

# H1 Huon Quays PPZ explanatory notes

The following notes provide an explanation of the purpose and intent of the provisions under the proposed Particular Purpose Zone – Huon Quays and Domain Slip.

## H1.1 Zone purpose statements

These purpose statements are a replacement of the 'General Characteristics of the Activity Area' and the Objectives and Performance Criteria for Activities under clause 20.1 and 20.2 of the *Sullivans Cove Planning Scheme 1997* (SCPS 1997) respectively.

## H1.2 Use table

The definition of uses under the SSCPS Scheme 1997 do not neatly align with the use classes as defined under the State Planning Provisions (SPPs). Subsequently, the translation of the allowable uses fall into three categories:

- Uses that are easily translated into the use classes in the SPPs including educational and occasional care, service industry (if for marine vessels), port and shipping, research and development and food services.
- Uses which do not fall within a defined use class yet would be appropriate for the site including emergency services, tourist operation (if related to the port and marine industry and a visitor information centre) and transport depot (if associated with public transport). These uses have been included with the necessary qualifications.
- Uses which would generally fit within a defined use class under the SCPS 1997, such as: Vehicle fuel sales and service (if for marine vessels) – generally fits within commercial port operations; and community meeting and entertainment (if not a function centre) – generally fits within arts and cultural facility. As such, these uses have been included with the necessary qualifications.

## H1.3 Use standard

### H1.3.1 HOB-P12.5.1 Discretionary uses

This standard for discretionary uses has been included to ensure the purpose and function of the Domain Slip and Huon Quays can be achieved.

## H1.4 Development standards

### H1.4.1 HOB-P12.6.1 Demolition

The Huon Quays and Domain Slip area will be greater than the State listing, which is consistent with the current requirements of the SCPS 1997. As such, it is considered necessary to include specific provision around the consideration of demolition.

### H1.4.2 HOB-P12.6.2 Building height

This height standard is a direct translation.

### H1.4.3 HOB-P12.6.3 Building and works

The standard currently applicable to the site 4.2 Regatta Point:

- The applicable permitted height is 12 m with a plot ratio of 2.5.

- The plot ratio means the ratio between the floor area or areas of a building or buildings and the site upon which such a development is proposed. The site area (land only) is approximately 1.8 ha thereby providing for a significant building/s on the site.

The proposed provisions for the PPZ provide for a direct translation of the permitted height of 12 m; however, given the building footprint and design of the building is critical and the permitted height is 12 m the permitted pathway is for alterations or for a minimal increase in floor area and not on the water side of the Drill Hall. A permitted pathway has been provided for requirements of single lengths of blank walls and the location of mechanical plant and other service infrastructure.

#### **H1.4.4 HOB-P12.6.4 Outdoor storage areas**

This standard is to ensure the visual amenity of the area is maintained, which is particularly important given its high visibility from public places. This requirement aligns with current drafting standards.

### **H1.5 Subdivision standards**

#### **H1.5.1 HOB-P12.7.1 Subdivision of land**

The current subdivision standards applicable to the site are under Schedule 6 of the SCPS 1997 and lack clarity around appropriate types of subdivision. Given the size of the site area and the multiple titles involved, some subdivision and/or boundary adjustment may be appropriate, however only if the subdivision of land is for the purpose of facilitating the desired use and development of the land. The subdivision standards provide this guidance.

#### **H1.5.2 HOB-P12.7.2 Services**

This clause is to ensure consistency with the PPZ template in the SPPs.