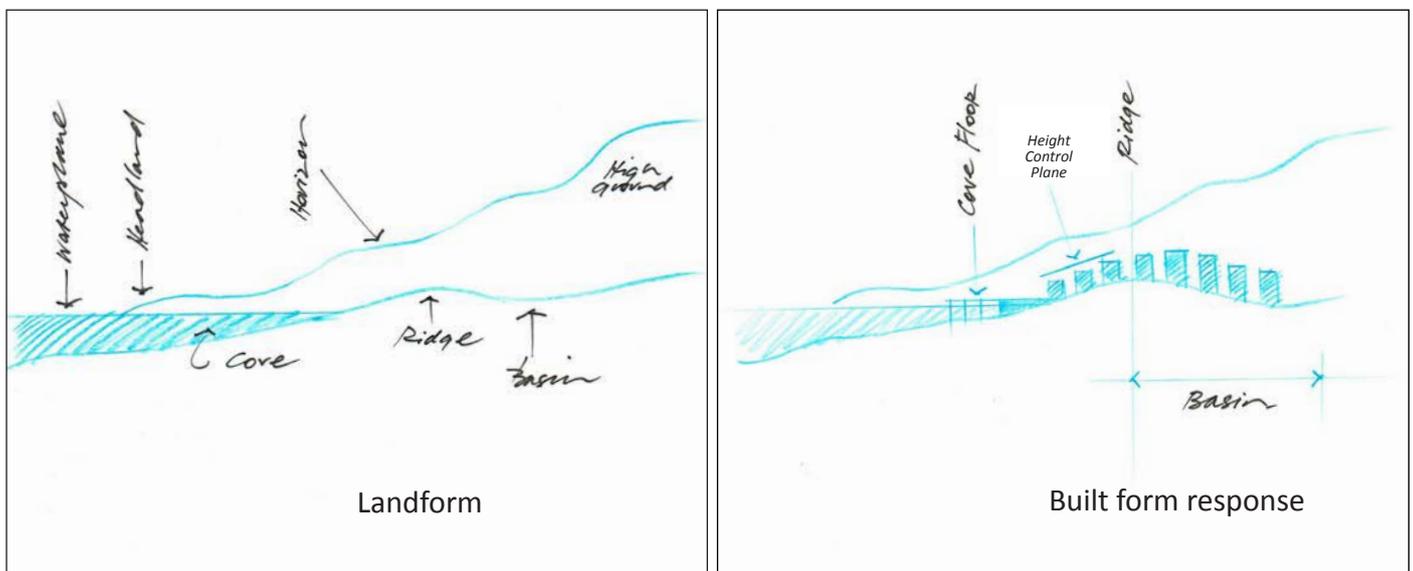
(1) This was also the authors interpretation of the 1982 HPS DFC for Zone 11a where the objective of a transitional intensity of activity (and height) from the central area, reducing toward the boundary of Precinct 11b, the adjacent precinct, was upheld at appeal.

The built scale of the city centre, in response to these landform features, and in concert with the impulse to respond to the 'natural rise' and the 'amphitheatre to the cove', should provide a *stepping back from the cove floor*, an emphasis rising west and north-west toward the mass and summit horizon of Kunanyi. This is not a uniform containment behind and beyond the cove, rather a *layering of scale* within the natural rise from water to mountain horizon.

Diagrammatic representation of the Cove / Central area landform and the intended built form response

The other landform components, also need to be considered in terms of their influence on the urban amphitheatre. The Macquarie Ridge, as already recognised, is significant as an escarpment and then built reference. Limits to the elongation of development along the Ridge have already been recognised. Similarly where the ridge becomes the low ground of the city, the bulk and scale of development also demands consideration. Accordingly the ridge should not be assumed to provide a uniform topographic (and thus built form) rise, independent of contour. As the contour of the ridge rises so the built form may follow, until the **transition of scale** necessary to ensure a *compact centre* is achieved. (1) (while also reinforcing the 'amphitheatre to the cove')

The situation now is to consider the city centre as part of that continuous landform and natural rise, and (while remaining consistent to earlier guiding documents) gesture to the role of the 'basin' in the urban massing. From the previous analysis, the urban massing considered appropriate to generate the 'urban amphitheatre', would now consider an intensity of development *behind the ridge, within the basin*. Determining the 'outward' limits to this enhanced intensity should also be a response to the landform of the centre.



**Many topographically diverse cities have developed planning frameworks to enhance the presence of their enduring landform features.**



**The City of Auckland has instituted extensive Volcanic View Shaft protection guidelines to ensure visual protection of Aucklands Volcanic Cones. View Protection planes from differing public vantage points generate detailed Height Restriction Maps.**



**The City of Vancouver has View Protection Guidelines supported by a series of View Cones through the densely developed downtown peninsula to the skyline of the Pacific Ranges beyond.**

If the city centre is to be identified by and 'contained' within the landform, (as well as responding to and respecting the recent history of its adjacent spatial planning <sup>(2)</sup>) then the role of adjacent hills and ridges also demand consideration. The rising ground of Trinity Hill is the immediate northern landform bastion / rise adjacent to the centre. It is the landform that ensured Elizabeth Street be deviated from its otherwise more northerly alignment. It is now the location of the austere beauty of Blackburn's colonial church. The most significant townscape feature of the city centre north of the Macquarie Ridge, the church provides a commanding presence that should be respected.

Accordingly using the landform as the datum from which to consider and model the center, a 'triangle' radiating out from the hill provides a northern point of consideration. (refer upper diagram p.43)

The other hill of significance to the town and its development was that of the Military Barracks . The architecture of Barracks Hill, though equally significant, is less obvious in the scale of the townscape. Together with the commanding scale of St

Georges Church on the Battery Point headland, these features provide the southerly and south-westerly datums to potential inter- connecting alignments. (Refer p.46)

The north-eastern promontory is that of the Domain headland and the Cenotaph obelisk that has identified the location as a War Memorial site since the First World War. The other pivotal landform to the formation of the cove, and inherent to the formation of the town, is Hunter Island, embedded beneath the concrete aprons of the Cove Floor.

*Conceptually 'linking' these landforms allows a consideration of where a focus of urban intensity - in the context of spatial planning policy - may be appropriate. (Refer diags p.46 -47)*

The Civic Square Masterplan (2015) provides a recent example of how the components of the layered landform can be experienced and considered from a single location. (refer p. 36) Here, in common with several other locations on the cove floor, the relationship between the pre-settlement landscape and the existing urban landscape can be clearly experienced.

The opportunity to appreciate the layers of the city's growth (from camp to town to city) is evident through the landform layers offered from this location. These clearly reference the (Cove) Floor (not just its existing 'reclaimed' surface but also the shore-line evident beneath several buildings) the Cove Slopes, (including the Elizabeth Street rise), the Cove Ridge (including the Franklin Square Escarpment and the Macquarie Ridge) and then the extended amphitheatre to the inner hills, and then the higher ground leading to the horizon of the Wellington Range (Kunanyi).

These layers provide an emphatic appreciation of the landform scale of urban Hobart from its civic core. It is a view-shed that connects the enduring ('timeless') horizon with the time-honoured development of the city and its layers rising from the cove shore. It confirms and potentially celebrates the 'small (port) city in a large (oceanic) landscape' - at the southern edge of the world.

(2) Principal documents establishing and contributing to spatial characteristics within Sullivans Cove / Cove Floor include:

1987	Sullivans Cove Urban Detail Study
1991	Sullivans Cove Planning Review
1997	Sullivans Cove Planning Scheme
2011	Statement of Significance Concrete Aprons
2012	Sullivans Cove Masterplan
2015	Macquarie Point Masterplan

Connecting the regional high ground horizon from the Cove Floor, allows the city centre to be 'placed'. This intention guided principles developed for the Civic Square Masterplan (2015).

Right : Viewing west across Constitution Dock to the Civic Square 'site' and the regional landform beyond.



Applying the Townscape Principles (identified on p.25 -30) would likely have assisted assessment of the development on the corner of Argyle and Bathurst Streets.



While acknowledging Central Hobart as the commercial and urban focus of the city and the state, 'building elements' related to siting, bulk and design also need to be appreciated within the location. While good architecture will of itself consider context, there is currently no supporting terminology or studies to demand this, to assist those considering an application. (Refer #2 Townscape Principles p. 25 -30)

**3.** *Assess whether or not consideration of the building elements related to; 'siting', 'bulk' and 'design' alone are adequate to ensure that impacts on streetscape and townscape values in the Central Business Zone are acceptable when buildings outside the Amenity Building Envelope are proposed. Identify additional elements for consideration if deemed necessary.*

**'Siting':** Siting as a process necessarily means 'to site', locate, place or install something in a specific place. 'Siting' typically refers to a built proposal on a specific lot, as distinct from the location of the lot within the city. In other words the form that the city is expected to take also needs identifying in order that the individual element can be judged appropriately.

In Central Hobart this will be informed by the adjacent street scale and built character and the location of the subject 'site'. The context of the 'site' as part of the city centre, as well as its role in contributing to a compact city, is also inherent to 'siting' a proposed development.

Commercial Business Zone buildings only identified - indicates the elongated form with highest buildings toward the Macquarie Ridge. Pivotal buildings amplifying landform indicated in red.

The building elements related to : 'siting', 'bulk' and 'design' should allow a proposed development to be assessed as an 'object' (in space), but not as a development located within Central Hobart. The place or context of the city centre also needs to inform considerations related to 'siting', 'bulk' and 'design'.

Similarly an analysis, including view lines and view protection planes, (when developed





**Built form amplifying landform in Central Hobart.**

Top: St Georges Church, Battery Point, (foreground: Military Barracks, Barracks Hill)  
 Middle: Cenotaph, Domain Headland  
 Bottom: Trinity Church, Trinity Hill

as part of a View Code or protected and managed view alignments) may also have an impact on siting, when building outside the amenity building envelope is proposed.

**'Bulk'** : The bulk of a building refers to its apparent massiveness compared to its surroundings. It may also depend on the amount of wall surface visible, especially when viewed from streets and other public environments. Extremes in bulk, where buildings overwhelm other buildings, adjacent open spaces, block views, confuse natural landforms and impact the city's character, occurs when the prevailing horizontal dimensions of existing buildings in the area are exceeded. (refer p.11) Overscaled and slab form buildings with continuous walls can block light and outlook to streets and reduce the natural permeability of light between buildings (ie. above the street wall). (refer p.42)

To avoid excessive bulkiness it is appropriate to consider the existing scale of development and the effects of Central Hobart's topography in exposing buildings to views across the city. An effective way to ensure relatively slender construction is to apply a maximum diagonal dimension to tower forms above the street wall. Another is to apply the principle **that bulk reduces as height increases.**

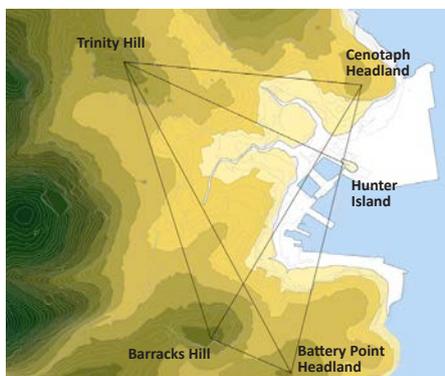
**'Design'** : Design considerations need to address the massing of a development within its urban block, not just the development on its 'site'. This will include whether a development reinforces the 'street wall' height and the predominant 'scale of enclosure' of Central Hobart streets. (Refer p. 27) Considerations should also determine whether a proposal contributes a 'lightness of form' that is important to the overall shape and character of the city centre. This means avoiding buildings that are massive and bulky that create a feeling of oppressiveness, blocking sunlight and views. It has been noted that height in itself does not define intensity, however height when combined with density provides for greater intensity of activity. Density therefore influences design, especially above the street wall.

Additional elements to be considered, and emerging from this analysis, include the provision and scaled implementation of *View alignments and View Protection Planes*. These will reinforce individual view lines - where they are identified - to protect citywide and local views. The views recognise and celebrate natural (and built) landmarks that reinforce the location of the city, and contribute to the city centre skyline and urban form. They also assist connectivity and orientation - both features of Hobart's urban character.

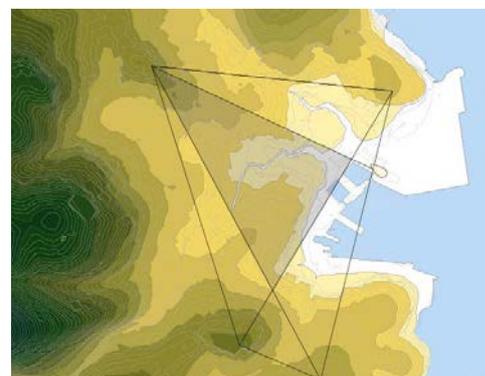
Conceptual diagram :  
 Landform derived considerations for a compact city centre



Landform structure



Identify and connect defining Central Hobart landform features : Cenotaph Headland, Trinity Hill, Barracks Hill, Battery Point Headland, (and Hunter Island)



Acknowledge interconnections, central focus and transitions

**View Protection Planes**, have been suggested for consideration. They may suppress building height in some areas, most likely from particular locations on the Cove Floor to the horizon of Kunanyi and the high ground of the Wellington Range. One of these, the alignment from Constitution Dock to the summit across the 'Civic Square site', already exists by virtue of the heritage sites diagonally beyond. Notwithstanding the value of this layered connectivity, its future retention needs to be formalised.

In support of view protection planes, (and amenity and heritage provisions) **height control planes** can reinforce desired spatial outcomes. In seeking to ensure building developments complement and enhance, rather than intrude on the 'special character' areas such as the Cove Floor, a height control plane would reinforce the stepping back, while acknowledging the emphasis west and north-west beyond the Macquarie Ridge toward the summit. In tandem with considerations for an intensity within the 'basin' (beyond the ridge) such a measure would also modulate built form in support of a transition in height between the city centre and the waterfront.

*'Non conforming'* buildings : For a Height Control Plane to be effective, existing 'non-conforming' buildings need to be identified and discussed in the context of the *desired future form* of the urban amphitheatre and

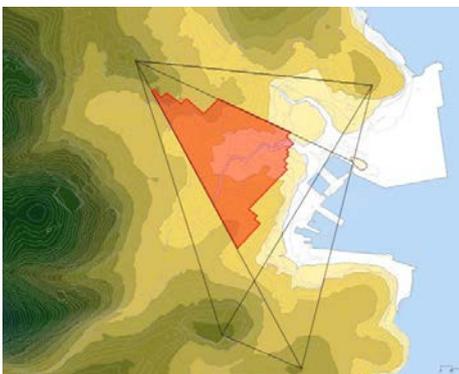
also the 'amphitheatre to the cove'. This would assist judgements to be made about an appropriate and intended outcome and scale, from being confused by buildings that in spite of prevailing intentions, but as a result of jurisdictional anomalies at the time, were built anyway. (Examples on the Cove Floor are indicated on p. 40)

**4.** *Assess whether or not the phrase: 'does not significantly negatively impact' provides sufficient guidance for assessing applications for development outside of the Amenity Building Envelope. Identify additional statements for consideration if deemed necessary.*

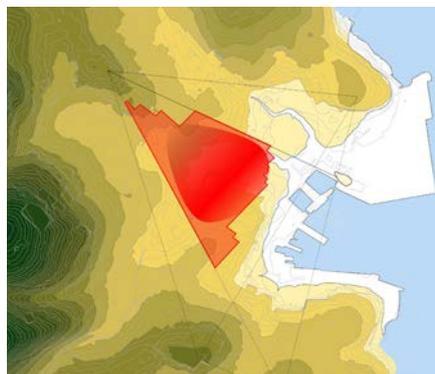
The statement 'does not significantly negatively impact' necessarily assumes a (degree of) negative impact. Accordingly a range of statements identifying what a proposed development must also be expected to achieve, are suggested for buildings outside the amenity envelope. These would be based on a broader consideration of Central Hobart within its landscape setting and its *intended future form*.

Accordingly more positive statements may include (sequentially):

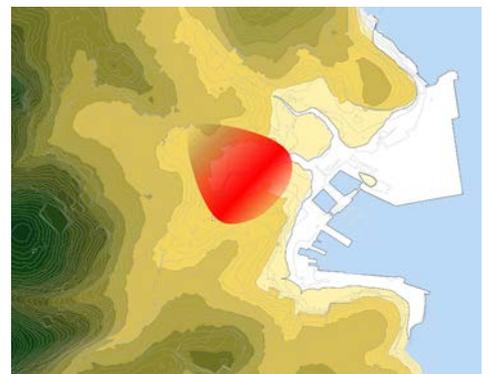
'The proposal reinforces the scale and form of the 'urban amphitheatre' as a progressive layering of rising ground, hills and ridges,



Identify and acknowledge existing planning boundaries



Consider a focus within



Identify potential focus for intensity beyond the amenity building envelope

progressively stepping back from the earlier cove outfall, its low ground and defining headlands'.

' The proposal reinforces 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.'

' The proposal reinforces the compact urban form of the city centre by not being individually prominent, thus reinforcing the 'containment' provided by the urban amphitheatre. The proposal in reinforcing the compact urban form of the city centre acknowledges the amenity that derives from separate building forms that create a layered effect (with gaps between), when viewed from a distance.

' The proposal in reinforcing the compact urban form of the city centre also acknowledges the set backs that are necessary to avoid the appearance of a contiguous 'wall' of tower forms, where a number of buildings appear as a solid mass.'

' The proposal in reinforcing the compact

urban form of the city centre reinforces the consistent building edges at the street frontage to a height in support of the 'street wall'.

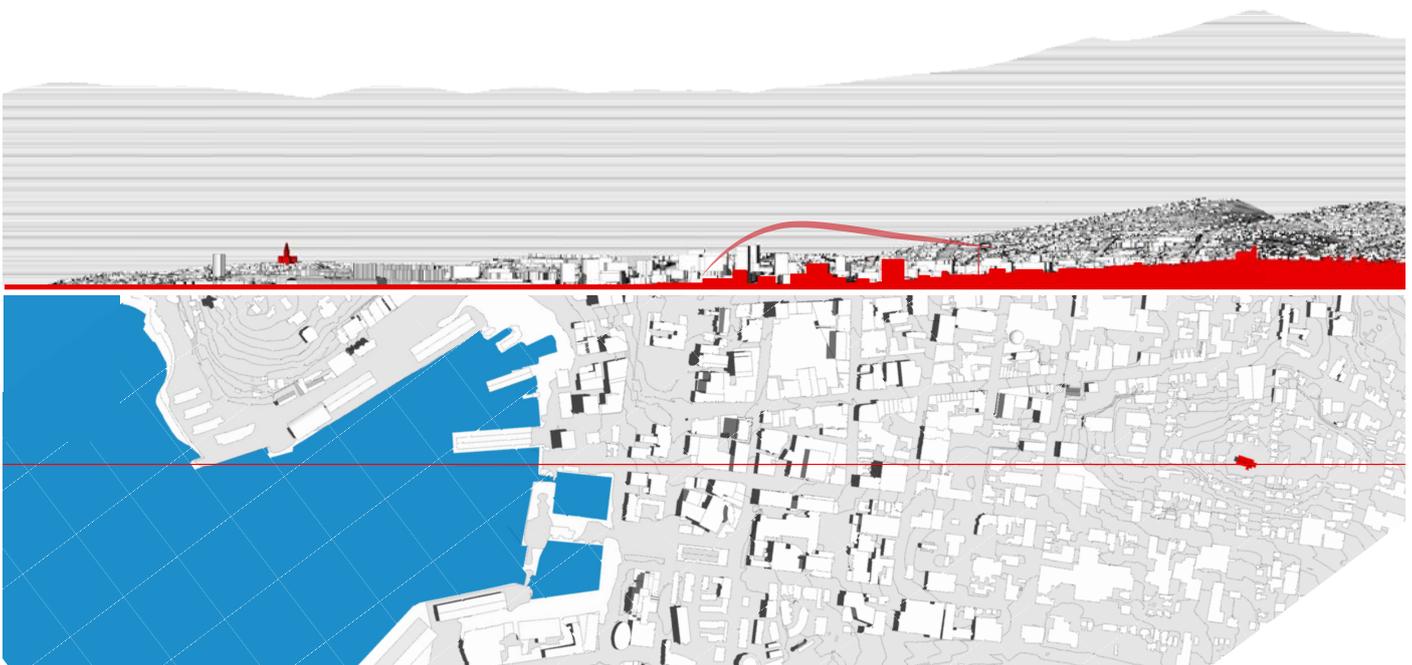
' The proposal in reinforcing the compact urban form of the city centre ensures 'permeability' in support of the open space network, of diverse street vistas, consolidated to ensure an adequate amount of light above the 'street wall'.

**5.** *If considered necessary draft appropriate amendments to the performance criteria in clause 22.4.1 P1(b) to ensure that potential adverse impacts on streetscape and townscape values from buildings outside the Amenity Building Envelope are acceptable.*

'In response to the identified view lines and proposed view protection planes, ensure development does not obscure or negatively impact the landscape horizons identified, including to kunanyi and the Wellington Range.'

'The proposed development being within the *zone of increased intensity* is sited to assist the compact consolidation of the city centre

Diagrammatic section for a compact centre : identifying potential location of urban intensity - 'in the basin', 'behind the ridge'.



\* While the scale, form and height within the potential zone of increased density will be an outcome of the principles, to ameliorate individual prominence a maximum height datum of 75m is recommended.

without the appearance of a contiguous 'wall of towers', to promote separate building forms and a layered visual effect.'

'In consideration and support of the phrase that Hobart is 'a small city in a large landscape', the development will not diminish the pattern of a compact city centre with a lightness of form where buildings above their street edge are perceived as less bulky, becoming slimmest at their peaks'.

'The building form above the street wall face incrementally reduces in bulk with no building being individually prominent'.\*

**6. If considered necessary draft appropriate amendments to the objective for the building height standards (22.4.1) to reflect any changes to the performance criteria in clause 22.4.1 P1(b). (proposed amendments in bold)**

To ensure that building height contributes positively to the streetscape **and townscape** and does not result in unreasonable impact **on identified view alignments and view protection planes** and on residential amenity of land in a residential zone.

**7. If considered necessary draft appropriate desired future character statements for consideration under the performance criteria in clause 22.4.1 P1(b).**

'In contrast to the continuous landscape, the city centre will provide a compact built focus to the dwelling region, and the commercial hub of the state reflecting 'an intensity at the heart of settlement'.

'In reinforcing the layered landform rise back from the waterfront, the urban focus will appear to nestle within the natural amphitheatre beyond the waterplane of the cove, and contained by the high ground horizon.'

'The city centre will consolidate within the basin adjacent the Macquarie Ridge and the Hobart Rivulet trough, and forward of the rise to Trinity Hill'.

'The compact city centre shall consolidate within the environs and lower contours of the Hobart Rivulet Trough and also allow for an intensification within a defined 'pear shaped' zone - 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 Bathurst and Macquarie Ridges.'

'The adjacent precincts generally comprising low rise fine grained residential patterns subservient to the natural topography, will be maintained as distinct from the more intense and identifiable focus of the city centre.'

'The city centre will develop having regard to the distinct layers of the landform, 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'.

'The city centre (notably the CBZ) 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'.

**8. Identify issues related to townscape considerations relevant to the translation of the HIPS2015 and the Sullivans Cove Planning Scheme 1997 (SCPS) into the Hobart Local Provisions Schedule of the Tasmanian Planning Scheme.**

The spatial characteristics identified in the SCPS were developed in response to the landform of the cove and its immediate surrounds. These identify the Cove Floor, (the cove wall), the cove slopes, the cove ridges and the Amphitheatre to the cove. Accordingly the SCPS more readily allows an assessment of 'townscape' because the spatial characteristics of the scheme

Diagrammatic focus/ location of potential area of built intensity: 'in the basin', 'behind the ridge'.



identify spatial types in the context of the setting and the natural amphitheatre, which includes the built. 'The spatial characteristics are as important to the character of the Cove as the buildings which frame these spaces'.(6.2) The scheme also acknowledges the role of the setting in its strategic framework where the 'unique urban and landscape form is what makes Sullivans Cove so special'.(5.0)

By establishing spatial characteristics deriving from the location of the cove and its landform, the scheme generates a context for development based on spatial form and (its) experience - floor (wall) slope, ridge, amphitheatre. The shared topographic base to the scheme thus provides the context to its three - dimensional form. The scale of the amphitheatre can be readily understood and with it, an interpretation of built scale in response.

Accordingly the SCPS is a 'form driven' scheme. The landform is continuous, as such the 'amphitheatre to the cove' does not begin its presence at the planning scheme boundary but where-ever the relationship between cove and horizon is experienced. In the context of the Hobart

landform this gives rise to a sense of spatial 'containment' by rising and high ground, and 'release' across the waterplane.

As the same landform structure is the foundation to the city centre, extending the approach to the space of the city centre is both consistent and desirable.

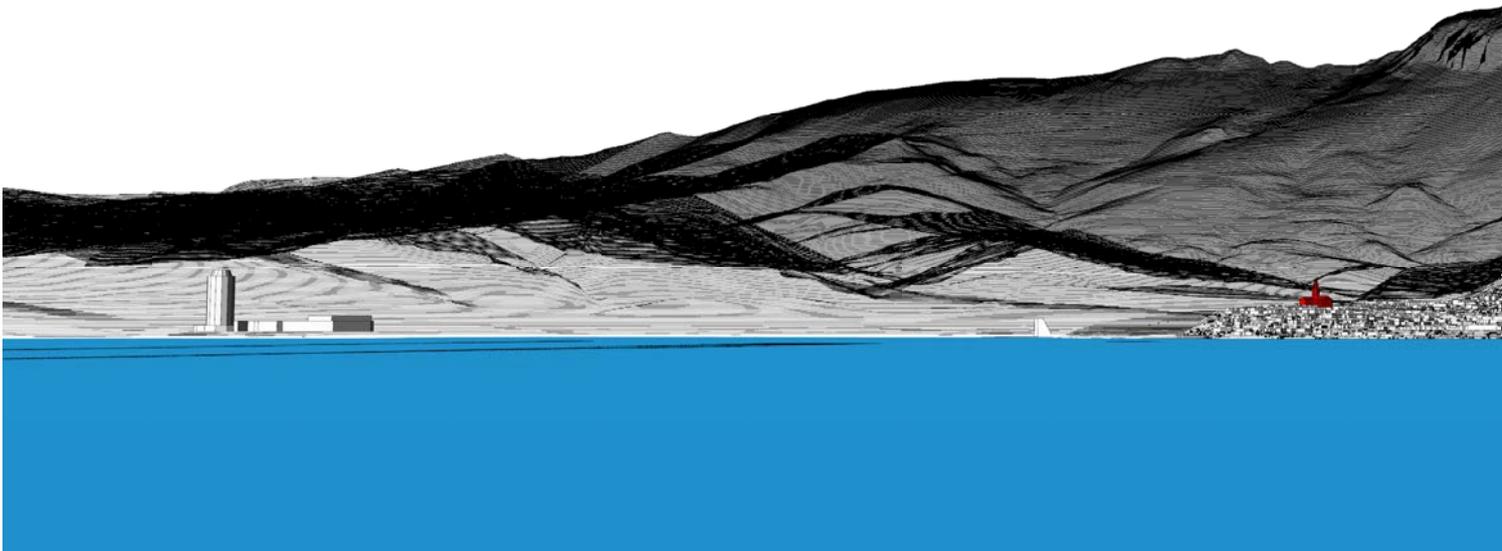
It is recommended that this locationally derived spatial logic be extended to inform the city centre and in particular the CBZ and the CZ.

**9.** *Review the building height standards in the Commercial Zone (CZ) (clause 23.4.1) and evaluate whether or not they will ensure that building height contributes positively to the streetscape and will not adversely impact on the townscape in the central business area. If considered necessary draft appropriate amendments to address any deficiencies identified.*

The Commercial Zone (CZ) should also be considered in the context of the Central area landform and provide a transition in scale in support of the principal activity centre of the state, being the Hobart City Centre.

The landform character of the CZ extends the low ground basin formed about the Domain Rivulet. This basin however should not be

The potential location of an urban intensity 'at the heart of settlement'



confused with the Hobart Rivulet trough/basin. In order that the CBZ and its potentially more intense core consolidates, height controls should not generally be relaxed in the CZ.

The effectiveness of a landform based consideration of intensity / height will be undermined if its locational limits are not adhered to. Accordingly the adjacent CZ, even though it also comprises a low ground basin and ridges, is not reason in itself to alter the higher intensity area from being constrained by the inner hills and ridges as a cohesive 'pear' shape.

## Summary outcomes and recommendations

- Strengthen the expectations of the role of the CBZ as the primary Activity Centre in the state by providing a spatial context to the local objectives of HIPS (2015).
- Acknowledge that the evolution of the city centre, although established along the escarpment above the shore, now needs to consolidate within the 'basin' beyond the Macquarie Ridge.

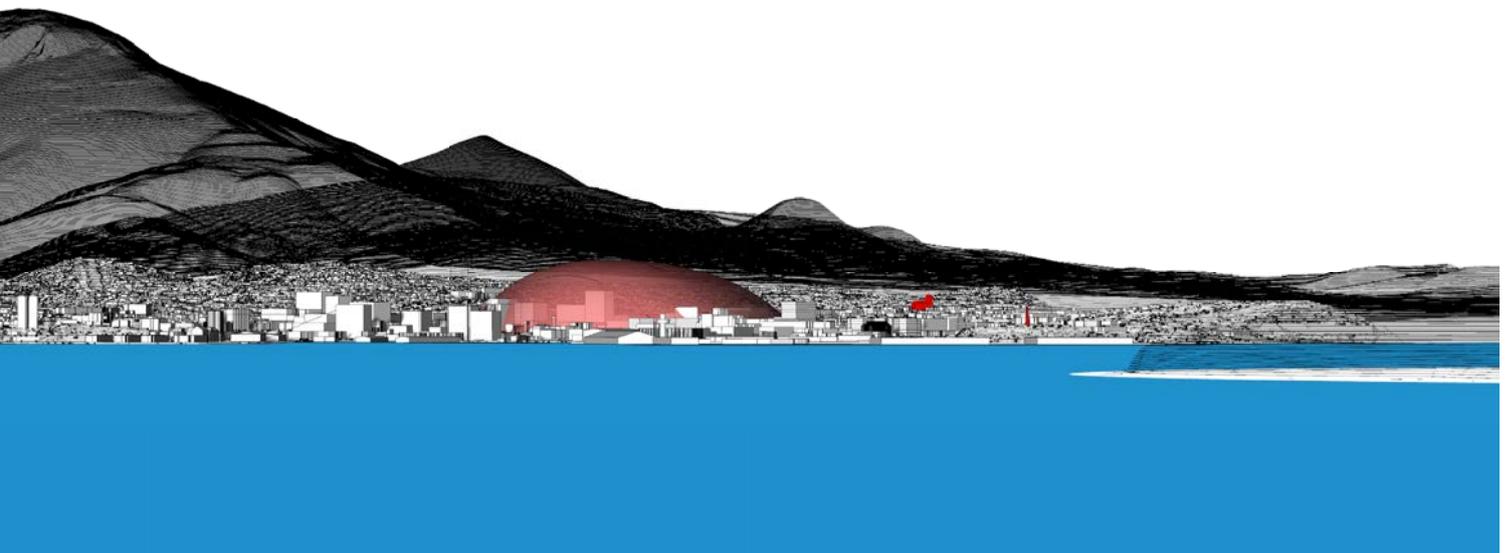
- To fulfill its emerging role as the civic focus of the city and the state, ensure development intensity is focussed beyond the Cove Floor while further considering the 'amphitheatre to the cove' as a 'stepping back'.

- Consider the desired future form of the 'Urban Amphitheatre' as a layering of built scale back from the cove incorporating development in the 'basin' beyond the 'ridge'. Further define and model implications of proposed development intensity in this location, gesturing in particular to its potential / intended massing.

- The key values that should also be considered when assessing buildings outside the Amenity Building Envelope include :

Townscape : *The location, Containment, Enclosure, Connectivity, Permeability, Intensity*

Streetscape : *Rhythm, Permeability, Protection, Enclosure*



**Rhythm** : Acknowledge the development pattern of narrow lot widths as a vertical gradation and horizontally as a modulation in maintaining a rhythm within a street.

**Enclosure**: The scale of streetspace enclosure should identify maximum and minimum thresholds. Adjustments will be made to accommodate solar penetration where appropriate.

**Protection** : To enhance public amenity and encourage interior activity beyond the building threshold, ensure protection of the pedestrian street edge.

**Permeability** : Recognise that street character and alignments can be assisted by managing vistas while also encouraging pedestrian movement through the urban blocks.

**Intensity**: Maintain a level of visual connectivity through the city blocks, not just along streets, reducing bulk where height increases while also ensuring light into streets and public spaces.

- **Coherent Urban Form** : Articulate the desired form of the city centre by building on and strengthening the forementioned principles, and the existing street edge character, the scale of street enclosure (and a defined 'street wall' scale, including to non solar priority frontages) and the layered effect of the centre when viewed from beyond. In appreciation of the term '*Compact city centre*' elaborate and consider its three dimensional form, across scales.
- Develop guidelines for development above the 'street wall' to consider how bulk reduces as height increases, and to ensure permeability of light between buildings.
- Consider detailed implications of a defined 'street wall' scale influencing the setting back of towers above a podium.
- Acknowledge and identify, through appropriate modelling, 'non conforming' buildings that confuse consideration of the 'amphitheatre to the cove' and the 'urban amphitheatre'.
- Further develop spatial principles to inform appreciation of the 'Urban Amphitheatre'.
- Consider an area of built intensity where provisions could be modified to complement changes in height limits (beyond the amenity building envelope) or potentially to incentivise better design outcomes. Concentrate height beyond the ridge, in the 'basin'. Model

and rigorously test intentions block by block, acknowledging scale impacts 'in the round'.

- **View Code** : Develop an inventory of view lines, view protection planes as they currently exist in Masterplans, Site Development Plans and integrate and coordinate into a View Code / management document for Central Hobart. Extend to include city centre wide alignments incorporating connection to regional landscape horizons.
- **View Protection** : Implement View Protection Planes to ensure connectivity between the ground plane of the city centre (and the cove floor) and regional landscape horizon(s). Model view shaft alignments and coordinates prior to considering Height Restriction Maps.
- **Height Control Plane** : The 'amphitheatre to the cove' incorporate a special *height control plane* back from the cove floor (descending with and moving back from the Macquarie Ridge contour) while generating an emphasis west and north west. Scale and apply.
- **Townscape** : Integrate the term 'townscape' into the 22.4.1 Building Height Objective and with it consideration of the *location* of the city centre. Interpret, extend and integrate as appropriate, the spatial principles developed for the Sullivans Cove Planning Scheme (1997) into HIPS 2015.

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Documents referenced:

Sullivans Cove Planning Scheme 1997  
Hobart Interim Planning Scheme 2015  
Hobart 2010 Public Spaces and Public Life Gehl Architects 2010  
Macquarie Point Development Corporation Masterplan 2015  
Central Sydney Planning Strategy 2016 - 2036 City of Sydney  
Auckland City District Plan - Special Height Controls 2004  
Auckland City Council (updated 2013)  
Townscape Report 1991 HCC, L. Woolley  
City of Hobart Urban Design Principles Project 2004 L. Woolley  
Experiencing Sullivans Cove (Outline view code) 2011 L. Woolley  
Townscape Assessment - 28 Elizabeth St. Hobart 2015 L. Woolley  
Civic Square Hobart Masterplan December 2015 L. Woolley

# Appendix 1:

## A single statement of Desired Future Character

*In response to the key Townscape values, and in light of considerations arising from the brief, a cohesive Statement of Desired Future Character for the City Centre can be provided. Conceived in response to city centre development scales (regional, precinctual and individual development) it is intended to accommodate development outside the Amenity Building Envelope.*

### Regional scale :

R\_1 'In contrast to the continuous landscape, the city centre will provide a compact built focus to the dwelling region, and the commercial hub of the state reflecting 'an intensity at the heart of settlement'.

R\_2 'The adjacent precincts (generally comprising low rise fine grained residential patterns subservient to the natural topography), will be maintained as distinct from the more intense and identifiable focus of the city centre.'

R\_3 'In response to the identified view lines and proposed view protection planes, development will not obscure or negatively impact the landscape horizons identified, including to Kunanyi and the Wellington Range.'

R\_4 'In reinforcing the layered landform rise back from the waterfront, the urban focus will appear to nestle within the natural amphitheatre beyond the waterplane of the cove and its adjacent ridges, and contained by the high ground horizon.'

R\_5 Development will not diminish the pattern of a compact city centre with a lightness of form where buildings above their street edge are perceived as less bulky, becoming slimmest at their peaks'.

### Precinctual scale :

P\_1 'The city centre will develop having regard to the distinct layers of the landform, 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'.

P\_2 'The city centre (notably the CBZ) 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'.

P\_3 'The city centre will consolidate within the basin adjacent the Macquarie Ridge and the Hobart Rivulet trough, and forward of the rise to Trinity Hill'.

P\_4 'The compact city centre shall consolidate within the environs and lower contours of the Hobart Rivulet Trough and also allow for an intensification within a defined 'pear shaped' zone - 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 Bathurst and Macquarie Ridges.'

P\_5 'Being within the zone of increased intensity development is sited 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.'

P\_5a Maintain a level of visual connectivity through the city blocks, not just along streets, reducing bulk where height increases while also ensuring light into streets and public spaces.

P\_5b Acknowledge that street character and alignments can be assisted by managing vistas while also encouraging pedestrian movement through the urban blocks.

P\_5c Acknowledge the development pattern of narrow lot widths as a vertical gradation and horizontally as a modulation in maintaining a rhythm within a street.

P\_6 'The building form above the street wall face shall incrementally reduce in bulk'.

Development scale :

D\_1 ' The proposed development reinforces the scale and form of the 'urban amphitheatre' as a progressive layering of rising ground, hills and ridges, progressively stepping back from the earlier cove outfall, its low ground and defining headlands'.

D\_2 ' The proposed development reinforces 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.'

D\_3 ' The proposed development reinforces the compact urban form of the city centre by not being individually prominent, thus reinforcing the 'containment' provided by the urban amphitheatre. The proposal in reinforcing the compact urban form of the city centre acknowledges the amenity that derives from separate building forms that create a layered effect (with gaps between), when viewed from a distance.

D\_4 ' The proposed development in reinforcing the compact urban form of the city centre also acknowledges the set backs that are necessary to avoid the appearance of a contiguous 'wall' of tower forms, where a number of buildings appear as a solid mass.'

D\_5 ' The proposed development in reinforcing the compact urban form of the city centre reinforces the consistent building edges at the street frontage to a height in support of the 'street wall'.

D\_5 a 'The scale of streetspace enclosure should identify maximum and minimum thresholds. Adjustments will be made to accommodate solar penetration where appropriate.

D\_5b 'To enhance public amenity and encourage interior activity beyond the building threshold, ensure protection of the pedestrian street edge.

D\_6 ' The proposed development in reinforcing the compact urban form of the city centre ensures 'permeability' in support of the open space network, of diverse street vistas, consolidated to ensure an adequate amount of light above the 'street wall'.