

## **HOB-S4.0 Hobart Central Business Zone Specific Area Plan**

### **HOB-S4.1 Plan Purpose**

The purpose of the Hobart Central Business Zone Specific Area Plan is:

- HOB-S4.1.1 To maintain and strengthen the Hobart Central Business Zone as the primary activity centre for Tasmania, the Southern Region and the Greater Hobart metropolitan area with a comprehensive range of and highest order of retail, commercial, administrative, community, cultural, employment areas and nodes, and entertainment activities provided.
- HOB-S4.1.2 To provide a safe, comfortable and pleasant environment for workers, residents and visitors through the provision of high quality urban spaces and urban design.
- HOB-S4.1.3 To provide an urban form that respects and responds to Hobart's unique natural and built characteristics.
- HOB-S4.1.4 To provide high quality urban spaces and urban design.
- HOB-S4.1.5 To encourage a network of arcades and through-site links characterised by bright shop windows, displays and activities and maintain and enhance Elizabeth Street Mall and links to it as the major pedestrian hub of the Hobart Central Business Zone.
- HOB-S4.1.6 To facilitate residential development and visitor accommodation within the activity centre above ground floor level.
- HOB-S4.1.7 To respect the unique character of the Hobart Central Business Zone and maintain the streetscape and townscape contribution of places or precincts of historic heritage significance.

### **HOB-S4.2 Application of this Plan**

- HOB-S4.2.1 The specific area plan applies to the area of land designated as Hobart Central Business Zone Specific Area Plan on the overlay maps.
- HOB-S4.2.2 In the area of land to which this plan applies, the provisions of the specific area plan modify, are in substitution for or are in addition to the provisions of:
  - (a) Central Business Zone;
  - (b) Signs Code; and
  - (c) Parking and Sustainable Transport Codeas specified in the relevant provision.

### **HOB-S4.3 Local Area Objectives**

- HOB-S4.3.1 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives
HOB-S4.3.1.1	Hobart Central Business Zone Specific Area Plan, shown on overlay map as HOB-S4.3.1.1	<ul style="list-style-type: none"> <li data-bbox="596 389 1347 490">(a) That the Hobart Central Business Zone provides a compact built focus to the region reflecting an appropriate intensity in its role as the heart of settlement.</li> <li data-bbox="596 524 1347 775">(b) That the Hobart Central Business Zone develops in a way which reinforces the layered landform rise back from the waterfront having regard to the distinct layers of the landform, respecting the urban amphitheatre including the amphitheatre to the Cove, while providing a reduction in scale to the Queens Domain, the Domain and Battery Point headlands and the natural rise to Barracks Hill (see Figure HOB-S4.7 and Figure HOB-S4.8).</li> <li data-bbox="596 808 1347 1016">(c) That the Hobart Central Business Zone consolidates within, and provides a transition in scale from, its intense focus in the basin, 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 (see Figure HOB-S4.7 and Figure HOB-S4.8).</li> <li data-bbox="596 1050 1347 1151">(d) That the Hobart Central Business Zone achieves a cohesive built form, avoiding individually prominent buildings and reinforcing the containment provided by the urban amphitheatre.</li> <li data-bbox="596 1207 1347 1308">(e) That the Hobart Central Business Zone consolidates in a manner that provides separate building forms and a layered visual effect rather than the appearance of a contiguous wall of towers.</li> <li data-bbox="596 1364 1347 1464">(f) That a level of permeability through city blocks is maintained by reductions in bulk at each elevation as height increases, allowing for sunlight into streets and public spaces.</li> <li data-bbox="596 1520 1347 1621">(g) That the Hobart Central Business Zone provides a built form that complements the streetscape and townscape, and affords a high level of amenity.</li> <li data-bbox="596 1677 1347 1733">(h) That the built form of the Hobart Central Business Zone provides permeability in support of the open space network.</li> <li data-bbox="596 1789 1347 1890">(i) That the Hobart Central Business Zone provides weather protection for footpaths to enhance pedestrian amenity and encourage, where appropriate, interior activity beyond the</li> </ul>

		<p>building entrance; and</p> <p>(j) That the historic heritage significance of places and precincts in the Hobart Central Business Zone be protected and enhanced in recognition of the significant benefits they bring to the economic, social and cultural value of the city as a whole.</p> <p>(a)</p>
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## HOB-S4.4 Definition of Terms

HOB-S4.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
active frontage area	means land shown on an overlay map and in Figure HOB-S4.1 as within the active frontage area.
amenity building envelope	means the building envelope described in Figure HOB-S4.3.
amphitheatre to the Cove	means the layering of rising ground from waterplane to the landform horizon, climbing away from the earlier rivulet outfalls as the low point into Sullivans Cove, incorporating adjacent hills and ridges, especially to the west and north-west, and also flanked by distinct headlands (refer to Figure HOB-S4.7).
basin	means the low ground area accentuated by the course of the Hobart Rivulet and located between surrounding ridges and hills (refer to Figure HOB-S4.7 and Figure HOB-S4.8 ).
central business core area	means land shown on an overlay map and in Figure HOB-S4.2 as within the central business core area.
central business fringe area	means land shown on an overlay map and in Figure HOB-S4.2 as within the central business fringe area.
façade height	<p>means the level of a building façade taken at:</p> <p>(a) the point where the wall meets the eaves; or</p> <p>(b) the most prevalent wall height if a parapet wall;</p> <p>excluding turrets, dormer windows, gable ends and decorative elements that project above the eave line or most prevalent parapet wall height.</p>
floor area	means the gross floor area, excluding the area of stairs, loading bays, access ways, or parking areas, or any area occupied by machinery required for air conditioning, heating, power supply, or lifts.
heritage-adjacent	means on the same street frontage as a heritage place listed in the Local Historic Heritage Code or on the Tasmanian Heritage Register, and not separated from that heritage place by another building, full lot (excluding

	right of ways and lots less than 5m width) or road (refer to Figure HOB-S4.4).
heritage building	means a building on a place that is: <ul style="list-style-type: none"> <li>(a) listed under the Local Historic Heritage Code; or</li> <li>(b) listed on the Tasmanian Heritage Register,</li> </ul> and that contributes to the historic heritage significance of that place.
heritage place	means a place listed in the Local Historic Heritage Code or on the Tasmanian Heritage Register.
historic heritage significance	means: <ul style="list-style-type: none"> <li>(a) the local historic heritage significance (as defined under the Local Historic Heritage Code) of a place; or</li> <li>(b) the historic cultural heritage significance of a place as described in the Tasmanian Heritage Register</li> </ul>
Hotel Industry impact assessment	means a report detailing: <ul style="list-style-type: none"> <li>(a) the proposed use, hours of operation and type and duration/frequency of music/entertainment;</li> <li>(b) the location of music performance areas or speakers, external doors and windows, any other noise sources, and waste storage areas;</li> <li>(c) the entry points, external areas for smokers and a waste management plan;</li> <li>(d) the nature and location of surrounding uses, and for non residential uses their hours of operation, and a written description of the site context;</li> <li>(e) the proposed management of noise in relation to noise sensitive areas within audible range of the premises, including residential uses and accommodation and associated private open space</li> <li>(f) a summary of the consultation with adjoining landowners/occupiers and proposed measures to address any concerns;</li> <li>(g) the location of lighting within the boundaries of the site, security lighting outside the licensed premise and any overspill of lighting;</li> <li>(h) impacts on traffic and parking;</li> <li>(i) the intended design measures to prevent crime, including: <ul style="list-style-type: none"> <li>(i) providing safe, well designed buildings;</li> <li>(ii) reducing opportunities for crime to occur;</li> <li>(iii) minimising the potential for vandalism and anti-social behaviour;</li> <li>(iv) promoting safety on neighbouring public and private land; and</li> </ul> </li> </ul>

	(j) any other measures to be undertaken to ensure minimal amenity impacts from the licensed premises during and after opening hours.
individually prominent building	<del>means in contrast with buildings in the vicinity,</del> a building that is significantly higher <del>or more pronounced</del> or has a larger apparent size within the townscape or when viewed in street elevation.
permeability	means the ease with which visual connectivity and pedestrian movement within the city can occur. It includes; through-block links or connections, the open space network, the amount of light between buildings above the street wall, and the characteristic landscape connections when viewing out along and beyond the city streets.
public art	means an artwork in any medium, planned and executed outside a gallery context, intended specifically for installation within a public space, and must have all of the following defining features:  (a) it is not designed for commercial purposes, such as advertising or branding; (b) it is the work of a professional artist; (c) the artist produces or supervises the fabrication and installation of the artwork; (d) it is publicly accessible, either visually or physically.
reclaimed floor	means the flat fill surface of Sullivans Cove having a recognisable identity contained by the natural rise of the topography and the deep water of the harbour, sometimes reinforced by the built form (refer to Figure HOB-S4.9).
single aspect	Means a dwelling or serviced apartment that has external windows on no more than one building elevation (not excluding skylights and windows to a light well or ventilation shaft).
solar penetration priority street	means land shown on an overlay map in Figure HOB-S4.2 Central business height area as within the solar penetration priority street.
streetscape pattern	means the characteristic pattern generated by the street wall, including its vertical gradation, such as, traditionally narrow lot widths, and building detail, such as, parapets, cornices, awnings, along these frontages.
street wall	means a wall built on the frontage and forming a continuous or near continuous line of buildings.
townscape	means the built form of the city in relation to existing height, bulk and scale in the setting of the urban amphitheatre. It strives to give order to the form of the city, the pattern of landscape and development of the urban landscape.
urban amphitheatre	means the setting of central Hobart including the layered rise of landforms rising from the water plane datum to the landform horizons (refer to Figure HOB-S4.8).
urban context report	means a report that addresses: (a) a full description of the site including shape, size, orientation and easements; (b) topography and contours of the site and the surrounding area;

	<ul style="list-style-type: none"><li>(c) street frontage features such as poles, street trees, street furniture and cross-overs</li><li>(d) the location, use and height of existing buildings and the location of any private open space on the site and surrounding properties;</li><li>(e) the location of any public open space in the surrounding area;</li><li>(f) existing solar access to the site, surrounding properties and public spaces including footpaths;</li><li>(g) existing views to and from the site, paying particular regard to those identified in Figure HOB-S4.6 and on the landform horizons to kunanyi / Mt Wellington and the Wellington Range from public spaces within the Central Business Zone and the Cove Floor;</li><li>(h) any pedestrian linkways or vehicular laneways in the surrounding area;</li><li>(i) the existing pattern of subdivision, including previous property boundaries on the site if amalgamation has occurred;</li><li>(j) the history and pattern of development on the site and in the surrounding area;</li><li>(k) the building form, scale and pattern of the surrounding area;</li><li>(l) the architectural style, building details and materials of the surrounding area;</li><li>(m) distances to adjoining zones;</li><li>(n) off-site noise sources; and</li><li>(o) any other notable physical or cultural characteristics of the site or surrounding area.</li></ul>
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## HOB-S4.5 Use Table

This clause is in substitution for Central Business Zone – clause 16.2 Use Table.

Use Class	Qualification
<b>No Permit Required</b>	
Business and Professional Services	
Food Services	If not for a take away food premises with a drive through facility.
General Retail and Hire	If not for: (a) an adult sex product shop; or (b) a supermarket with a floor area greater than 400m <sup>2</sup> .
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for home-based business.
Utilities	If for minor utilities.
<b>Permitted</b>	
Bulky Goods Sales	If not located at ground floor level (excluding pedestrian or vehicle access) in the active frontage area.
Community Meeting and Entertainment	
Educational and Occasional Care	If not in the active frontage area and the ground floor frontage of not less than 4m.
Emergency Services	
Hotel Industry	If not for an adult entertainment venue.
Research and Development	If not located at ground floor level (excluding pedestrian or vehicle access) in the active frontage area.
Residential	If: (a) located above ground floor level (excluding pedestrian or vehicular access); and (b) not listed as No Permit Required.
Sports and Recreation	If located above ground floor level (excluding pedestrian or vehicular access).
Tourist Operation	If: (a) for a visitor centre; (b) located above ground floor level (excluding pedestrian or vehicle access) in the active frontage area.

Visitor Accommodation	If: (a) located above ground floor level (excluding pedestrian or vehicular access); and (b) not a camping and caravan park or overnight camping area.
<b>Discretionary</b>	
Custodial Facility	If for a remand centre.
Educational and Occasional Care	If not listed as Permitted.
Equipment and Machinery Sales and Hire	If not in the active frontage area.
Hospital Services	If located at ground floor level (excluding pedestrian or vehicle access) in the active frontage area.
Hotel Industry	If not listed as Permitted.
Manufacturing and Processing	If for alterations or extensions to existing Manufacturing and Processing.
Residential	If not listed as No Permit Required or Permitted.
Resource Processing	If for food and beverage production.
Service Industry	If for alterations or extensions to an existing Service Industry.
Sports and Recreation	If not listed as Permitted.
Storage	If: (a) not located at ground floor level (excluding pedestrian or vehicle access) in the active frontage area; or (b) not for a liquid, solid or gas fuel depot.
Transport Depot and Distribution	If for a public transport facility.
Utilities	If not listed as No Permit Required.
Vehicle Fuel Sales and Service	If not in the active frontage area.
Vehicle Parking	If not a commercial multi-storey car park, unless an extension or alteration to an existing commercial multi-storey car park.
Visitor Accommodation	If: (a) not a camping and caravan park or overnight camping area; or (b) not listed as Permitted.
<b>Prohibited</b>	
All other uses	



## HOB-S4.6 Use Standards

### HOB-S4.6.1 Adult entertainment venues

This clause is in addition to Central Business Zone – clause 16.3 Use Standards and. Signs Code – clause C1.5 Use Standards.

Objective:	That adult entertainment venues do not: (a) negatively impact on the streetscape; or (b) cause an unreasonable loss of amenity for surrounding residential areas or sensitive uses.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Adult entertainment venues must be separated a distance of no less than 200m, measured in a straight line to the title boundary, from:</p> <p>(a) an Inner Residential Zone; and</p> <p>(b) from the boundary of a site used for a:</p> <ul style="list-style-type: none"> <li>(i) dwelling;</li> <li>(ii) primary school;</li> <li>(iii) secondary school;</li> <li>(iv) child care centre;</li> <li>(v) crèche;</li> <li>(vi) place of worship;</li> <li>(vii) bed and breakfast accommodation;</li> <li>(viii) playground; or</li> <li>(ix) any other use if it is regularly frequented by children for recreational or cultural purposes.</li> </ul>	<p><b>P1</b></p> <p>Adult entertainment venues must not have a detrimental impact on amenity of an Inner Residential Zone or uses listed in HOB-S4.6.1 A1(b), having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise and disturbance generated from within the adult entertainment venue and from patrons arriving at or departing from the venue;</li> <li>(b) the hours of operation and intensity of the proposed use;</li> <li>(c) the location of the proposed use and the nature of surrounding uses and zones;</li> <li>(d) the impact of the proposed use on the mix of uses in the immediate area; and</li> <li>(e) the impact on pedestrian safety and amenity.</li> </ul>
<p><b>A2</b></p> <p>Adult entertainment venues must not:</p> <p>(a) occupy a room or space with a ground floor frontage onto a street; or</p> <p>(b) be directly visible from the street.</p>	<p><b>P2</b></p> <p>No Performance Criterion.</p>
<p><b>A3</b></p>	<p><b>P3</b></p> <p>No Performance Criterion.</p>

No form of public address or sound amplification is to be audible from outside the adult entertainment venue building.	
<p><b>A4</b></p> <p>Signs for adult entertainment venues must:</p> <p>(a) only indicate the name of the business using text; and</p> <p>(b) not include graphics or images.</p>	<p><b>P4</b></p> <p>No Performance Criterion.</p>

HOB-S4.6.2 Hotel Industry

This clause is in addition to Central Business Zone – clause 16.3 Use Standards.

Objective:	That Hotel Industry uses do not cause an unreasonable loss of amenity and safety for the surrounding area and uses.
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b></p> <p>Hours of operation of a Hotel Industry use must not be within the hours of 12.00am to 7.00am.</p>	<p><b>P1</b></p> <p>Hours of operation of a Hotel Industry use must not have an unreasonable impact on the amenity and safety of the surrounding area and uses, having regard to:</p> <p>(a) the hours of operation and intensity of the proposed use;</p> <p>(b) the location of the proposed use and the nature of surrounding uses and zones;</p> <p>(c) the impact of the proposed use on the mix of uses in the immediate area;</p> <p>(d) the impacts of light spill;</p> <p>(i) prevention of crime through-design measures that:provide safe, well designed buildings</p> <p>(ii) reduce opportunities for crime to occur;</p> <p>(iii) minimise the potential for vandalism and anti-social behaviour;</p> <p>(iv) promote safety on neighbouring public and private land; and</p> <p>(e) a Hotel Industry impact assessment.</p>

	(k)
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HOB-S4.6.3 Car parking numbers

This clause is in substitution for Parking and Sustainable Transport Code – clause C2.5.1 Car parking numbers.

Objective:	That pedestrian activity and amenity in the central business district is not compromised through the provision of on-site car parking.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	
<b>A1</b> On-site car parking spaces must: (a) not be provided; or (b) be not more than 1 space per 200m <sup>2</sup> of floor area for non-residential uses; or (c) be not more than 1 space per dwelling for residential uses; or (d) be for a a Hospital Service, or Emergency Service use.	<b>P1</b> On-site car parking spaces must not compromise: (a) pedestrian safety, amenity or convenience; (b) the enjoyment of al fresco dining or other outdoor activity; (c) air quality and environmental health; and (d) traffic safety.	

**HOB-S4.7 Development Standards for Buildings and Works**

HOB-S4.7.1 Building height, siting, bulk and design

This clause is in substitution for Central Business Zone – clause 16.4.1 Building height.

Objective:	That building height, siting, bulk and design: (a) contributes positively to the streetscape and townscape; (b) does not unreasonably impact on historic heritage significance; (c) does not unreasonably impact on important views within the urban amphitheatre; (d) does not unreasonably impact on the amenity of public open spaces; (e) does not unreasonably impact on residential amenity of land in an Inner Residential Zone; and (f) provides significant community benefits if outside the amenity building envelope.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	
<b>A1</b> Building height within the central business core area, excluding an extension to an existing building solely to provide access to toilets, facilities for people with disabilities, or required by legislation,, must be not more than (refer to figure xxxx):	<b>P1.1</b> Building height, siting and design of development, excluding an extension to an existing building solely to provide access to toilets, facilities for people with disabilities, or required by legislation, must make a	

- (a) 15m if set back not more than 15m of, a south-west or south-east facing frontage;
- (b) 20m if set back not more than 15m of, a north-west or north-east facing frontage; or
- (c) 30m if setback more than 15m from a frontage.

positive contribution to the streetscape and townscape, having regard to:

- ~~(a) the local area objectives; consistency with the relevant local area objectives;~~
- ~~(b) compatibility with existing buildings in the area;~~
- (c) the building proportion, materials and detail reflecting and reinforcing the streetscape pattern;
- (d) not being an individually prominent building due to its height or bulk;
- (e) reinforcing consistent building edges and height at the street wall, allowing for solar penetration where possible;
- (f) preventing unreasonable impacts on the view lines and view cones in Figure HOB-S4.6 and on the landform horizons to kunanyi / Mt Wellington and the Wellington Range from public spaces within the Central Business Zone and the Cove Floor;
- (g) preventing unreasonable impacts on pedestrian amenity from overshadowing of the public footpath, particularly for city blocks with frontage to a solar penetration priority;
- (h) preventing unreasonable impacts on the amenity of public open space from overshadowing;
- (i) preventing unreasonable impacts on pedestrian amenity from adverse wind conditions, particularly if development is outside the amenity building envelope; and
- ~~(j) consistency with the relevant local area objectives.~~
- ~~(k) being designed to be seen in the round and having a roof profile and treatment which enhances the cityscape (for example rooftop gardens), if development is outside the amenity building envelope.—how the building is viewed on all elevations including the roof to ensure it visually enhances the townscape, if development is outside the amenity building envelope.~~

**P1.2**  
A building must not extend beyond the amenity building envelope unless:

	<ul style="list-style-type: none"> <li>(a) it is a minor extension to an existing building that already exceeds the amenity building envelope; or</li> <li>(b) significant benefits are provided by way of civic amenities, such as: <ul style="list-style-type: none"> <li>(i) public open space that has a high level of amenity in terms of access to sunlight, space, location, safety and accessibility;</li> <li>(ii) through-site links that improve the permeability of the city for pedestrians, have high amenity value in terms of location, accessibility, safety and visual interest, including frontages that address the through-site link;</li> <li>(iii) public areas within the building such as community space or viewing areas;</li> <li>(iv) public art that is of significant scale (whether by the size of an individual work, or the number or volume of multiple works), of significant monetary value, highly visible and clearly accessible to the public; or</li> <li>(v) public toilets in locations that have limited existing facilities.</li> </ul> </li> </ul> <p><b>P1.3</b> An urban context report and associated design response demonstrates that:</p> <ul style="list-style-type: none"> <li>(a) the form, design, materials and detailing of the proposed development derive from and respond to the existing characteristics of the site and surrounding area <b>where considered established and desirable</b>; and</li> <li>(b) any proposed civic amenities are commensurate with the scale of the proposed building and are: <ul style="list-style-type: none"> <li>(i) accessible;</li> <li>(ii) of high quality;</li> <li>(iii) desirable for the location; and</li> <li>(iv) of significant value for the city.</li> </ul> </li> </ul> <p>(a)</p>
<p><b>A2</b> Building height within 10m of an Inner Residential Zone must be no more than 9.5m.</p>	<p><b>P2</b> Building height within 10m of an Inner Residential Zone must be consistent with the building height of existing buildings on adjoining lots in the residential zone.</p>

**A3**

Building height within the central business fringe area excluding an extension to an existing building solely to provide access to toilets, facilities for people with disabilities, or required by legislation, must be no more than:

- (a) 11.5m; or
- (b) 15m if the development provides at least 50% of the floor space above ground floor level for residential use.
  - i.

**P3.1**

Building height, siting, bulk and design of development, excluding an extension to an existing building solely to provide access to toilets, facilities for people with disabilities, or required by legislation, must respect and reflect the transition between the Central Business Zone and adjacent zones and must make a positive contribution to the streetscape and townscape, having regard to:

- (a) ~~the local area objectives; consistency with the relevant local area objectives;~~
- ~~(b) compatibility with existing buildings in the area;~~
- (c) the building proportion, materials and detail reflecting and reinforcing the streetscape pattern;
- (d) the building not being an individually prominent building by virtue of its height or bulk;
- (e) reinforcing consistent building edges and height at the street wall, allowing for solar penetration where possible;
- (f) preventing unreasonable impacts on the view lines and view cones in Figure HOB-S4.6 and on the landform horizons to kunanyi / Mt Wellington and the Wellington Range from public spaces within the Central Business Zone and the cove floor;
- (g) preventing unreasonable impacts on pedestrian amenity from overshadowing of the public footpath, particularly for city blocks with frontage to a solar penetration priority street;
- (h) preventing unreasonable impacts on the amenity of public open space from overshadowing;
- (i) preventing unreasonable impacts on pedestrian amenity from adverse wind conditions, particularly if development is outside the amenity building envelope; and
- ~~(j) consistency with the relevant local area objectives in clause HOB-S4.3.1.~~
- ~~(k) being designed to be seen in the round and having a roof profile and treatment which enhances the cityscape (for example rooftop gardens), if development is outside the amenity building envelope. how the building is viewed on all elevations including the roof to ensure it~~

	<p>visually enhances the townscape, if development is outside the amenity building envelope.</p> <p><b>P3.2</b>  A building must not extend beyond the amenity building envelope unless:</p> <ul style="list-style-type: none"> <li>(a) it is a minor extension to an existing building that already exceeds the amenity building envelope; or</li> <li>(b) significant benefits are provided by way of civic amenities, such as: <ul style="list-style-type: none"> <li>(i) public open space that has a high level of amenity in terms of access to sunlight, space, location, safety and accessibility;</li> <li>(ii) through-site links that improve the permeability of the city for pedestrians, have high amenity value in terms of location, accessibility, safety and visual interest, including frontages that address the through-site link;</li> <li>(iii) public areas within the building such as community space or viewing areas;</li> <li>(iv) public art that is of significant scale (whether by the size of an individual work, or the number or volume of multiple works), of significant monetary value, highly visible and clearly accessible to the public; or</li> <li>(v) public toilets in locations that have limited existing facilities.</li> </ul> </li> </ul> <p><b>P3.3</b>  An urban context report and associated design response demonstrates that:</p> <ul style="list-style-type: none"> <li>(a) the form, design, materials and detailing of the proposed development derive from and respond to the existing characteristics of the site and surrounding area where considered established and desirable; and</li> <li>(b) any proposed civic amenities are commensurate with the scale of the proposed building and are: <ul style="list-style-type: none"> <li>(i) accessible;</li> <li>(ii) of high quality;</li> <li>(iii) desirable for the location; and</li> <li>(iv) of significant value for the city.</li> </ul> </li> </ul>
<p><b>A4</b></p>	<p><b>P4</b></p> <ul style="list-style-type: none"> <li>(a) In addition to clauses HOB-S4.7.1 P1.1 to P3.3, heritage-adjacent buildings set back</li> </ul>

<p>In addition to clauses HOB-S4.7.1 A1 to A3, heritage-adjacent buildings set back less than 15m from a frontage must:</p> <ul style="list-style-type: none"> <li>(a) be not more than 1 storey or 4m (whichever is the lesser) higher than the façade height of a heritage building on an adjacent heritage place (refer to Figures HOB-S4.4 and HOB-S4.5); and</li> <li>(b) if the development is between two heritage places (refer to HOB-S4.5), be not more than the façade height of the highest heritage building on an adjacent heritage place.</li> </ul>	<p>less than 15m from a frontage must: not unreasonably dominate existing heritage buildings on an adjacent heritage place; and</p> <ul style="list-style-type: none"> <li>(b) be compatible with and not detract from the historic heritage significance of an adjacent heritage place.</li> </ul>
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HOB-S4.7.2 Façade design

This clause is in addition to Central Business Zone – clause 16.4 Development Standards for Buildings and Works.

Objective:	That the design of building facades is compatible with the streetscape, heritage buildings and the amenity of the public spaces.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Heritage-adjacent buildings must:</p> <ul style="list-style-type: none"> <li>(a) include building articulation to avoid a flat facade appearance through evident horizontal and vertical lines achieved by setbacks, fenestration alignment, design elements, or the outward expression of floor levels; and</li> <li>(b) have any proposed awnings the same height from street level as any awnings of a heritage building on an adjacent heritage place.</li> </ul>	<p><b>P1</b></p> <p>Heritage-adjacent buildings must:</p> <ul style="list-style-type: none"> <li>(a) be of a design sympathetic to the elevational treatment and materials of existing heritage buildings on an adjacent heritage place; and</li> <li>(b) be compatible with and not detract from the historic heritage significance of an adjacent heritage place.</li> </ul>
<p><b>A2</b></p> <p>New buildings and alterations to existing ground level façades within the active frontage area, facing a frontage or public space must:</p>	<p><b>P2</b></p> <p>New buildings and alterations to existing ground level façades within the active frontage area, facing a frontage or public space must be designed to be compatible with the streetscape, having regard to:</p>



<p>(a) have not less than 80% of the total surface area consisting of windows or doorways; or</p> <p>(b) not reduce the surface area of windows or doorways of an existing building if the surface area is already less than 80%.</p>	<p>(a) how the main pedestrian access to the building addresses the street or other public places; and</p> <p>(b) windows on the façade facing the frontage for visual interest and passive surveillance of public spaces.</p>
<p><b>A3</b></p> <p>New buildings and alterations to existing façades within the active frontage area must provide awnings over public footpaths.</p>	<p><b>P3</b></p> <p>New buildings and alterations to existing façades within the active frontage area (must demonstrate that there will be no benefit to the streetscape or pedestrian amenity by providing awnings over public footpaths.</p>

HOB-S4.7.3 Pedestrian links

This clause is in addition to Central Business Zone – clause 16.4 Development Standards for Buildings and Works.

Objective:	To maintain malls, arcades and through-site links that provide for pedestrian amenity.
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b></p> <p>Existing malls, arcades and through-site links must be retained.</p>	<p><b>P1</b></p> <p>(a) New malls, arcades or through-site links must be provided in convenient and accessible locations.</p>
<p><b>A2</b></p> <p>Buildings must address adjoining malls, arcades and through-site links as well as street frontages.</p>	<p><b>P2</b></p> <p>Buildings must minimise blank walls facing onto malls, arcades and through-site links and provide opportunities for activity or visual interest for those spaces.</p>

HOB-S4.7.4 Residential and Visitor Accommodation amenity

This clause is in addition to Central Business Zone – clause 16.4 Development Standards for Buildings and Works.

Objective:	To ensure that buildings for Residential or Visitor Accommodation uses provide reasonable levels of amenity and safety in terms of noise, access to daylight and natural ventilation, open space and storage.
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b></p>	<p><b>P1</b></p>

<p>Residential or Visitor Accommodation development must demonstrate that design elements are able to achieve internal noise levels in accordance with relevant Australian Standards for acoustics control (AS3671:1989 – <i>Road traffic noise intrusion (building siting and construction)</i> and AS2107:2016 – <i>Acoustics (Recommended design sound levels and reverberation times for building interiors)</i>).</p>	<p>Residential or Visitor Accommodation development must demonstrate that design elements are able to achieve internal noise levels in accordance with relevant Australian Standards for acoustics control (including AS3671:1989 – <i>Road traffic noise intrusion (building siting and construction)</i> and AS2107:2016 – <i>Acoustics (recommended design sound levels and reverberation times for building interiors)</i>), unless:</p> <ul style="list-style-type: none"> <li>(a) alterations required to meet these standards would negatively impact on historic heritage significance of heritage place or local heritage precinct; or</li> <li>(b) external alterations of an existing building that are required to meet these standards would negatively impact on the streetscape.</li> </ul>
<p><b>A2</b></p> <p>Residential or serviced apartment components of a new building (including external elements such as a balcony, roof garden, terrace or deck) must:</p> <ul style="list-style-type: none"> <li>(a) if the building includes any single aspect dwellings or single aspect serviced apartments, be set back at least 5m from all side or rear boundaries and other buildings on the same site (refer Figure HOB-S4.9); or</li> <li>(b) if the building includes no single aspect dwellings and no single aspect serviced apartments, have at least two elevations of the building, and all habitable room windows, that are either: <ul style="list-style-type: none"> <li>(i) set back at least 5m from a side or rear boundary or other building on the same site; or</li> <li>(ii) facing a frontage (refer Figure HOB-S4.10).</li> </ul> </li> </ul>	<p><b>P2</b></p> <p>Residential or serviced apartment components of a new building must be designed to allow for reasonable access to daylight into habitable rooms and private open space, and reasonable opportunity for air circulation and natural ventilation, having regard to:</p> <ul style="list-style-type: none"> <li>(a) proximity to side and rear boundaries;</li> <li>(b) proximity to other buildings on the same site;</li> <li>(c) the height and bulk of other buildings on the same site;</li> <li>(d) the size of any internal courtyard or void;</li> <li>(e) the use of light wells or air shafts;</li> <li>(f) development potential on adjacent sites, considering the zones and codes that apply to those sites; and</li> <li>(g) any assessment by a suitably qualified person.</li> </ul>
<p><b>A3</b></p> <p>Every habitable room in a dwelling:</p> <ul style="list-style-type: none"> <li>(a) must have at least one external window;</li> </ul>	<p><b>P3</b></p> <p>Every habitable room in a dwelling must have reasonable access to natural daylight and ventilation from an external window, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the orientation of the room;</li> </ul>

<p>(b) must have at least one external window visible from all points of the room if a living room;</p> <p>(c) where the only external window in the room is located within a recess, that recess must be:</p> <ul style="list-style-type: none"> <li>(i) a minimum width of 1.2m; and</li> <li>(ii) a maximum depth of 1.5 times the width, measured from the external surface of the external window; and</li> </ul> <p>(d) must have a room depth from an external window of:</p> <ul style="list-style-type: none"> <li>(i) not more than 2.5 times the ceiling height; or</li> <li>(ii) if an open plan layout (where the living, dining and kitchen are combined), not more than 8m.</li> </ul>	<ul style="list-style-type: none"> <li>(b) the size and location of windows;</li> <li>(c) the size of the room;</li> <li>(d) the ceiling height;</li> <li>(e) the opportunity for cross-ventilation;</li> <li>(f) the proposed use of the room;</li> <li>(g) overshadowing of the site from existing development;</li> <li>(h) existing site constraints; and</li> <li>(i) any assessment by a suitably qualified person.</li> </ul>
<p><b>A4</b></p> <p>Private open space must be provided for each dwelling or serviced apartment on a site.</p>	<p><b>P4</b></p> <p>Fewer than all of the dwellings or serviced apartments on a site may be provided with open space if:</p> <ul style="list-style-type: none"> <li>(a) communal open space is provided on site that exceeds size requirements under HOB-S4.7.4 A6 by 10m<sup>2</sup> for each dwelling unit or serviced apartment without private open space, and is of high quality in terms of location, access to sunlight, outlook, facilities, landscaping and accessibility;</li> <li>(b) environmental conditions such as high winds or high levels of noise would significantly diminish the amenity of the private open space and this is unable to be mitigated by screening that does not unreasonably reduce access to daylight, as demonstrated by a suitably qualified person; or</li> <li>(c) the dwelling or serviced apartment is in an existing building that cannot reasonably accommodate private open space due to site constraints, or impacts on historic heritage significance of a heritage place or local heritage precinct.</li> </ul>

**A5**

Private open space for a dwelling or serviced apartment must:

- (a) have an area not less than:
  - (i) 8m<sup>2</sup> for 1 bedroom dwellings or serviced apartments;
  - (ii) 10m<sup>2</sup> for 2 bedroom dwellings or serviced apartments;
  - (iii) 12m<sup>2</sup> for 3 or more bedroom dwellings or serviced apartments;
- (b) not include plant and equipment such as outdoor components of an air conditioning unit;
- (c) unless drying facilities are provided elsewhere on the site, include a clothes drying area of at least 2m<sup>2</sup> in addition to minimum area in (a) above, that may be in a separate location, and is screened from public view;
- (d) have a minimum horizontal dimension of 2m, or 1.5m for a 1 bedroom dwelling or serviced apartment;
- (e) where above ground floor level, not be located within 5m of private open space of any other dwelling or serviced apartment in another building (excluding between conjoined terrace-style dwellings or serviced apartments); and
- (f) be screened visually and acoustically from mechanical plant and equipment, service structures and lift motor rooms.

**P5**

Private open space for a dwelling or serviced apartment must be capable of meeting the projected outdoor recreation requirements of occupants, having regard to:

- (a) the size and minimum dimensions of the space, excluding space occupied by plant and equipment such as outdoor components of an air conditioning unit;
- (b) the amount of space available for furniture or plantings;
- (c) the potential for significant noise intrusion;
- (d) proximity and overlooking to the private open space of existing adjacent residential and serviced apartment development;
- (e) screening where necessary for privacy that does not unreasonably restrict access to daylight;
- (f) screening where necessary for noise and wind protection that does not unreasonably restrict access to daylight;
- (g) screening from public view for clothes drying areas; and
- (h) any advice from a suitably qualified person.

**A6**

Sites with 10 or more dwellings or serviced apartments must provide communal open space on the site that:

- (a) is at least 70m<sup>2</sup>, with an additional 2m<sup>2</sup> for every dwelling or serviced apartment over 10;

**P6**

Sites with 10 or more dwellings or serviced apartments must provide communal open space on the site that provides reasonable amenity and outdoor recreation opportunities for occupants, having regard to:

- (a) the area and dimensions of the space;

<ul style="list-style-type: none"> <li>(b) if provided in multiple locations at least one single area must be a minimum of 40m<sup>2</sup>;</li> <li>(c) has a minimum horizontal dimension of 3m;</li> <li>(d) includes at least 20% of the total area for plantings (including food growing), being deep soil planting if at ground level;</li> <li>(e) is directly accessible from common entries and pathways;</li> <li>(f) screens any communal clothes drying facilities from public view;</li> <li>(g) may be above ground floor level, including rooftops;</li> <li>(h) is screened visually and acoustically from mechanical plant and equipment, service structures and lift motor rooms;</li> <li>(i) does not include vehicle driveways, manoeuvring or hardstand areas; and</li> <li>(j) includes no more than 20% of the total area located between 30 degrees East of Sough and 30 degrees West of South of: <ul style="list-style-type: none"> <li>(i) a building on the site with a height more than 3m; or</li> <li>(ii) a side or rear boundary within 5m.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>(b) the total number of dwellings or serviced apartments on the site;</li> <li>(c) the accessibility of the space;</li> <li>(d) the flexibility of the space and opportunities for various forms of recreation;</li> <li>(e) the availability and location of common facilities within the space;</li> <li>(f) landscaping;</li> <li>(g) the provision of gardens, trees and plantings (including food gardens) appropriate in area to the size of the communal area;</li> <li>(h) accessibility to daylight, taking into account the development potential of adjacent sites;</li> <li>(i) the outlook from the space;</li> <li>(j) the level of noise intrusion from external noise sources; and</li> <li>(k) any advice from a suitably qualified person;</li> </ul> <p>unless:</p> <ul style="list-style-type: none"> <li>(a) the dwellings or serviced apartments are located in an existing building where communal open space cannot be reasonably achieved due to site constraints, or impacts on historic heritage significance of a heritage place or local heritage precinct; or</li> <li>(b) open space, accessible by the public, that is of high quality in terms of location, access to sunlight, outlook, facilities, landscaping and accessibility and that can adequately accommodate the needs of occupants is provided on the site; or</li> <li>(c) private open space is provided for all dwellings or serviced apartments on the site, provides a reasonable level of amenity in terms of access to sunlight and outlook, and sufficiently caters for flexible outdoor recreation needs including relaxation, entertainment, planting, outdoor dining and children's play.</li> </ul>
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<p><b>A7</b></p> <p>Each multiple dwelling must be provided with a dedicated and secure storage space of no less than 6m<sup>3</sup>, located externally to the dwelling.</p>	<p><b>P7</b></p> <p>Each multiple dwelling must be provided with adequate storage space.</p>
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HOB-S6.7.5 Waste storage and collection

This clause is in addition to Central Business Zone – clause 16.4 Development Standards for Buildings and Works.

<p><b>Objective:</b></p>	<p>To ensure the storage and collection of waste provides for a reasonable level of amenity and safety for surrounding occupants and for traffic, cyclists, pedestrians and other road and footpath users.</p>
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b></p> <p>Bulk waste bins that are commercially serviced must be provided for sites:</p> <ul style="list-style-type: none"> <li>(a) with more than one commercial tenancy;</li> <li>(b) with one commercial tenancy that is greater than 100m<sup>2</sup>;</li> <li>(c) with more than 4 dwellings or visitor accommodation units (or 3 if a mixed use site); and</li> <li>(d) with more than 2 dwellings or visitor accommodation units (or 1 if a mixed use site) if fronting a pedestrian priority street under the Parking and Sustainable Transport Code);</li> </ul> <p>unless:</p> <ul style="list-style-type: none"> <li>(a) there are no more than 4 individual bins for kerbside collection at any one time per commercial site or any site fronting a pedestrian priority street under the Parking and Sustainable Transport Code;</li> <li>(b) there are no more than 8 individual bins for kerbside collection at any one time per residential or mixed use site not fronting a</li> </ul>	<p><b>P1</b></p> <p>Bulk waste bins that are commercially serviced must be provided unless kerbside collection would not unreasonably compromise the amenity of the surrounding area or the flow and safety of vehicles, cyclists and pedestrians, and:</p> <ul style="list-style-type: none"> <li>(a) the frontage of the site has a width equivalent to 5m for each dwelling, visitor accommodation unit or tenancy with individual bins; or</li> <li>(b) bulk waste bin storage and collection cannot reasonably be provided on site due to: <ul style="list-style-type: none"> <li>(i) impacts on historic heritage significance of a heritage place or local heritage precinct; or</li> <li>(ii) site constraints, if for an existing building.</li> </ul> </li> </ul>

<p>pedestrian priority street under the Parking and Sustainable Transport Code;</p> <p>(c) individual bins are commercially serviced without being placed on the kerbside for collection.</p>	
<p><b>A2</b></p> <p>An on-site storage area, with an impervious surface (unless for compostables), must be provided for bins that:</p> <p>(a) if for separate bins per dwelling, Visitor Accommodation unit or commercial tenancy:</p> <ul style="list-style-type: none"> <li>(i) provides an area for the exclusive use of each dwelling, accommodation unit or tenancy, and is not located between the building and a frontage;</li> <li>(ii) is set back not less than 4.5m from a frontage unless within a fully enclosed building;</li> <li>(iii) is not less than 5.5m horizontally from any dwelling or accommodation unit unless for bins associated with that dwelling, or within a fully enclosed building; and</li> <li>(iv) is screened from the frontage and any dwelling or accommodation unit by a wall to a height not less than 1.2m above the finished surface level of the storage area.</li> </ul> <p>(b) if for bulk waste bins:</p> <ul style="list-style-type: none"> <li>(i) is located on common property;</li> <li>(ii) includes dedicated areas for storage and management of recycling and compostables;</li> <li>(iii) is not less than 5.5m from any dwelling or accommodation unit unless within a fully enclosed building;</li> <li>(iv) is screened from any public road, dwelling or accommodation unit by a</li> </ul>	<p><b>P2</b></p> <p>A storage area for waste and recycling bins must be provided that is:</p> <ul style="list-style-type: none"> <li>(a) capable of storing the number of bins required for the site;</li> <li>(b) of sufficient size to enable convenient and safe access and manoeuvrability for occupants, and waste collection vehicles where relevant;</li> <li>(c) in a location on-site that is conveniently and safely accessible to occupants, without compromising the amenity and flow of public spaces;</li> <li>(d) screened from view from public spaces and dwellings or accommodation units; and</li> <li>(e) if the storage area is for common use, separated from dwellings or units on the site to minimise impacts caused by odours and noise.</li> </ul>

<p>wall to a height not less than 1.8m above the finished surface level of the storage area;</p> <p>(v) is accessible to each dwelling, accommodation unit or tenancy without the requirement to travel off-site; and</p> <p>(vi) where the development is mixed use, have separate storage spaces for commercial and residential bins with separate access to each.</p>	
<p><b>A3</b></p> <p>Bulk waste bins must be collected on site by private commercial vehicles, and access to storage areas must:</p> <p>(a) in terms of the location, sight distance, geometry and gradient of an access, as well as off-street parking, manoeuvring and service area ,be designed and constructed to comply with AS2890.2:2018: <i>Parking Facilities – Off-Street Commercial Vehicle Facilities</i>;</p> <p>(b) ensure the vehicle is located entirely within the site when collecting bins; and</p> <p>(c) include a dedicated pedestrian walkway, alongside or independent of vehicle access ways.</p>	<p><b>P3</b></p> <p>A waste collection plan demonstrates the arrangements for collecting waste do not compromise the safety, amenity and convenience of surrounding occupants, vehicular traffic, cyclists, pedestrians and other road and footpath users, having regard to:</p> <p>(a) the number of bins;</p> <p>(b) the method of collection;</p> <p>(c) the time of day of collection;</p> <p>(d) the frequency of collection;</p> <p>(e) access for vehicles to bin storage areas, including consideration of gradient, site lines, manoeuvring, direction of vehicle movement and pedestrian access;</p> <p>(f) distance from vehicle stopping point to bins if not collected on site;</p> <p>(g) the traffic volume, geometry and gradient of the street; and</p> <p>(h) the volume of pedestrians using the street.</p>

#### **HOB-S4.8 Development Standards for Subdivision**

This sub-clause is not used in this specific area plan.

#### **HOB-S4.9 Tables**

This sub-clause is not used in this specific area plan.



Figure HOB-S4.1 Active frontage area

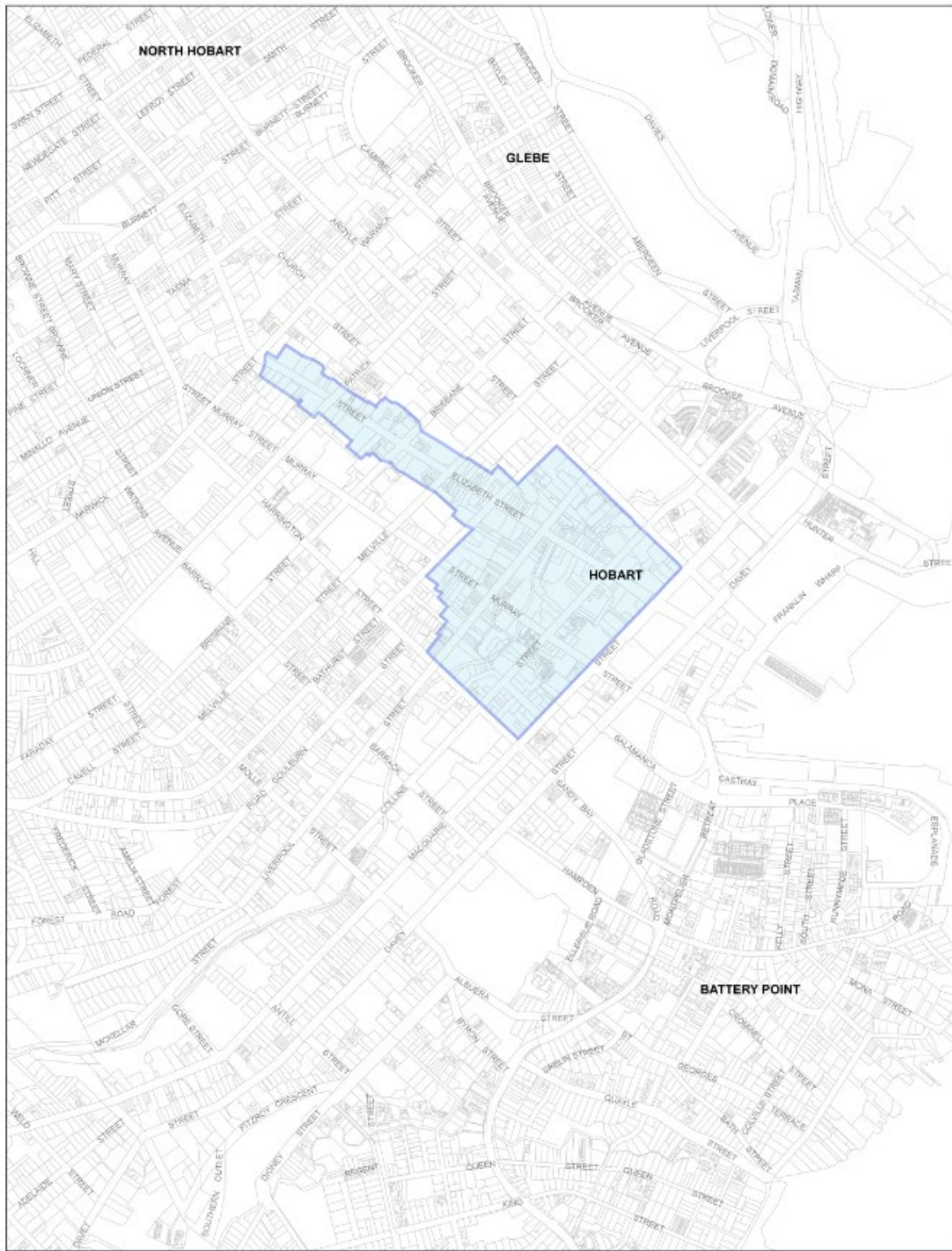


Figure HOB-S4.2 Central business Zone Height areas

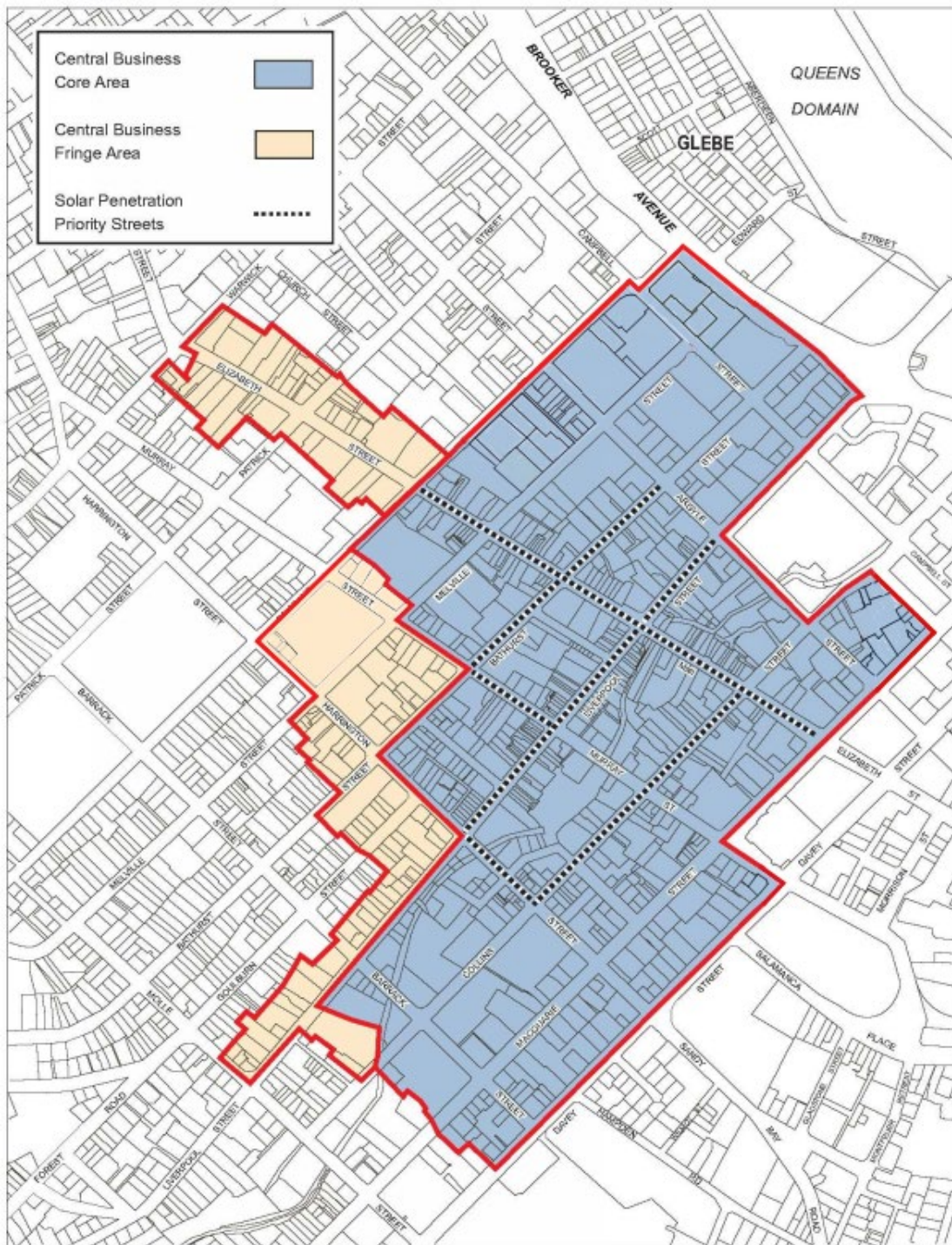
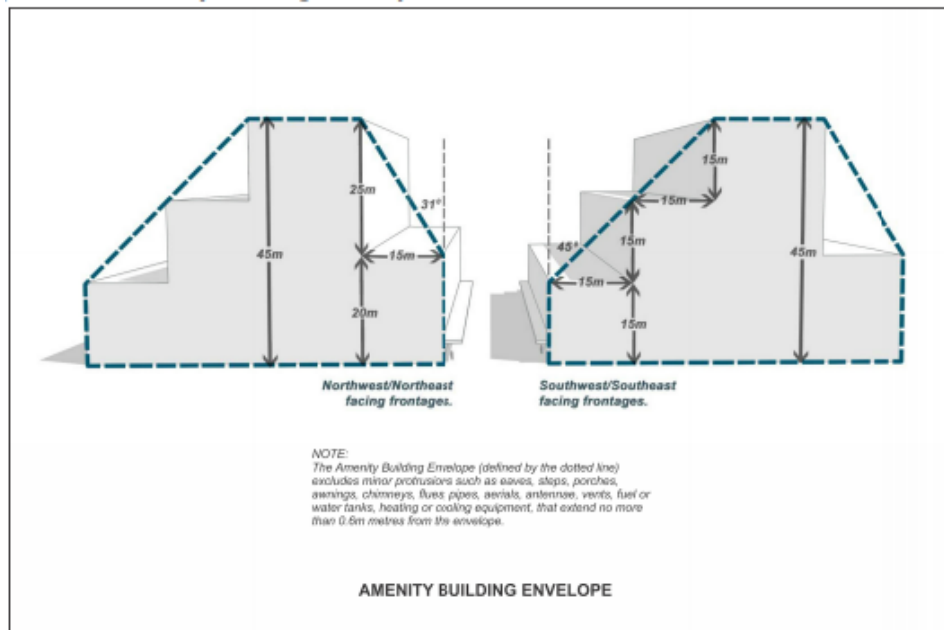


Figure HOB-S4.3 Amenity building envelope Replaced with new diagram shown below footnotes



#### Footnotes

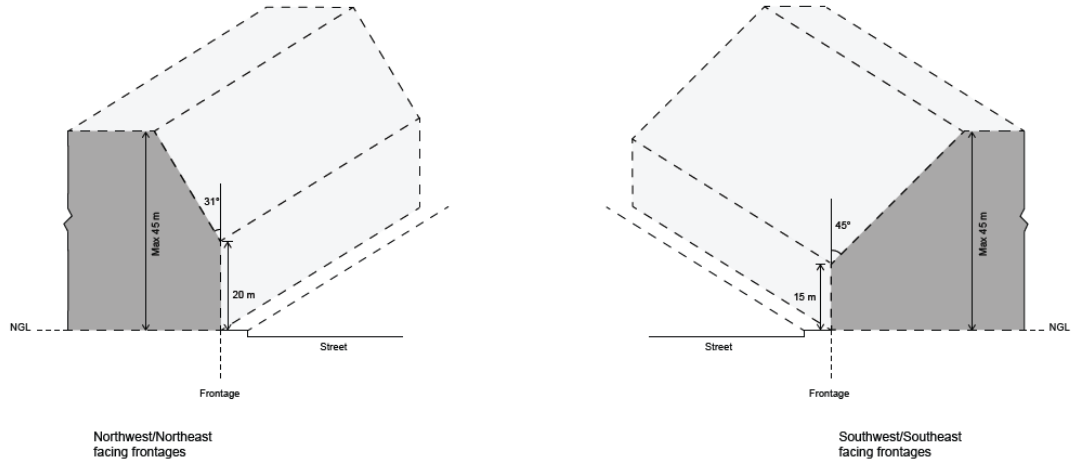
The Amenity Building Envelope has been developed with regard to heritage, streetscape and sense of scale, wind tunneling effects and solar penetration.

The 20m height at the northwest/northeast facing frontages maintains a 1:1 ratio of street:building height for the purposes of townscape aesthetics and maintaining a human scale.

The 15m height and subsequent 45 degree building envelope angle at southwest/southeast facing frontages maintains sufficient solar penetration to the opposite side of the street and also helps to control air and wind turbulence.

The Amenity Building Envelope is shown by the thick dotted line. The 15m setbacks for the 'steps' of development shown within the envelope are suggestive only. Development does not have to comply with the suggested 15m setbacks in order to comply with the envelope.

**Figure HOB-S4.3 Amenity building envelope**



*NOTE:  
The Amenity Building Envelope (defined by the dotted line) excludes minor protrusions such as eaves, steps, porches, awnings, chimneys, flues, pipes, aerials, antennae, vents, fuel or water tanks, heating or cooling equipment, that extend no more than 0.6m from the envelope.*

**Amenity Building Envelope**

**Figure xxxx Acceptable Solution clause 16.4.1 Building height A1**

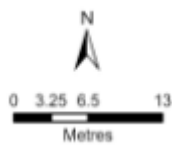
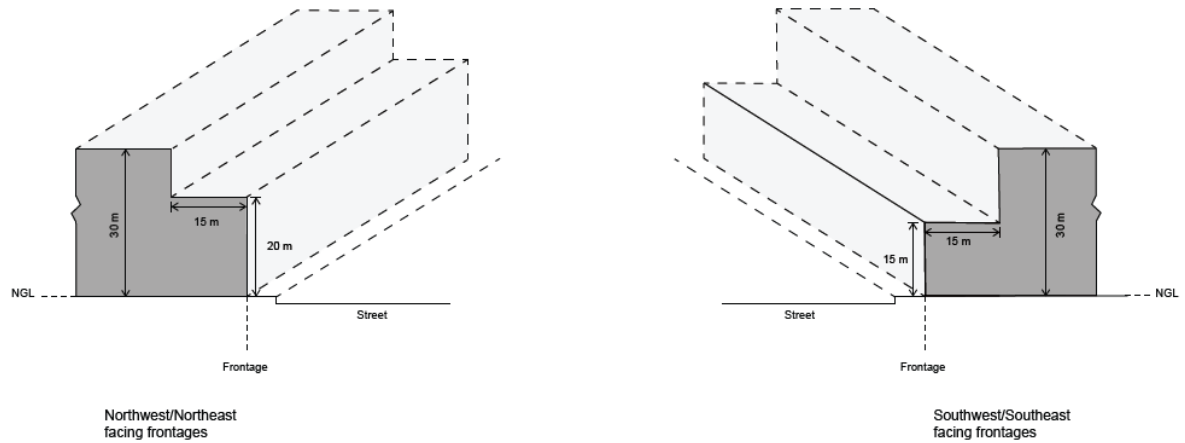


Figure HOB-S4.4. Example of heritage-adjacent area of application for new development

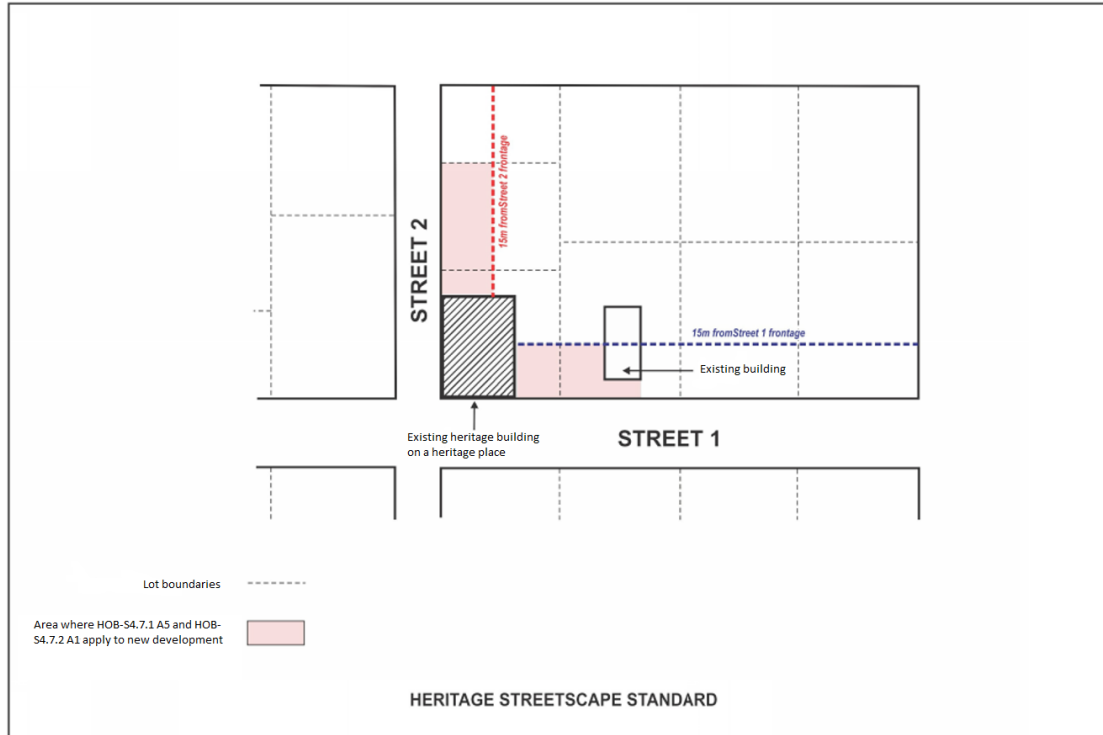
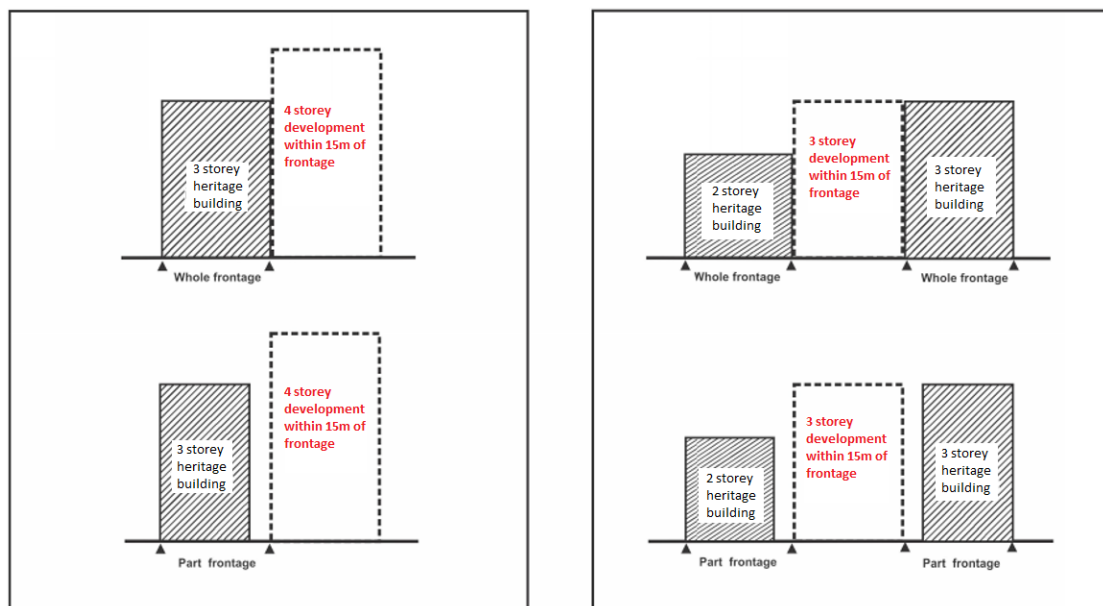
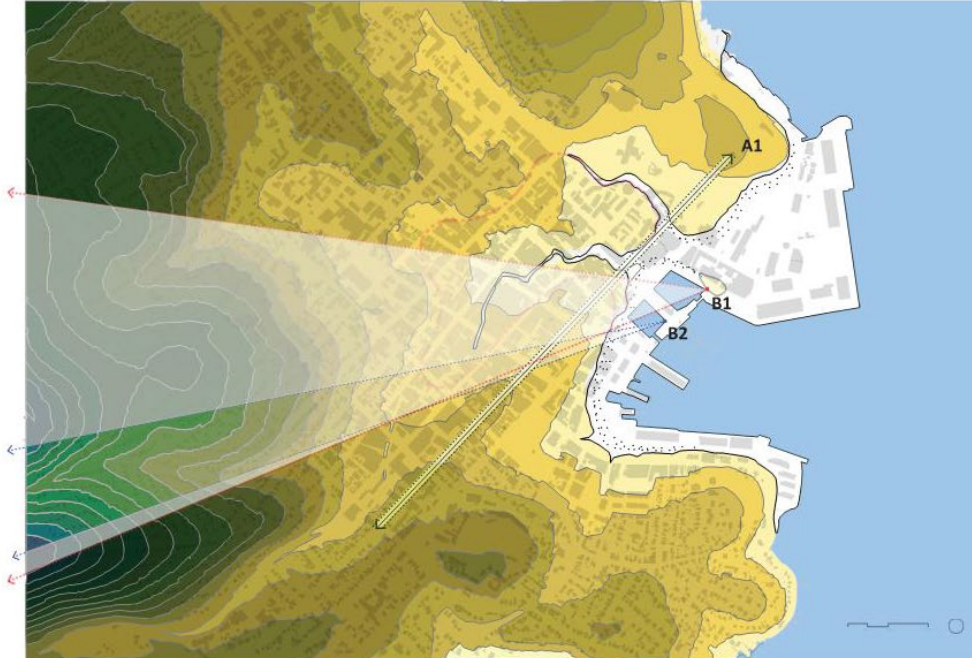


Figure HOB-S4.5 Examples of permitted heritage-adjacent development heights required by clause HOB-S4.7.1 A4



HOB-S4.6

View lines and view cones



Legend :

A 1 : Macquarie Street to / from Cenotaph  
View line width = street width

B 1 : Hunter Street (above Hunter Island) to kunanyi (Mount Wellington)  
Cone Width : 22° 21' at horizon, 32° extent of arc  
Cone Elevation : 7° 55', Base of cone : 6° 41'  
View Point :  
E : 474822.332  
N : 658943.174

B 2 : Franklin Wharf (Constitution Dock edge - 10 m from SE corner) to face of kunanyi (Mount Wellington)  
Angle from horizontal : 8° 34'  
Building edges (left) : 81° 49' (upper) 85° 16' (lower)  
Building edges (right) : 81° 33' (upper) 82° 30' (mid) 85° 16' (lower)  
View Point :  
E : 474685.740  
N : 658836.092

Figure HOB-S4.7

Central Hobart landform structure

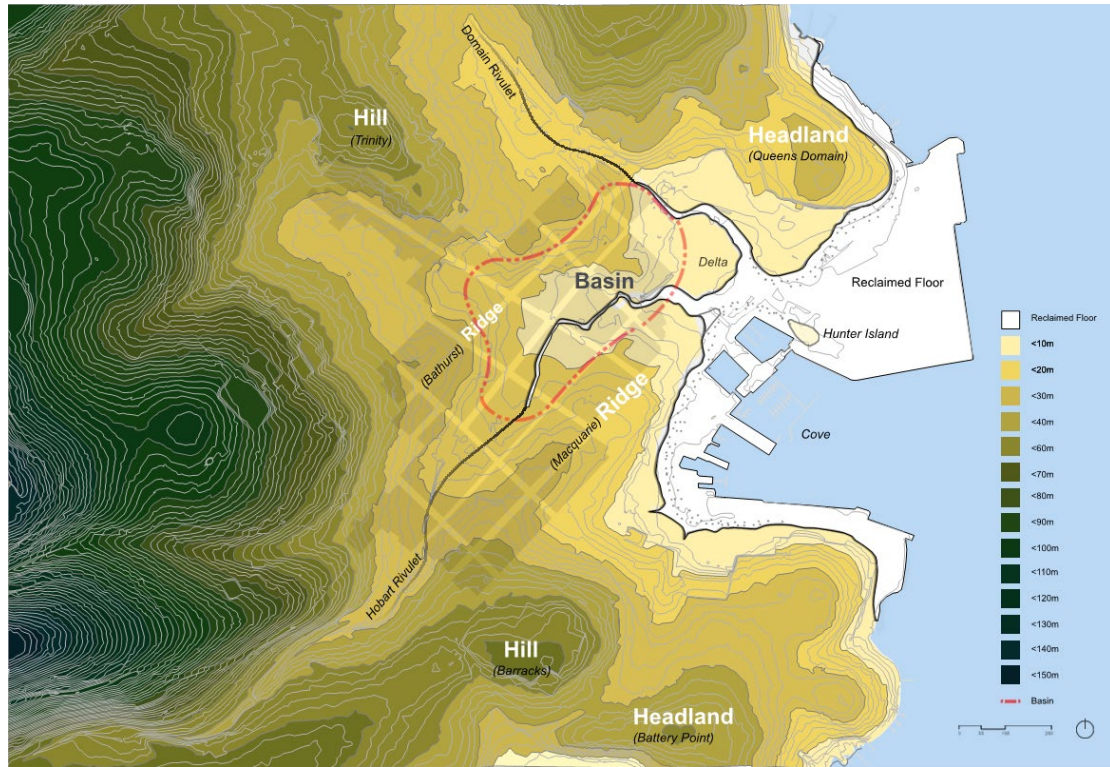
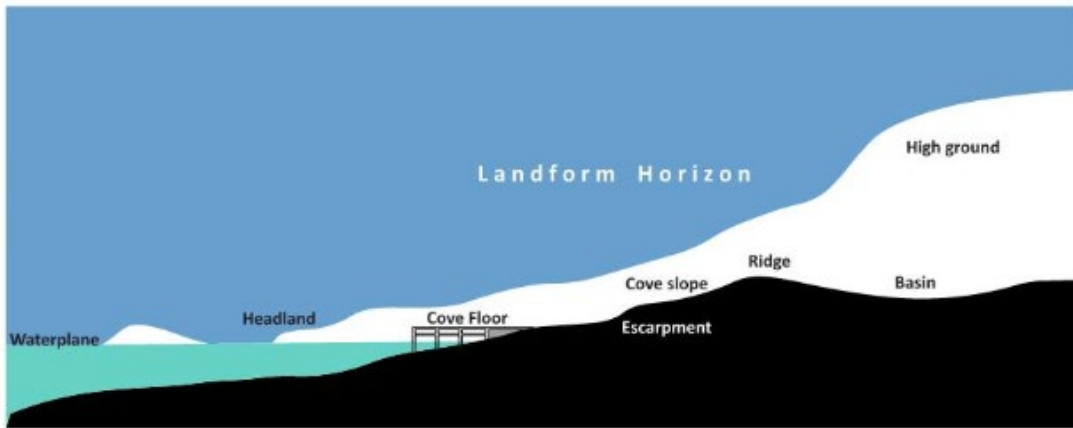
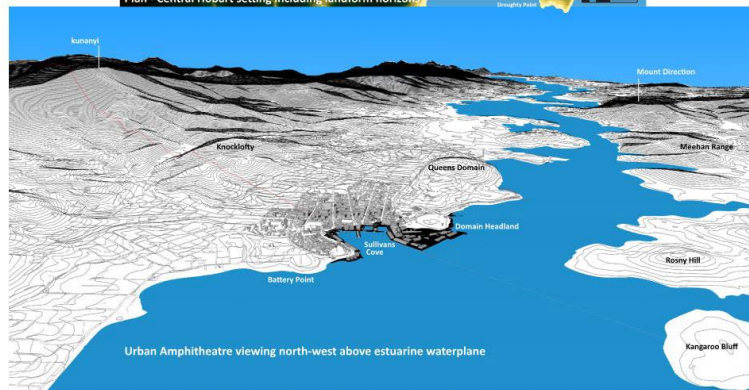
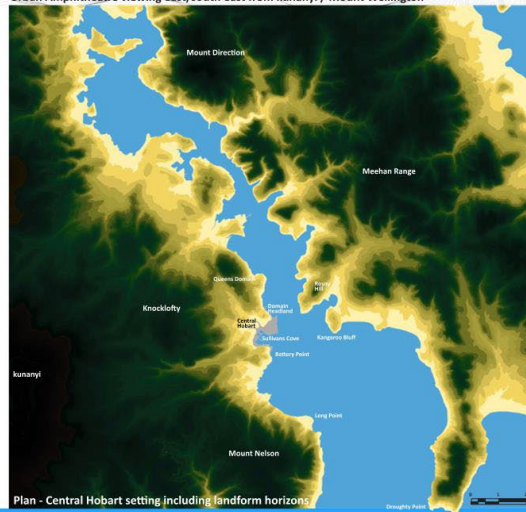
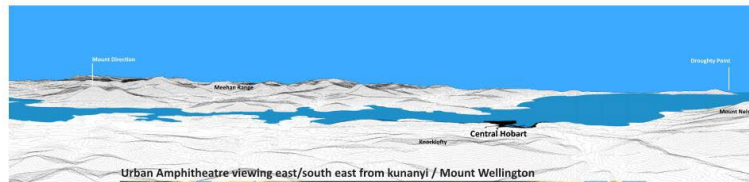


Figure HOB-S4.8 The amphitheatre to the cove within the urban amphitheatre



Diagrammatic section



The Urban Amphitheatre : Plan and Axonometric Views



Figure HOB-S4.9 Setbacks for developments including single aspect dwellings or single aspect serviced apartments under HOB-S4.7.4 A2 (a)

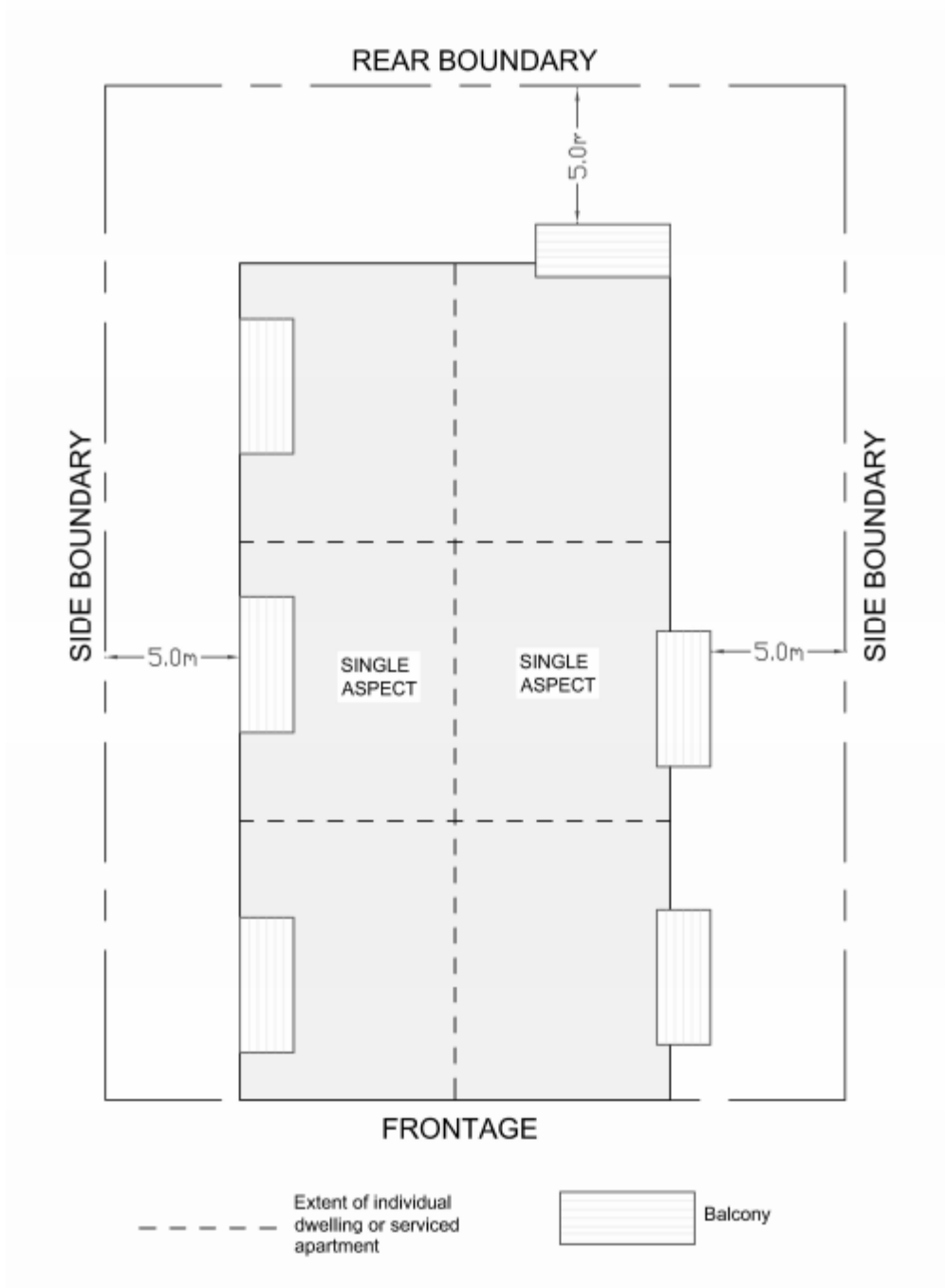


Figure HOB-S4.10 Setbacks for developments not including single aspect dwellings or single aspect serviced apartments under HOB-S4.7.4 A2 (b)

Example 1

