Draft Hobart Interim Planning Scheme 2013

Central Area Provisions Background Report – Executive Summary

The provisions for the Central Area of Hobart have been revised following informal (non-statutory) advertising of the draft City of Hobart Planning Scheme 2009 (draft CHPS 2009) in July –September 2009. Submissions received through this process included those from peak development industry bodies the Property Council of Australia and the Australian Institute of Architects.

A draft Hobart Interim Planning Scheme 2013 (draft HIPS 2013) has been prepared and is the subject of informal consultation from 1 June 2013 to 12 July 2013, as part a co-ordinated process by the 12 Southern Tasmania Councils.

This Executive Summery provides an overview of the response of the Draft HIPS 2013 to concerns raised during the informal exhibition of the draft CHPS 2009:

1. *Any reduction in development potential will significantly impact the value of properties and the economic viability of future developments.*

Council has reviewed the provisions from the draft CHPS 2009 in an attempt to increase certainty for land owners and developers with a clear permitted development pathway where possible.

All non-heritage listed sites have a building envelope that clearly sets out what is permitted (or 'as of right') for the height and siting of development. Permitted standards have also been provided for heritage listed sites where there is potential to build behind the heritage listed buildings themselves.

The outcome of these new provisions is that under the draft HIPS 2013, there are now substantially more properties in the Central Area that have a permitted development potential than under both the draft CHPS 2009 and the City of Hobart Planning Scheme 1982 (CHPS 1982) (see Figures 4 and 5), despite an increase in the number of places listed. There is then discretion to vary these standards subject to specific site circumstances.

In comparison to the current CHPS 1982, the draft HIPS 2013 draft provides considerably more certainty for developers. Under the CHPS 1982, all but 119 properties are either heritage listed or adjacent to a listed site in the area covered by the proposed building envelop provisions (147 in the proposed Central Business Zone overall) and therefore subject to a heritage discretion. Properties are also subject to a permitted plot ratio standard of either 4.0 or 5.25. As such, although there is a 42m height standard under Schedule C of the CHPS 1982, the heritage and plot ratio considerations mean that under existing conditions, sites cannot necessarily be developed 'as of right' to 42m.

The approach under the Draft HIPS 2013 is to acknowledge that the existing heritage fabric of the CBD is an asset and that future development should not compromise these values. On the other hand it no longer makes all development adjacent to a heritage listed site discretionary. Rather, the draft sets a clear threshold for new development of up to one storey higher than existing adjoining heritage buildings. If a new development fits within this height limit it can have permitted status (but with planning approval still required), providing that the proposal meets any other relevant provisions under the planning scheme.

In effect, the provisions provide similar heritage outcomes in the CBD, but with more certainty and direction provided to prospective developers with this potential permitted status now provided. On balance, there are no more onerous restrictions placed upon sites within the CBD as a result of the Draft HIPS 2013 given the current broad heritage discretion under the CHPS 1982.

The following table showing the comparative **permitted** standards assists in highlighting this point.

Standard	CHPS 1982	Draft HIPS 2013
Height	42	30
Plot ratio	4 .0 Central Retail Zone 5.25 Central Commercial and Administrative Zone	SW and SE facing lots- • 15m height (4 storeys) x 100% site coverage **plus** • 15m to 30m height (4 storeys) with reduced site coverage through 15m front boundary setback NE-NW facing lots – • 20m height (5 storeys) x 100% site coverage **plus** • 20 – 30 m height (3 storeys) with reduced site coverage through 15m front boundary setback
Heritage listed site	Discretionary – no permitted development potential	Permitted development potential behind a listed building for an additional 2 storeys providing it is setback between 5 and 10m from the rear building line of that building or an additional 4 storeys is setback greater than 10m from the rear of the listed building.
Site adjacent to heritage listed site	Discretionary – no permitted development potential	Not exceed 1 storey or 4m (whichever is the lesser) higher than the adjacent heritage building or structure; and Not exceed the height of the higher heritage building or structure if the development is between two heritage buildings.

Council is in the process of commissioning a valuer's report to assess the impact of the proposed planning scheme provisions on property values compared with the existing planning scheme provisions under the CHPS 1982.

2. *A reduction in allowable floor area and property value will jeopardise further development prospects in the central area, will not encourage investment and would compromise Hobart's competiveness in the national office sector.*

As outlined above, the Draft HIPS 2013 now provides permitted building envelopes to replace the existing overarching heritage discretion (for heritage listed sites and properties adjacent to heritage sites) under the CHPS 1982. Under the 2013 draft, a property owner or developer can now easily determine the permitted development potential for the site and can also make a case for a larger building. Land assembly into larger lots can further enhance development potential.

The permitted building envelopes allow a 15m high façade on south-east and south-west facing street frontages and 20m façade on North-east and north-west facing facades rising to 30m, setback 15m from the front boundary. Through these revisions, Council aims to provide increased certainty, the scope for reduced approval time frames and less vulnerability to appeals for new buildings that conform with these standards. It offers a further discretionary avenue for a proponent to demonstrate that a higher or larger building should be approved with regard to matters such as streetscape and solar access to the street. It also provides the opportunity for a developer to demonstrate where a building provides overriding benefits in terms of economic activity, streetscape, townscape and civic amenities

3. *There is a view that the heritage and environmental (solar access) provisions embodied in the draft scheme are given too greater significance. The economic and associated social factors should be given equal consideration.*

As outlined above, the planning scheme has been reviewed with the intent of providing increased certainty on the permitted development potential of sites. In Council's view, it is appropriate that these standards continue to be set with regard for heritage and environmental factors and it is recognised that economic and social factors are also important. Council has therefore attempted to represent an appropriate balance between certainty and sensitivity to individual site circumstances in the formation of 'Acceptable Solutions' and 'Performance Criteria'. The 'Performance Criteria' enable a proponent to justify a good proposal that exceeds the permitted standards with regard to overriding benefits in terms of economic activity, streetscape, townscape and civic amenities.

For sites adjacent to a heritage site, a building not more than one storey higher than the listed building is permitted i.e. a site next to a 3 storey listed building has a 4 storey permitted height.

For a site between heritage listed sites the permitted height is that of the highest listed building.

4. *The permitted height standards are too low and are inappropriate for the central city area.*

The draft planning scheme removes the 42m height limit under the CHPS 1982 as this was thought to be misleading of the true 'permitted' development potential of CBD sites having regard to the plot ratio control.

5. *The permitted height standards are considerably lower than many examples of successful buildings in the central area.*

The planning scheme standards have been drafted to provide a balance between certainty and sensitivity to specific site circumstances. It is acknowledged that there are many existing buildings higher than the permitted standards. It should be acknowledged, however, that almost all of these would require a discretionary development application under the existing CHPS 1982 standards. The draft HIPS 2013 provisions allow larger buildings to be approved subject to demonstrating compliance with the 'Performance Criteria'.

6. *The building envelope standards proposed would encourage building forms that will increase the cost and compromise the functionality of future developments.*

As outlined above, the proposed standards provide certainty for a 4 storey building rising to 8 storeys with a 15m setback. This provision is aimed at maximising floor area potential as part of an acceptable solution. It is common in Hobart and other states to have modern higher buildings set back from the streets especially where there are heritage buildings and envelope standards facilitate this.

It is possible to consider a higher or different building form providing the overriding benefits of the proposal are demonstrated depending on site circumstances.

Draft Hobart Interim Planning Scheme 2013: Central Area Provisions - Background Report

1.0 Introduction

1.1 The draft City of Hobart Planning Scheme 2009 (Draft CHPS 2009) was the subject of informal (non-statutory) public consultation over a three month period from July – September 2009.

1.2 A number of the submissions received through this process, including those from the peak development industry bodies the Property Council of Australia and the Australian Institute of Architects, related to the proposed provisions for the Central Area.

1.3 The concerns raised in these submissions can be summarised as:

- Any reduction in development potential will significantly impact the value of properties and the economic viability of future developments.
- A reduction in allowable floor area and property value will jeopardise further development prospects in the Central Area, will not encourage investment and would compromise Hobart's competiveness in the national office sector.
- There is a view that the heritage and environmental (solar access, wind tunnelling and streetscape amenity) provisions embodied in the draft scheme are given too greater significance. The economic and associated social factors should be given equal consideration.
- The permitted height standards are too low and are inappropriate for the central city area of a capital city.
- The permitted height standards are considerably lower than many examples of successful buildings in the Central Area.
- The building envelope standards proposed would encourage building forms that will increase the cost and compromise the functionality of future developments.

1.4 As a result, the Central Area provisions were reviewed, using an internally prepared brief as a guide.

1.5 The review process has been influenced by the following significant changes in respect of the land use planning process in Tasmania:

- The commencement on 1st January 2010 of the Land Use Planning and Approvals Amendment (State and Regional Strategies) Act 2009
- The introduction of a revised planning scheme Template (which finally came into effect in May 2011)
- The completion of the Regional Land Use Strategy (RLUS) that the Council resolved to endorse on 14th June 2011
- The declaration by the Minister of the RLUS under s30C(3) of the Land Use Planning and Approvals Act 1993 on 27th October 2011
- The process of preparation of a Regional Model Planning Scheme following the signing of the Memorandum of Understanding between the State Government and the Councils comprising the Southern Tasmania Councils Association in December 2008.

1.6 This Background Report seeks to provide an overview of the changes proposed in the revised Draft Hobart Interim Planning Scheme 2013 (Draft HIPS 2013) in regard to the various Central Area zones.

1.7 The zoning regimes of for the wider Central Area under the current City of Hobart Planning Scheme 1982 (CHPS1982), the Draft CHPS 2009 and the Draft HIPS 2013 are set out in **Figure1.**

1.8 Using the zones available under the revised for planning scheme Template, the heart of the CBD will be primarily covered by two zones – the Central Business Zone and the Commercial Zone.

2.0 Review Work

2.1 A range of data was gathered and some analysis undertaken as input into the review process, in particular:

- A basic ground floor land-use survey (**Figure 2**)
- Modelling of the potential overshadowing impacts arising from alternatives to the building envelopes proposed in S 6.0 Central City Area Design Schedule Draft CHPS 2009 (see figure and table in **Attachment 1**)
- The resultant floor space yields of development for two street blocks arising from alternatives to the building envelopes proposed in S 6.0 Central City Area Design Schedule Draft CHPS 2009 (**Attachment 2 & 2i**)
- Analysis of 6 existing or approved developments to determine the height and setbacks of new buildings developed on or adjacent to places of cultural heritage significance that have received approval from Council (see **Attachment 3**);

2.2 GHD Pty Ltd was also re-commissioned to provide a further separate review capability. [At the end of 2005, GHD completed the "Hobart Central Area Zoning Review" on behalf of Council. The recommendations of this review formed the basis of the content in the Draft CHPS 2009 in respect of development standards for the various Central Area zones, Design Standards for the Central City Area and the Parking and Access Schedule].

3.0 Zones, zone boundaries and use controls

3.1 The proposed zone boundaries have been reviewed, taking into account the provisions of the palette of zones provided by the Template and the outcomes of the RLUS (see **Attachment 4 and Figure 1)**.

3.2 The major changes in respect of **zoning and zone boundaries** are:-

- All of the land zoned Business in the Draft CHPS 2009 is now zoned Central Business except where indicated in **Attachment 4**;
- The boundary between the proposed Commercial and Business Zones has been changed in a number of locations as indicated in **Attachment 4**;
- The Business Zone in the Elizabeth College area is proposed to be zoned Urban Mixed Use.

3.3 In respect of land **use** the revised template has 34 Use Classes compared with 29 Defined Uses in the 2003 template, for which the 2009 scheme was prepared.

3.4 The status of various classes of land use for the *Central Business Zone* is a combination of mandatory, regionally consistent content proposed by the Southern Tasmania Regional Planning Project and a number of local provisions, where qualifications on the use are considered to render that status acceptable e.g. ' *Only if above ground floor level, (except for access) within the Active Frontage Overlay*'.

3.5 In respect of the *Commercial Zone,* the mix of proposed mandatory or optional regional and local provisions reflects the nature of the Commercial Zone in central Hobart.

3.6 There are no real changes relevant to the Central Area arising from there being more defined uses in the revised template. The definition of 'bulky goods sales' has however changed in the revised template to include furniture and electrical goods showrooms. Provision has been made for this use to be discretionary in the Central Business Zone, except at ground floor level within the area of the Active Frontage Overlay.

3.7 The main changes in the status of uses in the Draft CHPS 2009 and Draft HIPS 2013 are a result of the review, the removal of the Business Zone and the introduction of the Active Frontage Overlay.

3.8 The area covered by the Active Frontage Overlay is based on:

- the area in which there is the highest concentration of 'retail and hire' uses;
- the recommendations of the Hobart Central Area Zoning review (GHD 2005) in regard to street frontages where pedestrian movement and activity take priority;
- the most active frontages as identified by Gehl Architects (2010); and
- the future pedestrian network routes also recommended by Gehl Architects (2010).

3.9 The only use standards proposed in the Draft CHPS 2009 in the *Central Business Zone* related to the hours of operation of 'Take-away food shops'. The number of standards has increased to 8 in the Draft HIPS 2013, of which 4 are proposed mandatory regional ones and 4 are local provisions. One of these local standards is the transposition of the provisions of the CHPS 1982 Amendment 4/2009 pertaining to Adult Entertainment Venues and Hotels (that commenced 28th January2012)

3.10 In the *Commercial Zone* of the Draft CHPS 2009 there were 2 proposed standards, related to 'Take-away food shops' and 'Minimising the Environmental Impact of Industries'. In the Draft Interim Scheme 2013 the number has increased to 10, 6 of which are (proposed) mandatory regional ones and 4 are local provisions (again including the transposition of the provisions of the CHPS 1982 Amendment 4/2009 pertaining to Adult Entertainment Venues and Hotels).

4.0 Development Standards

4.1 Under the Draft CHPS 2009, the Central Business and Commercial Zones each had standards for subdivision as well as standards for two (2) development elements: 'Design & Built Form' and 'Storage'.

4.2 The Draft HIPS 2013 has eight (8) development standards for the Central Business Zone. The standards related to 'Building Height', 'Setback', 'Design' and 'Pedestrian Links' are overwhelmingly local provisions with one regional one pertaining to development adjacent a Residential Zone

4.3 The Draft HIPS 2013 has seven (7) development standards for the Commercial Zone. These are predominantly optional or mandatory regional provisions.

Height provisions

4.4 In the *Draft CHPS 2009*, heights in the Central Area were proposed to be controlled by 'S6.0 Central City Area Design Schedule'.

4.5 The 'core area' under the Draft CHPS 2009 was subject to a Building Height Envelope control comprising:

- 10m in height on or within 15m of the front boundary of the site on south-west or south-east facing frontages – the (permitted) 'Acceptable Solution';
- 20m in height on or within 15m of the front boundary of the site on north-west or north-east facing frontage – the 'Acceptable Solution';
- 30m in height where satisfaction of the height standards 'Objective' for the area cover by the Building Height Envelope could be demonstrated – the 'Performance Criterion'.

4.5 The remainder of land within Central Business, Business, Commercial and Mixed Use Zones in the central area had proposed height controls of either 8m or 10 m as the 'Acceptable Solution' based on the particular streetscapes.

4.6 These height standards have all been reviewed.

Review process

4.7 As part of this process ***the impacts of alternative building height and setback on solar penetration to streets*** that would or could result was modelled using the Council's K2V1 modelling package. (This eventually required the upgrading of the model and training by the model provider for this to be done efficiently and effectively.)

4.8 Shadowing in respect of two street blocks was modelled for the shortest and longest days of the year and for the equinox. The study blocks and the particular aspects of focus were:

- the block bounded by Bathurst – Argyle – Melville– Elizabeth Streets (block 19 in **Attachment 5**
    - looking across Elizabeth Street to the north-east along Bathurst Street;
    - Looking across Melville Street down Elizabeth Street to the south–east .

- the block bounded by Bathurst –Elizabeth – Liverpool - Murray Streets (block 27-28 in **Attachment 6**
    - looking across Murray Street to the north-east along Liverpool Street;
    - Looking across Bathurst Street down Murray Street to the south–east.

4.9 The following options were modelled in respect of south-west and south-east facing frontages (i.e. those with development on the north-east or north-west side of the street):-

- Existing situation
- 12.5m height setback 10m and 15m and to a 10m and 15m height respectively
- 15m height setback 10m and 15m and to a 10m and 15m height respectively
- 20m height setback 10m and 15m and to a 10m and 15m height respectively

Outcomes – Central Business Zone Core Area

4.10 The proposed ***'Acceptable Solution' (A1***) for an area now defined as the Central Business (Zone) Core Area (ref Figure 22.2) is:

" Development within the Central Business Core Area in Figure 22.2 must be no more than:

(a) 15m in height on or within 15m of the front boundary of the site on south-west or south-east facing frontages;
(b) 20m in height on or within 15m of the front boundary of the site on north-west or north-east facing frontages;
(c) 30m in height if set back more than 15m from the front boundary of the site.

4.11 Development complying with this standard A1(a) will mean, for example, that at the equinox in Liverpool Street where it is 19 metres wide, solar penetration would be a distance of almost 5.5 metres from the front boundaries of north-western facing properties. That is sufficient to include the width of footpaths widened over the past 10-15 year and those with the potential for widening in the future.

4.12 With the retention of awnings of 2.5 to 3.0 metres in width this standard provides for both shelter from and exposure to the sun (and rain) for existing widened footpaths.

4.13 Under the 10m height limit proposed as the Acceptable Solution in the Draft CHPS 2009, solar penetration would extend to almost 10 metres from the front boundaries of north-western facing properties.

4.14 So far as the winter solstice is concerned, even with a 10 metre height limit, the footpath along north-western facing properties would be in around the middle of the day (irrespective of awning cover).

4.15 In Liverpool Street a maximum 12.5 m frontage height (within 10m or 15m of the boundary and to a height of 10m or 15m respectively) would result in an extra 30 minutes or so of

equivalent solar penetration, whereas with a frontage height of 20m ((within 10m or 15m of the boundary and to a height of 10m or 15m respectively) there would be 40 minutes less.

4.16 The equivalent in Bathurst Street a 12.5m frontage height (within 10m or 15m of the boundary to a height of 10m or 15m respectively) would result in an extra 40 minutes or so of equivalent solar penetration, whereas with a height of 20m frontage height (within 10m or 15m of the boundary to a height of 10m or 15m respectively)there would be almost an hour less.

4.17 The 20m frontage height within 15m of the boundary on the north-west or north-east facing frontages is retained as neutral in solar penetration terms.

4.18 The 'Performance Criterion' of 30m in height in the draft CHPS 2009 has been changed to the following 'Acceptable Solution' under the draft HIPS:

"30m in height if set back more than 15m from the front boundary of the site."

As such, a 30m height limit has changed from a discretionary standard in the draft CHPS 2009 to a permitted standard in the draft HIPS 2013.

4.19 The ***'Performance Criterion'(P1)*** proposed for this standard is:-

" Development must be contained within the Amenity Building Envelope illustrated in Figure 22.3 (excluding minor protrusions), unless:

(a) for blocks with frontage to a Solar Penetration Priority Street in Figure 22.2 it can be demonstrated that:

(i) the overshadowing of the public footpath on the opposite side of the Solar Penetration Priority Street is not increased between the hours of 11am and 3pm at the spring or autumn equinox compared to the existing situation;

(ii) the development provides overriding benefits in terms of economic activity, streetscape, townscape and civic amenities;

(b) for blocks that do not have frontage to a Solar Penetration Priority Street in Figure 22.2 the siting, bulk and design of the development provides overriding benefits in terms of economic activity, streetscape, townscape and civic amenities;

and

(c) the design demonstrates that it will minimise unacceptable wind conditions in adjacent streets."

4.20 The purpose of this Performance Criterion is to provide standards that development must satisfy if it does not comply with the Acceptable Solution.

4.21 *Solar Penetration Priority Streets* have been formally introduced to try to limit the loss of solar penetration into key streets in the Central Business (Zone) Core Area. They are primarily those that comprise the main retail area. It is less than the area covered by the Building Envelope in the Draft CHPS 2009 (Central Area Design Schedule – Urban Design Envelopes). Murray Street between Liverpool Street has been excluded because it is a busy transit area, has little of the kerb space on the south-western side (north-east facing) remaining in sun and will be impacted by the Myer development.

4.22 The scope and basis for the exercise of discretion under P1 is more extensive in the Draft HIPS 2013 compared to the CHPS 2009 (S6.4.1 P1), and, as required by the template for planning schemes, does more than refer to meeting the Objective for 'Building Height'.

4.23 A separate, more general, sub-clause (b) of the 'Performance Criterion' applies to those streets which are not Solar Penetration Priority Streets.

4.24 Consideration of wind effects is a sub-clause (c) of the 'Performance Criterion'.

Outcomes – Central Business Zone Fringe Area

4.25 There are two discrete areas of the Central Business Zone designated as the Central Business Fringe Area (ref also Figure F22.2). These areas now have as an 'Acceptable Solution' a height limit of 11.5 m – or 15m if the development provides at least 50% of the floor space above ground level for residential use.

4.26 This an increase over the 10m limit proposed in the Draft CHPS 2009, so as to provide for density transition to the Commercial Zone and the Inner Residential Zone.

4.27 The regional mandatory 'Acceptable Solution' for building height within 10 m of a residential zone is that it must be no more than 8.5 m. This applies to land in Liverpool, Goulburn and Bathurst Street. The 'Performance Criterion', though, provides for the exercise of discretion where there is compatibility with the height of existing buildings.

Outcomes – Commercial Zone

4.28 For land in the Commercial Zone, the same Acceptable Solutions – A1 and A2 – for building height are proposed as for the Central Business Fringe Area and for land within 10m of the Inner Residential Zone.

Siting , Design and Built Form

4.29 For the Central Business Zone in the *Draft CHPS 2009* there were standards under this element for facades and awnings.

4.30 The 'Acceptable Solution' for facades included standards for glazed areas, avoidance of blank walls, no security shutters and not having mechanical plant visible from the street.

Review process and Outcomes

4.31 The mandatory regional provisions in 22.4.3 'Design' reflect the *Draft CHPS 2009.*

4.32 An *Active Frontage Overlay* has now been created as part of the use provisions for the Central Business Zone. It has the same basic objective as the Statement of Desired Future Character for the Central Retail Precinct in the current CHPS 1982 i.e. to reinforce the retail (in particular shopfronts) functionality and character, but now also the café uses at ground floor level that attract and maintain high levels of direct transactional activity and pedestrian movement.

4.33 It should be noted that uses which are likely to generate activity but which to not require or benefit from an active frontage are permitted above ground floor level and also in the Commercial Zone where there is a height 'bonus' available for developments with a residential component of at least 50% above ground level.

4.34 A preponderance of active frontages in the Central Area is identified in the Gehl Report ('Public Spaces and Public Life – A city with people in mind') as one means of realising its objectives for an attractive and vibrant Central Area.

4.35 The standards drafted as local provisions – 22.4.3 Design A4/P4 and A5/P5 – reflect these planning objectives.

5.0 Heritage

5.1 In the *CHPS 1982 Schedule F -Heritage* there are 132 listings in the area covered by the Central Business Zone in the *Draft HIPS 2013*. In the *Draft CHPS 2009* the number was proposed to be increased to 254. 255 heritage listings are now proposed in the Draft HIPS 2013, comprising 221 listings in the Central Business Core Area, and 34 listings in the Central Business Fringe Area.

5.2 A key issue is that of reducing the uncertainty associated with the discretion involved in the development of sites provided in the *Heritage Schedule of the Draft CHPS 2009* in relation to a site that is:-

- Listed as a place of cultural significance
- Within a Heritage Area
- Adjacent to a place of cultural significant or a Heritage Area

5.3 Adjacency in the CHPS 1982 and in the Draft CHPS 2009 has encompassed sites (in part or whole) that are immediately adjoining the rear or side boundary of the site of a development proposal and those that have all or part of their front boundaries directly opposite that development site.

5.4 This has been because of the need for development to have regard to the context of the site in terms of heritage, especially when there may be a number of listed places in the immediate vicinity.

5.5 It is obviously less of an issue *within* a Heritage Area – or Heritage Precinct to use the terminology in the draft Regional Historic Heritage Code – where there is preponderance of listed properties.

5.6 The Draft CHPS 2009 maintained the wholly discretionary approach of the CHPS 1982 by not having any 'Acceptable Solutions' for 'New Buildings', and only limited ones applying for some works, on or adjacent to a heritage listed place.

5.7 Furthermore, place listing has almost invariably related to the whole of a site (title) – most often by default, so if there is vacant and developable land on a site in the Central Area there has been no permitted development pathway.

Review process

5.8 The review process, in respect of heritage, has been aimed at identifying development standards that would codify what is acceptable in respect of the development of either undeveloped land on sites that are listed places, or the development/redevelopment of sites immediately adjacent to the street frontage of listed places.

5.9 This need has been reinforced by the draft Regional Historic Heritage Code not applying to 'adjacent' sites.

Development Standards for listed places

5.10 The building height standards contained in the Central Area Design Schedule of the Draft CHPS 2009 and in particular the area of the Building Envelopes (Figure S6.1 - CA.1 see **Attachment 7**) pertaining to Central Business Zone have been reviewed. The outcome sought was 'Acceptable Solutions' as well as 'Performance Criteria' for the development on 'vacant' land on properties that are already listed in the CHPS1982, and those proposed to be listed in both the Draft CHPS 2009 and the Draft HIPS 2013 as having historic cultural significance.

5.11 This process has involved an examination of the characteristics of sites in the Central Area that have been developed or that have valid planning permits under the current CHPS 1982 - i.e. those that have been determined to be satisfactory in respect of Heritage impacts. (see **Attachment 3**)

5.12 The documented siting, height and design aspects of these new developments have been:

- Height above existing heritage building on the site
- Distance from the rear of the existing building and
- The extent and nature of a building linkage

Extent of Listing

5.13 For any 'permitted' standards for additional development on heritage listed places to be realisable and not be subject to an overriding discretionary consideration under the draft Regional Historic Heritage Code, then buildings or structures or other areas or elements of the site that are of cultural significance on a listed place need to clearly identified and not simply be based on the default listing of the whole of land area of a title.

5.14 This is being both encouraged and facilitated by the scope of the draft Regional Historic Heritage Code (Table 13.2.) to more specifically define the extent of listings so as to both protect the fabric and integrity of a place (including any significant curtilage) and facilitate development compatible with its values.

5.15 To do this has required a review of all the existing and proposed heritage listings for the Central Area to ensure that the extentof listings are appropriate and not simply the default position.

5.16 211 properties within the area subject to the Building Envelope provisions of the Central Area Design Schedule in the draft CHPS 2009 are proposed for listing. 24 of these would have some capacity to accommodate new development on the existing site, although this varies considerably and many could not accommodate the footprint of a new 'tower' block of a size that developers and owners might consider as economic (considered to be 900m^2). There are more properties within the Amenity Building Envelopes proposed for the Central Business Zone of the draft HIPS 2013 some of which have already been incorporated into or are adjacent to the Menzies Centre developments. **Attachment 8** summarises the analysis.[1]

5.17 The process of more precisely determining elements of cultural heritage significance on a site will be progressively extended to other areas, although for the vast majority of proposed listed places (which are residential properties) the whole of the title will be an appropriate default.

Development Standards for sites adjacent listed places at the street frontage

5.18 The heritage and streetscape impact of the height of new development sites on the street frontage immediately adjacent places listed as of cultural significance has also been considered, with a view to ensuring places of cultural significance are not diminished through development of an excessive scale on such sites.

5.19 This has been rendered necessary in any event by the draft Regional Historic Heritage Code not being applicable to development on sites adjacent to a listed place or Heritage.

[1] Note Attachment 8 uses a minimum setback from the rear of the listed building itself as the 'Acceptable Solution' for new development to determine the quantum of land available.]

While this is considered acceptable for most zones, the Central Area has many particularly significant buildings as well as greater pressure for taller developments.

5.20 [The Development Standards in the draft Regional Historic Heritage Code do not contain any Acceptable Solutions (except for front fences). This because the Code is one that applies irrespective of the zoning. If adjacent sites *were* to be subject to the Code there would clearly still be a need for relevant zone standards for the frontage of sites so as to provide a 'permitted' pathway for their development].

Development Standards – Outcomes

5.21 Standards for *development behind the rear building line* of, and on the same site as, a building listed in the Regional Historic Heritage Code are provided in 22.4.1 with the Acceptable Solution (A3) being :

(a) not exceed 2 storeys or 7.5m higher (whichever is the lesser) than the height of the heritage building, and be set back between 5m and 10m from the rear building line of that building; and

(b) not exceed 4 storeys or 15m higher (whichever is the lesser) than the height of the heritage building, and be set back more than 10m from the rear building line of that building

5.22 Applying (b) means that the rear of a site of a listed building that is 15m high can accommodate a building of 30m (8 storeys) if set back more than 15m from the front boundary of the site.

5.23 They must also comply with the overall building height standards for the Central Business Zone (under the Amenity Building Envelopes) including the maximum of 30m in height if set back more than 15m from the front boundary of the site.

5.24 In the Central Area, so far as the *current* title arrangements are concerned, the majority of places already listed in the current CHPS 1982 in fact do cover all of the site or so much of it that there is no further realisable development potential. However, the standards will also apply to a site comprising several titles assembled for development purposes that includes a title that is listed, not just one current title which has developable land to the rear.

5.25 The proposed standards are conservative but do need to avoid conflict with the amenity objectives of the standards for the zone, in particular solar penetration to pedestrian priority streets and mitigating wind effects, as well as streetscape issues.

5.26 It is acknowledged that nearly all the developments with permits listed in **Attachment 3** would have required discretionary assessment under the 'Performance Criteria'. The former Bridges Brothers site in Elizabeth Street (not the fire damaged one in Bathurst Street) would have been 'permitted'. One study site – the former swimming baths at 212 Collins Street – is outside the Central Business Zone.

5.27 The Acceptable Solution 24.4.1 A4 (a) & Figure 22.4i standard for the development of *sites adjacent to heritage listed buildings* provides that development:

(i) Not exceed 1 storey or 4m (whichever is the lesser) higher than the heritage building or structure; and

(ii) Not exceed the height of the higher heritage building or structure if the development is between two heritage buildings;

(iii) Development on the street frontage must also must also comply with the overall building height standards for the Central Business Zone [For the Core – refer Clauses 22.4.1 A1 and A2 – these are either 15m (south-east or south-west facing) or 20m (north-east or north-west facing). The lesser height provision applies.

5.29 These heritage based provisions also reflect:

- the predominant height range of existing and proposed listed building in the Central Area i.e. 5 - 15m and 2 to 3 storeys up to 4m for each storey;
- the concept of transition in height – with a 1 storey or 4m difference is considered an appropriate 'Acceptable Solution.'

6.0 Impact of Proposed Draft HIPS 2013 on Development Potential

6.1 There are essentially two components of the proposed standards that influence development potential.

6.2 The first is that of the building envelopes.

6.3 **Attachment 2** sets out a calculation in respect of this in gross notional terms for two blocks - that defined by Elizabeth- Melville - Argyle -Bathurst Streets (block 19) and that defined by Elizabeth – Bathurst – Murray – Liverpool Streets (block 27/28).

6.4 These demonstrate a notional floor space yield well in excess of that realisable under the CHPS 1982 using the Maximum Plot Ratio as a the ceiling.[2]

6.5 The street block defined Elizabeth - Melville - Argyle -Bathurst Streets comprises 18 titles of which 12 or 66.66% are less than 1000m^2 in area. 11 are less than 500m^2 in area, whereas the footprint and typical floor areas of contemporary commercial office blocks developments are both well in excess of this.

6.6 That defined by Elizabeth – Bathurst - Murray - Liverpool Streets has 32 titles 27 (84%) of which are less than 1000m^2, 24 (75%) are less than 750m^2 and 20 (62.5%) are less than 500m^2.

[2] Amendment 2/2009 removed this as an absolute ceiling because of the situations where a site would be constrained from any new development, even if it might be essential to the functioning of the building. Part of the reasoned justification for the change was that the draft CHPS 2009 dispensed with plot ratio as a standard and it provided what are essentially 'performance criteria' for the exercise of discretion – see B.5.1 of the CHPS 1982 .

6.7 Other examples are the block bounded by Murray – Bathurst – Harington – Melville Streets (44) which has 56% of the lots under 500m^2 in area, that bounded by Liverpool – Murray – Collins – Harrington Streets (37) with 65% under 500m^2 and 68% under 750m^2 and the block bounded by Elizabeth – Argyle - Melville – Brisbane Streets (18) 50% under 500m^2 in area.

6.8 Of greater impact is obviously that of heritage listing, with the presumption against demolition being a barrier to either the development or redevelopment of single land titles. This is particularly the case where the listing is of a building that covers an area of land that precludes a new building with a footprint and typical floor area sought be developers to attract and accommodate retail and commercial tents.

6.9 The majority of listed properties are the smaller titles, as can be seen by **Figure 3,** which also shows the location of 'Tall Buildings' (including those under construction or with valid planning permits).

6.10 **Figures 4 and 5** identify properties affected and not affected by heritage listings for both the CHPS 1982 and the Draft HIPS 2013. They reveal that, notwithstanding the increase in the number of listed places from the CHPS 1982 to the Draft HIPS 2013 (and the Draft CHPS 2009), there is a significant increase in the number of properties and area of land not affected by heritage listing due to the removal of 'adjacency' as a consideration in the application of the *Heritage Code* itself.

6.11 The heritage street frontage 'adjacency' standards A4 and P4 for the Central Business Zone in 22.4.1 Building Height have been designed to try to ensure that the streetscape setting of a heritage property is not undermined by development of an excessive scale on adjacent sites, whilst providing the scope to realise the development potential under the building envelope provisions of A1 and P1.

6.12 The 15m (4 storey) height standard (to a depth of 15 metres) can be achieved without invoking discretion if the heritage building is 3 storeys high, by allowing for an additional story as an Acceptable Solution.

6.13 Standards A3 and P3 relating to new development to the rear of listed buildings seek the same contextual outcome.

7.1 Parking

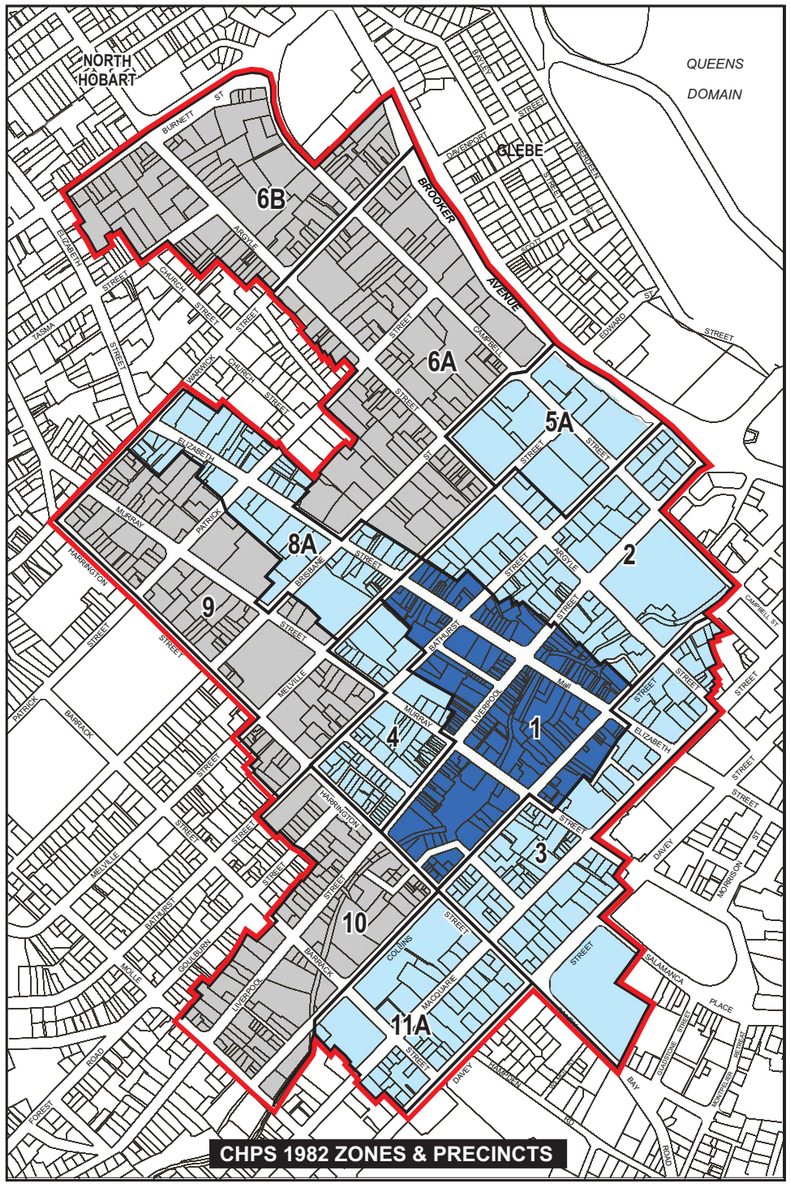
7.1 Parking provisions for the Central Business Zone are contained in E6.6.5 in the Parking and Access Code. The draft CHPS 2009 proposed that the Acceptable Solution (permitted standard) for parking is that no new or additional on-site parking be provided.

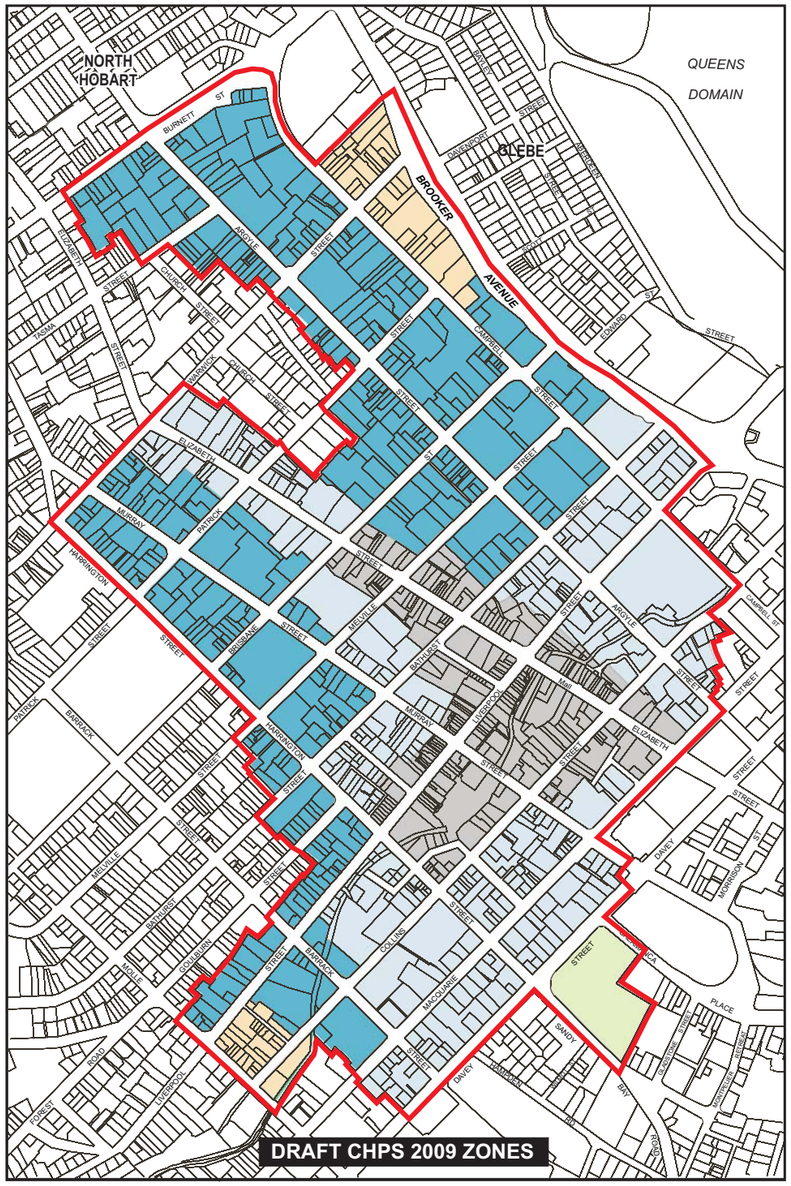
7.2 The Acceptable Solution has been changed in the draft HIPS 2013 to provide that no on-site parking is required but if it is provided it should be at a maximum rate of 1 space per 200m^2 of gross floor area.

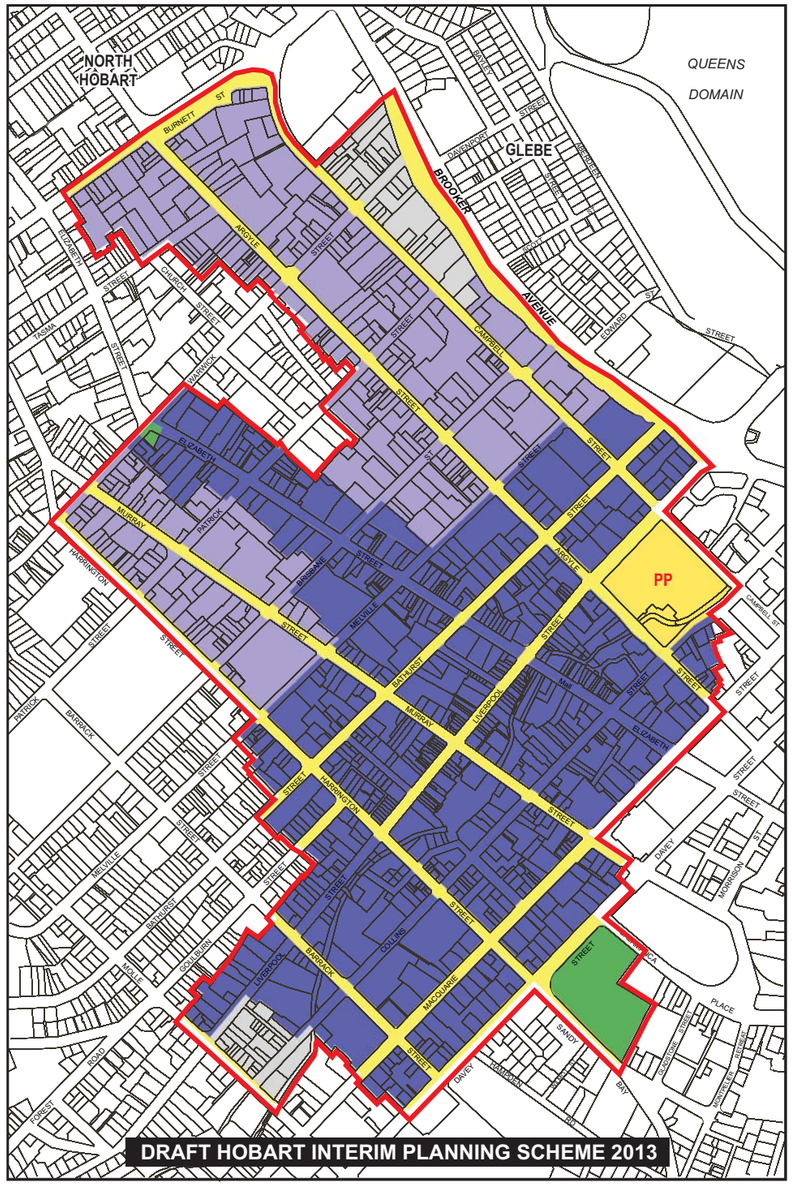
8.0 Impact on Property Values

7.1 A report on the impact of the preferred revised development standards on land values using the street block defined Elizabeth - Melville - Argyle - Bathurst Streets as the test area is being commissioned.

May 2013







Precinct Boundary & Number 9
Central Retail Zone
Central Commercial & Administrative Zone
Central Service Zone

Central Business Zone
Business Zone
Commercial Zone
Mixed Use Zone
Recreation Zone

Central Business Zone
Commercial Zone
Urban Mixed Use Zone
Recreation Zone
Recreation Zone
Particular Purpose Zone PP

N

0 100 200 300
metres

Figure 1

Central Area
COMPARISON OF PLANNING SCHEME ZONES
(CHPS 1982 - DRAFT CHPS 2009
& DRAFT HOBART INTERIM PLANNING SCHEME 2013)

Draft Hobart Interim Planning Scheme 2013

CENTRAL AREA PROVISIONS REVIEW

- Bulky goods sales
- Vehicle parking
- Business & professional services
- Vehicle sales & hire
- Community & emergency services
- Educational
- Food services
- General retail & hire
- Hospital services
- Hotel industry
- Manufacturing & processing
- Research & development
- Residential
- Service Industry
- Storage
- Tourist accommodation
- Transport depot & distribution
- Place of assembly
- Minor utilities
- Passive recreation
- Vacant
- Study area boundary

N

0 100 200

metres

Figure 2

LAND USE SURVEY 2010

Tall Buildings Within Cental Area

1. 19-27 Argyle Street: 7st/26m*
2. 33 Argyle Street (Hobart Private Hospital): 8st/32m*
3. 38 Argyle Street (Argyle St Carpark): 6st/20m*
4. 96 Bathurst Street: 8st/23m*
5. 99 Bathurst Street: 6st/24m*
6. 58 Collins Street: 10st/25m*
7. 66-80 Collins Street: 8st/35m*
8. 110 Collins Street: 14st/45m*
9. 117 Collins Street: 6st/23m*
10. 188 Collins Street: 15st/55m*
11. 18-20 Elizabeth Street: 6st/26m*
12. 21-27 Elizabeth Street: 14st/58m*
13. 22-26 Elizabeth Street: 11st/55m*
14. 81 Elizabeth Street: 7st/32m*

15a. 9-17 Liverpool Street & 55 Campbell Street: 6st/17m*

15b 6-16 Bathurst Street, 6st/23m* (to topmost habitable floor level)

16. 47 Liverpool Street: 9st/36m*
17. 169 Liverpool Street: 7st/21m*
18. 111-115 Macquarie Street: 9st/38m*
19. 134 Macquarie Street: 10st/36m*
20. 144-148 Macquarie Street: 12st/45m*
21. 152 Macquarie Street: 8st/26m*
22. 156-162 Macquarie Street: 6st/21m*
23. 167-169 Macquarie Street: 10st/32m*
24. 173 Macquarie Street: 6st/20m*
25. 37-41 Murray Street: 12st/40m*
26. 43-47A Murray Street: 10st/36m*
27. 65 Murray Street: 11st/42m*
28. 76 Murray Street (Centrepoint Carpark): 9st/30m*
29. 91-95 Murray Street: 10st/40m*
30. Royal Hobart Hospital (corner Argyle/Liverpool: 7st/25m*)
31. Royal Hobart Hospital (corner Campbell/Liverpool: 10st/40m*)
32. Royal Hobart Hospital (building fronting Campbell St: 6st/22m*)
33. Royal Hobart Hospital (building fronting Collins St: 6st/23m*)
34. 38-44 Argyle St, 52-56 & 60-60A Liverpool St: 13st/44m*

Approved Uncompleted Buildings:

35. 3 Victoria St: 10st/30m*
36. Myer building, 55-59 Murray St & 96-108 Liverpool St 11 st/46.7m* (to roof)
37. 145-167 Liverpool St & 104-110 Murray St 12 st/49.6m* (to roof level)
38. Royal Hobart Hospital (Building 'B' fronting Campbell St): 10st*
39. 40-44 & 48A-52 Bathurst St; 59-63 Liverpool St & 60 Argyle St: 11st/33.5m

**Indicates building height in storeys & metres*

Building Height Colour Guide

6 storeys to 8 storeys

9 storeys to 11 storeys

12 storeys to 15 storeys

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CENTRAL AREA PROVISIONS REVIEW

Heritage listed property (CHPS 1982 & Draft CHPS 2009)

Additional heritage listed property (Draft CHPS 2009)

Outline of property containing tall building

Reference number of tall building *(see list & colour code at left of page)* 10

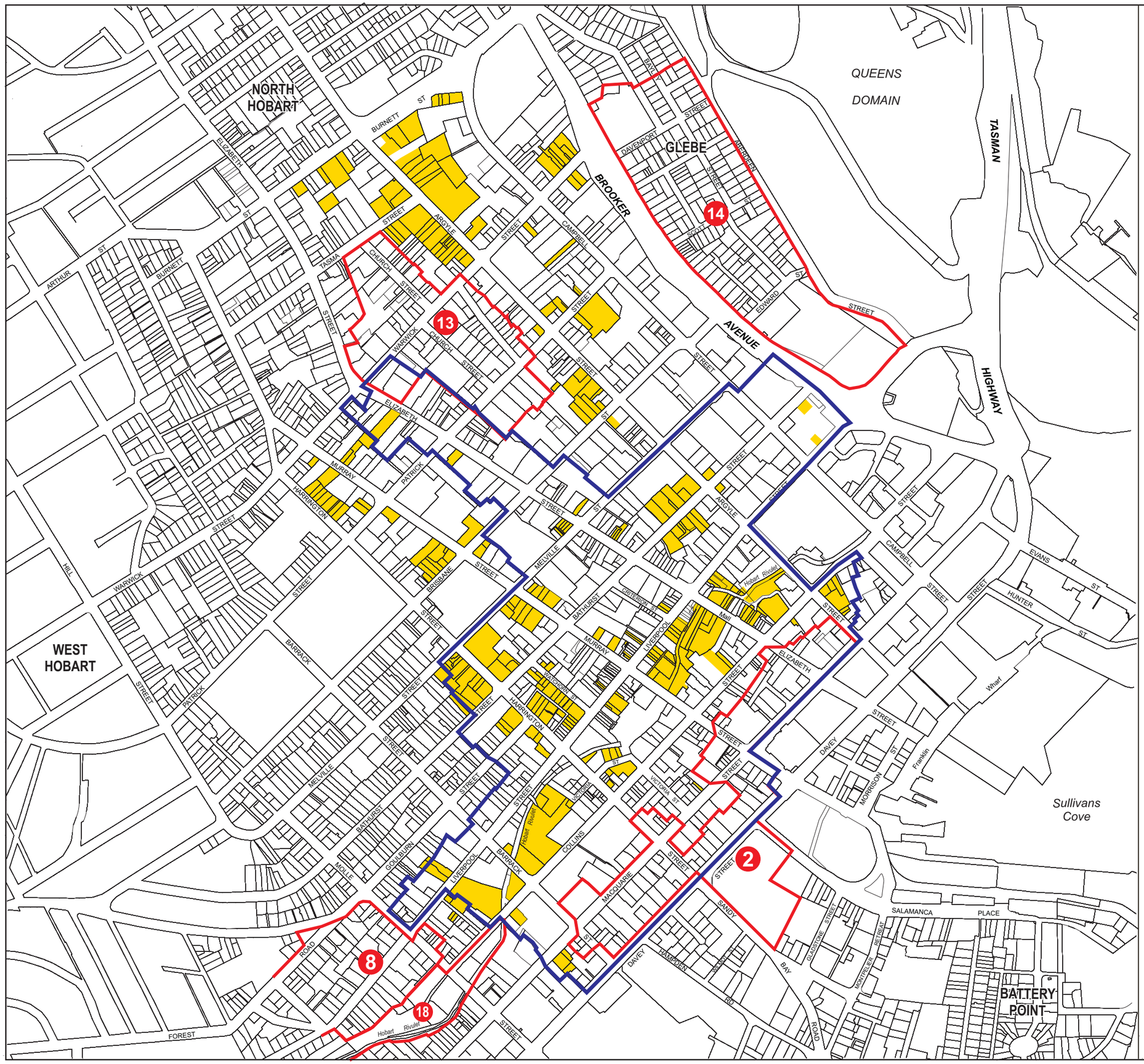
Central Area Boundary

N

0 100 200 metres

Figure 3

TALL BUILDINGS IN RELATION TO EXISTING & PROPOSED HERITAGE LISTINGS



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Interim Planning Scheme 2013

CENTRAL AREA PROVISIONS REVIEW

City of Hobart Planning Scheme 1982 Heritage Area Boundary & N°. 8

Properties **not** adjacent* to a place listed in Appendix 1 of Schedule F nor included within, nor adjacent to a Heritage Area - CHPS 1982

Proposed Central Business Zone Boundary (Draft CHPS 2013)

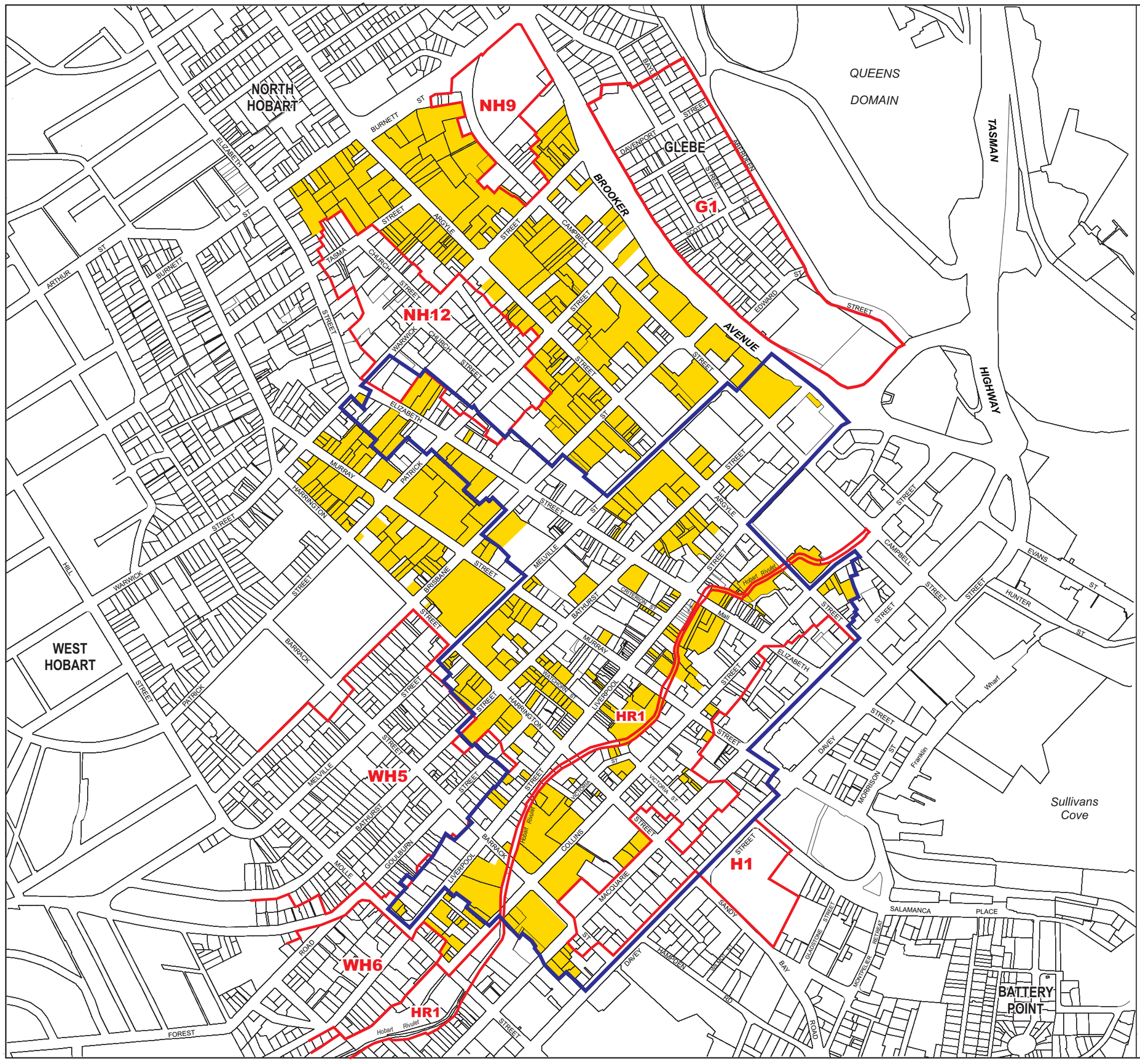
*"adjacent"
in relation to proposed development means sites alongside, behind, diagonally behind or directly opposite on the other side of the road from a place listed on the Heritage Register or in a Heritage Area of Schedule F of the City of Hobart Planning Scheme 1982.

N

0 100 200
metres

Figure 4

CHPS 1982
PROPERTIES NOT AFFECTED BY HERITAGE LISTINGS



HOBART CITY COUNCIL

Draft Hobart Interim Planning Scheme 2013

CENTRAL AREA PROVISIONS REVIEW

Draft Hobart Interim Planning Scheme 2013 Heritage Precinct Boundary & No. — H1

Properties ***not*** a place of historic cultural heritage significance listed in Table 13.1 of the Historic Heritage Code, ***nor*** included in the Tasmanian Heritage Register, ***nor*** located within a Heritage Precinct, ***nor*** adjoining* a place listed in Table 13.1 of the Historic Heritage Code and subject to the height standards of Clause 22.5 (Central Business Zone only)

Proposed Central Business Zone Boundary

*"adjoining"
in relation to proposed development subject to the provisions of Clause 22.5.2 means a site sharing a common boundary on the same street frontage as a building of local historic cultural significance.

N

0 100 200
metres

Figure 5

DRAFT HOBART INTERIM PLANNING SCHEME 2013
PROPERTIES NOT AFFECTED BY HERITAGE LISTINGS

Central Area Review - Shade implications **Attachment 1 (Figure 1)**

A diagram (figure 1) and matrix (Table 1) have been prepared to demonstrate the overshadowing impact of various wall heights built to the edge of a street.

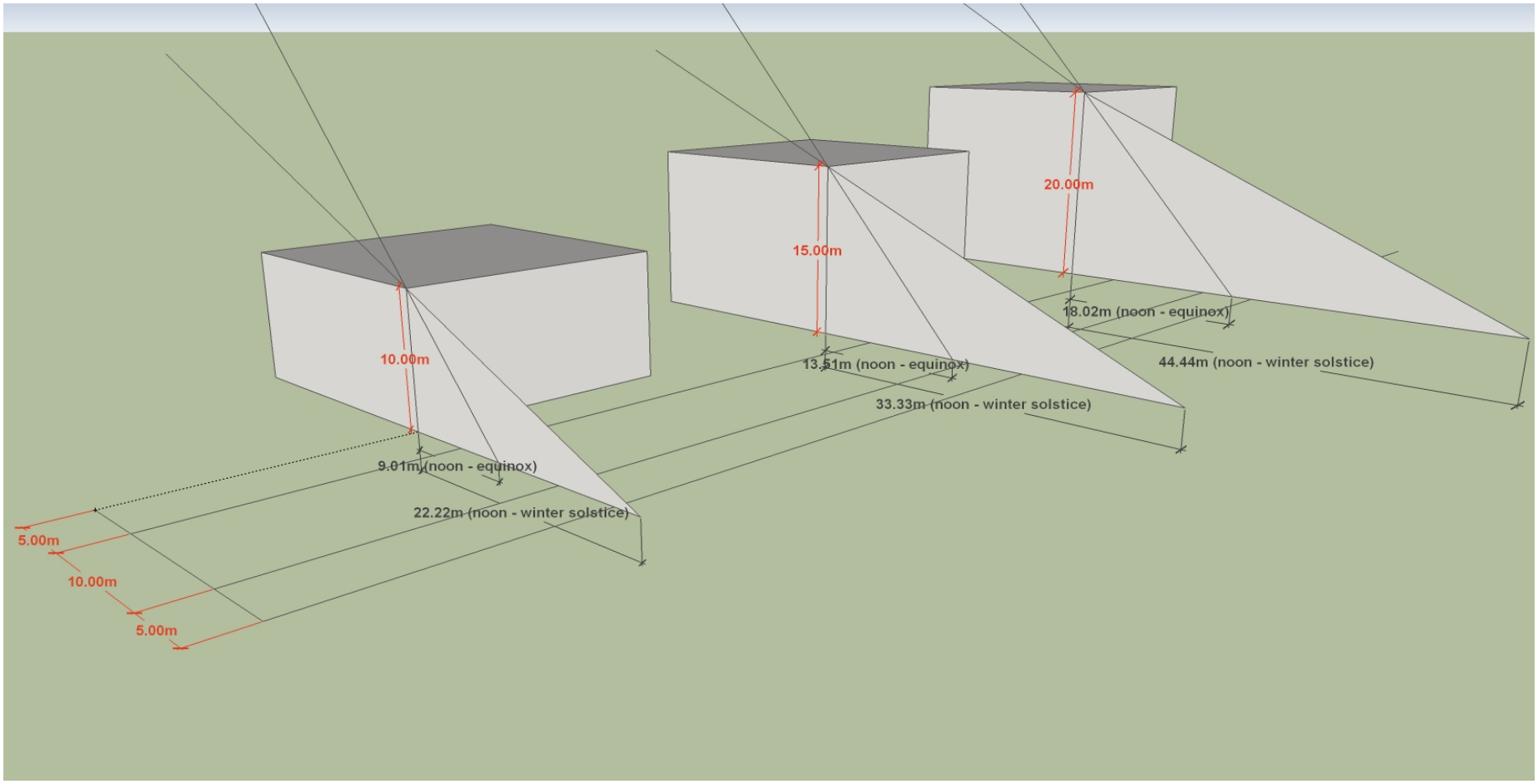


Figure 1: Diagram showing the length of shadow for noon at the equinox and winter solstice across a 20m wide road.

[Prepared 27 October 2010]

Attachment 1 (Table 1)

Central Area Review- Shadow matrix

Table 1 Shadow lengths cast by 10m, 15m or 20m high buildings at varying times of day at the winter solstice, equinox and summer solstice:

21 June (solstice)	*8am/4pm (EST)*	*10am/2pm (EST)*	*Noon (EST)*
Length of shadow cast by **20m** high building	333.33m	86.96m	44.44m
Length of shadow cast by **15m** high building	250m	65.22m	33.33m
Length of shadow cast by **10m** high building	166.67m	43.48m	22.22m
23 September (equinox)	*8am/4pm (EST)*	*10am/2pm (EST)*	*Noon (EST)*
Length of shadow cast by **20m** high building	50m	23.81m	**18.02m**
Length of shadow cast by **15m** high building	37.5m	**17.86m**	**13.51m**
Length of shadow cast by **10m** high building	25m	**11.9m**	**9.01m**
22 December (solstice)	*8am (DST)*	*11am (DST)*	*1pm (DST)*
Length of shadow cast by **20m** high building	*39.22m*	**12.05m**	**6.9m**
Length of shadow cast by **15m** high building	*29.41m*	**9.04m**	**5.17m**
Length of shadow cast by **10m** high building	**19.61m**	**6.02m**	**3.45m**

Note: figures in bold indicate that the shadow cast by the building will not extend over the entire width of a 20 metre wide road.

Shadow lengths cast by 10m, 15m or 20m high buildings at varying times of day at the winter solstice, equinox and summer solstice:

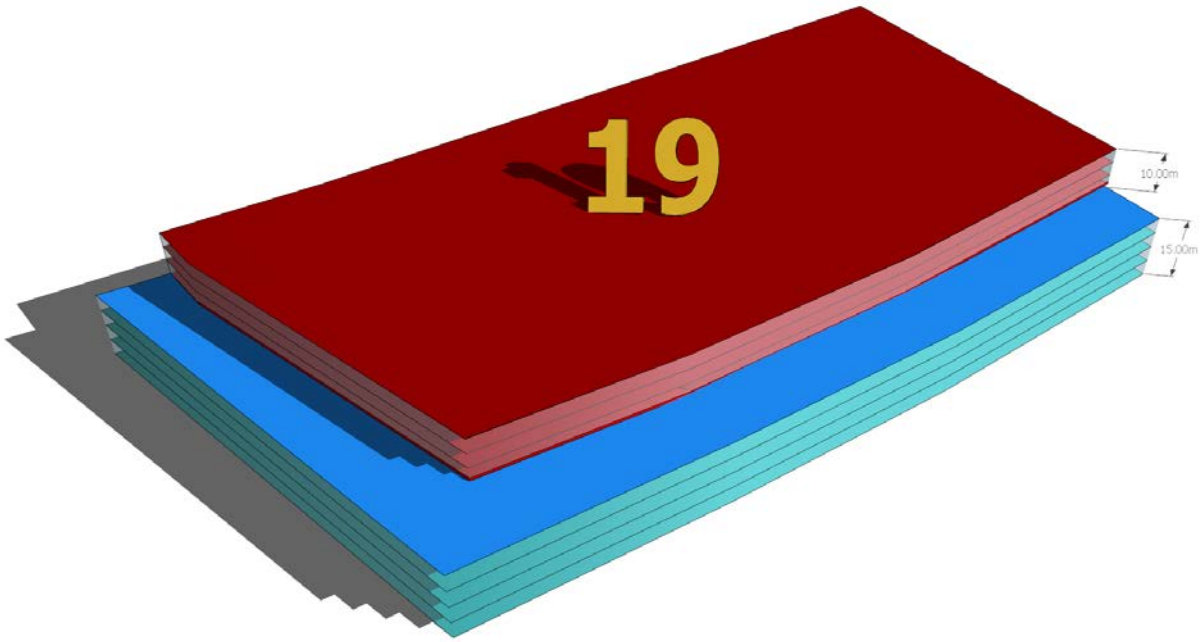
Attachment 2

Block 19 analysis:

Notional Floor area yield for two potential building envelope options[1]

Floor area capacity of potential building envelope characterised by:

(a) 15m height at 0m street setback
(b) 10m height set back 15m from southerly aspects:



Block 19:

Area of lower floors per floor is		20492.9 m^2	x	4 floors	=	81971.6
Area of upper floors per floor is	+	16351.6 m^2	x	3 floors	=	49054.8
				Total		**131,026.4**

The maximum floor area yield for the above building envelope scenario is therefore approximately **131,026.4m^2**. (This is increased to **147,378m^2** with the addition of a fourth upper level floor – i.e. a 15m height set back 15m, an overall height of 30m)

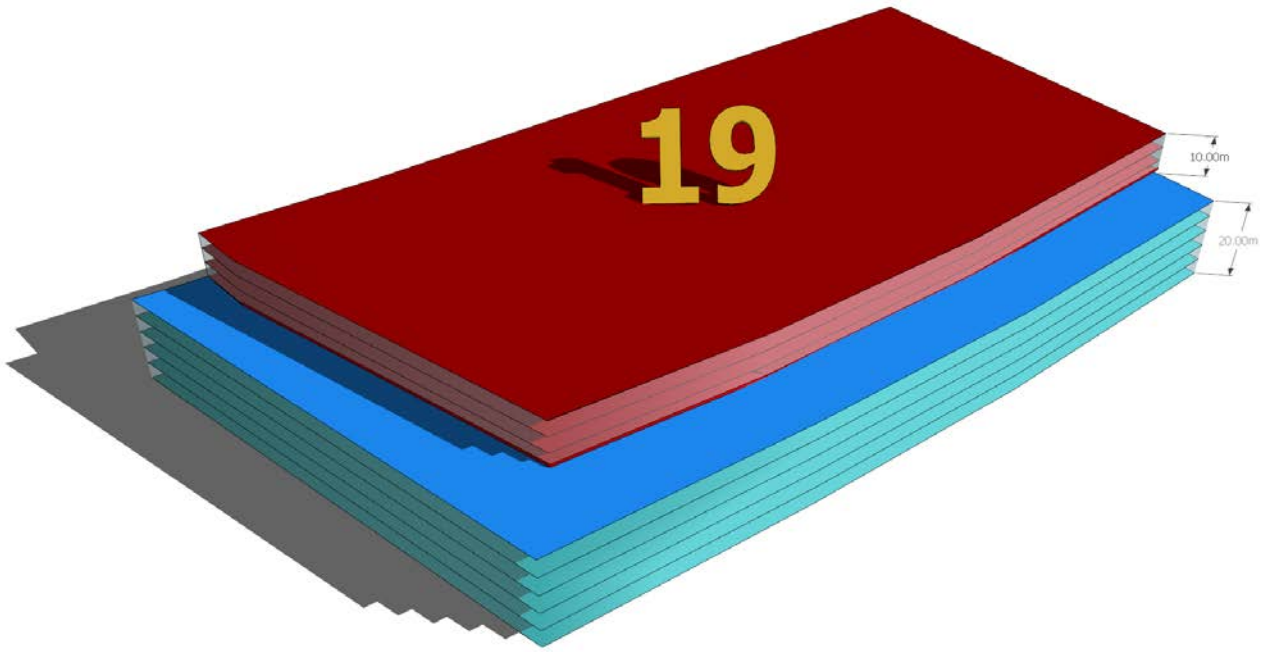
This compares with a yield of **84829.7 m^2** (floor area under the Basic Plot Ratio height and density provisions of the current CHPS for the site or **112,052.0 m^2** under the Maximum Plot Ratio.[2]

[1] Calculations do not take into account the potential impact of Heritage listings
[2] Note the block is subject to two zones – the Central Retail Zone with a basic plot ratio of 4.0 and a maximum plot ratio of 5.0 and the Central Commercial and Administrative Zone with a basic plot ratio of 5.25 and a maximum plot ratio of 7.0.

As such, the potential building envelope of 15m height to the street, then 10m height set back from the street, has a higher yield than the permitted density requirements under the Scheme when the plot ratio is taken into consideration.

Floor area capacity of potential building envelope characterised by:

(a) 20m height at 0m street setback
(b) 10m height set back 15m from southerly aspects:



Block 19:

Area of lower floors per floor is		20492.9 m^2	x 5 floors	=	102464.5
Area of upper floors per floor is	+	16351.6 m^2	x 3 floors	=	49054.8
			Total		**151,519.3**

The maximum floor area yield for the above building envelope scenario is therefore approximately **151,519.3m^2**.

This compares with a yield of **84829.7 m^2** floor area under the Basic Plot Ratio height and density provisions of the current CHPS for the site or **112,052.0 m^2** under the Maximum Plot Ratio.

As such, the potential building envelope of 20m height to the street, then 10m height set back from the street, has a higher yield than the permitted density requirements under the Scheme when the plot ratio is taken into consideration.

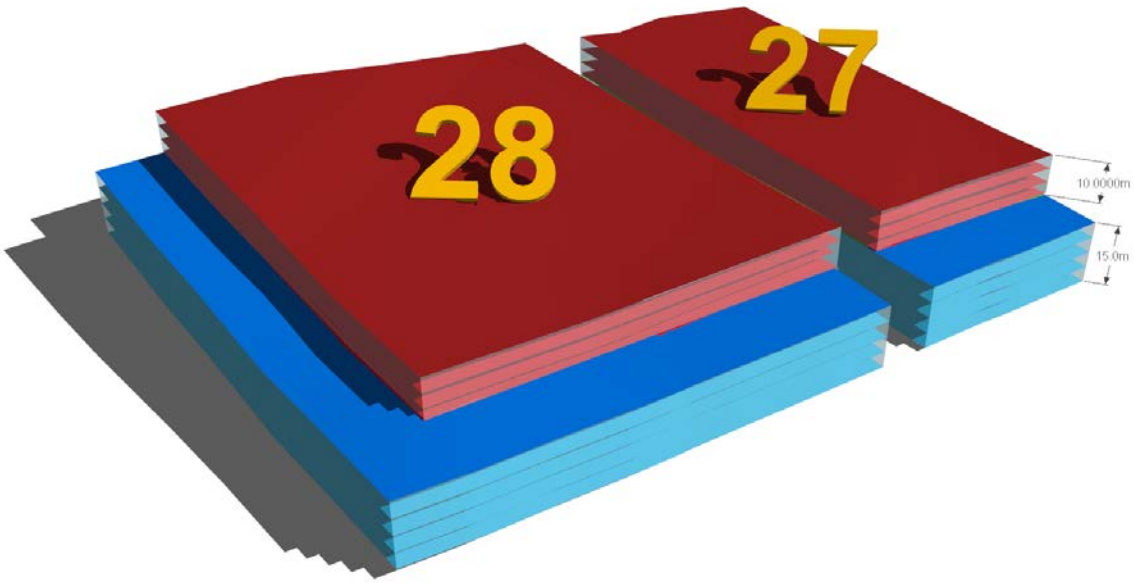
Attachment 2i

Block 27-28 analysis:

Notional floor area yield for two potential building envelope options[1]

Floor area capacity of potential building envelope characterised by:

(a) 15m height at 0m street setback
(b) 10m height set back 15m from southerly aspects:



Block 27:

Area of lower floors per floor is		5119.4 m^2	x 4 floors	=	20477.8
Area of upper floors per floor is	+	4426.9 m^2	x 3 floors	=	13280.7
			Total		**33758.5**

Block 28:

Area of lower floors per floor is		12357.5m^2	x 4 floors	=	49430.1
Area of upper floors per floor is	+	9221.7m^2	x 3 floors	=	27665.3
			Total		**77095.4**
			Total		**110,853.9 m^2**

The maximum floor area yield for the above building envelope scenario is therefore approximately **110,853.9m^2**. (This is increased to **124,502.6m^2** with the addition of a fourth upper level floor – i.e. a 15m height set back 15m, an overall height of 30m)

[1] Calculations are do not take into account the potential impact of Heritage listings

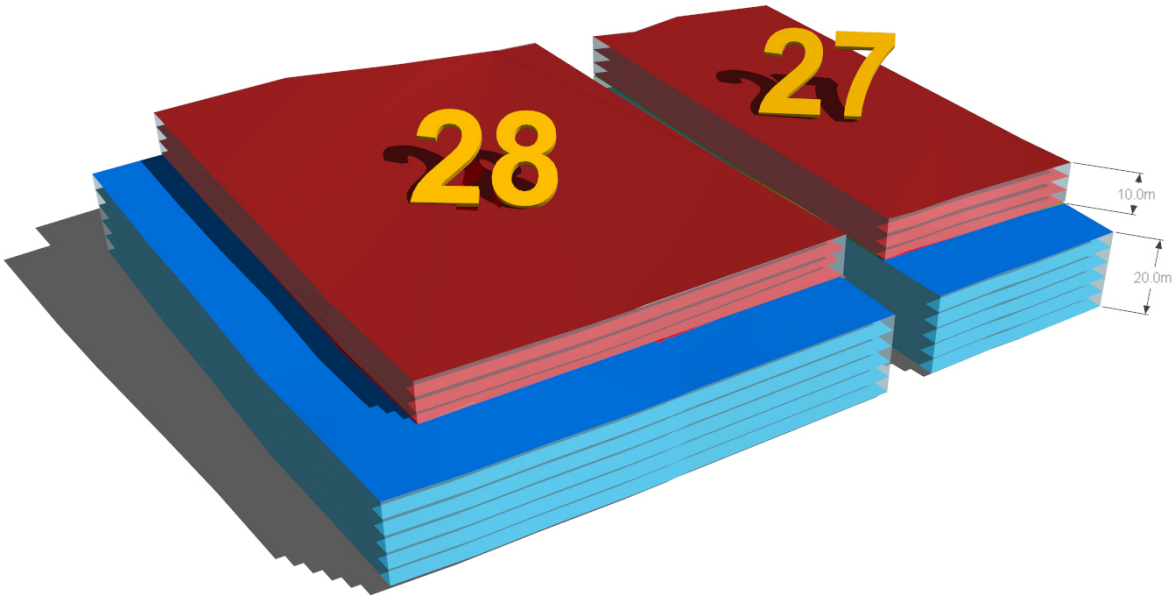
This compares with a yield of **74,654.75 m^2** floor area under the Basic Plot Ratio height and density provisions of the current CHPS for the site or **95,334.00 m^2** under the Maximum Plot Ratio.[2]

As such, the potential building envelope of 15m height to the street, then 10m height set back from the street, has a higher yield than the permitted density requirements under the Scheme when the plot ratio is taken into consideration.

Floor area capacity of potential building envelope characterised by:

(a) 20m height at 0m street setback

(b) 10m height set back 15m from southerly aspects:



Block 27:

Area of lower floors per floor is		5119.4 m^2	x	5 floors =	25597.0
Area of upper floors per floor is	+	4426.9 m^2	x	3 floors =	13280.7
				Total	**38877.7**

Block 28:

Area of lower floors per floor is		12357.5m^2	x	5 floors =	61787.5
Area of upper floors per floor is	+	9221.7m^2	x	3 floors =	27665.3
				Total	**89452.8**

[2] Note the block is subject to two zones – the Central Retail Zone with a basic plot ratio of 4.0 and a maximum plot ratio of 5.0 and the Central Commercial and Administrative Zone with a basic plot ratio of 5.25 and a maximum plot ratio of 7.0.

Total 128,330.5 m^2

The maximum floor area yield for the above building envelope scenario is therefore approximately **128,330.5m^2.**

This compares with a yield of **74,654.75 m^2** floor area under the Basic Plot Ratio height and density provisions of the current CHPS for the site or **95,334.00 m^2** under the Maximum Plot Ratio.

As such, the potential building envelope of 20m height to the street, then 10m height set back from the street, has a higher yield than the permitted density requirements under the Scheme when the plot ratio is taken into consideration.

Attachment 3

New Development on Heritage Listed Sites

Central Hobart development application case studies

Introduction

Following informal public consultation on the draft City of Hobart Planning Scheme 2009, a number of representations were made against the restrictions on development in the central city area. One objection was the instant discretion for development on or adjacent to heritage listed sites and heritage areas.

This study reviews six new buildings constructed or approved within the last 10 years on and/or adjacent to sites of heritage significance. The height and setbacks of the new buildings in comparison to the existing heritage listed buildings were the main elements of interest for this review. The purpose was to inform the development of potential Acceptable Solutions and Performance Criteria relating to the development of new buildings on or adjacent to sites of cultural heritage significance within the Central Business Zone of the draft City of Hobart Planning Scheme 2012.

Overview of case studies

Development address/ specific heritage building	Setback of main bulk of new building from heritage building	Max. height difference between heritage and new buildings	Max. number of storeys of main bulk of new building visible above heritage building	Height ratio of main bulk of new building to heritage building
212 Collins Street (THR listed, proposed CHPS listing)	3.7m, aside from an 8m long section with 0 setback.	7.5m	2-3	1.75 times higher
132-140 Elizabeth Street (listed)	5m	8.3m	2.5	1.75 times higher
142-146 Elizabeth Street (proposed listing)	5m	6.5m	2	1.65 times higher
145-147 Liverpool Street (listed)	0m (higher levels are cantilevered	35m	9	4.1 times higher

Development address/ specific heritage building	Setback of main bulk of new building from heritage building	Max. height difference between heritage and new buildings	Max. number of storeys of main bulk of new building visible above heritage building	Height ratio of main bulk of new building to heritage building
	over the heritage building)			
159-161 Liverpool Street (proposed listing)	0m (façade only retained)	43m	10	6.4 times higher
163-167 Liverpool Street (proposed listing)	0m (façade only retained)	31m	7	3.6 times higher
158 Collins Street (listed – former Cascades offices)	19m	17.4m	7	2.9 times higher
156 Collins Street (listed – stable)	0m	21.6m	8	5.3 times higher
34 Murray Street (listed – Hadley's Hotel)	0m (corner of rear of building)	(new development not visible behind existing façade)	(new development not visible behind existing façade)	(new development not visible behind existing façade)
42 Argyle Street (listed)	0m (façade only retained)	29.5m	9	2.97
52-56 Liverpool Street (listed)	4m (no link structure)	36.3m	10	5.6
60 Liverpool Street (listed)	4-7.5m (3 storey link structure)	34m	9	2.3
367-375 Elizabeth Street (THC listed, proposed CHPS – State Cinema and former Soundy's	0m	0m	0	<1

Development address/ specific heritage building	Setback of main bulk of new building from heritage building	Max. height difference between heritage and new buildings	Max. number of storeys of main bulk of new building visible above heritage building	Height ratio of main bulk of new building to heritage building
building)				

Case study details

212 Collins Street

Summary:

An application proposing a maximum 6 storey mixed use development including office space and 17 flats (PLN-11-00876) was lodged on 30 August 2011. The application was approved at the Council meeting of 12 December 2011.

The development is within a heritage area and is located on a site that is currently listed on the Tasmanian Heritage Register, and proposed to be listed under the new City of Hobart Planning Scheme. The subject site (which contains a former swimming pool – the 'tepid baths') is also adjacent to two sites listed on the City of Hobart Planning Scheme 1982 – 208-210 Collins Street and 40 Molle Street. The existing building on the site is to be retained, with the taller elements of the proposal set back behind this building, which fronts on to Collins Street.

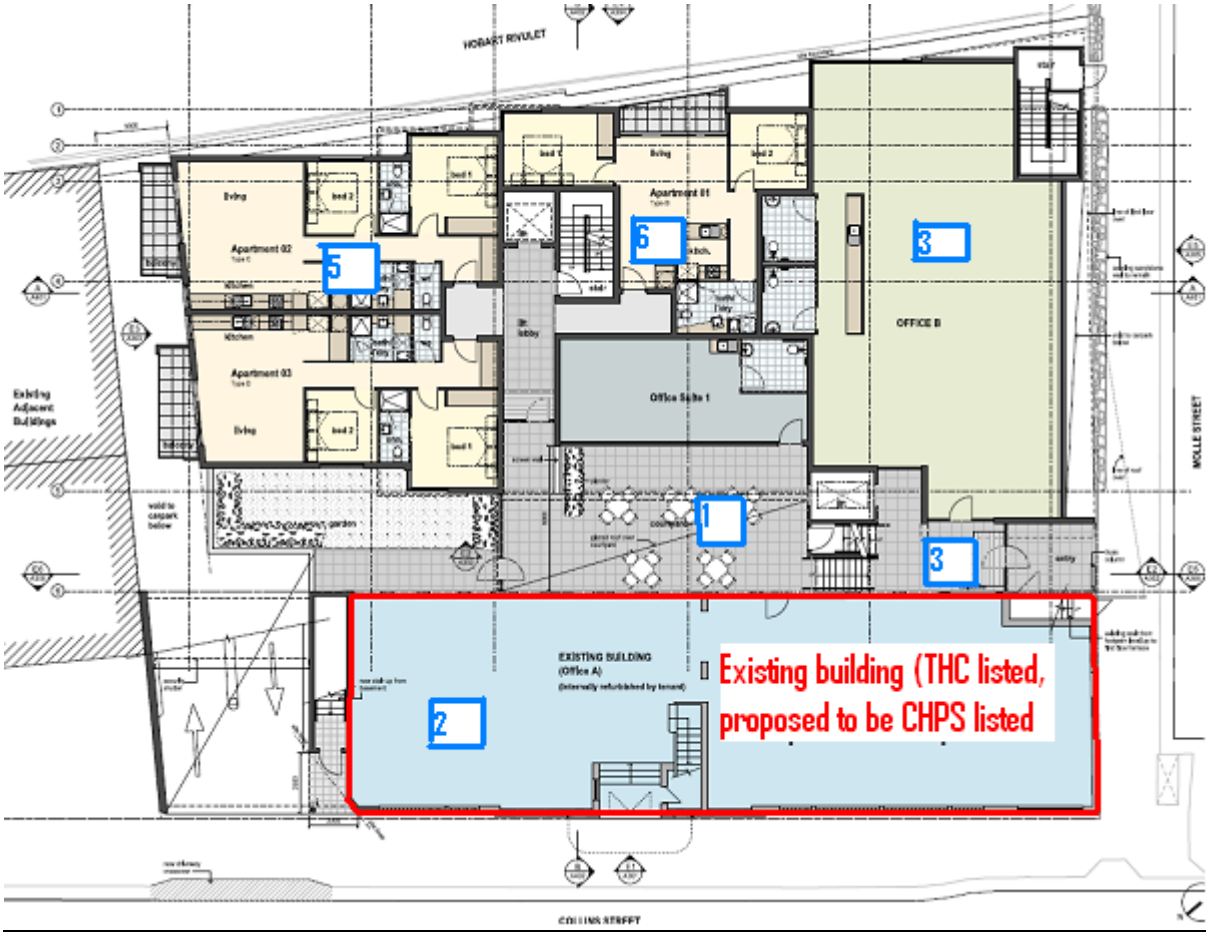


Figure 1: site plan showing added notation of existing heritage buildings on the development site (red), and existing and proposed building heights (blue numbers).

Key dimensions:

- *Distance between existing and proposed buildings*

  The bulk of the proposed new building is largely separated from the existing building by a low level glass-roofed courtyard area, which provides a separation of approximately 3.7m. An 8m section of the building (the lift shaft and lobby to the south eastern section of the site) is built directly to the rear of the existing building and extends two storeys higher than the linking courtyard, although only one storey is visible above the roof line of the existing building (see figure 2).

  The linking courtyard is constructed right to the rear wall of the existing building, and as such there is technically no building separation. However, from Collins Street it appears as though the new building is set back from the existing building, apart from the lift shaft section that exceeds the roofline by one storey (see figure 2 below).

The courtyard area (that is not visible from Collins Street) is glass-roofed
The proposed building is a minimum distance of 1.5m away from the adjacent heritage building at 208-210 Collins Street.

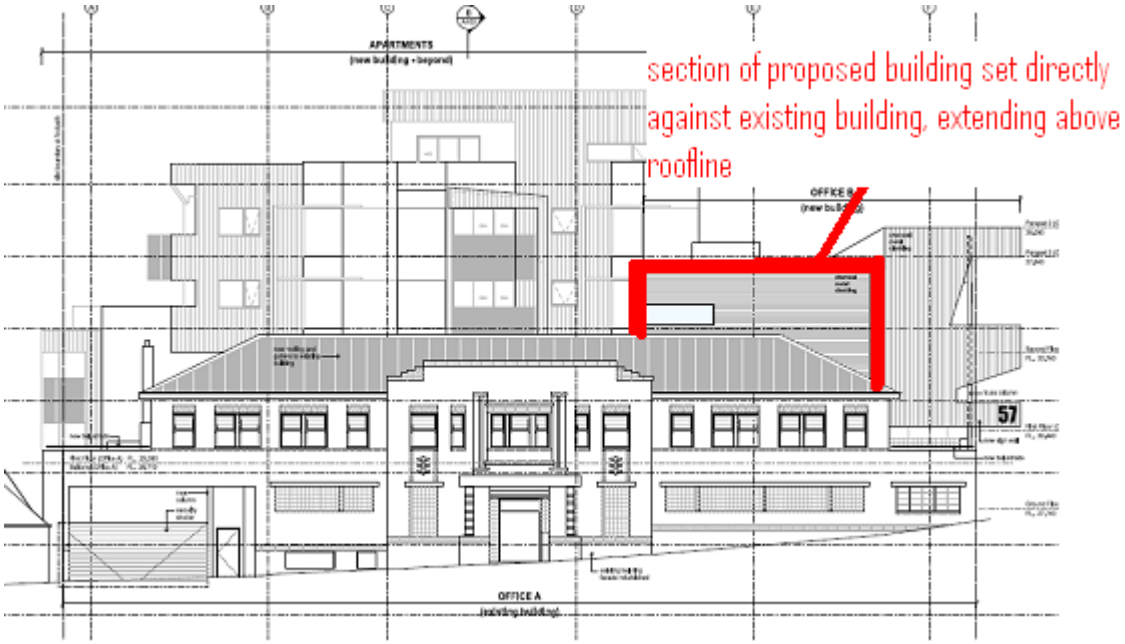


Figure 2: Collins Street elevation showing notated section of new building set directly against the rear of the existing building

- *Construction of link building structures*

The glassed courtyard/entry area is approximately 75.3m^2 in area (at ground floor level) whereas the solid lift shaft area is approximately 53.5m^2 at ground floor level. The length of the linking structure (the glassed courtyard) that is not visible from the street is 17.8m, and the length of the solid lift shaft visible from the street is 13.5m.

- *Relative height ratios of buildings*

  - Existing building: The existing building has a maximum height of approximately 10m to the top of the roof.
  - Proposed building: the proposed building is measured as 17.5m above the footpath level of Molle Street to the roof of the highest section, but 21.2m above the 'extrapolated assumed natural ground level', being the level if a line were drawn between Collins Street to the edge of the Hobart Rivulet.
  - Adjacent heritage listed building: The heritage listed building directly adjacent to the site (208-210 Collins Street) is approximately 7m in height to the roof.

As the other building heights have been calculated from street level, the maximum height of the proposed building is taken to be 17.5m for the purposes of calculating height ratios. As

such, the new building is 4 storeys higher than the existing building (although only 3 of these floors are visible above the roofline of the existing building) and 7.5m (1.75 times) higher. In comparison to the adjacent heritage listed building, the proposed development is 4 levels higher and 10.5m (2.5 times) higher.

- *Crossing/garage door width*

  One vehicle cross-over is proposed, with a width at the kerb of approximately 7.0m. The 'security shutter' (garage door) has a width of approximately 6.0m.

132-146 Elizabeth Street

Summary:

An application proposing a 5 storey office/retail building (PLN- 03-02591) was submitted on 19 December 2003 and approved by Council on 28 June 2004. A change of use (PLN-08-00377) was approved on 18 June 2008 to change the retail section of the building to offices, and as such the building is now entirely occupied by offices.

The development is located on a site that contains a heritage building (132-140 Elizabeth Street). There are also a number of heritage buildings adjacent to (opposite) the site. The new office building is located entirely behind the facade of the buildings fronting Elizabeth Street. A small amount of demolition of the rear of the building at 142-146 Elizabeth Street (which is not currently heritage listed but is proposed to be listed in the new scheme) was required to facilitate the development.

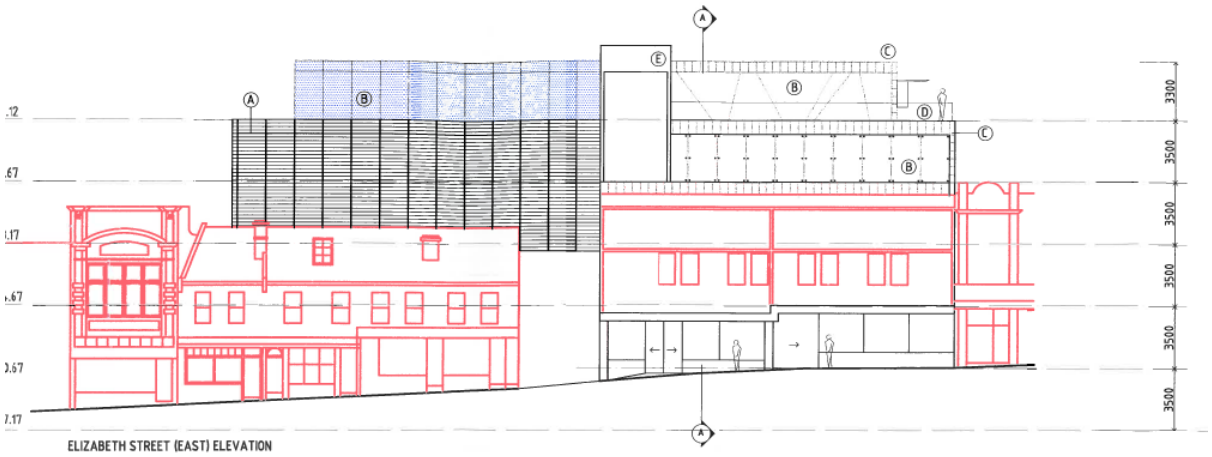


Figure 1: Elizabeth Street elevation – heritage listed 132-140 Elizabeth Street is left foreground.

Figure 2: Site plan (as built) showing notated buildings and number of storeys (blue numbers).

Key dimensions:

- *Distance between existing and proposed buildings*

  There is a separation of approximately 5m between the bulk of the new building and both the heritage building at 132-140 Elizabeth Street and the other building on the site. This gap between the old and new buildings is occupied by an 'atrium' which is lower in height than the buildings fronting Elizabeth Street, and is glass fronted with a glass roof.

- *Dimensions of link building*

  The 'link building' (the atrium) connects the new building to the existing buildings, and extends the entire width of the title. The area of the atrium is approximately 200m^2. The entry to the new building is through the atrium, which is accessed between the two buildings fronting Elizabeth Street.

  The entry to the atrium (between the two existing Elizabeth Street buildings) is set back from Elizabeth Street 7.2m. The section of atrium between the two existing buildings is glass fronted (aside from the garage door at basement level) and is significantly lower than the existing buildings (approximately 6m in height from street level).

- *Relative height ratios of buildings*

  The existing heritage building at 132-140 Elizabeth Street is between 9 and 11m in height (to the top of the roof). The building is higher at the eastern end due to the slope of Elizabeth Street. The new building behind is up to 8.3m (approximately 1.75 times) higher than the heritage listed building, and approximately 2.5 floors of the new office building are visible above the roofline.

  The currently unlisted building on the site is approximately 10m high (to the top of the roof), and the new building behind is 6.5m (1.65 times) higher, with 2 levels visible above the roofline.
  The highest storey of the new office building is set back slightly from the edges of the storeys below.

- *Crossing/garage door width*

  Vehicle access is both to the rear of the property (off Melville Street) and between the two existing buildings fronting Elizabeth Street. The crossing at the Elizabeth Street frontage is approximately 5.5m wide, with a garage door set back approximately 7.3m from the street frontage. The garage door is approximately 3m wide.

145 - 161 Liverpool Street & 104 - 110 Murray Street Hobart

Summary:

An application proposing a maximum 12 Storey mixed use development including offices, carparking and retail tenancies (PLN-11-00364) was submitted on 14 April 2011. The application was approved at the Council meeting of 21 November 2011.

The development site will include a number of amalgamated allotments. One of these allotments contains a heritage listed building (known as 145-147 Liverpool Street), which is proposed to be retained, apart from the addition of some new openings to the rear walls. Other buildings at 155-161 Liverpool Street and 163-167 Liverpool Street are also proposed to be listed under the new City of Hobart Planning Scheme. The façades of 159-161 and 163-167 Liverpool Street are proposed to be retained and incorporated into the development (with the rear demolished), and an 1820s building to the rear of 159-161 Liverpool Street is intended to be retained and incorporated into an internal atrium space. The site is also adjacent to listed sites at 137 Liverpool Street and 112 Murray Street.

A condition requesting alteration of the height, design, bulk and/or detailing of the northwest elevation was appealed, and subsequently replaced with a condition requesting details of the colours, materials and finishes be submitted prior to building approval. An addition advice clause was also added, which requests that 'consideration should be given to modifying the northwest elevation of the main building plan by reducing its size'.

The application is substantially the same as a previous application approved in 2008 (PLN-08-01036), apart from additional development on the 'Odeon' site (163-167 Liverpool Street) which has been recently acquired.

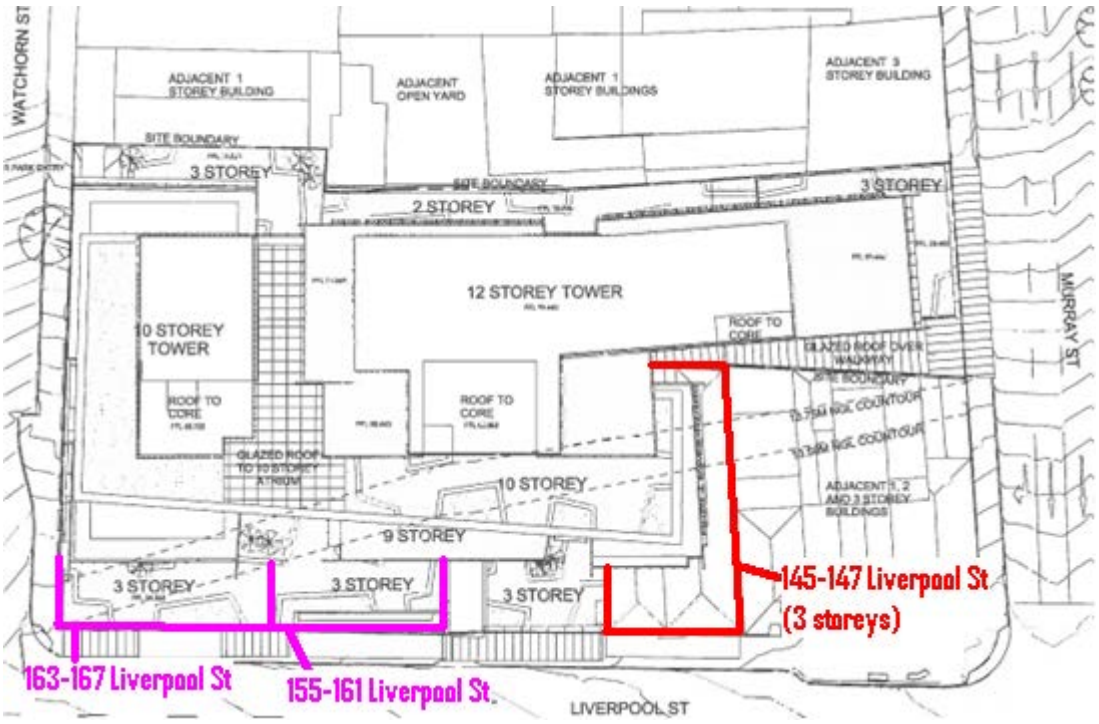


Figure 1: Site plan showing notated heritage listed buildings (current – red, proposed – pink) and number of storeys.

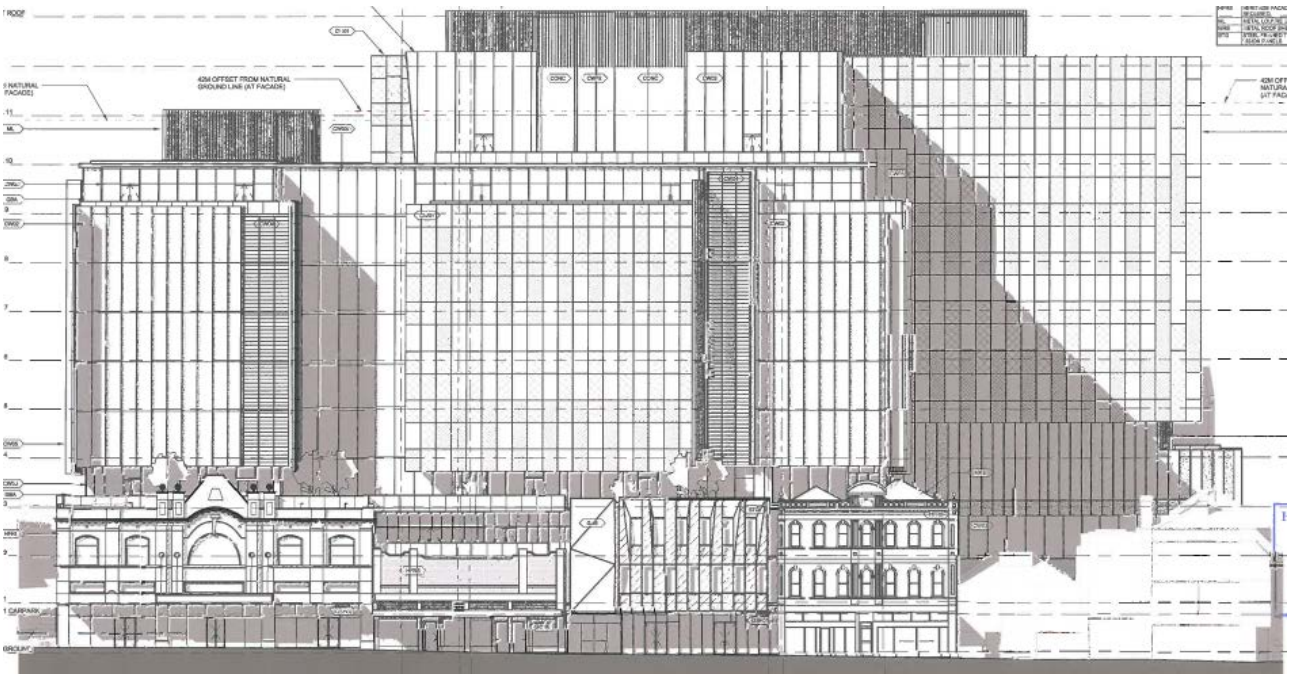


Figure 2: South-East (Liverpool Street) elevation

Figure 3: model of proposed development from Liverpool Street/Watchorn Street corner

Key dimensions:

- *Distance between existing and proposed buildings*

  The proposed new development will be set directly against the rear of the retained façades of the proposed listed buildings at 159-161 and 163-167 Liverpool Street. The proposed listed building to the rear of 159-161 Liverpool Street is to be fully encased by the development.

  In respect of the existing heritage building at 145-147 Liverpool Street, the new development will be set directly against the existing walls of the heritage building. Higher levels of the new development will also be cantilevered over the rear of the existing heritage building, retaining a gap between the roof of the heritage building and the floor of the proposed building of approximately 3m, and a setback from the façade of the building of approximately 2.5m. There is no low level 'linking' structure between the existing buildings and the new development. The new tower (when viewed from Liverpool Street) is 9 storeys

in height, with a further storey set back slightly and then a further two storeys set back again.

A new 3 storey structure fronting directly on to Liverpool Street is also proposed, between 155-161 Liverpool Street and 163-167 Liverpool Street. This new building will be set directly against the side walls of the two existing buildings on either side.

- *Relative height ratios of buildings*

  As stated above, the maximum number of storeys in the new development is 12, with 9 levels visible above the 3 storey heritage building at 145-147 Liverpool Street, 10 storeys visible above the two storey retained facade at 155-161Liverpool Street, and 7 levels visible above the propose heritage listed façade at 163-167 Liverpool Street (plus plant and lift shaft structures equivalent to an additional level).

  The height (taken from the Liverpool Street level) of the existing retained facades are:
  - Heritage listed building at 145-147 Liverpool Street: approximately 12.5m
  - Proposed heritage listed building at 159-161 Liverpool Street: approximately 8m
  - Proposed heritage listed building at 163-167 Liverpool Street: approximately 12m

  The height (taken from the Liverpool level) of the proposed development is approximately 39m excluding plant (43m including) to the rear of 163-167 Liverpool Street, and 48 excluding plant (51m including) to the rear of 145-161 Liverpool Street.

  In comparison to the existing buildings on Liverpool Street, the proposed development (at its highest point) will be 35m (4.1 times) higher than 145-147 Liverpool Street, 43m (6.4 times) higher than 159-161 Liverpool Street and 31m (3.6 times) higher than 163-167 Liverpool Street.

- *Crossing/garage door width*

  Vehicle access is to be towards the rear of the development, off Watchorn Street. The cross-over and opening into the carpark are approximately 7m in width. The opening to the carpark is not set back from the street frontage. There are no buildings currently listed in the Heritage Schedule along Watchorn Street.

152-156 Collins Street & 34 Murray Street (Hadleys)

<u>Summary:</u>

An application proposing a maximum 9 storey building comprising function rooms, restaurant, parking, hotel rooms and flats (PLN-06-00687) was submitted on 19 July 2006. The application was

approved at the Council meeting of 21 December 2006. Later approvals for the same site include demolition of a façade previously proposed for retention (PLN-08-00759), alterations and outdoor dining area (09-00749) alterations to flats on level 8 and level 9 of the proposed building (PLN-10-00138 & PLN-10-00460), a partial change of use to wine bar (PLN-10-00869), alterations and a new roof to the courtyard area to the interior of the site (PLN-11-00906).

The development site includes heritage listed places known as 156 Collins Street (now part of 154-156 Collins Street – Stable to the rear), 158 Collins Street (former Cascade Co Offices) and 34-38 Murray Street (Hadleys Hotel). These sites are also included in the Tasmanian Heritage Register. The site is also adjacent to heritage listed places at 145 Macquarie Street (Queen Mary Club), 15 Victoria Street, 121-123 Collins Street and 117 Collins Street (T&G building). The site is also within Heritage Area 2.

The stable building at 156 Collins Street is intended to be retained and used for offices. The Cascade offices at 158 Collins Street and the existing Hadleys Hotel building at 34-38 Murray Street are both to be fully retained.

The development is now substantially constructed, but has not yet been completed.

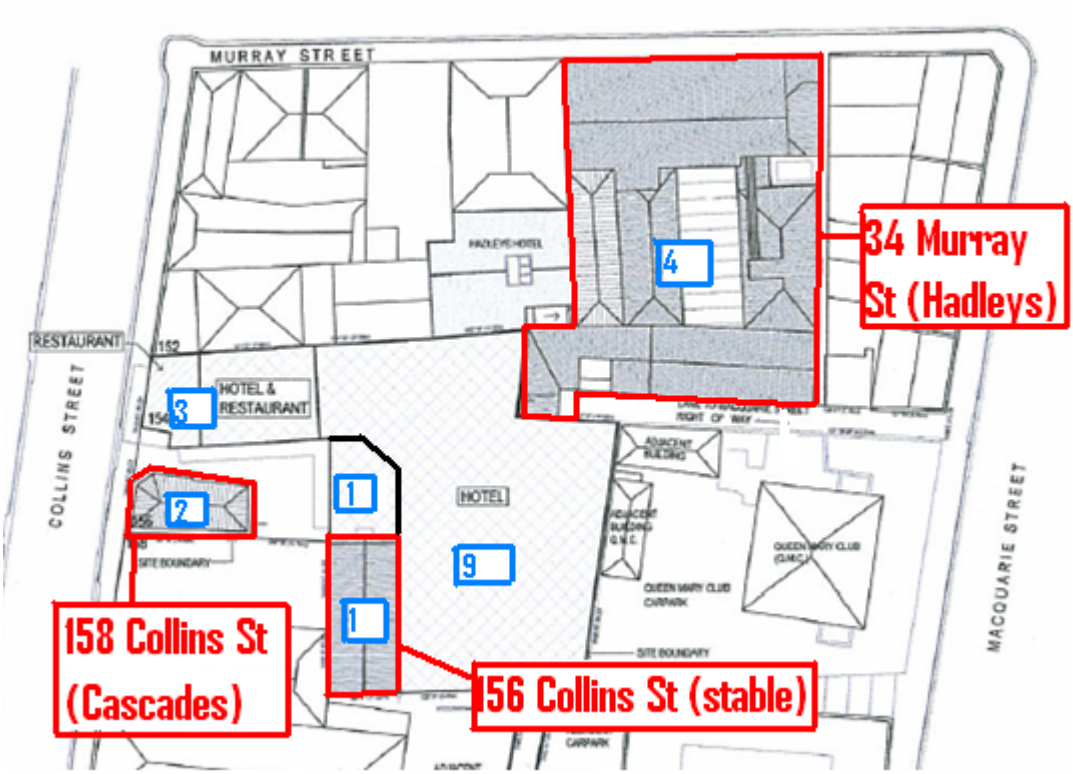


Figure 1: site plan showing added notation of existing heritage buildings on the development site (red), and existing and proposed building heights (blue numbers).

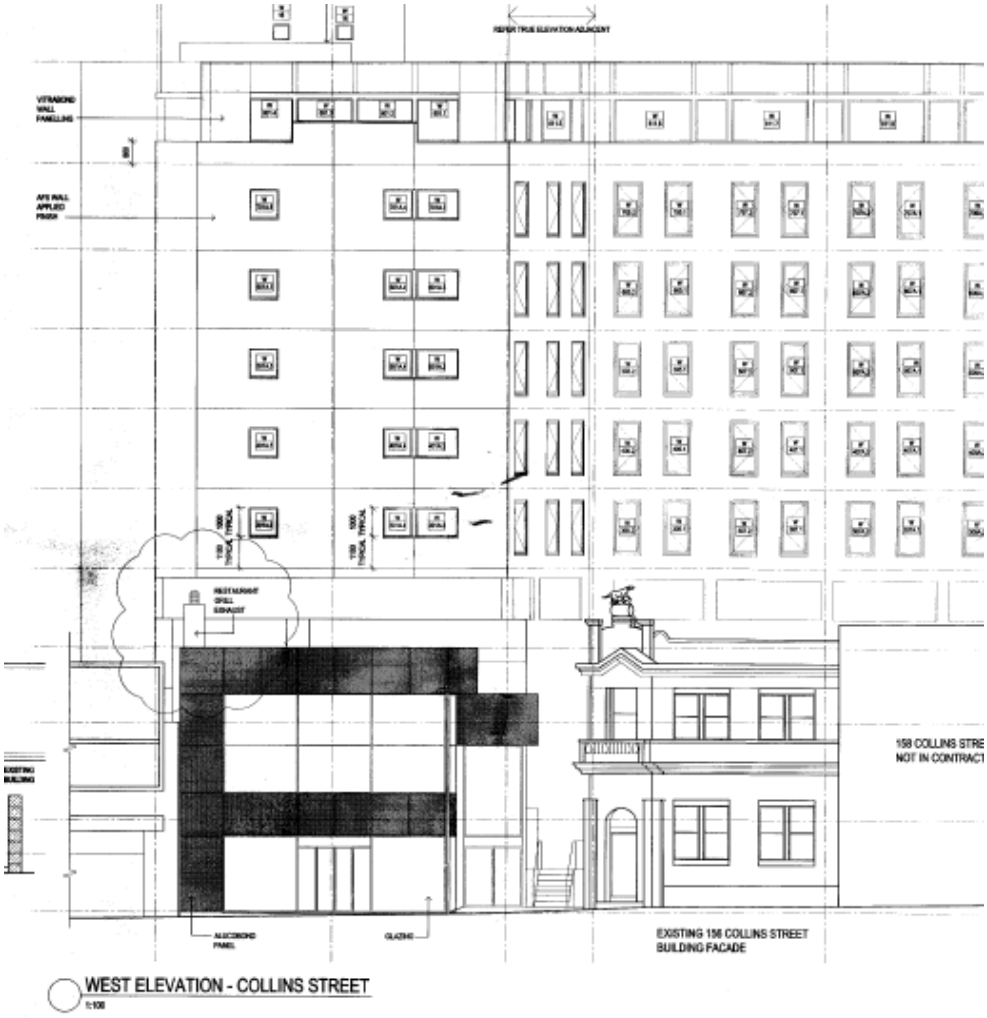


Figure 2: West elevation (Collins Street)

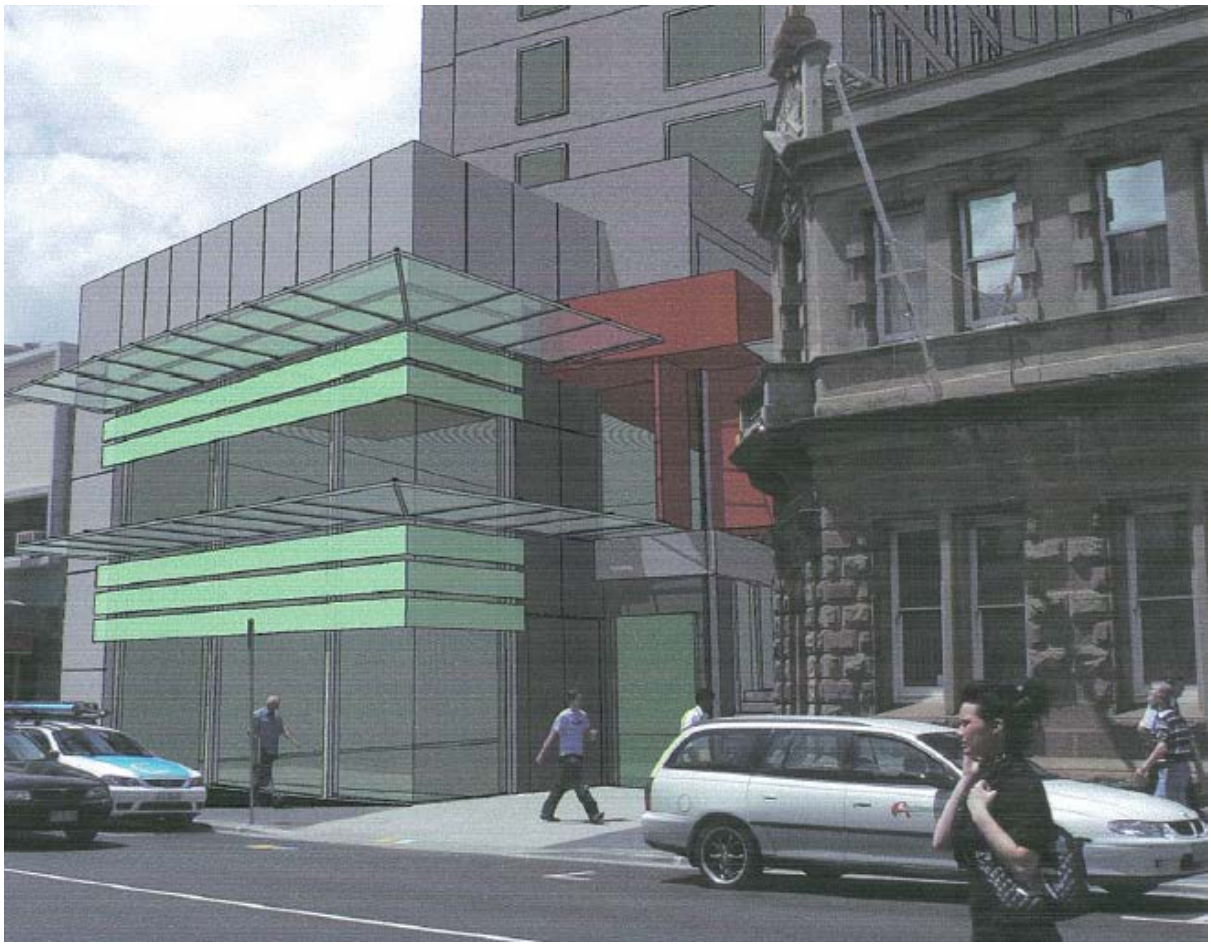


Figure 4: model of new structure from Collins Street (former Cascade offices to the right)

Key dimensions:

- *Distance between existing and proposed buildings*

As part of the approval process, the new building (which was intended to be set back approximately 4m) was conditioned to be setback a minimum 15m from the Collins Street frontage. Council's Cultural Heritage Officer concluded the lesser setback from Collins Street was not in keeping with adjacent structures, which are almost all of a low scale. The effect was considered to be particularly significant on the former Cascades offices (158 Collins Street). The approval shows a 3 level building constructed to the street frontage, adjacent to the former Cascades offices, with the main bulk of the building (the 'tower') set back approximately 20-24m from the Collins Street frontage.

- Setback from 158 Collins Street (Cascades offices):

  The new low level Collins Street development will be set back from the side of the heritage listed former Cascades building a maximum of 6.5m and a minimum of 2.5m. A 1 storey section of the new development will be set back approximately 9m from the rear of the Cascades building, and the 9 storey 'tower' will be set back approximately 19m from the rear of the building.

- Setback from 156 Collins Street (stable):

  The 9 level tower has been built to abut the rear of the existing heritage listed stable to the rear of 156 Collins Street, and a one storey building has been constructed abutting the north-eastern side wall of the building. The other two sides of this building are bound by the title boundary.

- Setback from 34 Murray Street (Hadleys):

  The 9 level tower has been built abutting a section of the heritage listed Hadley's Hotel at 34 Murray Street.

- *Construction of link building structures*

The one storey building adjacent to the north-eastern wall of the stable at 156 Collins Street is the only structure that could be considered a 'link building' between the higher elements of the new proposed building and a heritage building. This 'link' building is intended to have a partially glazed roof and wall. The area at ground level is approximately 122m^2.

- *Relative height ratios of buildings*

  - Height in relation to 158 Collins Street (Cascades offices):

    The Cascades building is approximately 9.2m high to the top of the parapet at the Collins Street façade. The new lower level development adjacent to 158 Collins Street is approximately 9.6m high when measured at the street frontage. The 9 Storey hotel 'tower' to the rear of 158 Collins Street is approximately 26.6m in height.

    While the lower level development built up to Collins Street, adjacent to 158 Collins Street, will be only slightly higher than the Cascades building itself, the tower to the rear will be 2.9 times higher.

  - Height in relation to 156 Collins Street:

    The stable at the rear of 156 Collins Street is approximately 5m in height. This building is bound on two sides by the property boundary, and on the other two sides by the new development. To the north east of the stable, the one storey new is only marginally higher than the roofline of the stable, and to the south east, the 9 storey tower has a maximum height of 26.6m. The tower rising to the rear of the stable is 5.3 times higher than the stable itself.

  - Height in relation to 34 Murray Street(Hadleys):

The building abuts the rear corner of 34 Murray Street, however when viewed directly from Murray Street, the development will not appear to rise behind this existing building. The new development will rise behind buildings adjacent to the existing Hadleys Hotel, at 40-52 Murray Street (48A-52 Murray Street contains listed buildings), however the 9 level tower will be a minimum of apprixomately 35.5m behind these buildings.

- *Crossing/garage door width*

  Access to the development via Victoria Lane to Victoria Street obviated the need for any new crossovers to be constructed. Entry to the car parking area of the new development (approximately 3.7m wide) was planned so as not to be visible from the street.

The development is completed.

38, 42 and 44 Argyle Street and 52-56, 60 and 60A Liverpool Street (Wellington Centre)

Summary:

An application proposing a maximum 13 level building (plus basement level) comprising supermarket, shops, car parking and offices (the 'Wellington Centre' – PLN-07-00990) was submitted on 3 September 2007 and approved at the Council meeting of 29 October 2007. Later approvals for the same site include a pedestrian air bridge across Argyle Street linking the Wellington Centre development and the Royal Hobart Hospital (PLN-10-00324), partial change of use of tenancies in levels 1 and 2 and 8-11 from offices to offices and/or consulting rooms (PLN-10-00325), and an additional floor of offices/consulting rooms (PLN-11-00354).

The site includes the following titles:

- the Hobart City Council Argyle Street car park;
- the Wellington valet car park at No.42 Argyle Street;
- the office building at No. 44 Argyle Street;
- the building at Nos. 52-56 Liverpool Street which also has frontage to Argyle Street;
- No. 60 Liverpool Street, and
- partial title areas extending onto Wellington Court.

42 Argyle Street, 52-56 and 60 Liverpool Street are heritage listed under Schedule F of the City of Hobart Planning Scheme 1982. The site is also adjacent to the heritage listed site at 50 Liverpool Street.

The rear areas of the heritage listed places at 42 Argyle Street and 60 Liverpool Street will be demolished, and the facades will be incorporated into the development as shops.

The development is now completed.

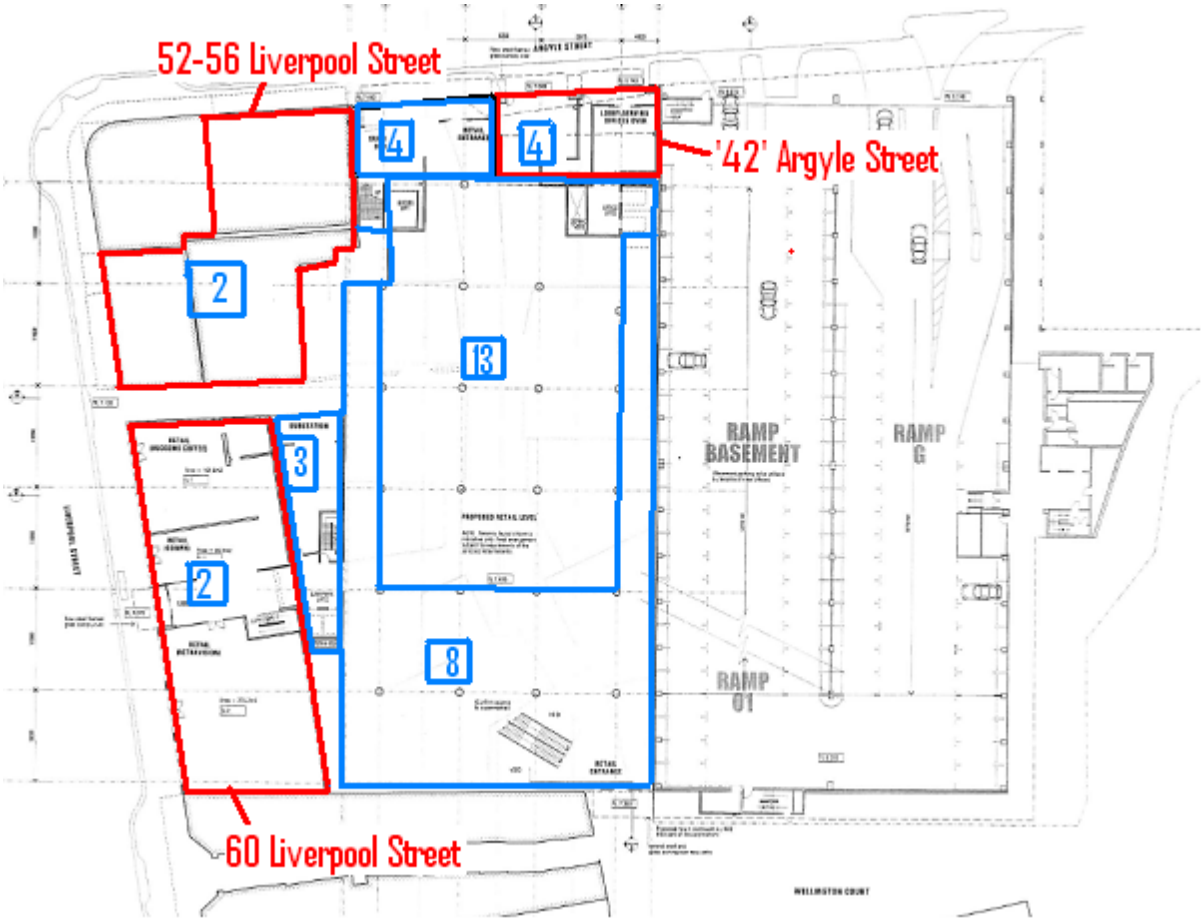


Figure 1: site plan with added notation showing retained heritage structures on the site (red) and existing and proposed number of storeys (blue).

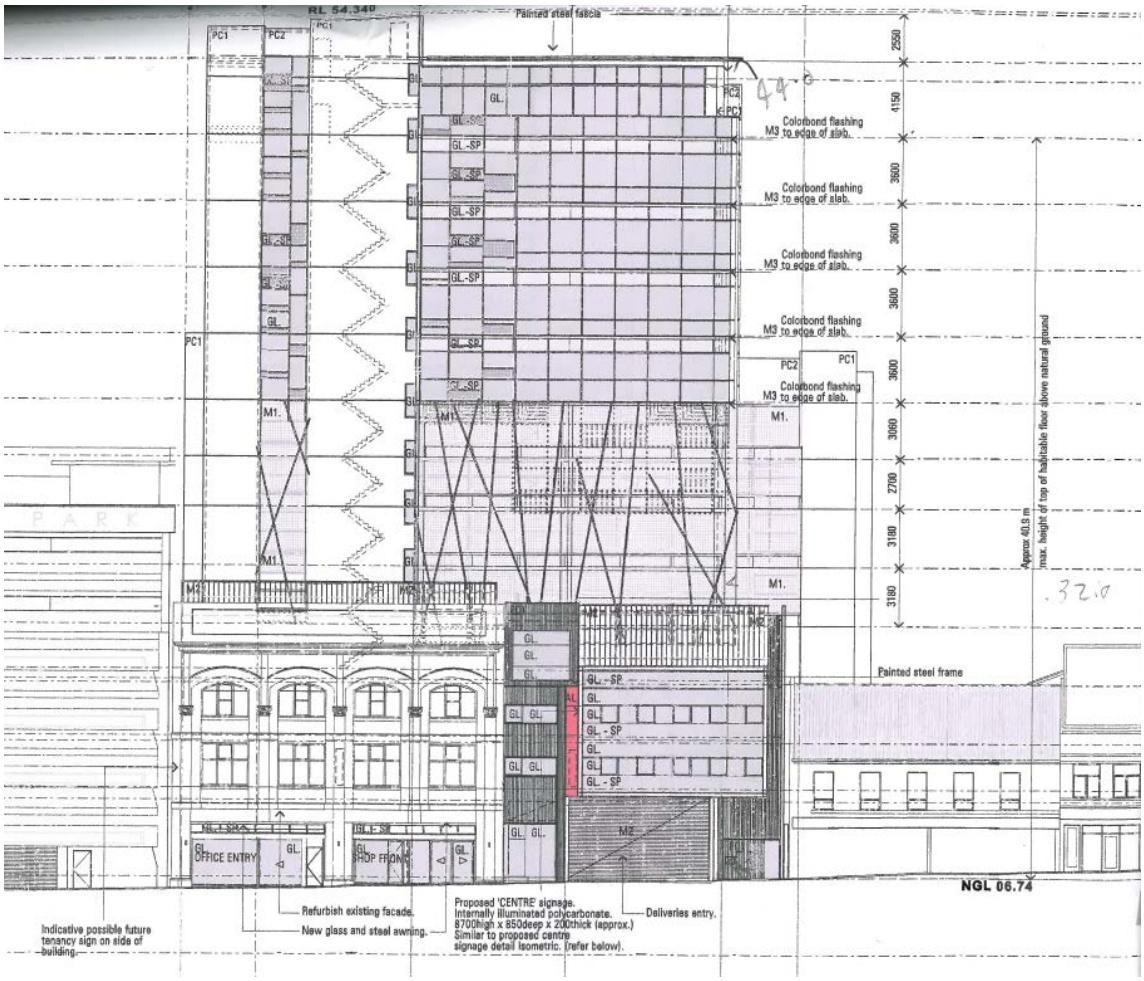


Figure 2: Argyle Street elevation

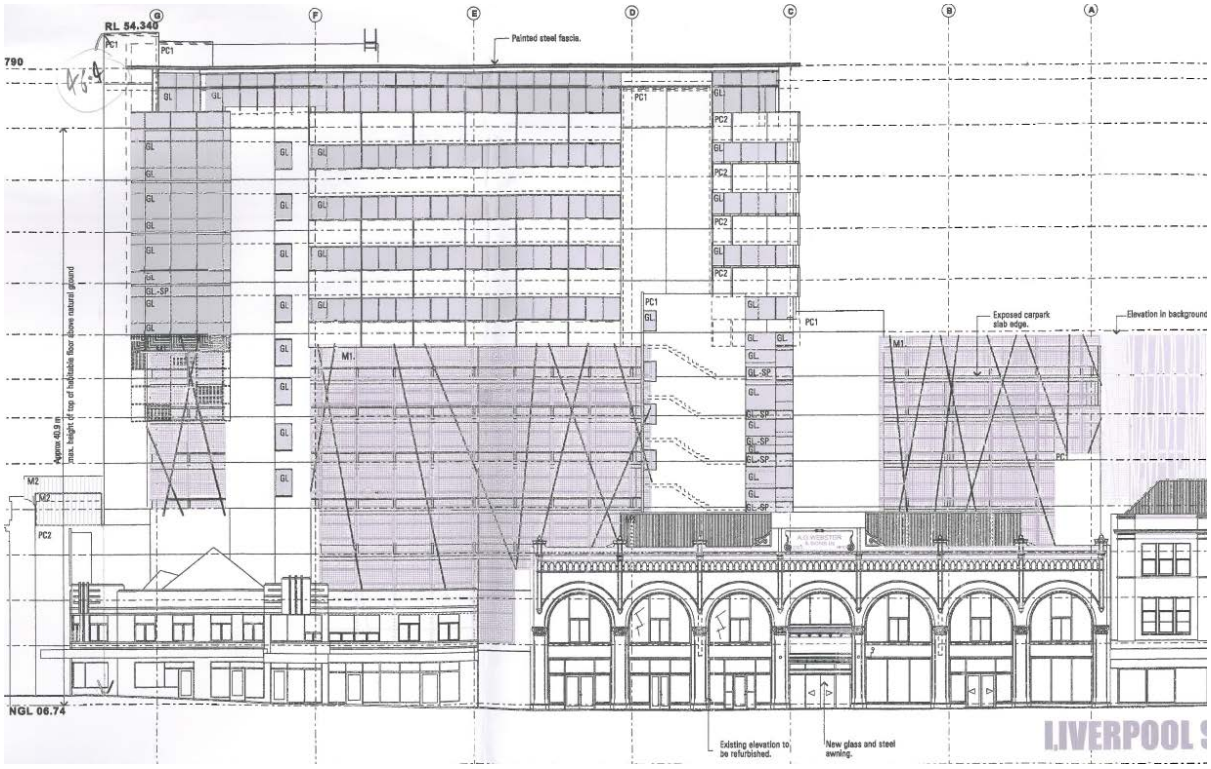


Figure 3: Liverpool Street Elevation

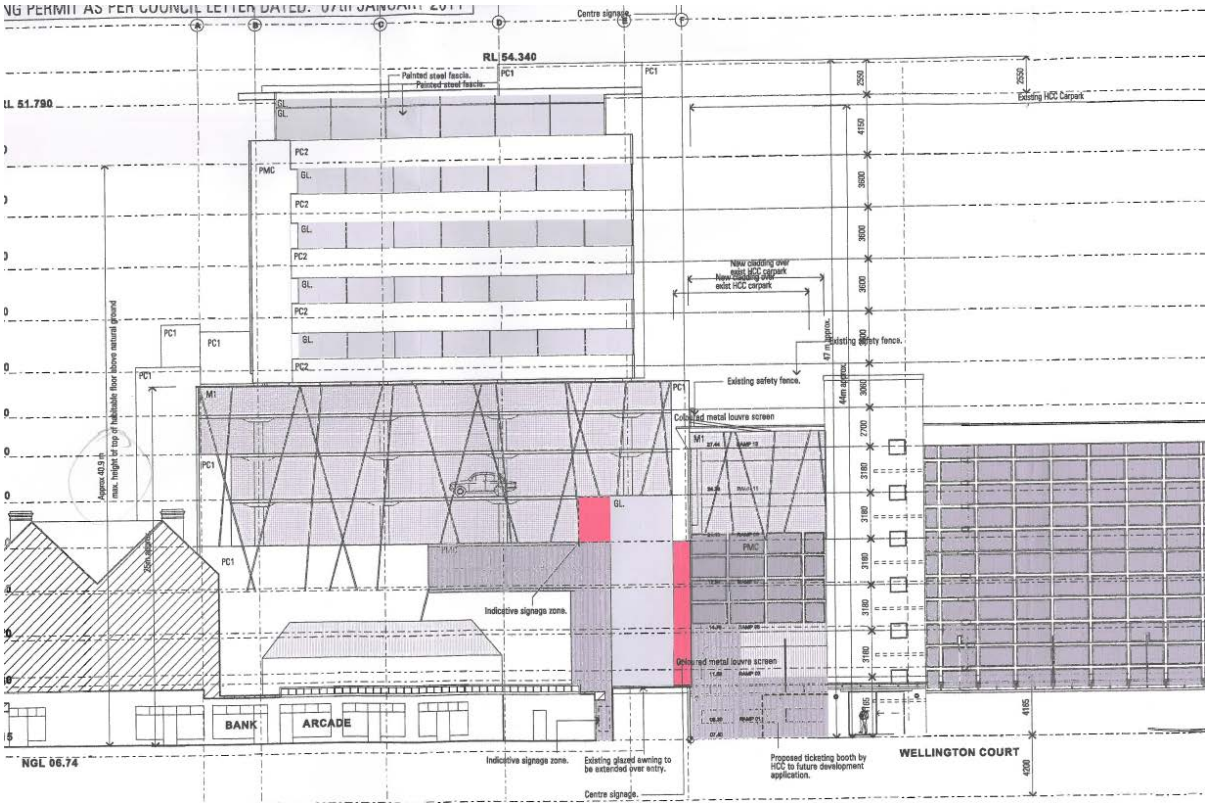


Figure 4: Wellington Court Elevation

Key Dimensions:

- *Distance between existing and proposed buildings*

    - Set back from 42 Argyle Street (now part of 60 Liverpool Street):

The façade and the front section of the building known as 42 Argyle Street is retained and incorporated into the development. The 13 level tower is set directly behind the retained portion of this building (approximately 8.5m from Argyle Street). There is no 'link structures' connecting the two buildings).

    - Set back from 60 Liverpool Street:

The entire building is retained and incorporated into the new development. A 3 storey 'link structure' joins the heritage listed building to the main bulk of the new development, separating the building from the existing structure by approximately 4-7.5m. Directly behind this structure is 8 storeys, and a further 5 storeys set back a further 3m.

    - Set back from 52-56 Liverpool Street:

A later addition to the rear of 52-56 Liverpool Street has been demolished. The new development is set back from the remaining buildings (fronting Liverpool Street) by approximately 4m. The development is not be set back from the side of the building fronting Argyle Street, however the adjacent new building will be 4 storeys in height. There are no linking structures, as the existing heritage listed buildings on 50-56 Liverpool Street do not form part of the new development.

- *Construction of link building structures*

The only 'link' structure between the new development and an existing heritage building is the 3 storey structure between the rear of 60 Liverpool Street and the new building. This structure is solid with a solid roof, part of which is visible above 60 Liverpool Street.

- *Relative height ratios of buildings*

The higher levels of development will generally be set back compared to lower levels, towards the centre of the site.

    - Height in relation to 42 Argyle Street (now part of 60 Liverpool Street):

The retained façade at '42 Argyle Street' is approximately 15m in height. The building behind the retained façade at 60 Liverpool Street will be approximately 44.5m in height

(46.5 to top of lift shaft). 29.5m (9 levels) is visible above the retained façade. As such, the new development is 2.97 times higher than the existing façade.

- Height in relation to 60 Liverpool Street:

The retained building at 60 Liverpool Street is approximately 11m in height. The 'link structure' rises behind the façade of the building by approximately 2.5m, however this additional height is in line with the central pediment that protrudes from the parapet. The building behind this link structure is approximately 25.5m in height, with a further 19.5m of offices set back approximately 3m. The overall building height of the new development is approximately 45m from Liverpool Street level. Approximately 34m (10 storeys) of new development is visible behind 60 Liverpool Street for about half the width of the façade, and approximately 15m (5 storeys) is visible above the other half of the façade (the highest levels of offices do not extend the entire length of the new building).

The higher part of the building is 4 times higher than the heritage listed building, and the lower part of the building is 2.3 times higher than the heritage listed building.

- Height in relation to 52-56 Liverpool Street:

The retained building at 52-56 Liverpool Street (the floor area of which will not constitute part of the new development, unlike the other two heritage listed buildings on the site) is approximately 8m in height. The new development behind the retained building is approximately 44.5m high, with approximately 36.3m visible above the façade. The highest 5 levels of development are set back a further 3m than the lower levels of development.

The part of the new development visible behind 52-56 Liverpool Street is approximately 5.6 times higher than the listed building.

- *Crossing/garage door width*

Access to the site is primarily through the existing access at the Argyle Street Carpark. A deliveries entry point is also be provided in the new 4 level building to be constructed fronting Argyle Street (adjacent to the retained buildings at 42 Argyle Street and 52-56 Argyle Street). The cross over and garage door is approximately 8m wide.

367-375 Elizabeth Street (State Cinema)

Summary:

An application (PLN-10-00564) proposing a maximum 3 storey extension to the existing cinema complex, including a café/bar, bookshop, new kitchen and small office and accommodation area was lodged on 03/06/2010. The application was approved by delegation on 11/08/10.

The development is on a site that contains a building (the State Cinema) that is currently listed on the Tasmanian Heritage Register, and is proposed to be listed in the new City of Hobart Planning Scheme. The subject site is also adjacent to (opposite) another heritage listed site. The existing heritage building (the State Cinema) is to be retained during the development, with some partial demolition to the rear to accommodate the extension. The extension is not higher than the existing heritage building

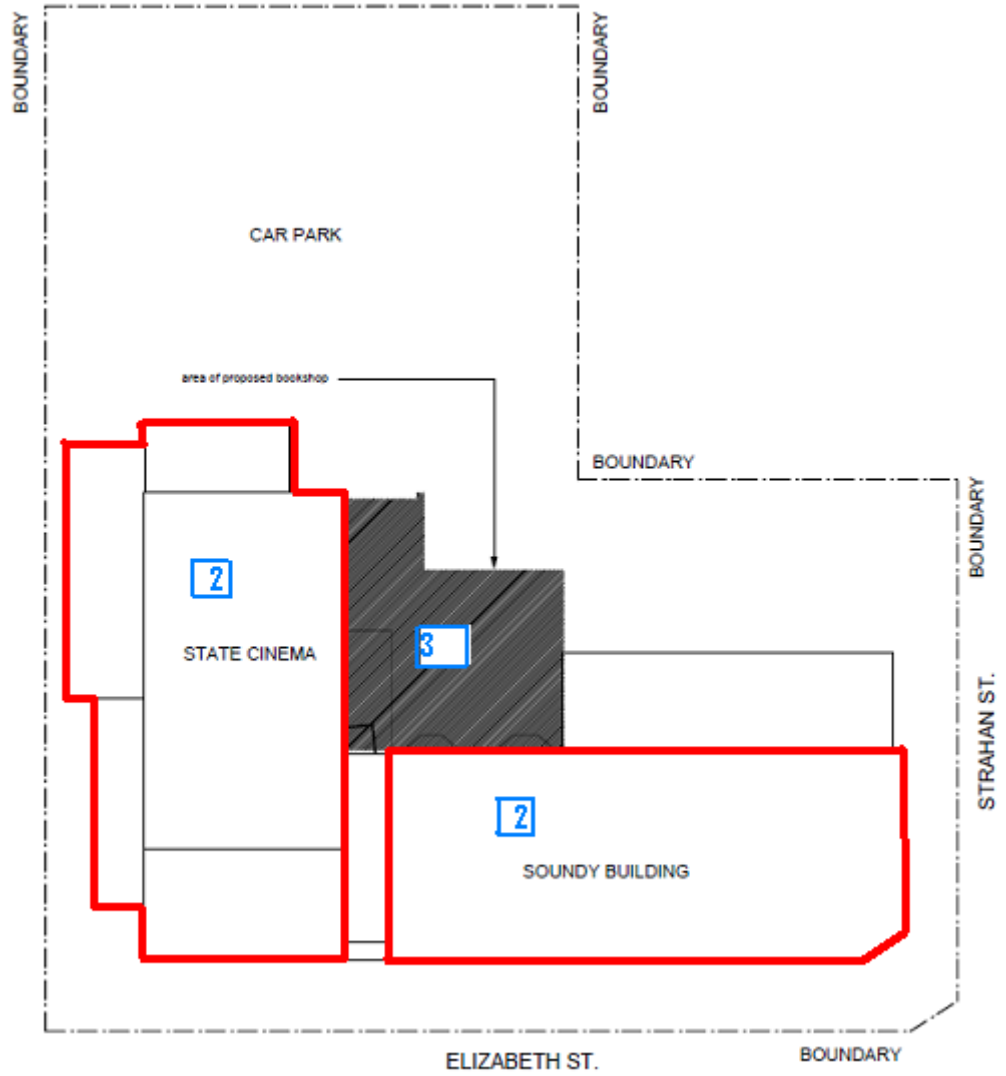


Figure 1: Site plan showing existing heritage buildings in red and number of storeys in blue

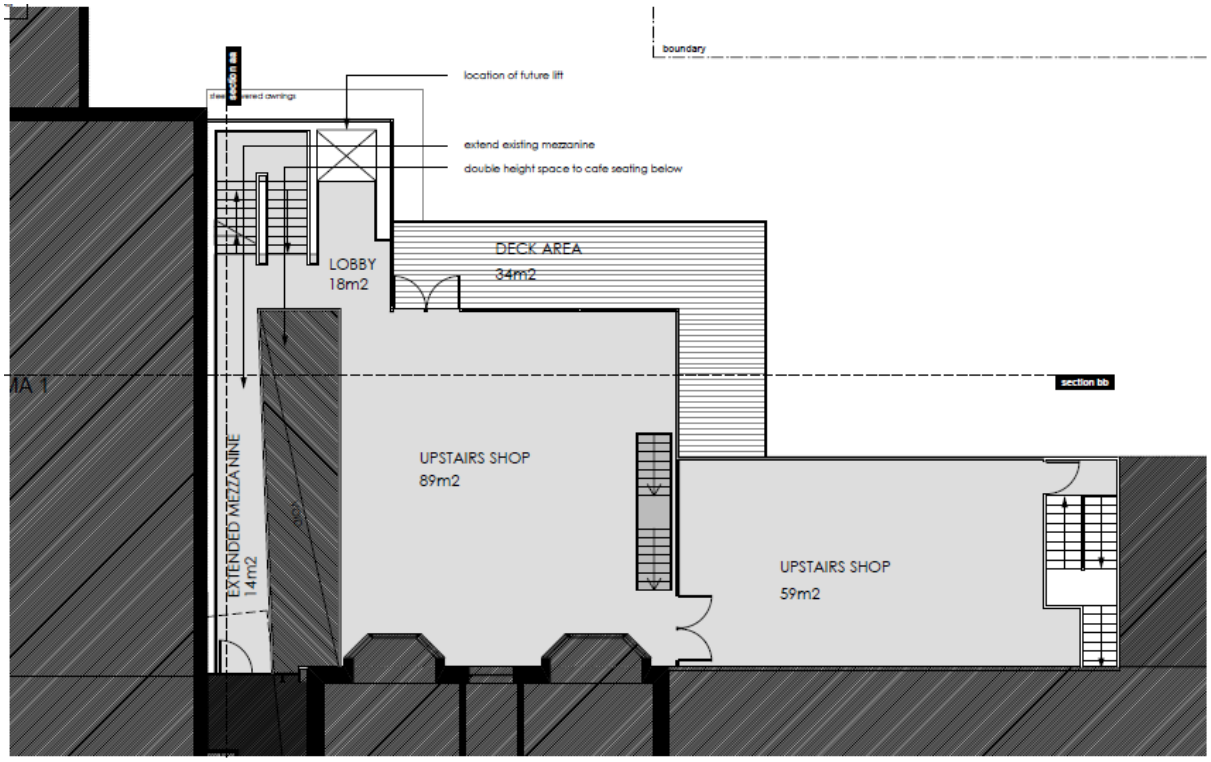


Figure 2: partial site plan showing extent of new extension

<u>Key dimensions:</u>

- *Distance between existing and proposed buildings*

  The extension to the existing heritage buildings is constructed directly to the rear of the buildings. There is no setback and no lower level linking structure.

Figure 3: view of subject site from Elizabeth Street (rear extension is not visible)

- *Construction of link building structures*

  The new extension is not set back from the rear of either heritage building, however a previous extension created a link structure to join the two existing buildings, which is visible from Elizabeth Street.

- *Relative height ratios of buildings*

  The rear extension is 3 storeys while the heritage buildings are 2 storeys in height. This additional level is not, however, visible above the roofline of the existing buildings, as the third storey is below street level due to the sloping nature of the land. As such, the extension is taller in height than the façade of the existing buildings, but none of this additional height is visible from the street. A lift shaft/ 'observation deck' section of the extension is slightly higher than the façade of the original State Cinema building, however sight lines on the elevation plans indicate that this element can still not be seen from street level. The extension is only visible from Strahan Street.

- *Crossing/garage door width*

  No new crossovers or garage doors are proposed.

Policy considerations for the new CHPS

After the public exhibition of the initial 2009 draft City of Hobart Planning Scheme, there was a strong indication from the development industry that all development within the central city area should not be discretionary simply by virtue of heritage listing of the lot/s or (perhaps more significantly) listing of an 'adjacent' lot (or lots).

Currently, the majority of lots within the central area are:

- a listed place, or
- adjacent to a listed place, or
- within a heritage precinct (area), or
- adjacent to a heritage precinct (area).

This renders almost any development within the central area discretionary.

This study of recently constructed or approved developments (within the last 10 years) on sites containing listed places within or near the central area has set out a number of the elements of the developments. In particular it highlights a range of setbacks between new and existing building and their comparative heights.

The difficulty with providing Acceptable Solutions standards regarding heritage is that every situation is different, and a development could potentially meet those standards but still not present a satisfactory heritage outcome.

It is may be that, where development is on a listed site itself, no formulaic set of measurements can be a predictor of a good heritage outcome.

However, given the significant number of proposed heritage listed properties within the Central Area of Hobart, and the desire from the building and property industries to have a level of certainty in planning schemes, it is considered that a set of provisions allowing for a permitted pathway for development not physically involving works on existing buildings or structures of cultural significance is essential.

Conclusion

This study was carried out with a view to the provision of planning scheme standards that provide a 'permitted' pathway for development in the Central Business Zone where places of cultural heritage significance are involved.

This is important to meet the challenge of providing for a higher level of certainty and confidence for developers, while still respecting the contribution of existing heritage buildings to the City.

Eventual Scheme Content

The provisions in the **Draft Hobart Interim Planning Scheme 2013** constitute a reasonably conservative approach, given the developments that have been recently approved or constructed, which are considered in this document.

The heights and setbacks to the rear of heritage structures are based on data collected as part of this study, and also on site visits to determine the real impact of the development in context. The setbacks and heights of the Acceptable Solutions are lower than most of those represented in the recently approved developments, to reflect that Acceptable Solutions should represent a reasonably moderate option.

The height restrictions adjacent to buildings or structures of cultural significance are based on the data on new development adjacent to existing facades of the developments reviewed in this study, an on-site inspection of facades in the central area, and discussions with Council's Cultural Heritage Officers.

In those developments with new components adjacent to a heritage façade i.e. 145 - 161 Liverpool Street & 104 - 110 Murray Street Hobart; 152-156 Collins Street & 34 Murray Street (Hadleys); and 38, 42 and 44 Argyle Street and 52-56, 60 and 60A Liverpool Street (Wellington Centre)), the new development was in fact no higher than the existing heritage façade. In viewing examples around the city, new facades are generally no more than 1 level higher than the heritage listed façade. As such, it is considered that 1 level higher is an appropriate measure for adjacent development.

Where a number of heritage listed places are present in a row, the uniformity of height can be a significant and important feature of the streetscape, and as such it is suggested that where new development is located between two heritage listed facades, it is no higher than the higher of the facades (often they will be the same height).

New crossovers providing driveways and parking spaces should be minimised on heritage listed places as they generally do not enhance places of cultural significance. Parking in the Central Business Zone is discouraged. Acceptable Solutions and Performance Criteria relating to parking and access are provided within the Parking and Access Code.

Allowing buildings to be constructed on the site of a heritage listed building itself carries a risk that elements of cultural heritage significance other than the principal building could be affected by new development through a permitted 'pathway'[1].

[1] The issue of whether there are any additional buildings or structures on a heritage listed site that are of cultural significance has been addressed through an in-house review to identify the significant components of each proposed heritage listed place. The outcomes will be addressed through subsequent modifications to the extent of relevant listings in the Draft Hobart Interim Planning Scheme 2013 . This will enable land free from elements of significance to be developed.

Review of Central Area Zonings and Use Provisions

The review of the zoning regime and boundaries has involved:

1. A review of the analysis and recommendations of the Hobart Central Area Zoning Review (HCAZR) (GHD 2005).

2. A review of parts of the proposed Commercial Zone where submissions have suggested the zoning should be Business in the draft City of Hobart Planning Scheme 2009 (draft CHPS2009).

3. A review of parts of the proposed Commercial Zone where the land use data indicates the predominant uses are not consistent with the zone purpose.

4. A review of sites where the boundary between zones does not follow a property boundary.

5. A review of the zoning (including that of zoning of the Royal Hobart Hospital site) in light of zoning options under the Planning Scheme Template (PST May 2011), in particular the introduction of a Particular Purpose Zone.

6. A review of the relevant zone purpose and the additional regional zone purpose statements recommended in the Regional Planning Project.

7. Analysis of the status of each of the defined uses in the central area zones proposed in the draft CHPS2009.

8. A review of *Hobart Public Spaces and Public Life 2010 (Gehl Architects*) recommendations relating to 'active and inactive ground floor frontages' and 'ensure a good city for walking'.

1. Zone Purpose

The key purpose (taken from the PST May 2011 (black font)) of the 3 principle zones proposed for use in the central area in the draft CHPS2009 are stated below as well as the proposed regional (blue font) zone purpose statements:

Central Business Zone –

1. To provide for business, civic and cultural, community, food, hotel, professional, retail and tourist functions within a major centre serving the region or sub-region.

2. To maintain and strengthen Hobart's Central Business District and immediate surrounds including, the waterfront, as the primary activity centre for Tasmania, the Southern Region and the Greater Hobart metropolitan area with a comprehensive range of and highest order of retail, commercial, administrative, community, cultural, employment areas and nodes, and entertainment activities provided.

3. To provide a safe, comfortable and pleasant environment for workers, residents and visitors through the provision of high quality urban spaces and urban design.

4. To facilitate high density residential development and visitor accommodation within the activity centre above ground floor level and surrounding the core commercial activity centre.

5. To ensure development is accessible by public transport, walking and cycling.

General Business Zone

1. To provide for business, community, food, professional and retail facilities serving a town or group of suburbs.
2. To facilitate residential use above ground floor level.
3. To ensure development is highly accessible by public transport, walking and cycling.

Commercial Zone –

1. To provide for large floor area retailing and service industries.
2. To provide for development that requires high levels of vehicle access and car parking for customers.

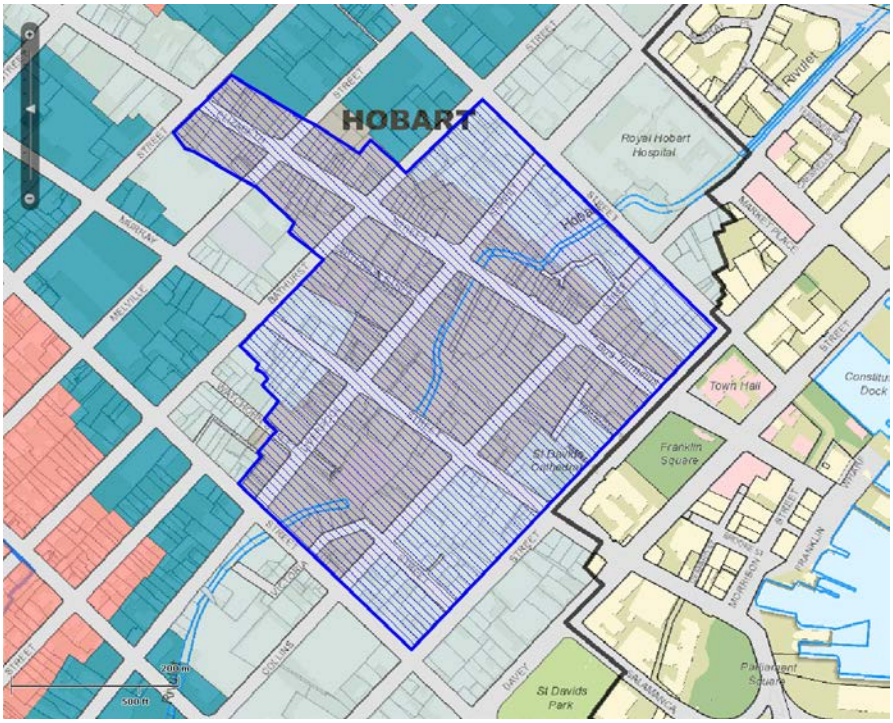
2. Zone Application

The zone purpose statements proposed in the PST (May 2011) and the Regional Planning Project do not clearly articulate the central area zoning hierarchy that is evident in the current City of Hobart Planning Scheme 1982 or the draft CHPS2009. That hierarchy being an active retail / commercial core surrounded by business and administrative functions, then service industrial, large floor and land extensive commercial activities around the perimeter of the central area.

This raises the question of whether there is any benefit in having a separate General Business Zone. The main differences between the General Business and Central Business Zones are the status of the various use classes in each zone and some of the development standards.

It is recommended therefore that the General Business Zone not be used in the central area and that the status of use be dealt with through an overlay which restricts inappropriate uses in the retail core and streets where an active frontage is to be encouraged and allows more flexibility in other areas.

The area to which this 'Active Frontage Overlay' is recommended to apply is shown blue hatched below:



The area designated is based on:

- the area in which there is the highest concentration of 'retail and hire uses';
- the recommendations of the Hobart Central Area Zoning review (GHD 2005) in regard to street frontages where pedestrian movement and activity take priority;
- the most active frontages as identified by Gehl Architects (2010); and
- the future pedestrian network routes also recommended by Gehl Architects (2010).

Differences in the development standards between the 'Active Frontage Overlay' area and the rest of the Central Business Zone are addressed in the use table qualifications in the Central Business Zone. The key differences relate to the width of ground floor frontage and uses allowed at ground level.

3. Use Classes

The status of the defined uses in the central area zones proposed in the draft CHPS2009 is shown in the table below. The most common use classes likely to be used in the central area are defined in the PST (May 2011) as follows:

Use Class (status from draft CHPS2009)	**Definition** (from PST May 2011)
Bulky goods sales **P** Commercial Zone **D** General Business Zone* **X** Central Business Zone	use of land for the sale of heavy or bulky goods which require a large area for handling, storage and display. Examples include garden and landscape suppliers, rural suppliers, timber yards, trade suppliers, showrooms for furniture, electrical goods and floor coverings, and motor vehicle, boat or caravan sales.

Business and professional services **P** Commercial Zone* **P** General Business Zone* **P** Central Business Zone*	use of land for administration, clerical, technical, professional or similar activities. Examples include a bank, call centre, consulting room, funeral parlour, medical centre, office, post office, real estate agency, travel agency and veterinary centre.
General retail and hire **D** Commercial Zone **P** General Business Zone* **P** Central Business Zone*	use of land for selling goods or services, or hiring goods. Examples include an adult sex product shop, amusement parlour, beauty salon, betting agency, commercial art gallery, department store, hairdresser, market, primary produce sales, shop, shop front dry cleaner, supermarket and video shop.
Service industry **P** Commercial Zone **D** General Business Zone* **X** Central Business Zone	use of land for cleaning, washing, servicing or repairing articles, machinery, household appliances or vehicles. Examples include a car wash, commercial laundry, electrical repairs, motor repairs and panel beating.

*See qualification in ***Attachment A*** P=Permitted, D=Discretionary, X=Prohibited

The key difference in the status of the primary uses envisaged in the central area is that 'bulky goods sales' and 'service industry' uses are prohibited in the Central Business Zone. The intent of this was to maintain the primary role of the Central Business Zone for retail.

The definition of 'bulky goods sales' has however changed in the PST (May 2011) to include furniture and electrical goods showrooms. Some provision should be made for these uses in the Central Business Zone particularly above ground floor level.

The proposed status of each use class in the Central Business and Commercial Zones, along with qualifications related to the 'Active Frontage Overlay' is shown in the use tables in **Annexure A.**

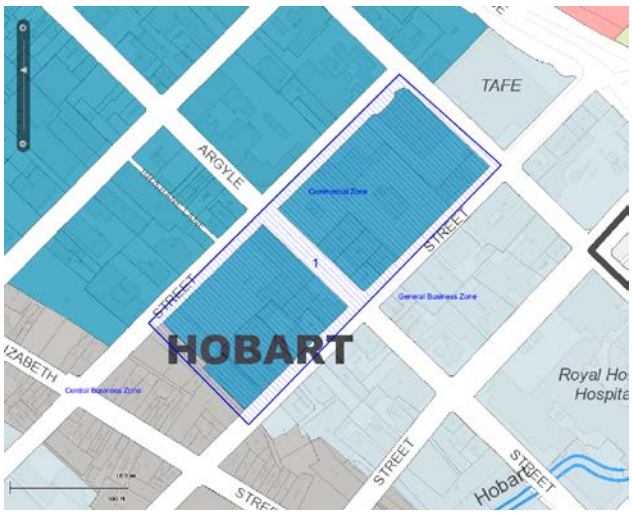
4. Zone Review

It is proposed that all of the land zoned (General) Business in the Draft CHPS2009 be zoned Central Business unless recommended otherwise below. The boundary between the proposed Commercial and Business Zones has been reviewed in a number of locations with some recommendations made for changes. The Business Zone in the Elizabeth College area is proposed to be zoned Urban Mixed Use. Other minor boundary adjustments have also been made so that the zone boundaries follow property boundaries wherever possible.

Figure 1 shows the zones in the CHPS1982 and those proposed in the draft 2009 and 2013 schemes.

The areas / sites reviewed are discussed below:

(a) - Area bounded by Campbell, Melville, Elizabeth and Bathurst Streets



This area was proposed to be zoned Commercial in the draft CHPS2009 and is on the southern end of the Commercial Zone that extends from Bathurst Street to Burnett Street along Argyle and Campbell Streets. The block bounded by Melville, Campbell, Brisbane and Argyle Streets is currently zoned Central Commercial & Administrative with the remainder of the area being zoned Central Service.

The predominant land uses in this area are general retail, vehicle parking, place of assembly (Scots Church) and storage/service industry (see Figure 2). The existing uses are largely consistent with the zone purpose.

The HCAZR recommended that the zoning of this area change from Central Commercial & Administrative (CHPS1982) to Commercial (draft CHPS2009) as it was considered that the existing land use reflects central service type uses more suited to 'Commercial' zoning.

The owner of 2 Melville Street has submitted that this whole area should be zoned Business as the proposed Commercial zoning will allow low value and incompatible uses and considers that the Business Zone uses are more in keeping with the pattern of past and potential development. It is also submitted that given the proximity to the educational and medical precinct this block offers potential for the extension of established uses and other complementary developments.

The submissions put by the owner of 2 Melville Street do have some merit. The proximity of the area to major institutions such as the Menzies Centre, the Polytechnic and the soon to be redeveloped Royal Hobart Hospital, as well as the central retail core suggests that uses such as storage, service industries or large floor retailing may not be the best use of land in this area. Many of the sites in the area are underutilised with large areas of ground level parking. There is considerable scope for redevelopment which may provide opportunities for large floor plate office development in close proximity to the central retail core. Such opportunities are limited elsewhere in the central area.

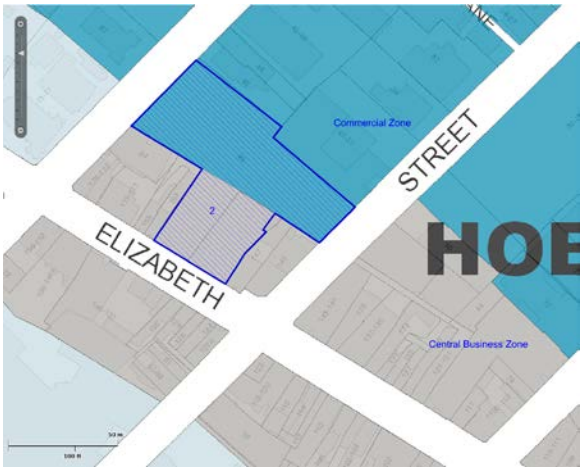
The block bounded by Melville, Campbell, Brisbane and Argyle Streets is currently zoned Central Commercial & Administrative and is within Precinct 5A. The Statement of Desired Future Character states that the Precinct should continue to consolidate its eduction,

administrative and public utility functions. The proposed Commercial Zone would not encourage the achievement of this objective.

Heritage values are not a significant constraint to future development in this area. It is not proposed to be covered by a heritage area and the main sites with some potential for further development in Argyle and Melville Streets are not heritage listed. The most significant heritage site is that occupied by Scots Church at 25-29 Bathurst Street.

Recommendation: That the area bounded by Campbell, Melville, Elizabeth and Bathurst Streets be zoned Central Business.

(b) - Melville Street Carpark



This site was proposed to be zoned part Commercial and part Central Business in the draft CHPS2009. It is currently zoned Central Commercial & Administrative along the Elizabeth Street frontage with the remainder of the area being zoned Central Service.

The site is currently used for car parking. The predominant land uses in the surrounding area are general retail, food services and place of assembly (Figure 2).

The HCAZR recommended that the zoning of the Elizabeth Street frontage change from Central Commercial & Administrative (CHPS1982) to Central Business (draft CHPS2009) as it was suitable for retail use. It was recommended that the remainder of the site be zoned Commercial.

A review of the development options for this site in 2003 (SGS Economics) concluded that a mix of uses which could include residential, office, retail and bulky goods sales was likely to be the most viable development outcome.

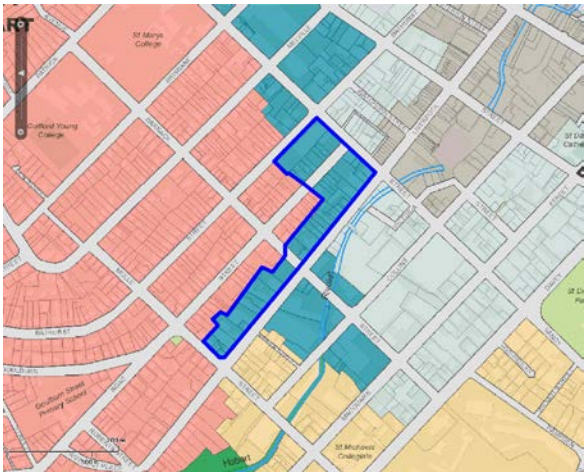
The inclusion of this site in 2 zones will not assist in the facilitation of an integrated development. In addition it is desirable for zone boundaries to follow title boundaries unless there are sound reasons not to do so. It is proposed therefore that the whole of this site be included in the Central Business Zone.

The permitted uses (general retail, food services, business and professional services, hotel industry, residential and visitor accommodation) in Central Business Zone would be appropriate for this site. The Commercial Zone permitted uses include service industry and storage which are probably not the best use of this site. In the draft CHPS2009 bulky goods sales are permitted in the Commercial Zone but prohibited in the Central Business Zone. 'Bulky goods

sales' includes showrooms for furniture and electrical goods. There should be some scope for bulky goods sales in this zone outside of the Active Frontage Overlay or above ground floor level.

Recommendation: That the Melville Street car park site be zoned Central Business.

(c) – Commercial Zone between Liverpool and Bathurst Streets



This area was proposed to be zoned Commercial in the draft CHPS2009 and is on the southern end of the Commercial Zone that extends from Warwick Street to Macquarie Street mostly along Murray and Harrington Streets. Most properties in this area adjoin the Residential Zone.

The HCAZR recommended that the zoning of this area change from Central Service (CHPS1982) to Commercial (draft CHPS2009). No zone boundary changes were recommended.

There are a mix of land uses in this area including general retail, food services, business and professional services, hotel industry, service industry and residential (Figure 2). The mix of uses is not consistent with the primary purpose of the Commercial Zone; "*To provide for large floor area retailing and service industries.*" The size of most of the lots would preclude large floor area retailing and the proximity to residential uses would suggest that service industrial uses may not be the most appropriate type of use to encourage in this area.

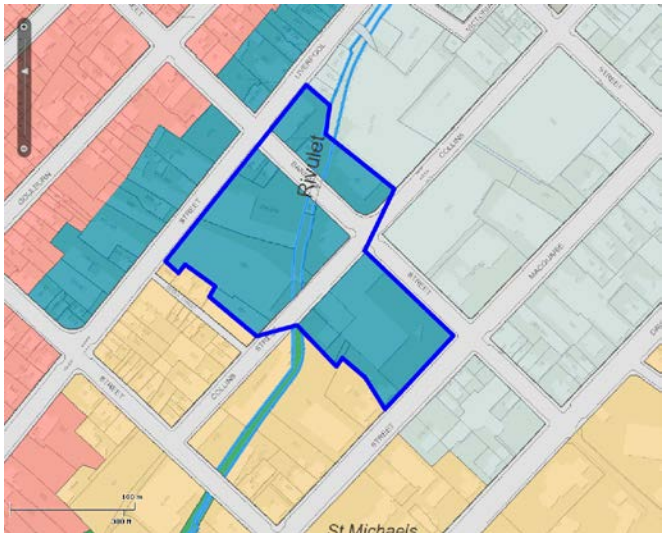
The area is currently zoned Central Service and is within Precinct 10. The Statement of Desired Future Character states that the Precinct should contain activities which reflect its position as a transitional link between the City Centre and Residential Precincts. Low intensity and speciality shops, entertainment and community services and wholesaling should continue to locate within the Precinct. The Central Business Zone purpose is likely to encourage the achievement of this objective to a greater extent than the Commercial Zone purpose.

Heritage values would be a constraint to the significant redevelopment of properties in this area. More than half of the properties with frontage to Liverpool Street were proposed to be heritage listed in the draft CHPS2009.

Recommendation: That the area proposed to be zoned Commercial in the draft CHPS2009 between Liverpool and Bathurst Streets be zoned Central Business. Some minor adjustment to

the Residential Zone boundary is also required so that the zone boundary follows property boundaries.

(d) – Commercial Zone between Liverpool and Macquarie Streets



This area between Liverpool and Macquarie Streets was proposed to be zoned Commercial in the draft CHPS2009.

North of Collins Street the area is currently zoned Central Service and is within Precinct 10. The Statement of Desired Future Character states that the Precinct should contain activities which reflect its position as a transitional link between the City Centre and Residential Precincts. Low intensity and speciality shops, entertainment and community services and wholesaling should continue to locate within the Precinct.

South of Collins Street the area is currently zoned Central Commercial & Administrative and is within The Macquarie-Davey Precinct 11A. The Statement of Desired Future Character for the Precinct states that it should continue to function predominantly as an area for professional offices and medical activities together with the protection of associated residential usage. Individual offices, shops, restaurants, clubs and hotels of a small size will also continue to be appropriate to the Precinct.

The Central Business Zone purpose would inherently retain and encourage the achievement of this objective to a greater extent than the Commercial Zone purpose.

The predominant land uses in this area including business and professional services and hotel industry and vehicle sales (Figure 2).

The HCAZR recommended that the zoning of this area change from Central Commercial & Administrative (CHPS1982) to Commercial (draft CHPS2009). No zone boundary changes were recommended.

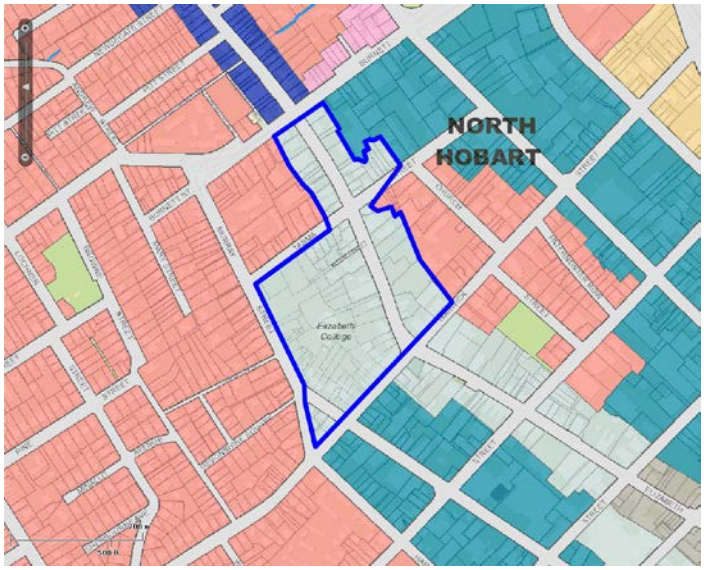
The owner of 38 Barrack St, 254-286 Liverpool St and 199 Collins St has submitted that this whole area should be zoned Business as the proposed Commercial zoning will allow low value and incompatible uses and considers that the Business Zone uses are more in keeping with the current uses and potential development.

The submissions put by the owner of 38 Barrack St, 254-286 Liverpool St and 199 Collins St do have some merit. Uses such as storage, service industries or large floor retailing may not be the best use of land in this area and are unlikely given that 2 of the larger properties have recently been redeveloped for office purposes.

Heritage values are not a significant constraint to future development in this area.

Recommendation: That the area be zoned Central Business.

(e) Business Zone north of Warwick Street including Elizabeth College



This area is currently zoned Commercial and Residential (CHPS1982) and is wholly covered by Precinct 8B. It was proposed to be zoned Business in the draft CHPS2009. The major land use in the Precinct is Elizabeth College.

The area was subject to a detailed review as part of the *Commercial & Residential Zone Review* (2005) HCC. That review considered that there were 2 options for zoning (under the Common Key Elements Template introduced by Planning Directive No.1) which may be appropriate for the area.

The first was the 'Mixed Use Zone'; the purpose of which was to provide for a range of residential, commercial, industrial and other uses that complement the function of a locality where a mix of uses has established and it is desirable for a mix to be maintained.

The second was the 'Business Zone'; the purpose of which is to provide for retailing, offices and community services in a concentrated area.

The current strategic intent of the Planning Scheme is that the Precinct evolve as a retail and community service area. Unlike the other Precincts in the Commercial and Residential Zone the Statement of Desired Future Character does not encourage the retention or development of residential uses. The Precinct is 'mixed use' in terms of its commercial and community service uses but not in terms of residential use which is a relatively minor component in terms of land area occupied.

In light of the strategic intent of the CHPS1982 the 2005 Review considered that the purpose of the 'Business Zone' was more appropriate for the future development of the area and that was reflected in the draft CHPS2009.

Given the recommendation to dispense with the (General) Business Zone in the central area, the distance from the CBD and the desirability of encouraging residential use along the Elizabeth Street transport corridor it is now recommended that Precinct 8B be zoned 'Urban Mixed Use'.

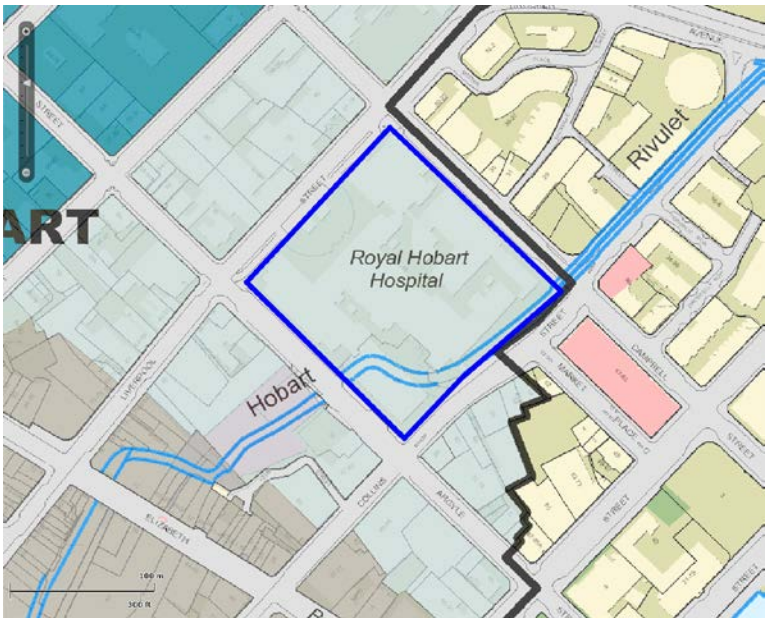
The purpose of the 'Urban Mixed Use Zone' in the PST (May 2011) is as follows:
To provide for integration of residential, retail, community services and commercial activities in urban locations.

This zone purpose is consistent with the existing uses in the area which contains a mix of commercial and community service uses as well as a number of residential properties. There is also some scope for the upper storey of commercial buildings to be used for residential purposes and for the future redevelopment of some sites for residential use.

It is also proposed that the 'Urban Mixed Use Zone' cover the whole of the properties at 320 to 334 Elizabeth Street and 82A Burnett Street as they contain commercial uses partly in the Residential Zone. The zone boundary at 255 Elizabeth Street has also been altered so that it does not go through a building.

Recommendation: That Precinct 8B be zoned 'Urban Mixed Use'.

(f) Royal Hobart Hospital site



The Royal Hobart Hospital occupies the whole of the city block bounded by Argyle, Liverpool, Campbell and Macquarie Streets. It was proposed to be zoned 'Business' in the draft CHPS2009 as there was no other option in the Common Key Elements Template.

The PST (May 2011) has provided the option of using a ‘Particular Purpose Zone’ for major facilities which warrant their own specific set of planning provisions that would not be applied elsewhere.

It is proposed that significant redevelopment of the RHH be undertaken over the next few years and it is appropriate that site specific provisions be applied to this major site.

Recommendation: It is recommended that the Particular Purpose Zone be applied to the whole of the RHH site.

Commercial Zone –Use Table

Draft Interim Planning Scheme - Hobart

23.2 Use Table

No Permit Required	
Use Class	**Qualification**
Natural and cultural values management	
Utilities	Only if minor utilities
Permitted	
Use Class	**Qualification**
Bulky goods sales	If for motor vehicle, boat or caravan sales only on sites fronting Argyle, Murray or Campbell Streets.
Business and professional services	Only if in an existing building and subject to a maximum floor area of 300m2.
Food services	Only if a take away food premises or cafe.
Passive recreation	
Residential	Only if above ground level.
Service industry	Only if motor repairs
Storage	Except if liquid or solid fuel depot.
Vehicle parking	
Vehicle fuel sales and service	Only on sites fronting Argyle, Murray or Campbell Streets.
Discretionary	
Use Class	**Qualification**
Bulky goods sales	Except if permitted
Business and professional services	Except if permitted
Community meeting and entertainment	
Crematoria and cemeteries	
Custodial facility	
Educational and occasional care	
Emergency services	
Equipment and machinery sales and hire	
Food services	Except if permitted

General retail and hire	
Hospital services	
Hotel industry	
Manufacturing and processing	
Recycling and waste disposal	
Research and development	
Residential	Except if permitted
Service industry	
	Except if permitted
Sports and recreation	
Tourist operation	
Transport depot and distribution	
Utilities	Except if No Permit Required.
Vehicle fuel sales and service	Except if permitted
Visitor accommodation	
Prohibited	
Use Class	**Qualification**
All other uses	

Central Business Zone – Use Table

Draft Interim Planning Scheme - Hobart

22.2 Use Table

No Permit Required	
Use Class	**Qualification**
Residential	Only if home based business
Utilities	Only if minor utilities
Permitted	
Use Class	**Qualification**
Business and professional services	
Community meeting and entertainment	
Educational and occasional care	Except if within the Active Frontage Overlay (Figure 22.1) and the ground floor frontage is greater than 4m.
Food services	Except if a take away food premises with a drive through facility.
General retail and hire	Except if adult sex product shop or supermarket with a floor area greater than 400m2.
Hotel Industry	Except if Adult Entertainment Venue.
Passive recreation	
Residential	Only if above ground floor level (except for access).
	Except if No Permit Required
Research and development	Except at ground floor level (except for acces) within the Active Frontage Overlay (Figure 22.1).
Sport and recreation	Only if above ground floor level, (except for access).
Tourist operation	Only if a visitor centre or above ground floor level (except for access) if within the Active Frontage Overlay (Figure 22.1).
Visitor accommodation	(a) Except if camping and caravan park or overnight camping area. (b) Except at ground floor level (except for access) within the Active Frontage Overlay (Figure 22.1).
Discretionary	
Use Class	**Qualification**
Bulky goods sales	
	Except at ground floor level (except for access) within the Active Frontage Overlay (Figure 22.1).
Custodial facility	Only if a remand centre.
Educational and occasional care	Except if Permitted.

Emergency services	
Equipment and machinery sales and hire	
	Except if within the Active Frontage Overlay (Figure 22.1).
Food services	Except if permitted
	unless a take away food premises with a drive through facility within the Active Frontage Overlay.
General retail and hire	Except if permitted
Hospital services	
	Except at ground floor level (except for access) within the Active Frontage Overlay (Figure 22.1).
Hotel industry	Except if permitted
Manufacturing and processing	Except at ground floor level within the Active Frontage Overlay (Figure 22.1).
Natural and cultural values management	
Research and development	Except if permitted.
Residential	Except if No Permit Required or Permitted.
Service industry	Only if an extension to an existing use.
Sports and recreation	Except if permitted
Storage	(a) Except at ground floor level (except for access) within the Active Frontage Overlay (Figure 22.1). (b) Except if liquid and solid fuel depot.
Tourist operation	Except if permitted.
Transport depot and distribution	
	Only if for public transport facilities.
Utilities	Except if No Permit Required.
Vehicle fuel sales and service	Except if within the Active Frontage Overlay (Figure 22.1).
Vehicle parking	
Visitor accommodation	Except if permitted

Prohibited	
Use Class	**Qualification**
All other uses	

Attachment 5

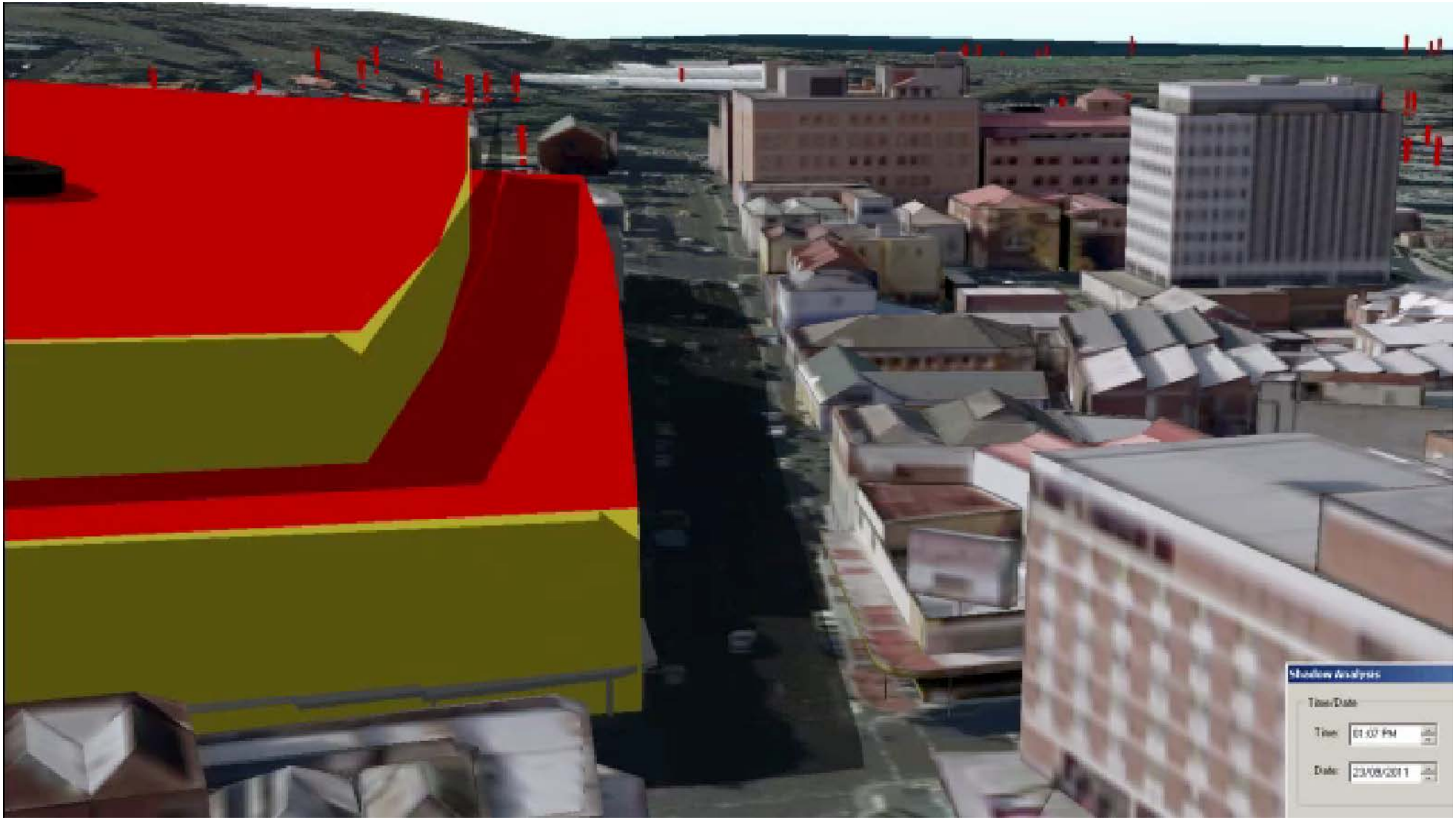


Image 1 - Bathurst St 13.00 Equinox

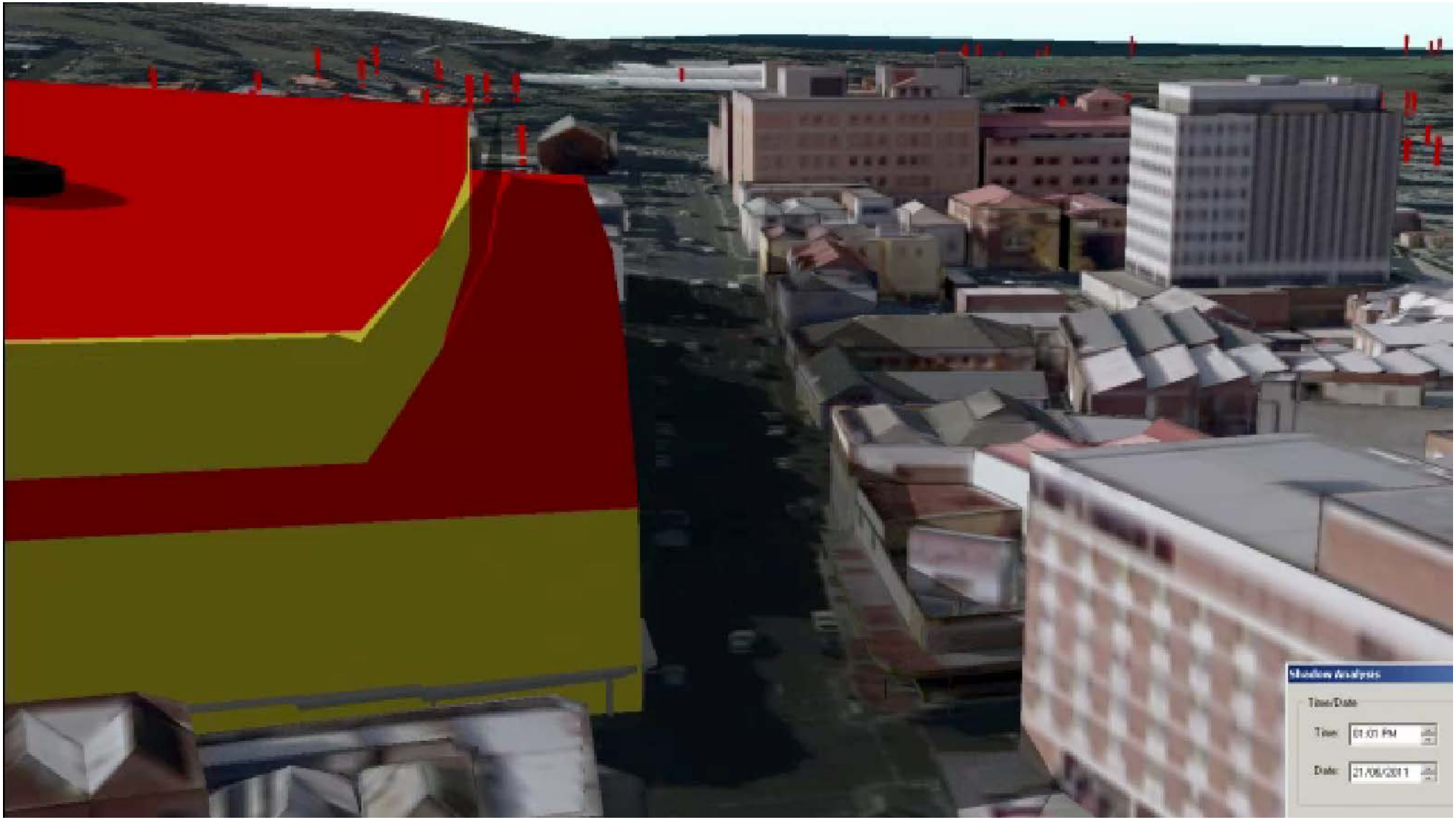


Image 2 - 15m - Bathurst St 13.00 June 21

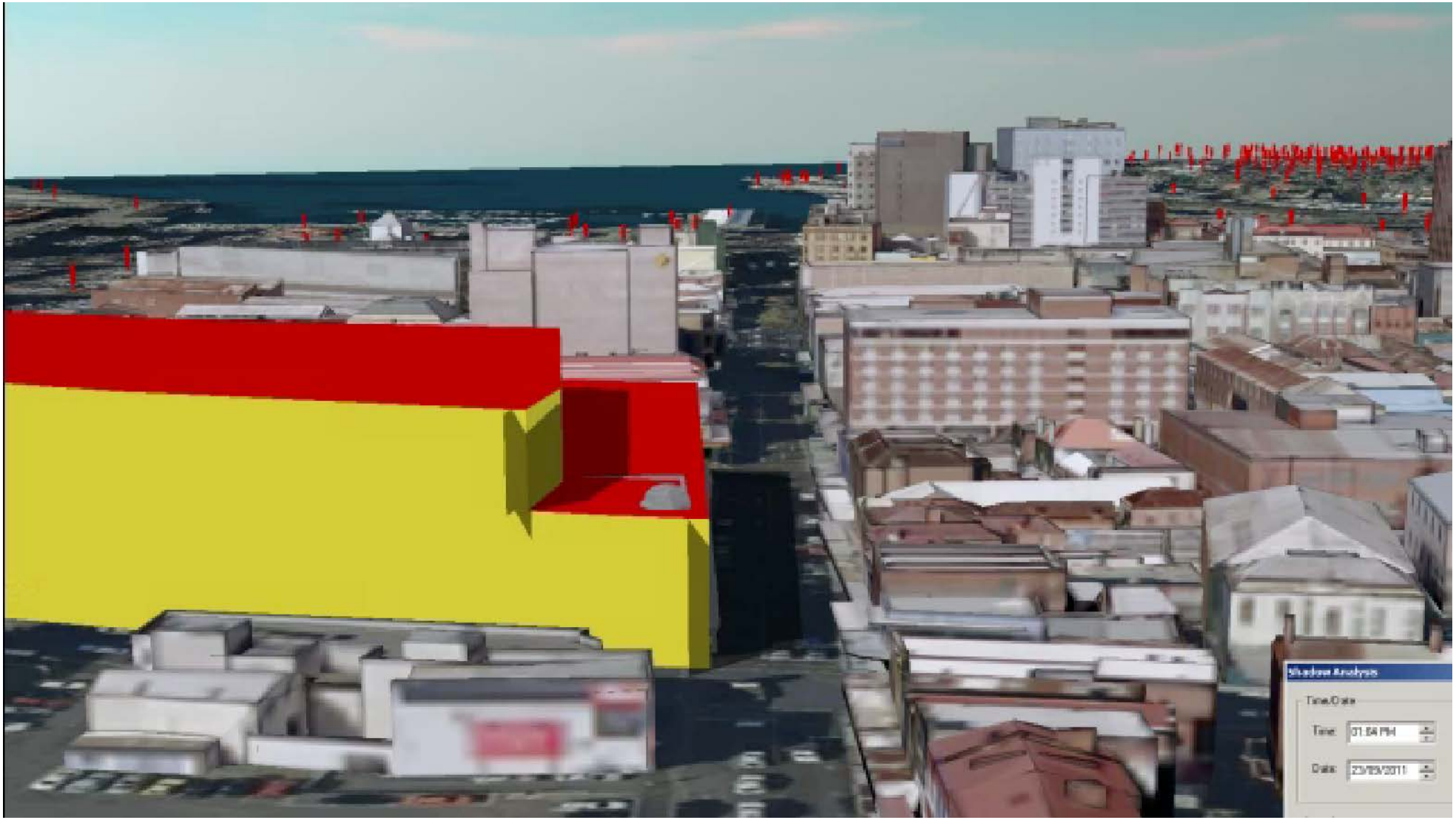


Image 3 (19)- 15m - Elizabeth St 13.00 Equinox

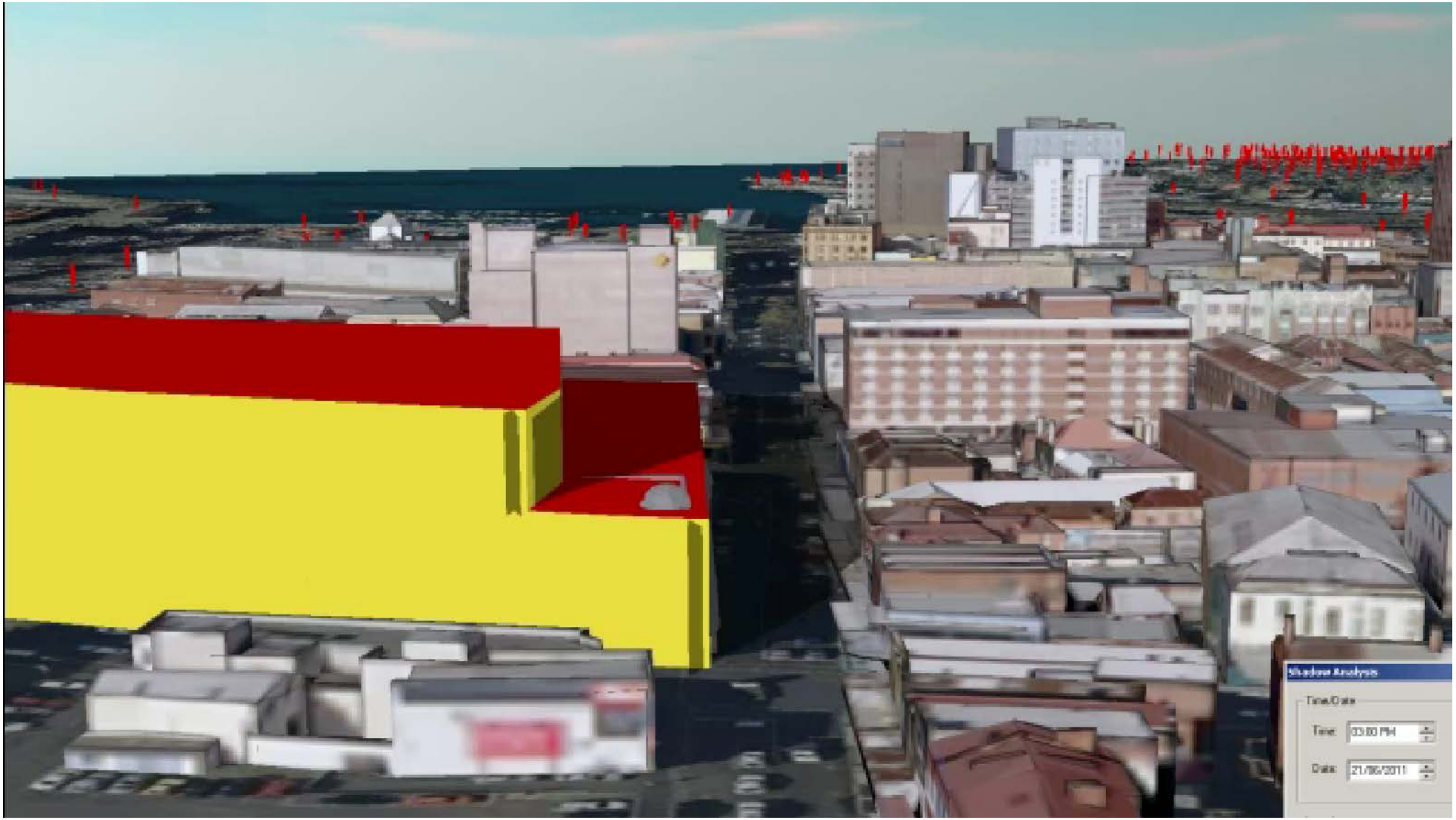


Image 4(19) - 15m - Elizabeth Street June 21

Image 1 - Liverpool Street 1300 Equinox

Image 2 - Liverpool Street 1300 June 21

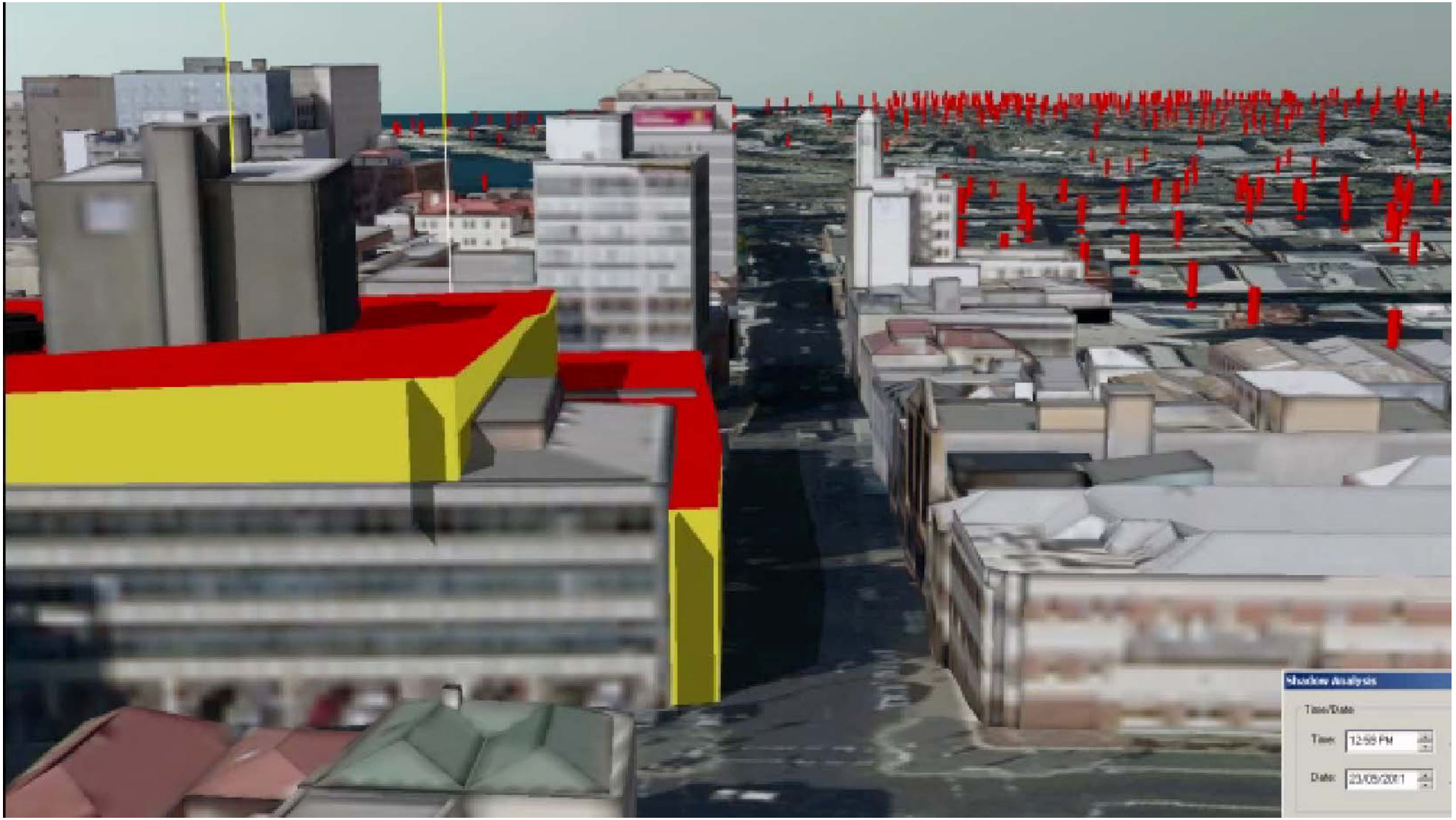


Image 3 - Murray Street 1300 Equinox

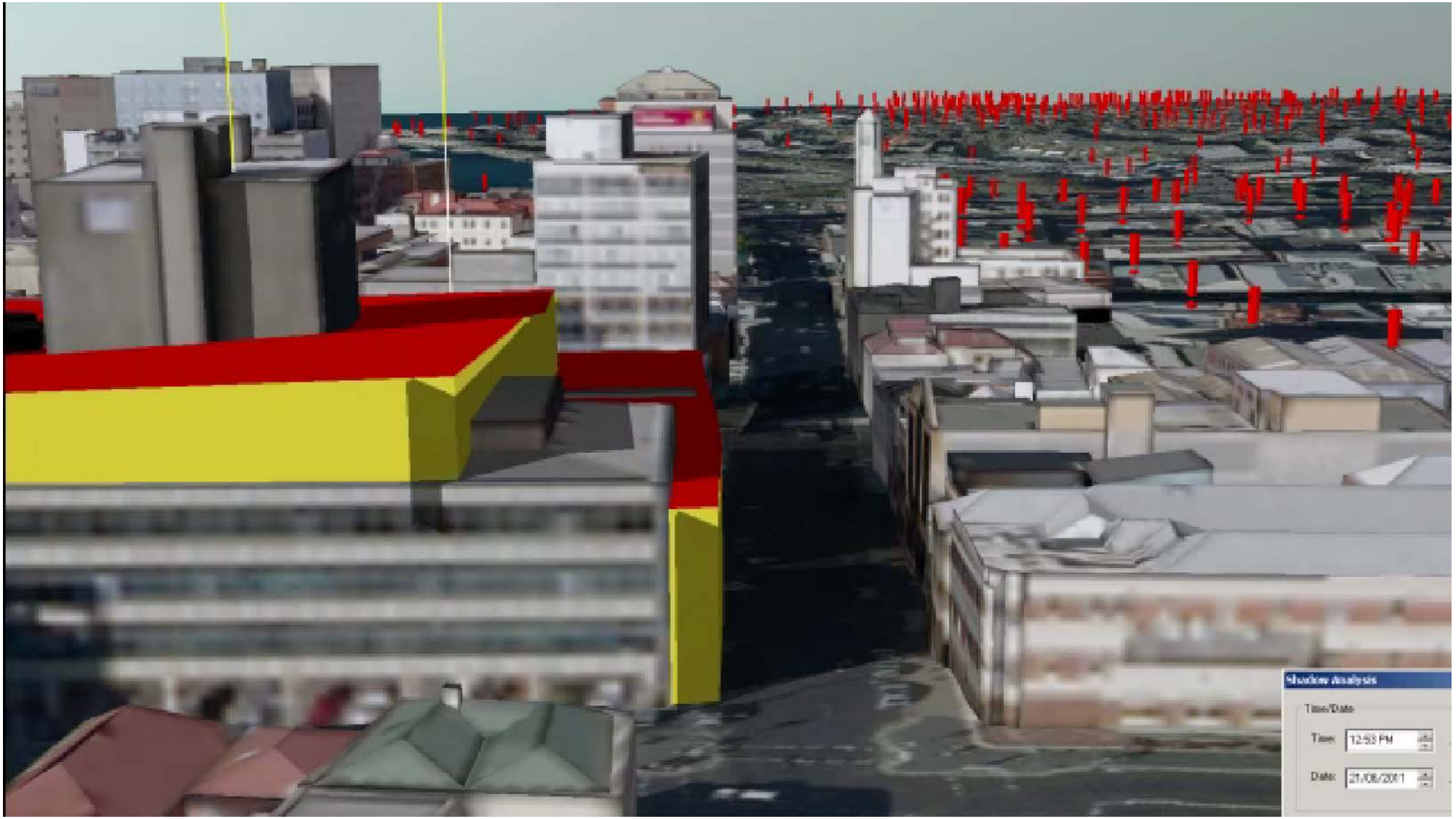
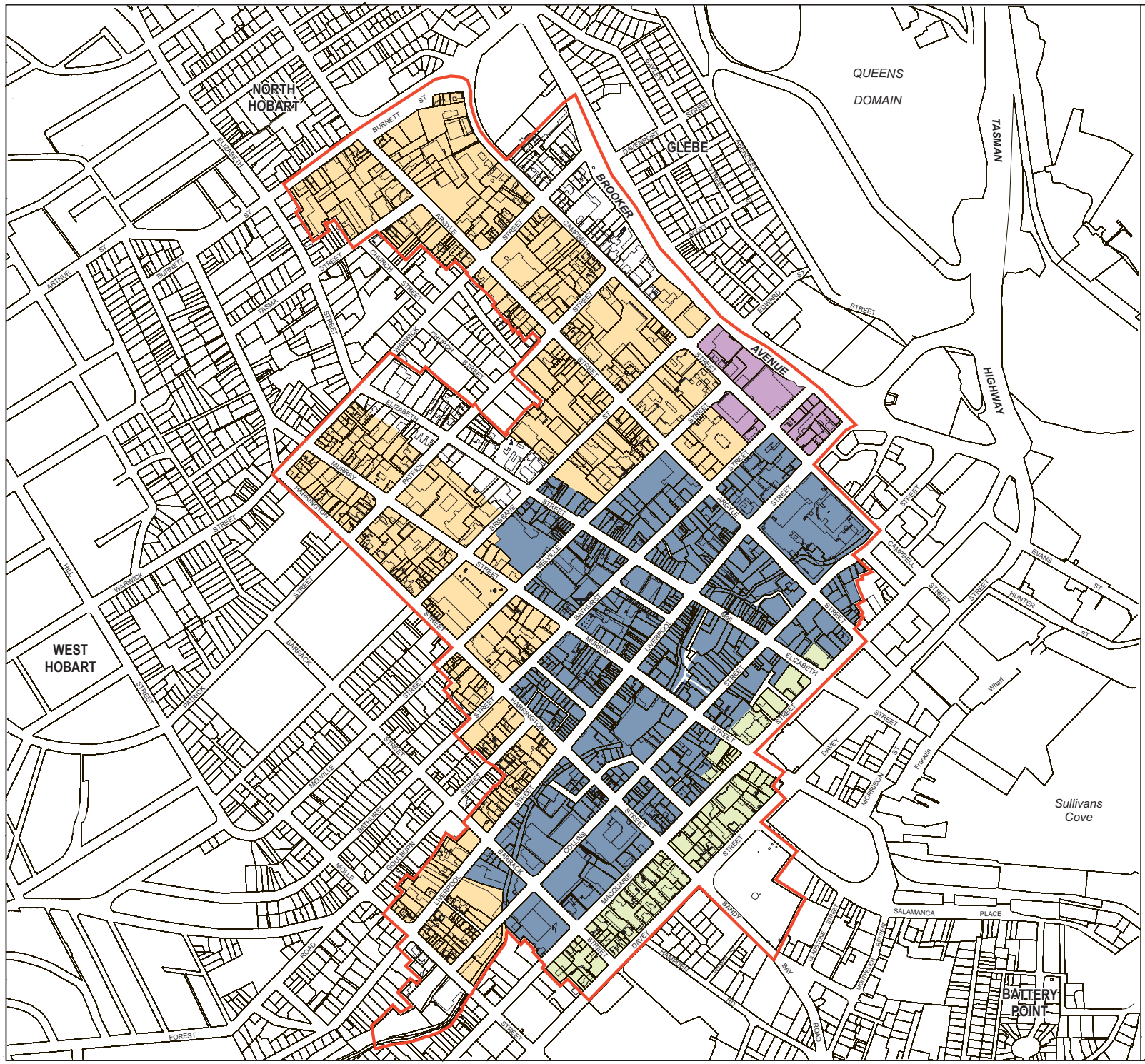


Image 4 - Murray Street 1300 June 21



HOBART CITY COUNCIL

DRAFT
CITY OF HOBART PLANNING SCHEME 2009

CA 1 - Building Envelopes Height 10m

CA 2 - Heritage & Streetscape Height 10m

CA 3 - Height 10m

CA 4 - Height 8m

Boundary of area to which Central City Area Design Standards apply

Figure S6.1

DESIGN STANDARDS FOR THE CENTRAL CITY AREA

Heritage Properties – Developable Land **Attachment 8**

211 properties within the survey area are proposed for heritage listing.

9 include sections of vacant land that do not contribute to the significance of the listed place and that are of a size potentially suitable for further development. Approximate calculations of these vacant spaces (starting 5m away from the rear of the heritage structures) are:

Place	**m**	**m**	**M2**	***Listing Status***
11 Argyle	13	27	**351**	*new*
45-71 Bathurst	50	60	**3000**	*new*
59-63 Liverpool	10	17	**170**	*new*
plus	46	10	**460**	
146A-150 Elizabeth	20	17	**340**	*new*
155-157 Collins	12	18	**216**	*existing*
116 Bathurst	10	12	**120**	*existing*
113 Harrington	16	9	**144**	*new*
75 Harrington	9	12	**108**	*new*
180-184 Collins	11	29	**319**	*existing*
			5228	m2

7 include rear buildings that do not contribute to the significance of the listed place. Approximate calculations of the rear building's footprints are:

Place	**m**	**m**	**M2**	***Listing Status***
163-165 Elizabeth	11	19	**209**	*existing*
132-146 Elizabeth	41	31	**1271**	*existing*
88 (80) Brisbane	78	73	**5694**	*existing*
154-156 Collins	9	48	**432**	*existing*
plus	29	23	**667**	
15 Victoria	23	13	**299**	*existing*
plus	19	14	**266**	
82 Harrington	11	16	**176**	*existing*
97-99 Murray	12	11	**132**	*new*
			9146	m2

A further 8 properties have a culturally significant feature(s) listed, leaving most of the title free for development.

Place	**Listed Element**	***Element Location***
58 Collins	facade only	*street edge*
29 Murray	facade only	*street edge*
153 Collins	facade only	*street edge*
188 Collins	Crowthers Lane	*along side-boundary*
20 Barrack	mill walls	*street edge*
Rivulet	rivulet	*under city*
Barrack St	pillars	*street edge*