

PART F - KEY SITES

31.1 Introduction

A 'Key Site' is a site which has the potential to accommodate activities which will further the 'preferred future' and strategic principles contained within the Scheme.

These are sites which the Planning Authority has identified as having the potential to be used or developed to achieve a range of strategic planning objectives. It is intended this section of the Scheme facilitate the identified preferred future through promotion of appropriate use and development on strategically important and presently under-utilised sites within the Cove.

31.2 Scope

This part relates to sites which are identified on the 'Key Sites' plan (Figure 11).

The Planning Authority may add or remove 'Key Sites' from this schedule by a process of amendment to the Scheme.

31.3 Definitions

Key Site A site which is regarded as under utilised and having the potential, through development or redevelopment within 5-10 years of the final approval of the Scheme, to be used for activity which will reinforce the strategic framework of the Scheme and objectives of the Activity Area.

Site Development Plan A plan which outlines the frameworks for the future use or development of a site.

31.4 Site Development Plan – Performance

Prior to any significant development of a Key Site a 'Site Development Plan' must be prepared.

A Site Development Plan may be incorporated into the Scheme by amendment pursuant to the Land Use Planning and Approvals Act 1993.

All Site Development Plans prepared for Key Sites must reflect the provisions of the Strategic Framework (Part B) and the Objectives and Performance Criteria of the relevant Activity Area (Part D) and satisfy the Objectives and provisions of the Schedules (Part E) of the Scheme.

31.5 Submission Requirements

An application for development on a Key Site must satisfy the relevant submission requirements of clause 9.2 of the Scheme.

Applications for the significant development of a Key Site must be in accordance with the requirements set out in clause 9.2 and a Site Development Plan submitted as an integral part of the planning application or incorporated into the Scheme in accordance with clause 31.4.

The Planning Authority may require a Site Development Plan to include a 'Sullivans Cove Impact Statement' that addresses, but is not restricted to, any or all of the following:

- traffic, access and parking provision and impact
- impact on pedestrian movement and amenity
- impact on the working port and transportation links
- visual impact on the streetscape and townscape of the Cove through the provision of any or all of the following:
 - building envelope plans
 - photo montages
 - a coloured model that will fit into the model of Sullivans Cove
- overshadowing of public urban spaces
- infrastructure impact and augmentation
- allocation of open space
- measures for environment protection and enhancement.

In addition to the requirements for a Key Site applying under the Scheme, any Site Development Plan prepared for Key Site 13 (Boral Site) is required to address:

- The visual contribution to any new access road servicing Activity Area 3 and with the potential to also service Activity Area 4.1 (though application for the road itself is not 'discretionary' under the Scheme and does not require the preparation of a Site Development Plan).
- The visual contribution to the Tasman Highway 'gateway' into the Cove.
- The complementary relationship to the Royal Engineers Building, i.e. any development should be less visually prominent than the Royal Engineers' Building grounds or as part of the setting of the Royal Engineers Building.
- The view down Macquarie Street to the Cenotaph.

31.6 Schedule of Key Sites

Sites shown on the Figure 11 'Key Sites' plan are regarded as key sites within the Planning Area.