

# PART B – SULLIVANS COVE STRATEGIC FRAMEWORK

## 4 PREAMBLE

The purpose of this strategic framework is to:

- Identify the **values and strengths** of the Cove which the Scheme aims to protect, and;
- Define a **preferred future** for the Cove, and;
- Define the **planning principles** which underlie the land use and development controls contained within this Planning Scheme.

This strategic framework must be used in the consideration and assessment of all applications for use and development in the Sullivans Cove Planning Area.

## 5 THE VALUES AND STRENGTHS OF THE COVE

Sullivans Cove is recognised as a special place by the people of Tasmania. Set against the dramatic backdrop of Mount Wellington, with Hobart City Centre in the foreground and opening out to the Derwent Estuary, Sullivans Cove is one of the world's **finest city landscape settings**. This unique urban and landscape form is what makes Sullivans Cove so special.

Not only is Sullivans Cove Australia's most **intact historic waterfront** - it also remains a true dynamic and evolving **working port**. The operation of cargo vessels remains a key economic activity of the City, as well as defining the unique character of Sullivans Cove.

The working port extends beyond cargo ships, and includes a broad range of other maritime activities, including commercial fishing boats, cruise ships, Antarctic resupply vessels, CSIRO marine research vessels, visiting Naval vessels, ferries, yachts, etc. The diverse marine activity in the Cove presents an ever-changing environment to residents and visitors alike.

The Cove is a **place for people** - its historic buildings, formal parks, roads and other public spaces have largely retained the pedestrian scale that existed during the early settlement of Hobart.

Sullivans Cove is a **cultural, artistic and festive** focus for the City, and its public spaces are frequently used for market and other public events. Pedestrian access to the water's edge is a unique feature of the Cove.

The Cove also offers a diverse range of activities for residents and tourists alike. A broad range of recreational and social activity options exist - from restaurants and bars to ferries, fishing off the pier and boating with its associated facilities.

The Cove contains a thriving artistic and education base, including the University of Tasmania, CSIRO and a range of artist studios and galleries.

With the **residential redevelopment** of a number of sites across the Cove, its permanent and temporary population has risen in recent years. A number of significant developments, most notably the redevelopment of Wapping and the Salamanca Quarry for residential accommodation has, and will continue to inject

a new population in to the city centre. These developments will ensure that the Cove develops as an active and vibrant place, 24 hours a day.

The Cove's location adjoining Central Hobart, and with excellent **transport infrastructure links** (road, rail and the ports) provides potential for the further economic development.

The Cove is the centre of Government for the State, as it contains Parliament House, Hobart Town Hall and a number of other significant administrative functions. It is also home to a number of major financial institutions.

## 6 A PREFERRED FUTURE FOR THE COVE

The following statements and supporting strategy plan express the preferred future urban character and activity directions that this Planning Scheme aims to facilitate. These must be taken into consideration in the assessment of all applications for use and development.

### 6.1 An Economic Base for the Future

The **port operations** will continue to be a significant economic activity in the Cove. The further development of cargo handling and related shipping activities will be encouraged in designated locations, particularly along the eastern face of Macquarie Wharf. The development of an integrated transport node (road, rail and water) will be promoted, and adequate access arrangements for the port will be encouraged.

The integration of port and transport activities with emerging technology based industries will be fostered and supported.

Maritime activities will be encouraged in the Central Cove area, with the emphasis being on retaining a healthy and diverse maritime industry in the Cove.

The future development of educational, artistic and cultural activities and facilities within the Cove also presents potential for economic growth. The 'seeds' of such facilities already exist in the Cove, but should be harnessed to market the Cove, and Hobart generally, as having a distinct, world class, artistic and educational community. The economic benefits of developing such an identity extend beyond tourism.

A range of other economic activities will be promoted in the Cove, including tourism, retail and other commercial development, Civic and administration activities, research and development, arts and craft, and technology based industries.

A range of activity 'themes' are emerging within the Cove, and these are illustrated on the Strategic Directions Figure 2.

### 6.2 Designing the Future Urban Form

The built and spatial qualities of Sullivans Cove are a product of its unique historic **cultural heritage**. This heritage should be retained, for once lost, it cannot be recreated.

This means more than retaining buildings of historic value. The future urban form of the Cove should respond to the quality of spaces and buildings which exist within the Cove.

The conservation of this heritage in the built and spatial form of the Cove is important not only in a cultural sense, but also in an economic sense, for the Cove is an important attraction to tourists and other visitors to the State.

Future developments within the Cove should respect the scale of the Cove's built form - new buildings should not be out of scale with neighbouring buildings, or the general character of the Cove.

The **spatial characteristics** of the Cove are as important to the character of the Cove as the buildings which frame these spaces. The future urban form of the Cove should therefore respect these spaces. This applies to not only buildings but to new works and urban detail (street furniture, road works, etc.).

Development within Sullivans Cove will respect the natural amphitheatre created by the water and mountainous backdrop.

Also, views and vistas within and beyond the Cove will be protected and restored where opportunities arise.

### 6.3 An Ecologically Sustainable Future

The Cove forms part of a wider **ecosystem**, comprising the air, water, land and the natural biota. All of the activities which take place in the Cove involve energy transfers. It is intended that the key elements of the Cove environment be measured and regularly monitored as part of the Council's commitment to measuring the state of Hobart's environment. Strategies for improving the environmental health of the Cove and the surrounding areas will form part of this reporting.

All use and development which takes place in the Cove will be expected to demonstrate its environmental performance against the backdrop of this environmental reporting.

### 6.4 Creating a Place for People

The Cove currently has many excellent qualities which make it attractive to visitors and residents. However, there are many aspects to the function and form of the Cove which need to be addressed in order to enhance the pedestrian experience in the Cove.

Access to, and circulation within the Cove will be improved. Creation of better **physical and visual links** to the water from the City Centre, Battery Point and greater Hobart will ensure that the Cove is more accessible. Obstacles to access and circulation, including traffic and car parking will be managed.

**Pedestrian amenity** in key areas within the Cove will also be addressed - protection against air pollution, loss of sunlight, and wind, as well as provision of public amenities, etc.

The Cove will continue to function as a space for cultural and festive events such as the Salamanca Market, and Sydney-Hobart Yacht Race, as well as provide for a broad range of tourist facilities and attractions.

The successful preservation and interpretation of the Cove's **cultural heritage** will continue to make the Cove an attractive and interesting place to visit.

The ambience created by the working port, and public accessibility to the water's edge will be retained as a feature within the central Cove area.

The Cove will continue to be promoted as a place for living - a wide range of accommodation choices, from permanent residences to short term tourist accommodation, will be encouraged within and around the Cove.

## **6.5 Arts/Culture/Education/Recreation**

Sullivans Cove will be the heart of Hobart's artistic, recreational and intellectual community. New activities and facilities such as concert halls, visual arts centres, multimedia centres and a host of other opportunities exist in the Cove.

## **6.6 Identification of 'Key Sites'**

There is a range of sites within the Cove which have the potential to further develop the economic base, pedestrian environment and cultural/recreational and educational profile of the Cove.

# **7 PLANNING PRINCIPLES FOR MANAGEMENT OF ACTIVITIES IN THE COVE**

## **7.1 Sullivans Cove Resources and Resource Values**

The resource base of Sullivans Cove comprises both *natural* and *created* resources, from which a range of *values* are derived. The basic resources of the Cove are the air, water, land and biota. The 'created' resources include buildings and infrastructure.

A range of *values* are derived from this resource stock, including:

- Cultural resource values,
- Natural resource (life sustaining) values,
- Economic development values,
- Efficiency values, and
- Pedestrian values.

## **7.2 Intent of the Scheme**

The management of use and development in this Scheme is concerned with the protection and promotion of the Cove's resource stock and the values derived from this resource stock.

It is the intent of this Scheme to ensure that all activities (including use, development and other resource consuming activities) in the Planning Area contribute to the 'Preferred Future' for the Cove and are sustainable in accordance with the objectives of the Resource Management and Planning System as set out in Schedule 1 of the Land Use Planning and Approvals Act 1993.

## **7.3 Strategic Planning Principles**

The following strategic planning principles relate to the protection and management of activities to protect and enhance the Cove's resources and resource values. The principles are shown as indicated on Figure 2.

These principles must be taken into account in the consideration of all future use and development of land in the Cove:

### **7.3.1 Guiding Principles**

- Sullivans Cove shall continue as a dynamic and evolving working port, also as a fishing and yachting harbour, cultural centre, recreation and entertainment district, centre of government and a place for commerce and living.
- It shall continue to cater for public activities in streets and in buildings at street level.
- It shall display its history, and have a life beyond 'nine-to-five' hours.
- The activities in the Cove should positively contribute to the character of the Cove and not detract from the operations of a working port. Activities and associated development should not adversely impact on pedestrian and other forms of movement through the Cove, access to the water edge, views, and the human scale environment.
- The water environment of the Cove shall continue to fulfil a significant role in the cultural life of the City, and shall continue to cater for community events such as boat races and festivals.
- The Cove should be promoted as Hobart's centre for cultural and recreational activities. Such activities shall be encouraged across the Cove, with an emphasis on cultural activities in the main Cove, including between Hunter Street and Salamanca Place and the Theatre Royal, Museum and Art Gallery.

### **7.3.2 Cultural Resource Principles**

#### ***Cultural Heritage***

- To facilitate use and development which is compatible with conservation of the Cove's cultural heritage values.
- To encourage the recycling of existing buildings through the promotion of new uses, particularly in buildings of identified cultural heritage value.
- The recognisable historic character of Sullivans Cove is not to be compromised by new development which overwhelms the historic spaces and buildings, or, by new development which reduces the apparent authenticity of the historic places by mimicking historic forms

#### ***Urban Character***

- Changes to urban character will be consistent with conservation of cultural significance and maritime and historic character of Sullivans Cove.
- No new development or part of a development is to be individually prominent particularly when viewed from Sullivans Cove or the River Derwent. Exceptions include cranes and similar development relating to the essential operating requirements of the Tasmanian Ports Corporation.
- The distinctive urban form of Sullivans Cove is to be reinforced in development areas.
- Civic details are to be complementary to the existing different characters of the parts of Sullivans Cove.
- The commercial and community use of the footpaths is to be encouraged where it can safely be provided and in locations suitable for outdoor uses.
- The aggregate number of signs in the Cove is to be kept to a minimum.

### **7.3.3 Natural Resource Values**

- The ecologically sustainable development of the Cove's natural and physical resources and the maintenance of ecological processes and genetic diversity shall be an integral part of the management of human activities within the Cove.

### **7.3.4 Efficiency Principles**

- The promotion of pedestrian and cycle movement, amenity and safety is the primary planning objective for movement within the Cove.
- The pavements, carriageways and parks of the Cove shall be improved to increase pedestrian circulation and safety, enhance the pedestrian's experience of the historic character, reduce pedestrian/vehicular conflict, yet maintain vehicular access (including parking and the movement of freight) to serve the diverse activities within the Cove.
- The operational requirements for safe and efficient vehicle movement related to the activities of the working port shall be facilitated.
- Parking supply within the Cove should be designed and administered to facilitate visitor access, rather than CBD commuters and other long-term parking space users. Long term commuter parking within the Cove should be discouraged.
- The visual dominance of car parking throughout the Cove should be reduced, particularly in the Central Cove area.

### **7.3.5 Economic Development Principles**

- The future economic development potential of the Cove is recognised as being closely tied to the protection and development of the Cove's unique character –its cultural heritage, pedestrian amenity, community focus, accessibility and aesthetics.
- The State and National economic significance of the port is recognised and supported.
- Integration between land and water based cargo handling and transport nodes is supported.
- The Cove shall continue as a government, administrative, financial and judicial focus for the State.
- A mix of retail activities, catering for the needs of tourists, visitors, workers and local residents is encouraged.

### **7.3.6 People in the Cove**

- The Cove is to be promoted and developed as an attractive pedestrian environment.
- The further development of the residential and visitor accommodation in the Cove is encouraged in locations where the residential amenity will not constrain the economic functionality of the ports and other preferred industrial and commercial uses.
- New use and development should ensure that pedestrian amenity and safety is not unreasonably compromised (having regard to the nature of the surrounding land uses). In particular the enhancement of pedestrian amenity and safety along the central pedestrian spine (Hunter Street to Salamanca Place) and along routes which connect the Cove to the CBD should be promoted.

- Pedestrian access to the waters edge should be facilitated and pedestrian and vehicle spaces should be more clearly delineated in this part of the Cove. Such activities need to be managed with the operational, security and public safety requirements of the port in mind.
- Developments which incorporate convenience facilities, retailing, recreational activity, pedestrian amenity and visual interest will be encouraged at street level. Activities such as offices, residential accommodation and studios on major pedestrian routes through the Cove should be located at first floor or above.
- A range of public transport options within the Cove will be supported, including tramways and light rail facilities.
- In its consideration of all applications for use or development the Planning Authority must be satisfied that the use or development:
  - Reduces opportunities for crime to occur;
  - Provides safe, well designed and maintains buildings, facilities and public spaces;
  - minimises the potential for vandalism and anti-social behaviour; and
  - Promotes safety on neighbouring public and private land.

