

23 SCHEDULE 2 – URBAN FORM

23.1 Introduction

The urban form is the characteristic pattern of urban open spaces and buildings in a place. It is formed primarily by the nature of the walls of buildings which determine building volumes and enclose external open space.

Sullivans Cove has a distinctive urban form which is part of its recognisable historic character. It is comprised of:

- Strong continuous upright walls to the primary spaces, the streets and wharves and blocks around the Cove edge and the streets which radiate up from the Cove;
- Secondary spaces, which penetrate these walls: internal lanes and alleyways and internal courts which may have irregular shapes;
- Urban gardens, defined enclosed garden and park areas; and
- A strongly defined edge between a primarily flat fill area (the Cove Floor), and dense side by side buildings loosely following the original shoreline being the Wall of the Cove, as shown in Figure 6.

The land bounded by the Tasman Highway, Brooker Avenue and Liverpool Street provides a transition between the characteristic urban forms of the Hobart CBD and of Sullivans Cove and Domain parkland landscapes. The Precinct contributes to the 'gateway' experiences of entering Hobart, the Cove and the Domain.

23.2 Objectives

The following objectives apply to the application of this Schedule:

- The traditional urban pattern of Sullivans Cove is to be conserved. A contemporary adaptation is to be created in development/redevelopment areas.
- Views to Sullivans Cove along primary spaces are to be retained, especially to the River Derwent.
- Views over the land bounded by Tasman Highway, Brooker Avenue and Liverpool Street from the City and Wapping to the Domain and from the Domain and Tasman Highway to the City are to be retained.
- Expression of the Wall of the Cove is to be encouraged where possible.
- 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.
- A diversity of building heights and volumes will be encouraged within this overriding pattern, but buildings must have a respectful relationship to each other and to buildings of identified cultural significance within a street.
- New buildings must not be individually prominent in terms of contrast with neighbouring buildings by being significantly higher or having a larger apparent size when viewed in street elevation.
- New buildings should facilitate the creation of 'secondary spaces' on lots in the Cove. Such spaces should be encouraged where they demonstrably create useable pedestrian environments and facilitate pedestrian movement and views.
- New urban gardens are to be encouraged in secondary spaces only.

- On the land bounded by the Tasman Highway, Brooker Avenue and Liverpool Street the landscaping should reflect the variety of garden areas and parkland styles that exist in the immediate surrounding area and that mark the transition to the Domain.

23.3 Scope

This schedule applies to all new buildings and extension to existing buildings in the Sullivans Cove Planning Area.

The provisions of Schedule 1 - Conservation of Cultural Heritage Values, take precedence over provisions of this Schedule. Height and scale of detailing of development adjacent to Places of Cultural Significance must be such that the place is not compromised by height discrepancies, scale discrepancies or a superficially "historic" or similar appearance.

23.4 Exemptions

The following buildings are 'exempt' from this schedule:

- Buildings within Activity Area 4.1 Macquarie Point Wharf, subject to all new buildings and extensions to existing buildings being less than 15 metres in height.
- Crane Structures in association with port activities.

23.4.1 Site Specific Variation

The construction of buildings on the Dunn Place site may be 'permitted' to depart from the 'Cove Wall' building alignment objectives of this Schedule where such variation facilitates the creation of a major civic space on this site.

23.5 Definitions

Apparent Size	'Size' of development when viewed in elevation. It is the length of wall and the area of a wall of a building relative to the width of any abutting street or public space.
Floors Area	Means the total actual area of each floor of a building (including mezzanines) measured at its greatest point of internal dimension from external walls but excluding lift shafts and stairwells, rooms or areas, set aside for the accommodation of mechanical and electrical plant, open balconies or verandahs, and (excepting where a development includes car parking which is additional to that car parking which is required pursuant to this Scheme or which is approved as ancillary to that development) areas for the parking, garaging, loading, unloading and circulation of motor vehicles.
Height	In respect of buildings (other than structures), that maximum vertical distance measured between the natural surface level and the eaves or parapet at any point of any part of a building. In respect of structures (other than buildings), that maximum vertical distance measured between the natural surface level and the highest point of the structure.

Plot Ratio	Means the ratio between floor area or areas of a building or buildings and the site area upon which such or development is proposed.
Primary Elevations	The side (or sides) of a building presented as the primary street frontage. Primary elevations are distinguished by prominent entrances, signs naming the building or business, a high quality of materials or surfaces or a formal relatively upright building or wall.
Primary Spaces	Roads and spaces shown on Figure 7 as primary spaces.
Secondary Elevations	The sides of a building presented as frontages to the secondary spaces of Sullivans Cove. Secondary elevations generally are those which have less prestigious materials and finishes on walls, may be stepped in elevation and have a 'service' or 'utility' function.
Secondary Spaces	Smaller roads, lanes, alleys and ad hoc courts running off the primary spaces shown on Figure 7 as secondary spaces
Site	Means the total area of a lot or two more contiguous lots which is the subject of the same planning application for the use or development of land.
Void	An Architectural feature incorporated into the design for a building façade. These features include opening doors, windows and shutters, reflective surfaces and glass elements.
Wall of the Cove	The concept of a continuous built wall comprised of a number of building facades, which mark the edge of the Cove Basin with the flat fill surface of Sullivans Cove. The concept has its strongest expression at Salamanca Place and Hunter Street (Refer to Schedule 2, Figure 6).

23.6 Building Form

23.6.1 'Permitted' Buildings

Development is 'permitted' where it can be demonstrated that the following 'deemed to comply' provisions have been satisfied:

23.6.1A New Buildings

Height:

Buildings to the maximum height for the area shown on Figure 8. Parts of buildings above building eaves or parapets must reinforce the Objectives of this Schedule.

Alignment – Primary Space:

Buildings must be built to the street line of all primary street frontages, with walls located on the front property boundary and extending across no less than 90% of the primary street frontage.

Where a new building is located on a corner with two primary street frontages, this requirement must be satisfied for each frontage.

New buildings must not step back adjacent to a Primary Space. The only permissible exceptions to this is in situations where the stepping back is less than 1:20 relative to the height of the wall on the property boundary and where there is a wall to the boundary at least 12m high.

Alignment – Secondary Space:

Where applicable, buildings must also be built to, or align with, the secondary street frontage.

Plot Ratio:

Buildings must comply with the plot ratio standards referred to in Table A to this Schedule.

Apparent Size:

The length of buildings in street edge elevation must not be more than twice the width of the abutting street.

Urban Gardens:

Where the construction of a building results in the creation of secondary spaces with public access. These spaces must be fenced at street frontage, landscaped and include facilities for pedestrians as appropriate, such as seating.

23.6.1B Extensions to Existing Buildings

The provisions of Clause 23.6.1.A also apply to the extension of existing buildings. The provisions in respect to Alignment-Primary Space, Alignment-Secondary Space and Apparent Size only apply where extensions are proposed on or near a lot boundary which abuts a street or other public space.

Table A: Height and Plot Ratio

Permissible Height of Building in Metres	Applicable Plot Ratio
Less than 8m	1.5
8m to less than 12m	2.0
12m to less than 15m	2.5
15m to less than 18m	3.0
18m to less than 21m	4.0
21m and above	5.0

23.6.2 ‘Discretionary’ Buildings

Development which cannot satisfy the ‘deemed to comply’ provisions’ of Clause 23.6.1 may be approved at the discretion of the Planning Authority taking into consideration the Objectives in Clause 23.2. Such development includes:

- Any new buildings or works adjacent to a Place of Cultural Significance and which are not more prominent in the streetscape by strong contrast of scale, height, colour and tone with the buildings constructed on the place, and, which are not detailed in a manner which is similar to buildings of cultural significance or which adopts an “historic” appearance.
- Works undertaken in accordance with a Conservation Plan approved by the Planning Authority where required and/or provided.

23.7 Building Surfaces

23.7.1 ‘Permitted’ Buildings

Development is ‘permitted’ where it can be demonstrated that the following ‘deemed to comply’ provisions have been satisfied:

Building Surfaces	‘Deemed to Comply’ Provision
Building Façade to a Primary Space	<ul style="list-style-type: none"> • Surfaces must be primarily masonry. • A maximum allowable void of 50 percent is permissible in all street frontage elevations. • Surfaces of facades to primary space must comprise high quality finishes that reinforce the status as a primary building frontage.
Building Façade to a Secondary Space	<ul style="list-style-type: none"> • Surface must be finished so as to be presented in a less detailed and ornate manner than the surface of the building to a primary space, or the surfaces of adjacent buildings to primary spaces.
Night-Lighting	<ul style="list-style-type: none"> • Must accentuate the wall of the building when illuminated, and where appropriate also highlight the landscaping.
Building Surfaces to Brooker Avenue and Tasman Highway in Activity Area 2.0	<ul style="list-style-type: none"> • Surfaces should contribute to buildings having a minimal visual presence through materials which provide a complex patterning. • Surfaces must comprise high quality materials and finishes suitable for viewing as part of the ‘gateway’ into the Cove.
Surfaces adjacent to nectar bearing native flora (Tasmanian and exotic eucalyptus, etc).	<ul style="list-style-type: none"> • The configuration of buildings and any adjacent nectar bearing native flora must be designed to prevent bird collisions caused by the reflection of such vegetation or sky in glazing and/or unobstructed views through a surface to an outdoor space. Glazing must be consistent with the DPIWE Threatened Species Unit publication “Prevent window collisions: Save our native birds”, or achieve comparable performance.

23.7.2 ‘Discretionary’ Buildings

Development which cannot satisfy the ‘deemed to comply’ provisions of Clause 23.7.1 may be approved at the discretion of the Planning Authority.

The objectives of this Schedule must be taken into consideration in the assessment of all ‘discretionary’ development.

23.8 Development in Activity Area 3.0 Sullivans Cove 'Gateway and Transport'

This clause applies to development in the Activity Area 3.0. Development that cannot satisfy the requirements of clauses 23.8.1, 23.8.2, 23.8.3 and 23.8.4 may still be approved at the discretion of the Planning Authority taking into consideration the objectives of this Schedule and 'guidelines' to those clauses.

23.8.1 Building or works adjacent to the Royal Engineers Building

No building within 50 metres of the Royal Engineers Building is to have a height to the eaves greater than 7 metres or a height to the peak of the roof greater than 9 metres. Structures (other than buildings) and works within 50 metres of the Royal Engineers Building must not exceed 9m in height.

23.8.2 Building or works adjacent to the 'Topographic Wall' forming part of the boundary of the Activity Area with Activity Area 2.1

In order to protect the cultural significance and values of the topographic feature that delineates the boundary of the Activity Area 2.1 with Activity Area 3.0, development adjacent to the 'Topographic Wall' shall be in accordance with the following table:

Table B: Maximum Height Relative to the Distance from Topographic Wall

Distance from the Topographic Wall	Maximum Height
25m	5m
35m	7m
45m	9m
55m	11m
65m	13m
75m	15m

23.8.3 Building or works, including landscaping, adjacent to the Tasman Highway

Development of land adjacent to the Tasman Highway is 'permitted' where it can be demonstrated that the following 'Deemed to Comply' provisions have also been satisfied:

Buildings and Works	'Deemed to Comply' Provisions
All Buildings	<ul style="list-style-type: none"> All buildings set back 50 m from the kerb of the Tasman Highway are permitted. A building set back between 40 and 50 m from the kerb is permitted where over 50% of each third length of the face of the building fronting the Tasman Highway will be screened by trees within 5 years of its construction in accordance with diagram LA2. Fences no higher than 2100 mm

Buildings and Works	'Deemed to Comply' Provisions
Landscaping and Other Works	<ul style="list-style-type: none"> Advanced trees are required to provide at least 25% screening of the face of the building fronting from the Tasman Highway when planted at the completion of all building construction and other works, as shown in diagram LA1. Less than 30% of the ground surface in between the face of the building fronting the Tasman Highway and property boundary is to be paved.

Diagram LA1:

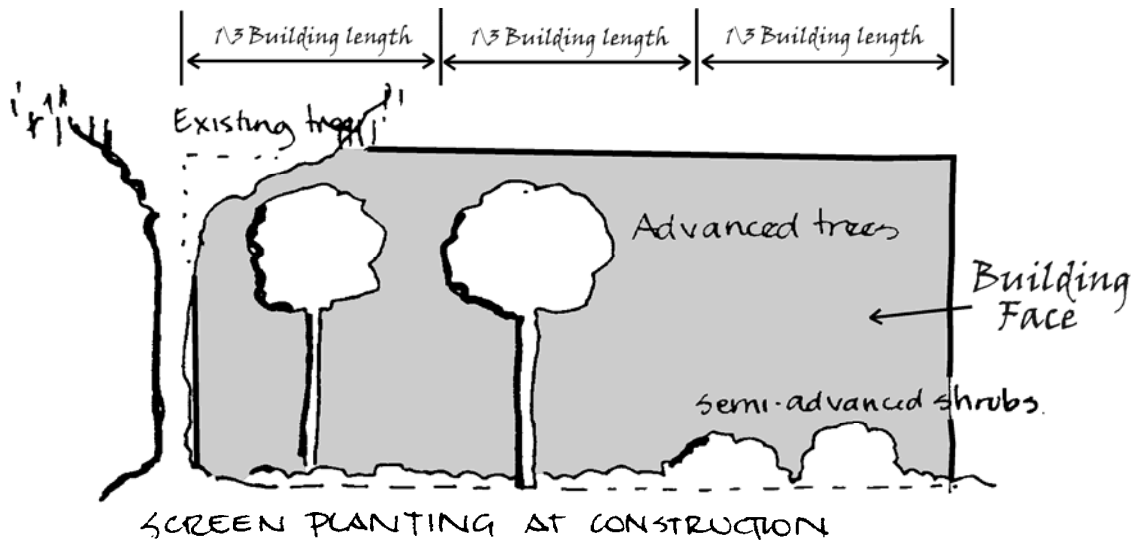
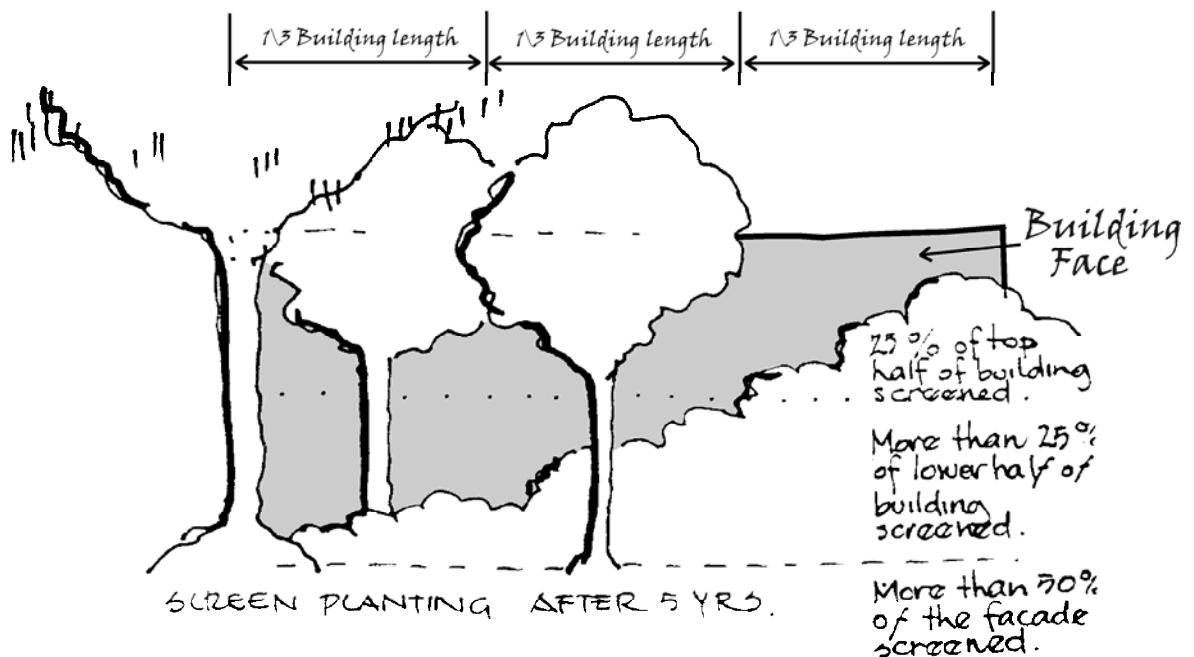


Diagram LA2:



Guidelines: General

The parkland appearance of the Domain is intended to extend along the Tasman Highway towards the City.

Buildings may be visible from the Tasman Highway but should not be prominent. The prominence of the Royal Engineers Building is to be retained.

Trees should be a significant component of any landscape treatment and a garden setting is encouraged. Landscape screen planting can include existing trees (including street trees), shrubs and vines on walls or frames. Planting may be required to provide appropriate landscaping of the sidewalls of buildings as well as those fronting the Tasman Highway.

Fences are required to be transparent with simple detailing and should not be prominent.

Guidelines: Fences

Presentation fences are required along boundaries to the Tasman Highway where a building set back applies.

Presentation fences and gates should reflect the following design principles:

1.5 – 2.1 m high along boundaries to the Tasman Highway.

Largely transparent allowing buildings and any screen planting required in front of buildings to be visible.

Designed using enduring industrial materials typical of the Hobart Ports area, such as steel sections or steel mesh. Fences should be better presented than a standard security fence with care given to base and top but without ornate ornament, patterning or details such as pickets most commonly associated with fences in domestic use.

Designed with a prominent base and regularly divided by more visually prominent upright elements.

Finished with an enduring low maintenance finish such as brushed steel; baked paints similar to powder coat or galvanising.

Examples

There are many fence designs which could comply with requirements. The following existing fences provide examples of interpretation of design principles:

Example	Design Feature
Cold Store Fence	Square section steel uprights and concrete plinth provide a more finished presentation of a simple steel rod fence.
Sullivans Cove Marina entrance fencing and gate	Industrial materials including mesh and lettering are used with careful detailing. The industrial mesh appears well presented due to being enclosed in steel section frames.

23.8.4 Building or works, including landscaping, adjacent to Evans Street

Building or works adjacent to Evans Street are to meet the requirements as determined in the following table:

Building Setback	'Deemed to Comply' Provision
Building to the lot boundary	At least 20% of the front boundary is not to be occupied by buildings, boundary walls or non-transparent fences. Buildings, walls or non-transparent fences on that minimum portion of the boundary must be set back at least 8m from the front boundary. No fences higher than 2100mm.

Guidelines

New development is to be comparable to simple forms and surface treatment of the large tall historic industrial buildings on the opposite side of Evans Street, without directly copying historic details. New buildings should contrast with the historic building forms without creating a comparable solid wall of buildings along the boundary and development should provide some views into the flat reclaimed working area of the Hobart Port.

The Cool Store Building provides an example of how this character can be achieved.

Gardens adjacent to Evans Street are discouraged.

Fences are required to be relatively transparent with simple detailing of a high standard of presentation and should generally follow the guidelines for Fences along the Tasman Highway.

Buildings should have simple utilitarian detailing and any patterning is to be discrete.

23.8.5 Submission Requirements

A Planning Application for development in Activity Area 3.0 is to be accompanied by a Landscape Plan and elevations of the building demonstrating an ability to achieve the required screening of walls as set out in clauses 23.8.3 and 23.8.4 and conformity with the 'guidelines' pertaining to each of those clauses.

23.9 Development in Activity Area 2.0 Sullivans Cove 'Mixed Use' North of Brooker Avenue

This clause applies to the land in Activity Area 2.0 bounded by the Tasman Highway, Brooker Avenue and Liverpool Street outside the boundaries of the ABC site (Refer Figure 8a). Development that cannot satisfy the requirements of clause 23.9.1 may still be approved at the discretion of the Planning Authority taking into consideration the objectives of this Schedule and 'guidelines' to that clause.

23.9.1 Building or works

Development is 'permitted' where it can be demonstrated that the following 'Deemed to Comply' provisions have also been satisfied:

Building Category	'Deemed to Comply' Provision
All new buildings	<ul style="list-style-type: none"> The maximum height and footprint of buildings shall be in accordance with the Buildings Envelopes shown in Figure 8a.

Building Category	'Deemed to Comply' Provision
Buildings and walls visible from the Tasman Highway, Brooker Avenue or Liverpool Street extension.	<ul style="list-style-type: none"> • Will be 25% screened by trees on completion of construction in accordance with diagram LA1 in Clause 23.8.3 and 50% screened within 5 years of the completion of construction in accordance with diagram LA2. • At least 1 tree per 15m of frontage will obtain a height of 6m within 3 years of planting and at least 15m at maturity. • All trees species and specimens to be planted as part of a landscape plan must be certified by a suitably qualified person as having a height least 6 metres three years after planting and approximately 15 metres at maturity, provided that trees growing to a height above the building envelopes set out in Figure 8A are deciduous to minimise the impact on key views. • Any trees and other vegetation relied on to comply with these condition must be specified in terms of size to be planted, growing conditions (depth of topsoil, drainage irrigation), maintenance and monitoring regime and certified by a suitably qualified person as likely to provide the anticipated growth in those conditions.

Guidelines: Buildings in the Landscape

Buildings should not for a 'gateway' but be subservient and recessed in landscaping. Activities should not encourage pedestrian movement where there is conflict with road safety, in particular between the 'ABC' site west of the Tasman Highway and the Cenotaph.

The distinctive and varied garden character of this land and the surrounding area which includes the plane tree shaded car park of the ABC complex is to be retained, and strengthened along Liverpool Street and the Tasman Highway.

Buildings should not be visually prominent from the Tasman Highway and Brooker Avenue, i.e. while the building may be partially visible it should not be individually prominent. The only exception that might be made is if a building is recognised by the Planning Authority as having a landmark quality which contributes to the 'transition' character of the precinct or which complements adjacent Domain or Wapping areas.

Building bulk and vegetation bulk should significantly diminish the views over the land from Tasman Highway.

Buildings complying with the setback from Liverpool Street and Tasman Highway shown in Figure 8a will require the creation in the setback space a 'garden' or landscaped grounds appropriate to the carried character of this transitional area. Where the design of building and grounds will provide the readily viewable appearance of a development garden on completion of works the Planning Authority may approve a lesser setback.

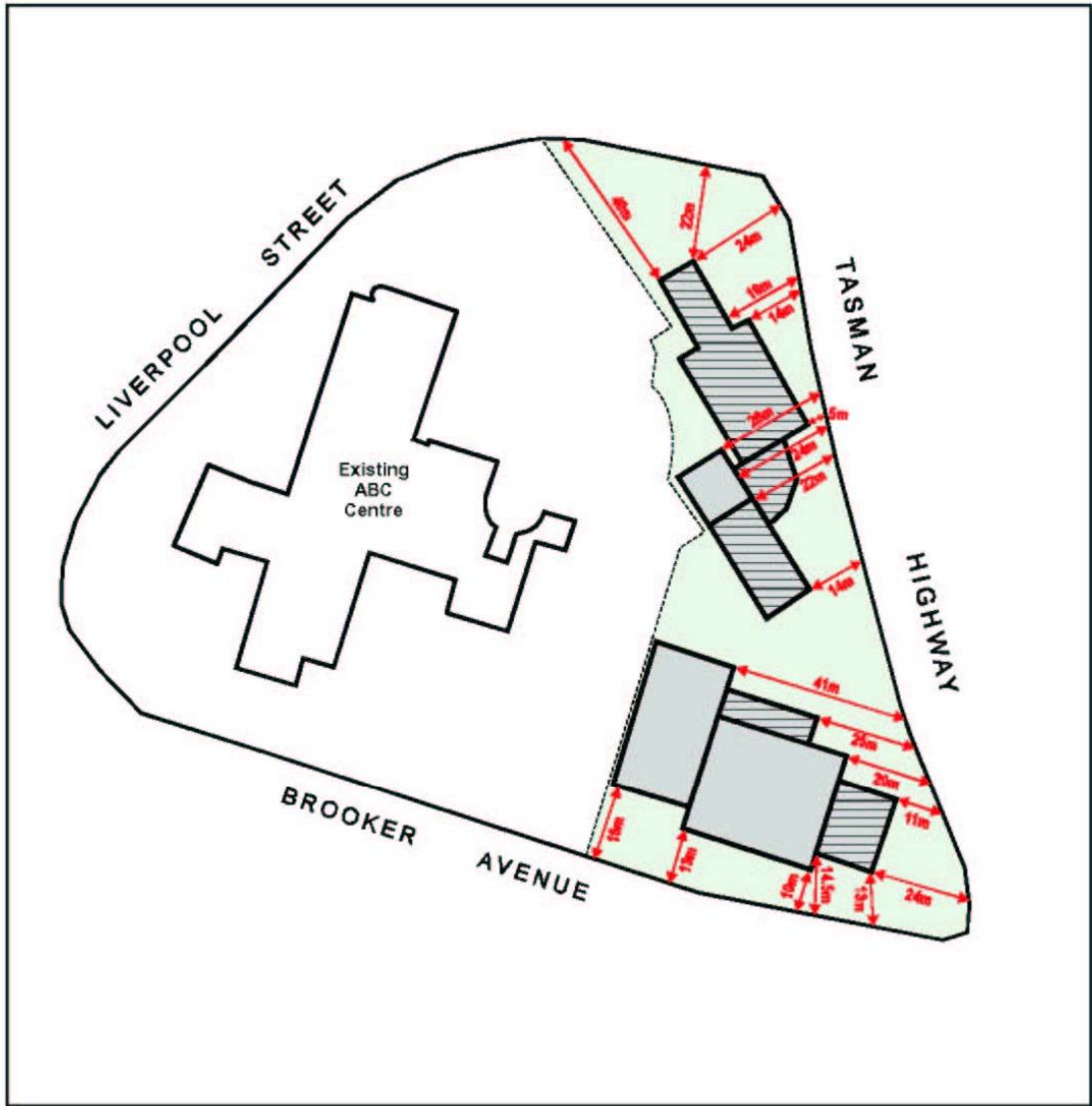
The appearance of a developed garden required widely spaced large trees and a primarily green floor (lawn or groundcover) as the significant components of any landscape treatment.

Fencing to the boundary may be appropriate for safety or security reasons, but must be largely visually transparent, (but of a construction that does not cause bird strike issue), utilise simple detailing and not be individually prominent. It should not be provided with landscaping in a manner that creates an environment that invites criminal activity including the risk of personal assault, Landscape and fencing adjacent to the Railway Station to be consistent with any conservation plan for this site approved by the Planning Authority.

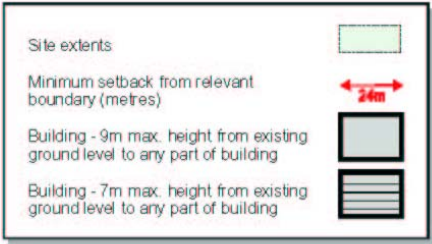
Guidelines: Interruptions of Key Views

The Planning Authority may approve some interruption of a key view when it is assessed as relatively minor, such as:

- Only the foreground is primarily interrupted so that views of Mount Wellington, Mount Nelson, the Domain, or other natural hill face or skyline areas are relatively unaffected.
- Element(s) interrupting the view are not wide and easily seen past, particularly elements protruding outside or above the building envelopes provided in Figure 8a.
- Proposed interruption of a key view is ephemeral, eg. flags or deciduous and relatively transparent foliage.



Building heights relate to envelopes, including any roof forms. Generally these envelopes allow for views over the top of buildings to be maintained from the Tasman Highway. Heights vary above natural ground level but all are under 17m AHD. This equates to the top of the glazed atrium on the ABC complex.



Site Plan Figure 8a

