

# INTRODUCTION

## **Context**

The Hobart waterfront defines the identity, vitality and image of the Tasmanian people more than any other urban place. It is a major tourist destination, working port, recreational area, cultural asset and event venue. It is rich in heritage and holds centre stage in the natural amphitheatre created by Mt Wellington and the surrounding foothills forming the backdrop to the City of Hobart.

Above all, the Hobart Waterfront is a place for people – visitors and locals alike.

As with many industrial waterfronts the world over, the Hobart waterfront has gradually evolved from a dedicated industrial port to a working port with a diverse range of non-port related activities. This transition presents a valuable opportunity to create a world-class urban waterfront.

## **Background**

The Sullivans Cove Planning Review 1991 was a ground-breaking evaluation of the waterfront from an urban design perspective and includes a comprehensive analysis of activity, movement and built form on the waterfront. Much of this analysis has endured and informed subsequent planning documents, like the Sullivans Cove Planning Scheme 1997 and several site development plans.

Generally, the Urban Design Framework only revisits principles established in the Review or planning scheme where circumstances have changed or there is a need to respond to matters that were beyond the scope of these earlier documents. In this way, it is an exciting new strategic layer to earlier work.

## **About the Urban Design Framework**

The Urban Design Framework gives a strategic perspective as a prelude to the redevelopment of individual sites in the Cove. This will better ensure that:

- improvement of public spaces between individual sites is coordinated with any redevelopment; and
- individual sites are considered in the context of the whole Cove.

This document firstly addresses the fundamental concepts and principles that will guide development across the whole of the Cove. It then sets out guidance for particular parts of the Cove. Together these establish the parameters that will guide future development and are not rigid requirements.



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This gives some idea of the possibilities without stifling innovative responses.

It includes changes made in response to a broad community consultation process conducted on a draft Urban Design Framework that was exhibited publicly from December 2003 to February 2004. Key themes from the community consultation process were the need for the Urban Design Framework to be forward-looking or visionary and for it to set parameters that will deliver excellence in any development that occurs.

The Urban Design Framework does this by envisaging a waterfront that:

- has a concentration of arts and cultural activities that show-case Tasmania in a remarkable setting;
- retains the utility and authenticity of a working port;
- is a memorable place for community events;
- has easy connection to the city from points right across the waterfront and from one end of the Cove to the other.

Of the initiatives and strategies set out in the Urban Design Framework, the following two are of vital importance:

- the creation of a water's edge walk along Franklin Wharf – by reorganising parking and stimulating activity with facilities along the route;
- transformation of the space reaching from City Hall, through Dunn Place and on to Franklin Wharf and beyond, with a rich mix of community and commercial facilities and high quality public spaces.

These strategies for a Franklin Wharf Axis and City Hall Axis provide opportunities for an exceptional public domain.

To advance these strategies, the Urban Design Framework often identifies where further work is required before development can occur.

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