

MASTER DEVELOPMENT PLAN

STAGE ONE - 9.3ha



1. THE ESCARPMENT

This development site is zoned Mixed Use under the *Sullivans Cove Planning Scheme 1997* and will be privately developed. Permitted uses can include residential, visitor accommodation, shops or office accommodation.

The Escarpment also incorporates two pedestrian linkages to connect the entire Precinct to the Cenotaph and broader city amenities.

2. THE PRECINCT

This development site is zoned Arts and Institutional Area under the *Sullivans Cove Planning Scheme 1997* and is being progressed to create an innovative, state-of-the-art Antarctic and Science Precinct which continues to position Hobart as the premier gateway to Antarctica for science and operations.

The Precinct will provide public facing elements to become a destination location for arts, culture, science and tourism experiences.

3. THE GATEWAY

This development site is zoned Mixed Use under the *Sullivans Cove Planning Scheme 1997* and will become the main gateway to the site from Davey Street. Permitted site uses can include arts and cultural centres, function centres and shops. No residential is permitted within this district.

4. THE PROMENADE

This development site is zoned Mixed Use under the *Sullivans Cove Planning Scheme 1997* and offers a complementary extension The Escarpment. The Promenade forms the natural linkage to and sight lines through to the Hobart Cenotaph. Permitted uses include residential, visitor accommodation, shops or office accommodation.

5. THE GOODS SHED AND YARD

This existing structure will be enhanced to provide ongoing site-wide activation and will be a hub for local, national and international events and markets.

6. THE UNDERGROUND

This underground development will provide site-wide opportunities to potentially centralise car parking under a staged development.

Bike storage and other micro mobility initiatives will also form part of the site.

7. THE PARK

The development is zoned Open Space under the *Sullivans Cove Planning Scheme 1997* and will provide Hobart with a new premiere parkland. The truth and reconciliation art park (The Park) will be a centre of community activity that will cater for large events while providing the city with a connection between the waterfront, the Queens Domain and the CBD. This public open space will facilitate connectedness through play, interpretation installations, public art, green and cultural spaces. A designated building envelope has been set aside for a potential aboriginal heritage centre.

Decommissioning of the TasWater Waste Water Treatment Plant is scheduled to be completed in 2023. The decommissioned site will enable a northern access to the Hobart Port and provide greater amenity to the entire Precinct.

*The final transit zone alignment is subject to the outcomes of a State Government study.

DISCLAIMER: Plan graphic shown for buildings and open space is an artist impression only. Further information supporting development uses and limitations can be found under the *Sullivans Cove Planning Scheme 1997*.