

# G1 Sullivans Cove PPZ explanatory notes

## G1.1 Zone purpose statements

There are 14 zone purpose statements proposed. They have a hierarchical order. The first four purpose statements constitute the high-level overall objectives for the Sullivans Cove area. The next six purpose statements are statements relating to specific and detailed desired outcomes. The final four purpose statements deal with objectives specific to each Activity Area in the PPZ and signs.

These statements are a translation of the objectives and principles in Part B – Sullivans Cove Strategic Framework of the *Sullivans Cove Planning Scheme 1997* (SCPS 1997), the objectives in the various activity areas in Part D and the objectives in the relevant schedules in Part E.

## G1.2 Definitions

### G1.2.1 Activity Area 1.0 through to Activity Area 3.0

These are defined terms to give effect to the specific sub-precincts that will be shown on the overlay maps in the Hobart LPS. The boundaries for the sub-precincts are based on the current Activity Areas under Figure 4 of the SCPS 1997. There are some minor modifications where part of Activity Area 2.0 west of Market Place is being included in the Central Business Zone.

### G1.2.2 Apparent Size

Translated from a definition under clause 23.5 of the SCPS 1997. The term is utilised in P1 of clause HOB-P10.6.5 (Building Appearance and Design).

### G1.2.3 Cove floor, Cove slopes, Cove wall, enclosing ridge, rear of the Cove and Sullivans Cove setting

The underlying objective of the standards relating to building form and design in the SCPS 1997 is to ensure that development preserves the landscape setting of Sullivans Cove with development reflecting the natural amphitheatre created by the water with the city and mountain backdrop.

These objectives are expressed throughout multiple clauses in the SCPS 1997. In order to provide for the consideration of these desired built outcomes in performance criteria it has been necessary to create a term – being Sullivans Cove setting – that can be consistently referred to in the relevant performance criteria.

The term ‘Sullivans Cove Setting’ recognises that the setting is comprised of five other parts being: cove floor, cove slopes, cove wall, enclosing ridge and rear of the cove.

While these terms are occasionally referred to individually in performance criteria (for example under P1 of clause HOB-P10.6.4) articulating that together, these terms, form the landscape setting is important to recognising the spatial connectivity between the areas.

The definition of these supporting terms – cove floor, cove slopes, cove wall, enclosing ridge and rear of the Cove are derived from the SCPS 1997 as follows:

- Cove floor – derived from clause 24.3.1 of the SCPS 1997.
- Cove slopes – a definition of cove slopes is contained at clause 24.3.1 of the SCPS 1997 however the definition has also been informed by the definition under the Sullivans Cove Planning Review 1991, due to the wider application of the cove slopes concept under this PPZ. In the SCPS 1997 the concept is referred to under Schedule 3 – Public Urban Space only.
- Cove wall – derived from clause 23.5 of the SCPS 1997, but refined based upon discussion of the Cove wall under clause 23.1 of the SCPS 1997.

- Enclosing ridge – derived from clause 24.3.1 of the SCPS 1997.
- Rear of the Cove – derived from clause 24.3.1 of the SCPS 1997 but refined to ensure that it captures its application in this PPZ.

Each definition refers to Figure HOB-P10.1 which provides the spatial boundaries of each component of the Sullivans Cove setting.

#### **G1.2.4 Gross leasable floor area**

This is a new definition which is utilised in the use table to restrict the size of a single general retail and hire use. The existing gross floor area definition in the State Planning Provisions is not suitable as it refers to the building rather than the area of a tenancy.

#### **G1.2.5 Primary space, Secondary space, Sullivans Cove spatial system**

The Sullivans Cove spatial system is discussed under many sections of the SCPS 1997. For example, clauses 5, 6.2, 7.3.2, 23.1, 23.2, 24.1 and 24.2.

A specific definition of each relevant term is not however included in the SCPS 1997. The definition of Sullivans Cove spatial system is based upon the references in the SCPS 1997, but the specific wording is derived from the *Sullivans Cove Planning Review 1991*. Including a definition of the spatial system has been necessary to provide meaning to references in the performance criteria of the development standards.

The terms of primary space and secondary space are defined under clause 23.5 of the SCPS 1997, however the definitions in this PPZ has been refined based upon the *Sullivans Cove Planning Review 1991* to ensure that the terms are more completely captured through the text rather than just reference to the figure.

These terms are supported by Figure HOB-P10.5

#### **G1.2.6 Urban gardens**

Urban gardens are discussed under clause 23.1 of the SCPS 1997, however not specifically defined. This definition is derived from the Sullivans Cove Planning Review 1991. It is specifically referenced within clause HOB-P10.6.6 (Urban Gardens).

Individually prominent building and Townscape

These are new definitions consistent with those used in the Central Business Zone SAP and both terms are already used in the SCPS 1997.

### **G1.3 Use table**

The use table is a translation from the mix of permitted, discretionary and prohibited uses within Activity Areas 1.0, 2.0 and 4.3 under the SCPS 1997, taking into account the changed definitions of use classes and defined uses within the State Planning Provisions.

### **G1.4 Use standards**

#### **G1.4.1 HOB-P10.4.1 – Visitor Accommodation**

This use standard is a translation from the 'deemed to comply' provision for Visitor Accommodation under clauses 15.3.3 and 16.3.1 of the SCPS 1997.

#### **G1.4.2 HOB-P10.5.2 – Location of Residential Use in Activity Area 2.0**

This use standard is a translation from the 'deemed to comply' provisions for Residential accommodation under clause 16.3.1 of the SCPS 1997. It has been extended to be more consistent with provisions relevant to the Hobart CBD and recognises existing small pockets of residential properties.

### **G1.4.3 HOB-P10.5.3 – Location of Active Uses**

This use standard is a translation from the 'deemed to comply' provisions for Office under clause 16.3.1 of the SCPS 1997. It has however been refocused on the main pedestrian streets within Sullivans Cove and focused on uses that do (rather than do not) provide for active frontages.

### **G1.4.4 HOB-P10.5.4 – Discretionary Uses within Activity Area 2.0**

This is a new use standard. Its objective is to ensure that the extent of commercial uses within Sullivans Cove does not undermine the Hobart CBD. Its drafting is based upon similar provisions within the suite of business zones in the State Planning Provisions.

### **G1.4.5 HOB-P10.5.5 – Non-Residential Uses in Activity Area 3.0**

This use standard is a translation from the from the 'deemed to comply' provision for various non-residential uses under clauses 15.3.4 of the SCPS 1997. Its objective is to ensure that Activity Area 3.0 primarily remains a residential area with only small scale non residential uses to avoid impacting upon the Hobart CBD.

### **G1.4.6 HOB-P10.5.6 – Residential Amenity**

This use standard is a translation from the 'deemed to comply' provision for various non-residential uses under clauses 15.3.4 and 16.3.1 of the SCPS 1997 that are aimed at protecting the amenity of existing residential properties.

It applies to existing buildings only, as in new buildings adequate safeguards can be incorporating into the design and there are no established expectations of residential amenity by existing residents.

### **G1.4.7 HOB-P10.5.7 - Car parking numbers**

The objective of this standard is to minimise the amount of on-site parking spaces within Sullivans Cove and provide that parking does not detract from the heritage values and character of the area. This is a translation of the intent of Schedule 5 – Traffic, Access and Parking in the SCPS 1997.

## **G1.5 Development standards**

### **G1.5.1 HOB-P10.6.1 – Building height**

This development standard is a translation of the height requirements under clause 23.6.1A of the SCPS 1997 with some additional objectives and performance in order to achieve greater consistency with similar provision in the Hobart Central Business Zone SAP. The height figure referred to in the acceptable solution is a direct translation of Figure 9 in the SCPS 1997. It has however been amended to exclude the cove floor area which is addressed through a separate standard at clause HOB-P10.6.3.

### **G1.5.2 HOB-P10.6.2 – Building Alignment**

This development standard is a translation of the building alignment requirements under clause 23.6.1A of the SCPS 1997. It has however been amended to exclude the cove floor area which is addressed through a separate standard at clause HOB-P10.6.3.

### **G1.5.3 HOB-P10.6.3 – Buildings on the Cove floor**

This is a new development standard applying to buildings on the cove floor. The current height, building alignment and plot ratio requirements under clause 23.6.1A of the SCPS 1997 has caused consistent application issues with new development on the cove floor. This is because the drafting of those standards are based on a concept of 'buildings forming space' rather than 'buildings in space'. Additionally, some of the current standards, such as plot ratio, are difficult to apply due to current title arrangements, with much of the cove floor within a single title owned by Tasports.

Further, recent development applications have given cause to reconsider how well the current planning scheme provisions are ensuring that the spatial characteristics of the cove floor and the objectives relating to pedestrian access and views to the water are attained.

#### **G1.5.4 HOB-P10.6.4 – Plot Ratio in Activity Area 2.0**

This development standard is a translation of the plot ratio requirements under clause 23.6.1A of the SCPS 1997. It has however been amended to exclude the cove floor area (at table HOB-P10.1) which is addressed through a separate standard at clause HOB-P10.6.3.

#### **G1.5.5 HOB-P10.6.5 – Building Appearance and design**

This development standard is a translation of the apparent size requirements under clause 23.6.1A of the SCPS 1997 and the building surfaces requirements under clause 23.7.

It is acknowledged that the translation has required a degree of reinterpretation based upon the overall zone purpose statements due to the nature of translating the current 'deemed to comply' provisions into an acceptable solution format.

The standard also includes new building appearance standards (A3/P4 and A4/P4) to provide a regulatory basis for the consideration of these issues as well as provide consistency with the developments standards applying to the Hobart CBD and Macquarie Point.

#### **G1.5.6 HOB-P10.6.6 – Urban gardens**

This development standard is a translation of the urban gardens requirements under clause 23.6.1A of the SCPS 1997.

#### **G1.5.7 HOB-P10.6.7 – Pedestrian links**

This is a new development standard aligned with the current strategic planning principles in the SCPS 1997 that have been translated across to zone purpose statements and consistent with similar requirements for the Hobart CBD.

#### **G1.5.8 HOB-P10.6.8 – Outdoor storage areas**

This is a new development standard aimed at ensuring consistency the developments standards applying to the Hobart CBD and Macquarie Point.

#### **G1.5.9 HOB-P10.6.9 – Frontage fences in Activity Area 2.0**

This is a new development standard aligned with the requirements of A1.1 under HOB-P10.6.2. It also provides consistency with the State Planning Provisions for the Inner Residential Zone. It should be noted however that the SPP exemptions state that 'for all other zones' fences up to 1.8m (of any level of transparency) are exempt on a public boundary. It is considered that this exemption should not apply to this or other PPZs.

#### **G1.5.10 HOB-10.6.10 – Design and siting of signs**

This development standard is a translation of the matters to be considered for signs under clause 25.13 and 'Prohibited' Signs under clause 25.10 of the SCPS 1997. The table referred to in A1/P1 is a translation of elements of Table 25.1 in the SCPS 1997. The table has however been amended to reflect signage definitions in the SPPs and to include sign types that are not in the SPPs.

#### **G1.5.11 HOB-10.6.11 – Third party signs**

This development standard is a translation of the prohibition of third-party signs under clause 25.12 of the SCPS 1997.

### **G1.5.12 HOB-10.6.12 – Signs on or adjacent to historic heritage places**

This development standard is a translation of clause 25.11 of the SCPS 1997.

## **G1.6 Subdivision standards**

### **G1.6.1 HOB-P10.7.1 and HOB-P10.7.2**

Currently all subdivision under the SCPS 1997 is discretionary pursuant to clause 27.3.1. This discretionary status has been carried across to the AS/PC format by limiting the acceptable solution to consolidation of lots.

The other subdivision standards are for consistency with the State Planning Provisions and the PPZ – Macquarie Point.