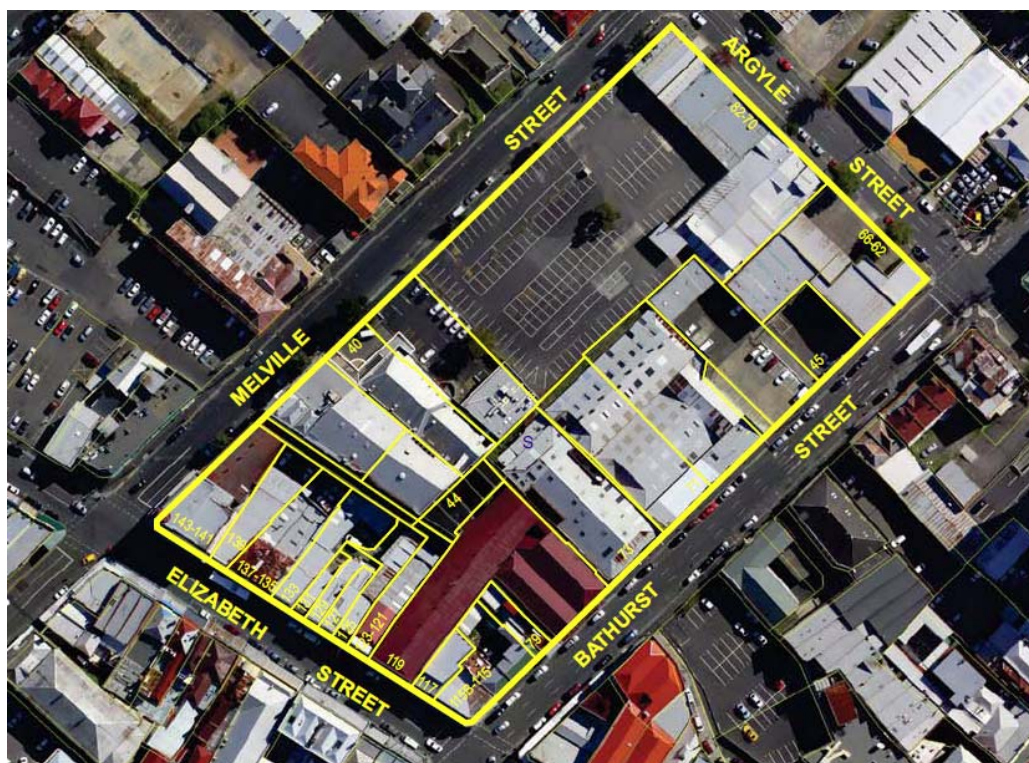


# ***Land Value Impact Study***

**Opteon.**

Australia's Property Advisors



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**Elizabeth/Bathurst/Argyle/Melville Streets,  
Hobart, Tasmania 7000**

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Prepared For            Hobart City Council

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Report Date            6 July 2013

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Date Report Issued    27 August 2013

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Our Reference           4593979

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***Value made visible***

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## 1.0 Executive Summary

Instructing Party	Mr Barry Holmes, Hobart City Council
Client / Authorised Party	Hobart City Council
Client Reference	Land Value Impact Study
Report Purpose	Consultancy advice on land values as impacted by the current and proposed planning schemes.
Specific Instructions	<p>Under the provisions of Section 5 of the Hobart City Council "Central Area Provisions Land Value Impact Report Brief" we are instructed to provide the following:</p> <p>"An analysis and conclusions on the relative value of the lots comprising the street block both individually and collectively under the provisions of:</p> <ul style="list-style-type: none"> <li>• the City of Hobart Planning Scheme 1982;</li> <li>• the Draft City of Hobart Planning Scheme 2009;</li> <li>• the Draft Hobart Interim Planning Scheme 2013.</li> </ul> <p>The analysis should clearly indicate and explain the contribution made to valuation by the development potential under the key permitted and discretionary provisions respectively of each scheme and the resultant differences.</p> <p>A quantification of the impact of heritage listing i.e:</p> <ul style="list-style-type: none"> <li>• the difference between value of existing listed properties and their values if they weren't, and</li> <li>• the difference between the value of additional properties proposed to be listed and their current unlisted value.</li> </ul> <p>The impact of removing heritage discretion for properties that are not listed but are adjacent to an existing or proposed heritage site and will therefore no longer be subject to heritage discretion because of that adjacency.</p> <p>The report should provide a summary of current optimum market preferences in respect of the factors that determine the value of the land in terms of its realisable development potential including:</p> <p>The floor space yield determined by the floor area of buildings of cultural significance on existing and proposed listed places and, the potential additional floor space of development complying with the proposed acceptable solutions for development:</p> <p>Lot size and configuration;</p> <p>Building footprint;</p> <p>Typical "office level."</p>
Property Address	Elizabeth/Bathurst/Argyle/Melville Streets, Hobart Tasmania

<b>Property Description</b>	The subject study area comprises a total of 25 properties (titles) of varying land areas contained within the Hobart CBD block bounded by Elizabeth, Bathurst, Argyle and Melville Streets. Included with the properties are buildings of varying age and style, vacant land utilised for carparking and an historic façade of a building recently destroyed by fire on Bathurst Street. Some of the properties are heritage listed or proposed to be listed.
<b>Individual Properties</b>	An analysis of individual properties (combination of one or more titles) per our instructions is contained within the body of this report. The study properties are as follows: <ul style="list-style-type: none"> <li>• 62-82 Argyle Street</li> <li>• 45-71 Bathurst Street</li> <li>• 40 Melville Street</li> <li>• 117 Elizabeth Street</li> <li>• 121-131 Elizabeth Street</li> <li>• 139 Elizabeth Street</li> </ul>
<b>City Block Area</b>	Total combined land area of all properties within the study area is approximately 19,000 sqm
<b>Current Zoning</b>	"Central Commercial and Administrative" and "Central Retail" under the provisions of the City of Hobart Planning Scheme 1982
<b>Proposed Zoning</b>	"Central Business" under the provisions of the Draft Hobart Interim Planning Scheme 2013
<b>Key Assumptions</b>	The instructions and subsequent information supplied contain a full disclosure of all information that is relevant; Market demand exists for permitted and discretionary uses under the provisions of the planning schemes; This report addresses the relationship in land values between the current planning scheme and the 2 draft schemes and does not address any changes in market influences over time. The average height of a single storey in a building development is between 3.5 m and 3.7 m.
<b>Recommended Documents to Sight</b>	<ul style="list-style-type: none"> <li>• City of Hobart Planning Scheme 1982;</li> <li>• Draft City of Hobart Planning Scheme 2009;</li> <li>• Draft Hobart Interim Planning Scheme 2013</li> </ul>
<b>Conclusions</b>	Overall effect of the Draft HIPS 2013 on the properties in the study area individually and collectively is considered to be positive due to the following key factors: <ul style="list-style-type: none"> <li>• Removal of overall heritage discretion (immediately adjacent and opposite);</li> <li>• More certainty of permitted developable floor area;</li> <li>• Provision of a building envelope and height standards</li> <li>• Performance criteria and acceptable solutions to vary from the standard.</li> </ul>

Date of Inspection 6 July 2013

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Inspecting Valuer



Andrew Cubbins  
Senior Valuer  
FAPI, Dip Val, CPV  
API Member 40020

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Important

*This Executive Summary must be read in conjunction with the remainder of this report. The Executive Summary is only a synopsis designed to provide a brief overview and must not be acted upon in isolation to the contents of the valuation report.*

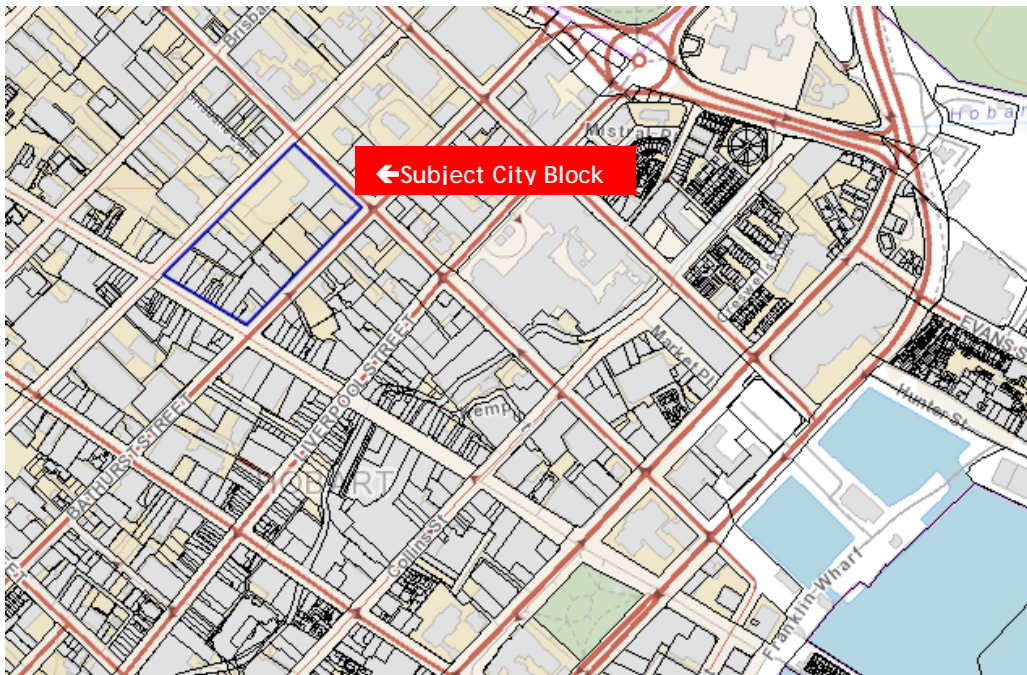
## 2.0 Location

The subject lands are situated on the northern side of the Hobart Central Business District in an area of varying commercial uses including retail, offices, car parks and service industries.

The Elizabeth street frontage mainly includes smaller retail premises whilst Bathurst Street includes larger retail properties and Melville Street includes a car park and offices. Argyle Street has become the preferred area for car dealerships and larger showrooms.

The Elizabeth Mall and main retail city block, bounded by Elizabeth, Murray, Liverpool and Collins Street is approximately 250 metres south of the subject city block.

### Location Map



## 3.0 Tenure

Tenure	Freehold interest.
Native Title	Unlikely
Recommendation (Recent Title Search)	A recent title search for the properties has not been undertaken or sighted. We recommend a recent title search be obtained to confirm title to the properties, the title plans, and any encumbrances have not changed. We reserve the right to review our valuation in the event a recent title search reveals any information or discrepancies which may affect the value of the properties.

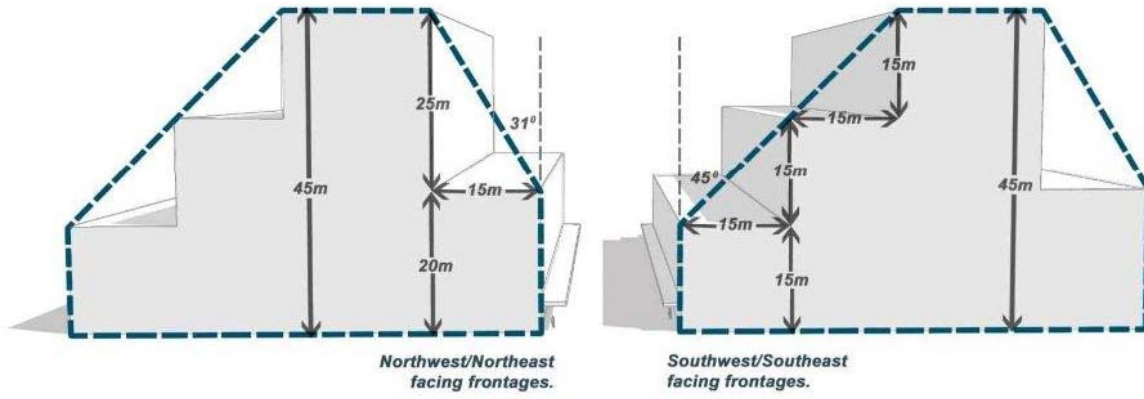
## 4.0 Planning

Local Government Area	Hobart City Council
Current Planning Scheme	City of Hobart Planning Scheme 1982

Current Zoning	"Central Commercial and Administrative" and "Central Retail"
Draft Planning Schemes	Draft City of Hobart Planning Scheme 2009 Draft Hobart Interim Planning Scheme 2013
Proposed Zoning	"Central Business".
Zoning Comments	<p>The principal differences between the 1982 Scheme and the 2009 and 2013 draft schemes relate to the following:</p> <ul style="list-style-type: none"> <li>Review of the 2009 draft scheme now incorporated in the Draft HIPS 2013 has resulted in all non heritage listed sites having height and setback standards that clearly set out what is permitted (or as of right) for the height and siting of the development, and an 'Amenity Building Envelope' that guides discretionary development. The 2009 version of the scheme had a permitted height limit of 8m or 10m, and discretionary 'Urban Design Envelopes' if these permitted limits were exceeded.</li> <li>The CHPS 1982 provides for a permitted basic plot ratio of 4 in the "Central Retail" zone and 5.25 in the "Central Commercial and Administrative" zone. The discretionary maximum plot ratio is 5 in the "Central Retail" zone and 7 in the "Central Commercial and Administrative" zone. The Height Schedule allows a permitted height limit of 42m, however this could not be developed 'as of right' over the entire site due to the plot ratio restrictions. The 42 metre height limit has been removed from the draft HIPS 2013.</li> <li>The Draft HIPS 2013 no longer makes all development adjacent to heritage listed sites discretionary. The proposed permitted standard for development adjacent to a heritage place allows up to one storey higher than adjoining heritage buildings, or no higher than the highest building if between two heritage buildings. Similarly, development on the same site as, and to the rear of, a heritage place may be up to 2 storeys higher than the heritage building if 5m from the rear of the heritage place, or 4 storeys higher if more than 10 m away from the heritage place. If a development fits within the height limit and setback limits it can have permitted status provided it meets all other relevant provisions of the scheme with planning approval still required.</li> <li>The draft HIPS 2013 provides for "Performance Criteria" to enable a proponent to justify a proposal that exceeds the permitted standards ("Acceptable Solutions") with regard to overriding benefits in terms of economic activity, streetscape, townscape and civic amenities.</li> </ul>

## 5.0 Building Envelope

As noted above the provisions of the Draft HIPS 2013 provides for a discretionary Urban Design Envelope as shown on the diagram below. Refer to Appendix 4 for 22.4.1 Building Height under Development Standards for Buildings and Works.

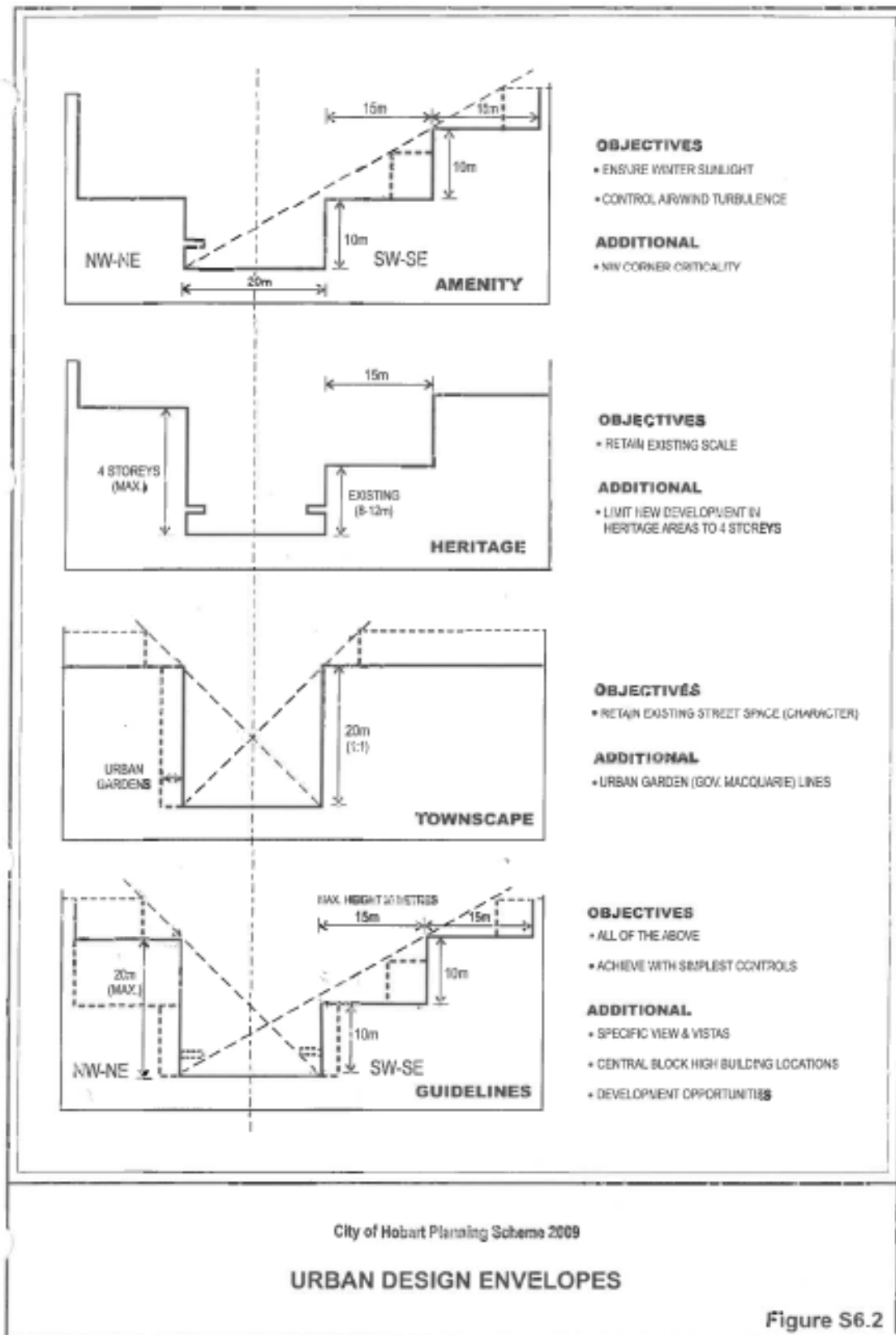


City of Hobart  
Draft Interim Planning Scheme 2013  
**AMENITY BUILDING ENVELOPE**

Figure 22.3

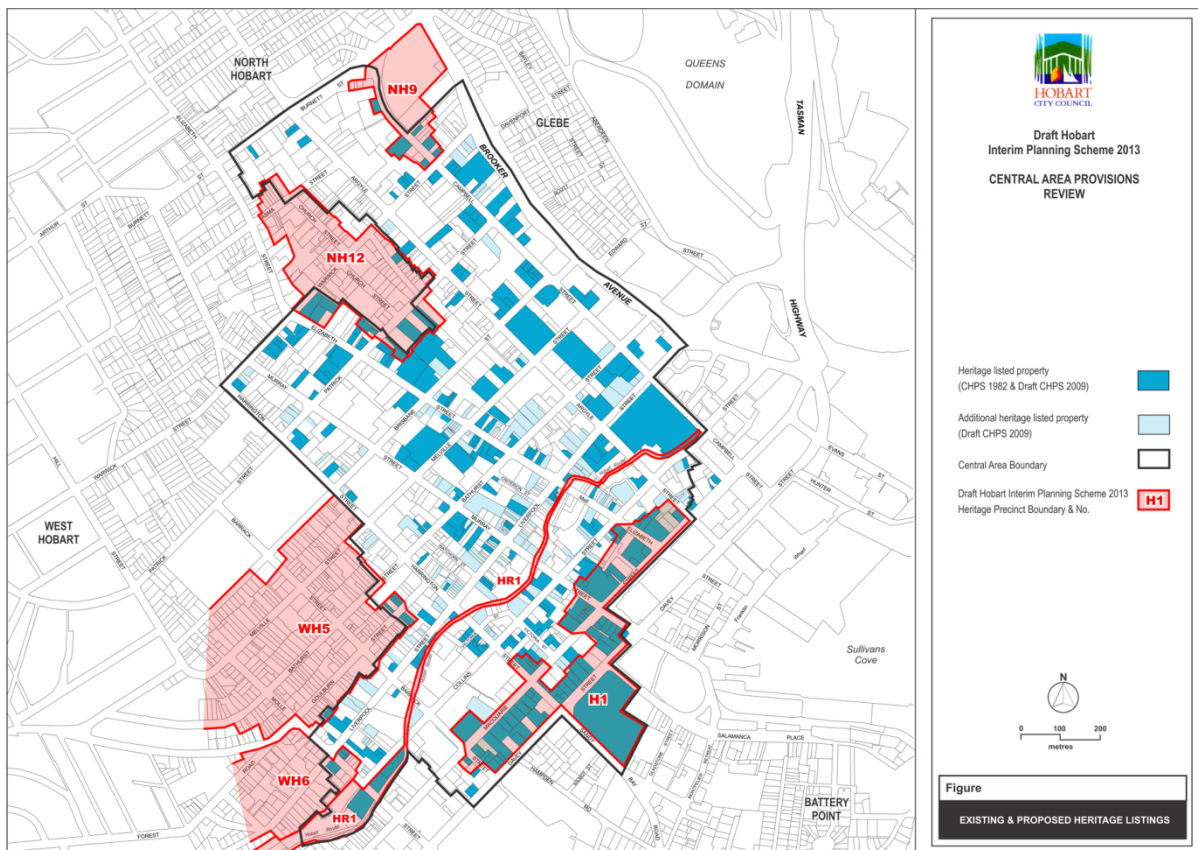


As noted above the provisions of the Draft CHPS 2009 provides for a discretionary Urban Design Envelope as shown on the diagram below.



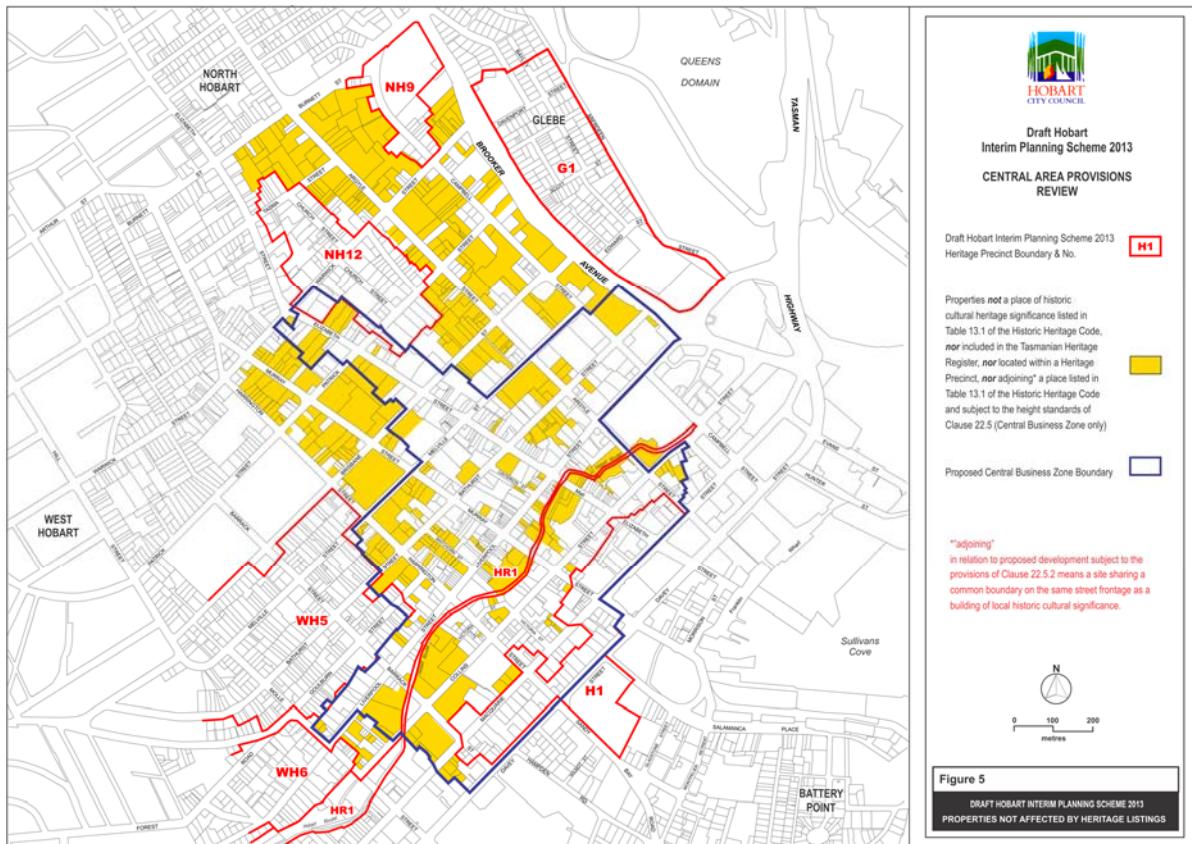
## 6.0 Heritage Issues

The following plan indicates the existing (dark blue) and proposed (light blue) heritage listed properties in the study area under the draft HIPS 2013. The number of heritage listed properties has increased compared to the CHPS 1982. The general discretion for development adjacent to heritage places is removed in the draft HIPS 2013, although there are specific and more restrictive 'Acceptable Solutions' and 'Performance Criteria' for development behind and on the same site as a heritage place, and adjacent to and on the same street frontage as a heritage place.

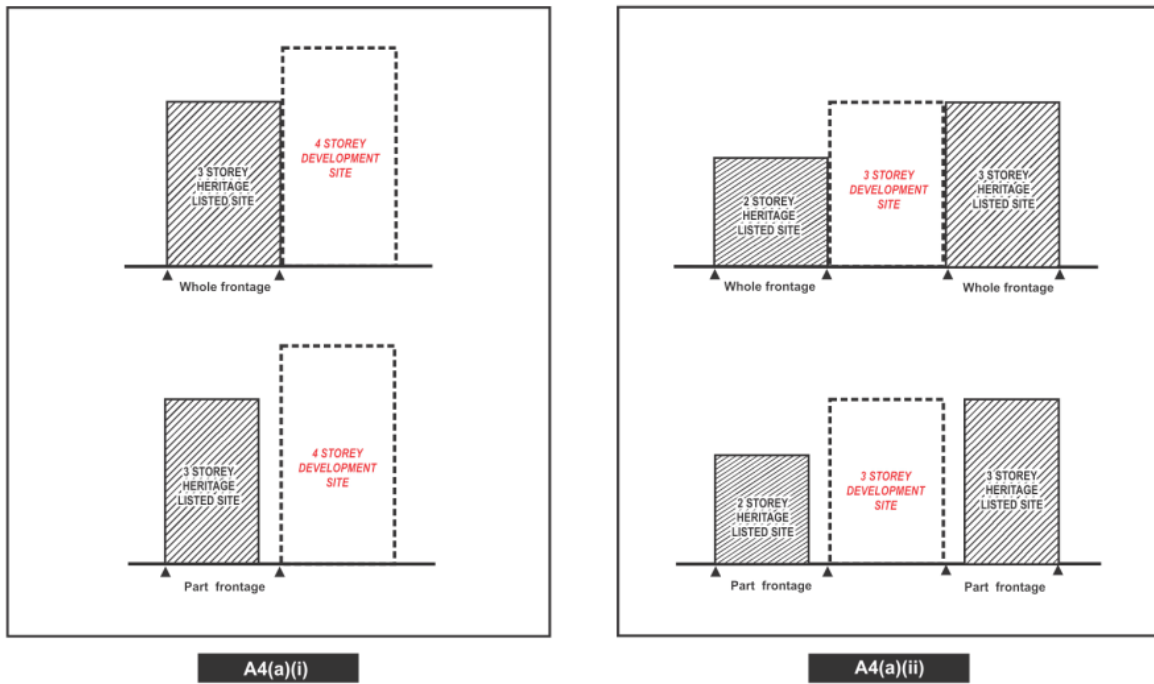


The following (plan) indicates properties that are not:

- a place of historical cultural significance listed in table 13.1 of the Historic Heritage Code
- located within a Heritage Precinct
- affected by the heritage 'adjacency' provisions of the Draft HIPS 2013.



The proposed standard under the Draft HIPS 2013 is up to one storey higher than an adjoining heritage listed building, or no higher than the highest building if between two heritage listed places, as depicted in the following diagram. The current overall heritage adjacency discretion in the provisions of the CHPS 1982 and Draft CHPS 2009 is replaced by this standard.



City of Hobart  
Draft Interim Planning Scheme 2013  
HERITAGE STREETSCAPE STANDARD EXAMPLE

Figure 22.4ii

## 7.0 Land

City Block Area	Approximately 19,000 sqm
Street Frontage	Elizabeth Street - approx. 103.0 m Bathurst Street - approx. 178.0 m Argyle Street - approx. 100.0 m Melville Street - approx. 198.0 m

## 8.0 Photography



Brisbane Street frontage



Corner Bathurst and Argyle Streets



Corner Argyle and Melville Streets



Melville Street frontage



73 Bathurst Street



47-71 Bathurst Street



Corner Bathurst and Argyle Streets



45 Bathurst Street



Argyle Street Frontage



Argyle Street Frontage



Corner Elizabeth and Bathurst Streets



Melville Street Frontage



Elizabeth Street Frontage



Corner Elizabeth and Bathurst Streets



Corner Elizabeth and Melville Streets



Elizabeth Street Frontage



Melville Street Frontage



Bathurst Street frontage



Bathurst Street  
(towards Elizabeth Street intersection)

## 9.0 Environmental Issues

Site Contamination	Unlikely
API List of Potentially Contaminating Activities	No

## **10.0 General Comments**

The larger properties in the study area city block bounded by Argyle, Bathurst, Elizabeth and Melville Streets, particularly those fronting Bathurst, Argyle and Melville Streets would appear to have development potential, subject to obtaining the required approvals. As discussed earlier in this report the requirements under the existing City of Hobart Planning Scheme 1982 (CHPS 1982) vary considerably from the Draft City of Hobart Planning Scheme 2009 (CHPS 2009) and the Draft Hobart Interim Planning Scheme 2013 (HIPS 2013).

The Draft HIPS 2013 gives more certainty to permitted development, removes the overall qualitative heritage discretion for adjacent development and provides for a building envelope and height standards for development. "Performance Criteria" are incorporated in the Draft HIPS 2013 to allow for a proponent to justify a development in excess of the permitted provisions ("Acceptable Solutions") with regard to overriding benefits in terms of economic activity, streetscape, townscape and civic amenities. It should be noted however the 42 metre maximum height limit in the CHPS 1982 has been removed in the draft schemes and there are no plot ratio standards in the Draft HIPS 2013.

Location is on the northern fringe of the Hobart CBD and potential uses include retail with emphasis on larger showrooms on Bathurst and Argyle Streets. Multi storey offices with a retail component on the ground floor would be suitable but demand is limited at the present time and it is unlikely a developer would construct a building of this nature without pre commitment from a Government or corporate tenant. Building costs and the relationship with market rents will also influence potential for development and whether a development will be economic. In the current market there is some downward pressure on rentals which may make some types of development uneconomic.

The properties fronting Elizabeth Street are generally smaller and used for retail purposes with limited potential for further development other than within the existing buildings and some are subject to heritage restrictions. Notwithstanding a number of properties combined into one parcel may provide a development opportunity.

A multi storey car park with ground floor retail is currently under construction on the corner of Bathurst and Argyle Streets opposite the study area and on completion will provide approximately 701 car spaces.

This development may assist with increased demand in the immediate area for lettable space.

The heritage provisions of the Draft HIPS 2013 are more definitive than in the CHPS 1982 and Draft CHPS 2009 where development of existing listed properties and properties adjacent to listed properties were subject to heritage discretion.

As previously noted in this report under "6.0 Heritage Issues", the Draft HIPS 2013 has more prescriptive requirements for development adjacent to and behind heritage listed places.

In all cases the heritage provisions for heritage listed properties and properties adjoining listed properties take precedence over other development provisions in CHPS 1982, Draft CHPS 2009 and Draft HIPS 2013.

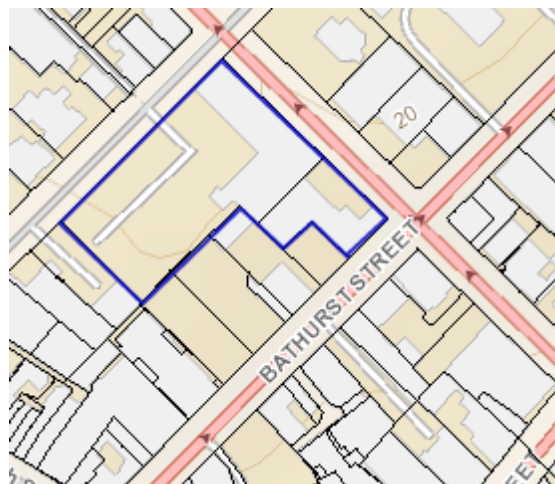
## **11.0 Market Commentary**

For a detailed commentary on market conditions and relevant market evidence refer to Appendices 1 and 2 of this report.



## 12.0 Individual Property Analysis

### 12.1 62-82 Argyle Street



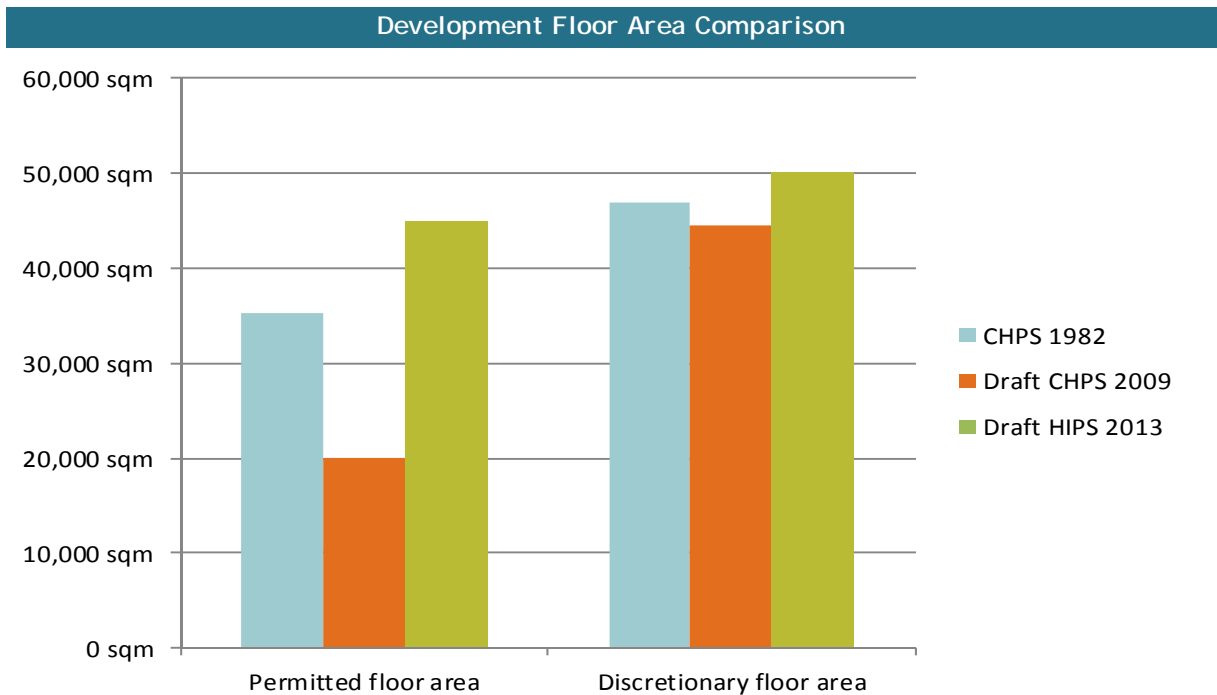
Address	62-82 Argyle Street
Land area	Total site approximately 6,703 sqm
Title References	Lot 1 -62-66 Argyle Street CT 102265/1 - 5,508 sqm. Lot 2 -70-82 Argyle Street CT 234356/1 - 1,195 sqm.
Current zoning	"Central Commercial & Administrative" CHPS 1982
Proposed zoning	"Central Business" Draft HIPS 2013
Improvements	Industrial buildings, showroom and car park
Last sale	62-66 Argyle Street - 22 March 2006 - \$1,550,000 72-82 Argyle Street - 25 February 2002 - \$1,400,000
Analysis and Conclusions on Relative Values	

The following table analyses the comparative differences and effects of the existing and draft planning schemes. Refer to Appendix 3 for detailed analysis of development potential in each scheme:

	CHPS 1982	Draft CHPS 2009	Draft HIPS 2013
<b>Comparative differences in provisions of the schemes</b>	<ul style="list-style-type: none"> <li>Overall heritage adjacency;</li> <li>No heritage buildings on site but adjacent (across the road);</li> <li>42 m permitted height provision and permitted basic plot ratio of 5.25;</li> <li>Maximum plot ratio of 7;</li> <li>Permitted 5.25 storeys (approx. 18.4m) over whole site with total permitted floor area 35,196 sqm + heritage discretion (discretionary 46,928 sqm and plot ratio 7.0) refer Appendix 3;</li> </ul>	<ul style="list-style-type: none"> <li>Overall heritage adjacency discretion;</li> <li>10 m height permitted, 30 m discretionary (controlled by Urban Design Envelopes);</li> <li>No 'plot ratio' standards;</li> <li>Permitted 3 storeys ('plot ratio' yield of 3) with total permitted floor area 20,112 sqm + heritage discretion (discretionary 44,527.4 sqm and 'plot ratio' yield of 6.6) refer Appendix 3</li> <li>Urban design envelopes;</li> </ul>	<ul style="list-style-type: none"> <li>Heritage standard is permitted development up to one storey higher than adjoining heritage listed property (however there are no heritage implications with this property);</li> <li>No plot ratio standards;</li> <li>Height controlled by 22.4.1 A1, 30 m permitted, higher discretionary <i>with no maximum</i>; Permitted 4 to 8 storeys ('plot ratio' yield of 6.7) with total permitted floor area 44,902.4 sqm (discretionary 50,129.6 sqm and 'plot ratio' yield of 7.5) refer Appendix 3</li> <li>Discretionary Amenity Building Envelope;</li> </ul>
<b>Values under the schemes</b>	The base value is considered to be the existing situation under the CHPS 1982.	The value under the 2009 scheme would appear to be less due to the reduced permitted floor area.	The value under the Draft HIPS 2013 is considered to be more than under the CHPS 1982 as there will be a greater permitted floor area and the land will not be affected by any heritage discretion.
<b>Contribution to value by key permitted and discretionary provisions</b>	<ul style="list-style-type: none"> <li>Height and plot ratio provisions;</li> <li>Permitted and discretionary developed floor areas;</li> <li>Overall heritage discretion due to adjacent listed places;</li> </ul>	<ul style="list-style-type: none"> <li>Overall heritage discretion due to adjacent listed places;</li> <li>Limited height provisions;</li> <li>Urban design envelopes;</li> </ul>	<ul style="list-style-type: none"> <li>Permitted development standards including heritage provisions;</li> <li>Permitted and discretionary developed floor areas;</li> <li>Discretionary Amenity Building</li> </ul>

			Envelope; <ul style="list-style-type: none"> <li>No heritage influence on subject property.</li> </ul>
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The following chart identifies developable floor areas based on permitted and discretionary standards in each of the schemes. The permitted floor areas in the Draft HIPS 2013 are to the standard however in the CHPS 1982 and Draft CHPS 2009 are still subject to heritage discretion. The discretionary floor area in the CHPS 1982 and Draft CHPS 2009 do not take into account the separate overall Heritage Code discretion which may prevent development within the indicated floor areas.



### Heritage Listing impact

This section analyses the difference in value of the existing listed properties and the values if they were not listed and the difference in value of additional properties proposed to be listed and their current unlisted value.

The subject lots are not heritage listed, or proposed to be heritage listed and only subject to heritage adjacency provisions in relation to the 1982 CHPS and Draft CHPS 2009. This may have some influence on the value of the properties due to the discretion however the heritage listed properties are located opposite the subject land on the northern side of Melville Street and should not have a major impact. There is no heritage influence under the Draft HIPS 2013, therefore in this case there is no difference in value.

### Removal of Heritage discretion for non listed but adjecte listed properties

The impact of removal of heritage discretion for properties adjacent to existing or proposed heritage listed sites is discussed as follows:

The property is affected by heritage adjacency discretion only under the provisions of the CHPS 1982 and Draft CHPS 2009.

Removal of that under the Draft HIPS 2013 allows for more certainty of proposed development. In the case of the subject land, however, as the heritage properties are located on the northern side of Melville Street and opposite the subject site, the heritage discretion would not have had a major impact even under the CHPS 1982 and the draft CHPS 2009.

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### Optimum market preferences for development

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Current optimum market preferences in respect of the factors that determine the value of the land in terms of realisable development potential are summarised as follows:

- Building height;
- Total lettable floor area;
- Potential design including solar aspects;
- Frontage to a street (or streets);
- Topography i.e. sloping or level land;
- Not adjoining heritage properties;

## 12.2 45-71 Bathurst Street



45-71 Bathurst Street



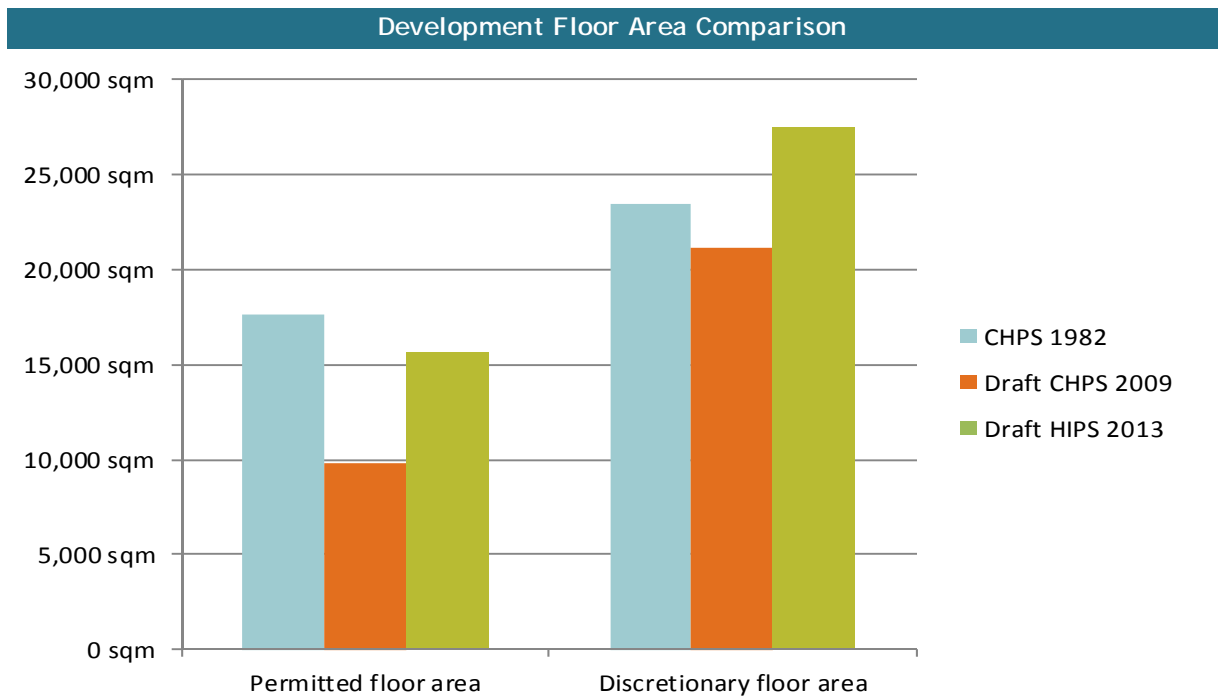
Address	45-71 Bathurst Street
Land area	Total site approximately 3,345 sqm
Title References	Lot 1 - CT 37884/1 - 950 sqm. Lot 2 - CT 199129/1 - 1,100 sqm. Lot 3 - CT 96447/1 - 900 sqm. Lot 4 - CT 37883/1 - 395 sqm.
Current zoning	"Cental Commercial & Administrative" CHPS 1982
Proposed zoning	"Central Business" Draft HIPS 2013
Improvements	Retail premise s destroyed by fire with the exception of the façade.
Last sale	31 August 1987 \$1,100,000
Analysis and Conclusions on Relative Values	

The following table analyses the comparative differences and effects of the existing and draft planning schemes. Refer to Appendix 3 for detailed analysis of development potential in each scheme:

	CHPS 1982	Draft CHPS 2009	Draft HIPS 2013
<b>Comparative differences in provisions of the schemes</b>	<ul style="list-style-type: none"> <li>• Overall heritage discretion;</li> <li>• No heritage buildings on or adjacent;</li> <li>• 42 m permitted height provision and permitted basic plot ratio of 5.25;</li> <li>• Discretionary Maximum plot ratio of 7;</li> <li>• Permitted 5.25 storeys (approx. 18.4 m) over whole site with total permitted floor area 17,598.7 sqm + heritage discretion (discretionary 23,415 sqm and plot ratio 7.0) refer Appendix 3.</li> </ul>	<ul style="list-style-type: none"> <li>• Overall heritage discretion;</li> <li>• 10 m height permitted, 30 m discretionary;</li> <li>• No plot ratio provisions;</li> <li>• Permitted 0 to 3 storeys (due to retention of existing heritage façade) ('plot ratio' yield of 2.9) with total permitted floor area 9767.50 sqm + heritage discretion (discretionary excluding heritage provisions 21,102 sqm and ('plot ratio' yield of 6.3) refer Appendix 3.</li> <li>• Urban design envelopes;</li> </ul>	<ul style="list-style-type: none"> <li>• Heritage standard is permitted development up to one storey higher than adjoining heritage listed property, and setback and height limits for development behind a heritage listed place;</li> <li>• No plot ratio provisions;</li> <li>• Height controlled by 22.4.1 A1, A3 &amp; A4, generally 30 m permitted, higher discretionary with no maximum; Permitted 0 to 8 storeys ('plot ratio' yield of 4.7) with total permitted floor area 15,669.2 sqm (discretionary excluding heritage provisions 27,438 sqm and 'plot ratio' yield of 8.2) refer Appendix 3.</li> <li>• Building envelope incorporating solar penetration;</li> </ul>
<b>Values under the schemes</b>	The base value is considered to be the existing situation under CHPS 1982.	The value under the 2009 scheme is considered to be less due to the reduced permitted floor area.	The value under the Draft HIPS 2013 is considered to be similar as under the CHPS 1982. Notwithstanding the permitted floor area is less and the blanket heritage discretion is removed. Under the draft HIPS 2013 there is an adjacent heritage place, and a heritage place on the site.

<p><b>Contribution to value by key permitted and discretionary provisions</b></p>	<ul style="list-style-type: none"> <li>• Height and plot ratio provisions;</li> <li>• Permitted and discretionary developed floor areas;</li> <li>• No heritage influence on subject property;</li> </ul>	<ul style="list-style-type: none"> <li>• Overall heritage discretion, only on part of the property;</li> <li>• Limited height provisions;</li> <li>• Discretionary Urban design envelopes;</li> </ul>	<ul style="list-style-type: none"> <li>• Permitted development standards including heritage provisions;</li> <li>• Permitted and discretionary developed floor areas;</li> <li>• Discretionary Amenity Building Envelope.</li> <li>• Heritage provisions apply to only part of the property.</li> </ul>
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The following chart identifies developable floor areas based on permitted and discretionary standards in each of the schemes. The permitted floor areas in the Draft HIPS 2013 are to the standard however in the CPHS 1982 and Draft CHPS 2009 these are still subject to an overriding heritage discretion. The discretionary floor area in the CHPS 1982 and Draft CHPS 2009 do not take into account the separate overriding Heritage Code discretion which may prevent development being able to achieve the full indicated floor areas.



### Heritage Listing impact

This section analyses the difference in value of the existing listed properties and the values if they were not listed and the difference in value of additional properties proposed to be listed and their current unlisted value.

Proposed heritage listing of façade at 71 Bathurst Street and adjoining property at 73 Bathurst Street.

	Heritage Listed Values	Non Heritage Listed Values
Lot 1 - 71 Bathurst Street	Facade proposed to be listed and also adjoining building at 73 Bathurst Street adjoining is proposed to be listed.	Individually this lot will be affected in terms of developable floor area as CHPS 1982 would allow 5.25 storeys and Draft HIPS 2013 will allow 0 storeys to 13 m setback (5m from rear of heritage façade) and then 4 and 6 storeys to the rear. The result is considered to be a lower value but it should be noted if this lot is combined with the balance of 45-71 Bathurst Street (lots 2, 3 & 4) there will be only a small difference in the overall developable floor area and hence value.
Lot 2 - 71 Bathurst Street	Facade proposed to be listed and adjoining building at 73 Bathurst Street also proposed to be listed.	Individually this lot will be affected in terms of developable floor area as CHPS 1982 would allow 5.25 storeys and Draft HIPS 2013 will allow 0 storeys to 13 m setback (5m from rear of heritage façade) and then 4 and 6 storeys to the rear. The result is considered to be a lower value but it should be noted if this lot is combined with the balance of 45-71 Bathurst Street (lots 1, 3 & 4) there will be only a small difference in the overall developable floor area and hence value.
Lot 3 - 47 Bathurst Street	Not listed	Not proposed to be listed
Lot 4 - 45 Bathurst Street	Not listed	Not proposed to be listed

#### Removal of Heritage discretion for non listed but adjacent to heritage listed properties

The impact of removal of heritage discretion for properties adjacent to existing or proposed heritage listed sites is discussed as follows:

In the case of the subject lots the removal of heritage discretion under HIPS 2013 compared to CHPS 1982 is not material as the subject and adjoining properties were not listed under CHPS 1982.

The Draft CHPS 2009 included heritage and adjacency discretion restricting development of the whole site to 3 storeys excluding the heritage listed façade, which is assumed to be retained. Removal of the separate blanket heritage discretion in the Draft HIPS 2013 allows for a greater permitted floor area (9,767 sqm to 15,669 sqm) over the whole site with between 3 to 8 storeys permitted height (as shown diagrammatically in Appendix 3). The result of this is considered to be positive in relation to the draft CHPS 2009 and similar to CHPS 1982.



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## Optimum market preferences for development

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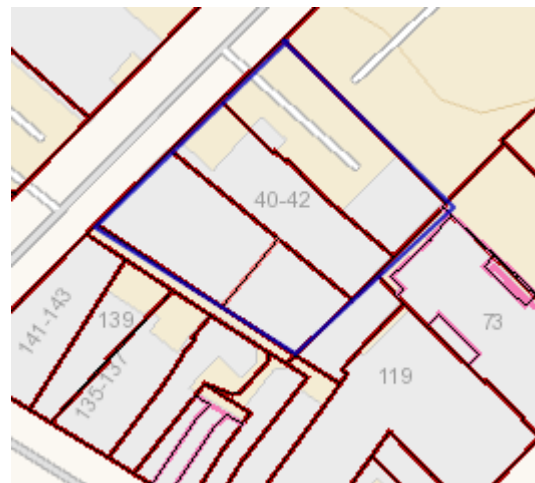
Current optimum market preferences in respect of the factors that determine the value of the land in terms of realisable development potential are summarised as follows:

- Building height;
- Total lettable floor area;
- Potential design including solar aspects;
- Frontage to a street (or streets);
- Topography i.e. sloping or level land;

12.3 40 Melville Street



40 Melville Street



Address	40 Melville Street
Land area	Total site approximately 2,694 sqm
Title References	Lot 1 - CT 39840/1 - 660 sqm. Lot 2 - CT 39840/2 - 365 sqm. Lot 3 - CT 244880/1 - 759 sqm. Lot 4 - CT 202010/1 - 910 sqm.
Current zoning	"Cental Commercial & Administrative" CHPS 1982
Proposed zoning	"Central Business" Draft HIPS 2013
Improvements	Office and Storage
Last sale	N/A

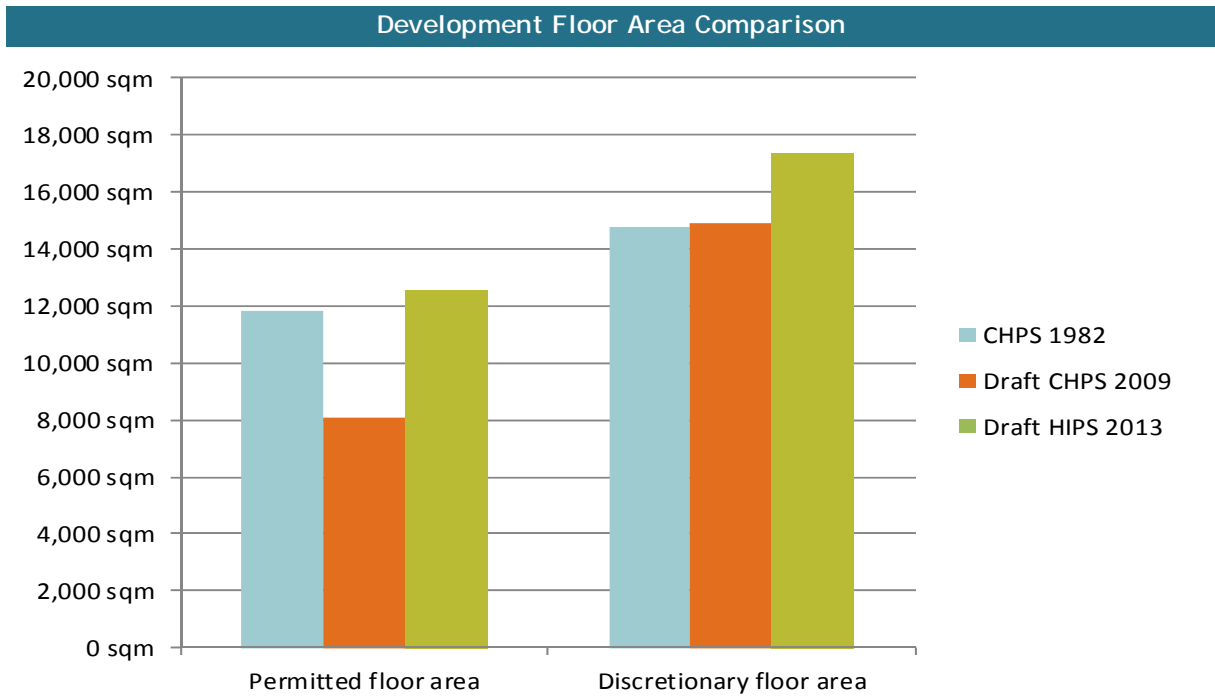
Analysis and Conclusions  
on Relative Values

The following table analyses the comparative differences and effects of the existing and draft planning schemes:

	CHPS 1982	Draft CHPS 2009	Draft HIPS 2013
<b>Comparative differences in provisions of the schemes</b>	<ul style="list-style-type: none"> <li>Overall heritage discretion;</li> <li>42 m height provision and permitted basic plot ratio of 5.25;</li> <li>Discretionary Maximum plot ratio of 7;</li> <li>Permitted 3 to 5.25 storeys (approx. 10.5m to 18.4m) over whole site with overall plot ratio yield of 4.4 and total permitted floor area 11,837.3 sqm (discretionary excluding heritage provisions 14,758 sqm and overall plot ratio yield of 5.5) refer Appendix 3;</li> <li>Notwithstanding due to the heritage adjacency discretion there is no true 'permitted' floor area.</li> </ul>	<ul style="list-style-type: none"> <li>Overall heritage discretion;</li> <li>10 m height permitted, 30 m discretionary;</li> <li>No plot ratio provisions;</li> <li>Permitted 3 storeys ('plot ratio' yield of 3.0) with total permitted floor area 8,082 sqm + heritage discretion (discretionary excluding heritage provisions 14,888 sqm and 'plot ratio' yield of 5.5) refer Appendix 3.</li> <li>Discretionary Urban design envelopes;</li> </ul>	<ul style="list-style-type: none"> <li>Heritage standard is permitted development up to one storey higher than adjoining heritage listed property;</li> <li>No plot ratio provisions;</li> <li>Height controlled by 22.4.1 A1, A4, 30 m permitted with no maximum, higher discretionary; Permitted 3 to 8 storeys ('plot ratio' yield of 4.6) with total permitted floor area 12,536 sqm (discretionary excluding heritage provisions 17,388 sqm and 'plot ratio' yield of 6.5) refer Appendix 3.</li> <li>Discretionary Building envelope incorporating solar penetration;</li> </ul>
<b>Values under the schemes</b>	The base value is considered to be the existing value under CHPS 1982.	The value under the 2009 scheme is considered to be less due to the reduced permitted floor area.	The value under the Draft HIPS 2013 is considered to be similar as under the CHPS 1982. Notwithstanding the permitted floor area is less and the heritage discretion is removed.
<b>Contribution to value by key permitted and discretionary provisions</b>	<ul style="list-style-type: none"> <li>Height and plot ratio provisions;</li> <li>Permitted and discretionary developed floor areas;</li> <li>Overall heritage discretion.</li> </ul>	<ul style="list-style-type: none"> <li>Overall heritage discretion;</li> <li>Limited height provisions;</li> <li>Discretionary Urban design envelopes;</li> </ul>	<ul style="list-style-type: none"> <li>Permitted development standards including heritage provisions;</li> <li>Permitted and discretionary developed floor areas;</li> <li>Discretionary Amenity Building Envelope;</li> <li>Heritage influence only on part of the</li> </ul>

			property.
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The following chart identifies developable floor areas based on permitted and discretionary standards in each of the schemes. The permitted floor areas in the Draft HIPS 2013 are to the standard however in the CHPS 1982 and Draft CHPS 2009 the lots are still subject to overriding heritage discretion. The discretionary floor area in all the schemes do not take into account the heritage discretion which may prevent development with the indicated floor areas.



### Heritage Listing impact

This section analyses the difference in value of the existing listed properties and the values if they were not listed and the difference in value of additional properties proposed to be listed and their current unlisted value.

The property includes a proposed heritage listed building (lot 1) and adjacency to a heritage property at 37-47 Melville Street (opposite).

	Heritage Listed Values	Non Heritage Listed Values
Lot 1	Proposed heritage listing	Lot 1 includes existing heritage buildings and will be generally unaffected with no potential for further development.
Lot 2	Proposed heritage listing	Lot 2 includes existing heritage buildings and will be generally unaffected with no potential for further development.

Lot 3	Not listed	Lot 3 will be restricted to a 4 storey development under the Draft HIPS 2013 as it will be adjacent to heritage listed properties (lots 1&2) as the standard is one storey higher when adjacent to a heritage listed building. When combined with the balance of the lots (1,2,&4) there is however no loss in developable floor space. The heritage listing of lots 1&2 has little effect therefore on lot 3).
Lot 4	Not listed	This lot is not heritage listed or adjacent to a heritage listed property and is therefore unaffected.

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**Removal of Heritage discretion for non listed but adjacent to heritage listed properties**

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The impact of removal of heritage discretion for properties adjacent to existing or proposed heritage listed sites is discussed as follows:

In the case of the subject property, lot 3 is adjacent to a proposed heritage listed property (lots 1 &2) and the removal of the overall heritage discretion is seen as positive with the standard under the Draft HIPS 2013 allowing for one storey higher than the adjoining heritage building (ie. 3 storeys, given the heritage building is 2 storeys).

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**Optimum market preferences for development**

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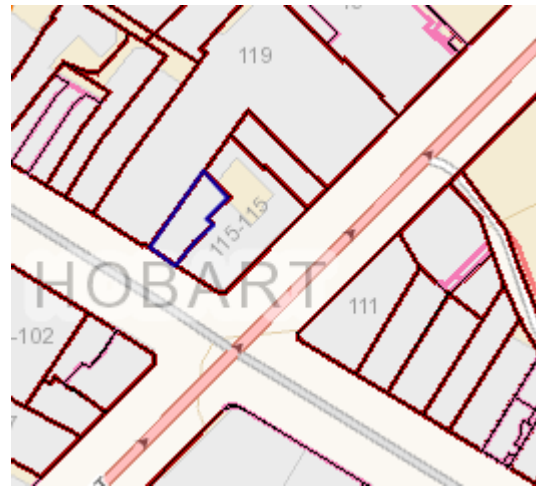
Current optimum market preferences in respect of the factors that determine the value of the land in terms of realisable development potential are summarised as follows:

- Building height;
- Total lettable floor area;
- Potential design including solar aspects;
- Frontage to a street (or streets);
- Topography i.e. sloping or level land;

12.4 117 Elizabeth Street



117 Elizabeth Street



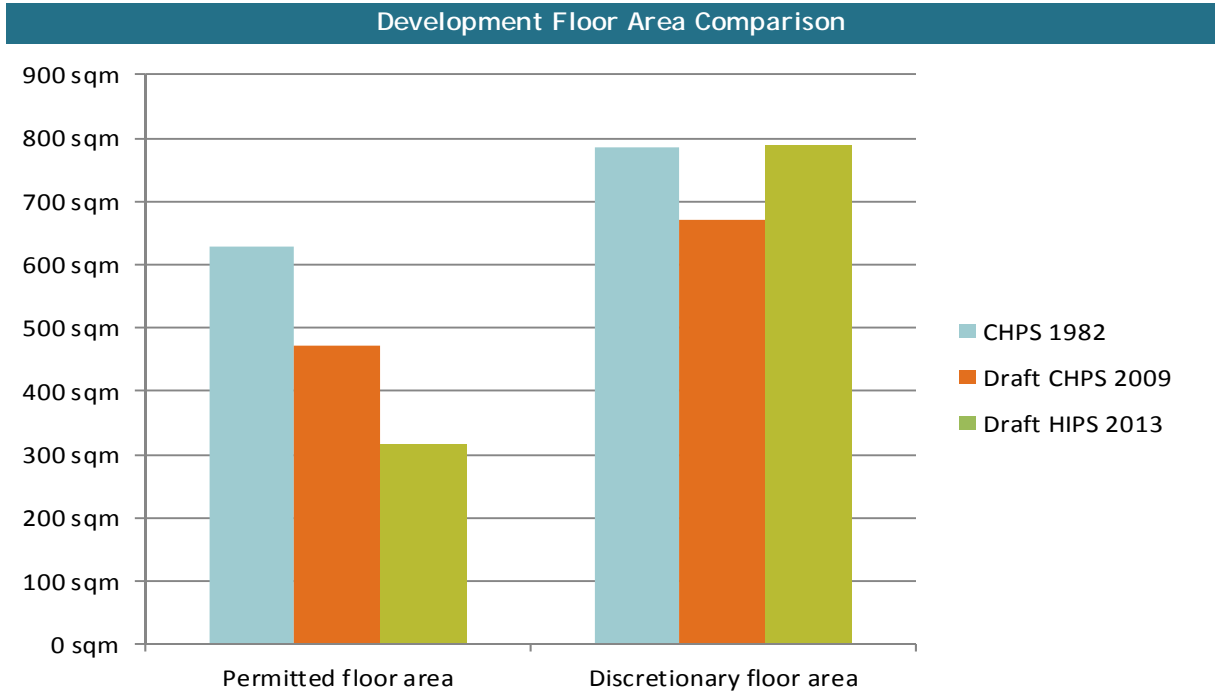
Address	117 Elizabeth Street
Land area	Total site approximately 157 sqm
Title References	CT 90741/1 - 157 sqm.
Current zoning	"Cental Retail" CHPS 1982
Proposed zoning	"Central Business" Draft HIPS 2013
Improvements	Retail shop
Last sale	N/A

Analysis and Conclusions  
on Relative Values

The following table analyses the comparative differences and effects of the existing and draft planning schemes. Refer to Appendix 3 for detailed analysis of development potential in each scheme:

	CHPS 1982	Draft CHPS 2009	Draft HIPS 2013
Comparative differences in provisions of the schemes	<ul style="list-style-type: none"> <li>Overall heritage discretion;</li> <li>42 m permitted height provision and permitted basic plot ratio of 4.0;</li> <li>Discretionary Maximum plot ratio of 5.0;</li> <li>Permitted 4 storeys (approx. 14 m) over whole site with overall plot ratio yield of 4.0 and total permitted floor area 628 sqm + heritage discretion (discretionary excluding heritage provisions 785 sqm and overall plot ratio yield of 5.0)refer Appendix 3;</li> <li>Notwithstanding due to the heritage adjacency discretion there is no true 'permitted' floor area</li> </ul>	<ul style="list-style-type: none"> <li>Overall heritage discretion;</li> <li>10 m height permitted, 30 m discretionary;</li> <li>No plot ratio provisions;</li> <li>Permitted 3 storeys ('plot ratio' yield of 3.0) with total permitted floor area 471 sqm + heritage discretion(discretionary excluding heritage provisions 671 sqm and 'plot ratio' yield of 4.3) refer Appendix 3.</li> <li>Discretionary Urban design envelopes;</li> <li>Notwithstanding due to the heritage adjacency discretion there is no true 'permitted' floor area</li> </ul>	<ul style="list-style-type: none"> <li>Heritage standard is permitted development not higher than the highest listed building when between 2 listed places;</li> <li>No plot ratio provisions;</li> <li>Height controlled by 22.4.1 A1 &amp; A4, 30 m permitted with no maximum, higher discretionary; Permitted 2 storeys ('plot ratio' yield of 2.0) with total permitted floor area 314 sqm(discretionary excluding heritage provisions 788 sqm and 'plot ratio' yield of 5.0) refer Appendix 3.</li> <li>Discretionary Building envelope incorporating solar penetration</li> </ul>
Values under the schemes	The base value is considered to be the existing value under CHPS 1982.	The value under the 2009 scheme is considered to be less due to the reduced permitted floor area.	The value under HIPS 2013 is considered to be less due to the reduced floor area. Notwithstanding the site is small at 157 sqm and has limited appeal for further development.
Contribution to value by key permitted and discretionary provisions	<ul style="list-style-type: none"> <li>Height and plot ratio provisions;</li> <li>Permitted and discretionary developed floor areas;</li> <li>Overall heritage discretion;</li> </ul>	<ul style="list-style-type: none"> <li>Overall heritage discretion;</li> <li>Limited height provisions;</li> <li>Discretionary Urban design envelopes;</li> </ul>	<ul style="list-style-type: none"> <li>Permitted development standards including heritage provisions;</li> <li>Permitted and discretionary developed floor areas;</li> <li>Discretionary Amenity Building Envelope;</li> </ul>

The following chart identifies developable floor areas based on permitted and discretionary standards in each of the schemes. The permitted floor areas in the Draft HIPS 2013 are to the standard however in the CHPS 1982 and Draft CHPS 2009 are still subject to heritage discretion. The discretionary floor area does not take into account the heritage discretion which may prevent development with the indicated floor areas.



**Heritage Listing impact**

This section analyses the difference in value of the existing listed properties and the values if they were not listed and the difference in value of additional properties proposed to be listed and their current unlisted value.

The subject property is not proposed to be listed and is not currently listed. Therefore there is no difference in the heritage 'value' of the site between any of the schemes.

**Removal of Heritage discretion for non listed but adjacent to heritage listed properties**

The impact of removal of heritage discretion for properties adjacent to existing or proposed heritage listed sites is discussed as follows:

The site is adjacent to 2 heritage listed properties at 115A to 115B Elizabeth Street and 119 Elizabeth Street under the HIPS 2013 and CHPS 2009. Under the CHPS 1982, it is adjacent only to 115-115B Elizabeth Street, although there is still a blanket heritage discretion over the site as a result of this adjacency. Under the HIPS 2013 standard any development of land between 2 heritage listed properties must not be higher than the highest listed building which in this case is 2 storeys. Removal of the uncertainty of the blanket heritage discretion for this property adjacent to 2 listed properties will have a positive impact as a 2 storey development will be permitted.



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### Optimum market preferences for development

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Current optimum market preferences in respect of the factors that determine the value of the land in terms of realisable development potential are summarised as follows:

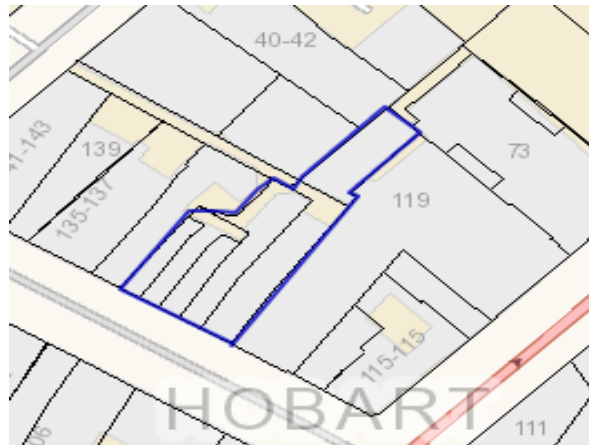
Current optimum market preferences in respect of the factors that determine the value of the land in terms of realisable development potential are summarised as follows:

- Building height;
- Total lettable floor area;
- Potential design including solar aspects;
- Frontage to a street (or streets);
- Topography i.e. sloping or level land;

12.5 121-131 Elizabeth Street



121-131 Elizabeth Street



Address	121-131 Elizabeth Street
Land area	Total site approximately 1,093 sqm
Title References	121-123 Elizabeth Street - CT 35847/2 - 308 sqm. 125 Elizabeth Street - CT 35847/1 - 243 sqm. 127 Elizabeth Street - CT 125021/1 - 101 sqm. 129 Elizabeth Street - CT 139430/1 - 119 sqm. 131 Elizabeth Street - CT 124316/1 - 89 sqm. 44 Melville Street- CT /1 - 233 sqm.
Current zoning	"Cental Retail" & "Central Commercial and Administrative" CHPS 1982
Proposed zoning	"Central Business" Draft HIPS 2013
Improvements	Retail shops
Last sale	Various ownerships 125 Elizabeth Street - \$562,000 11 April 2013

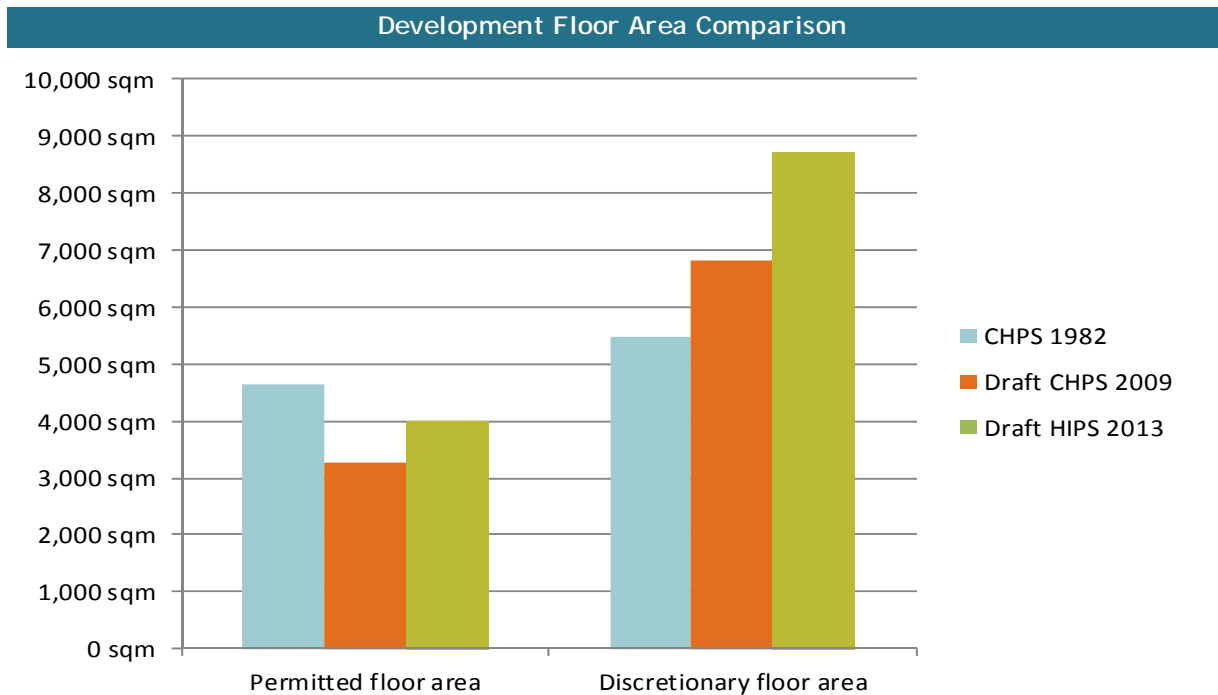
Analysis and Conclusions  
on Relative Values

The following table analyses the comparative differences and effects of the existing and draft planning schemes. Refer to Appendix 3 for detailed analysis of development potential in each scheme:

	CHPS 1982	Draft CHPS 2009	Draft HIPS 2013
<b>Comparative differences in provisions of the schemes</b>	<ul style="list-style-type: none"> <li>• Overall heritage discretion;</li> <li>• 42 m permitted height provision and permitted basic plot ratio of 4.0 and discretionary maximum plot ratio of 5.0 for "Central Retail" zone, and permitted basic plot ratio of 5.25 and discretionary maximum plot ratio of 7.0 for "Central Commercial and Administrative" zone;</li> <li>• Permitted 4 storeys over Elizabeth Street properties (overall plot ratio yield of 4.0) and 5.25 storeys over 44 Melville Street with overall plot ratio yield of 4.0 and total permitted floor area 4,663.3 sqm + heritage discretion. No. of storeys not guaranteed due to heritage discretion. (discretionary excluding heritage provisions 5,465 sqm and plot ratio 5.0 and 7.0) refer Appendix 3;</li> <li>• Notwithstanding due to the heritage adjacency discretion there is no true 'permitted' floor area over any of the titles.</li> </ul>	<ul style="list-style-type: none"> <li>• Overall heritage discretion;</li> <li>• 10 m height permitted, 30 m discretionary;</li> <li>• No plot ratio provisions;</li> <li>• Permitted 3 storeys ('plot ratio' yield of 3.0) with total permitted floor area 3,279 sqm + heritage discretion which does not guarantee 3 floors. (discretionary excluding heritage provisions 6,809 sqm.) refer Appendix 3.</li> <li>• Discretionary Urban design envelopes;</li> <li>• Notwithstanding due to the heritage adjacency discretion there is no true 'permitted' floor area for any of the titles.</li> </ul>	<ul style="list-style-type: none"> <li>• Heritage standard is permitted development up to one storey higher than adjoining heritage listed property (relevant to only some titles);</li> <li>• No plot ratio provisions;</li> <li>• Height controlled by 22.4.1 A1 &amp; A4, 30 m permitted with no maximum, higher discretionary; Permitted 3 to 8 storeys ('plot ratio' yield of 3.0 to 5.10) with total permitted floor area of 3,990.5 sqm. (discretionary excluding heritage provisions 8,728 sqm and 'plot ratio' yield of 5.0 to 12.0) refer Appendix 3.</li> <li>• Discretionary Amenity Building envelope incorporating solar penetration.</li> </ul>

Values under the schemes	The base value is considered to be the existing value under CHPS 1982.	The value under the 2009 scheme is considered to be less due to the reduced permitted floor area.	The value under the HIPS 2013 is considered to be similar as there is not a large variance in the permitted floor area. Notwithstanding the 6 lots are in separate ownership and development as a whole seems unlikely. Individually they appear to be unaffected.
Contribution to value by key permitted and discretionary provisions	<ul style="list-style-type: none"> <li>• Height and plot ratio provisions;</li> <li>• Permitted and discretionary developed floor areas;</li> <li>• Overall heritage discretion on all titles;</li> </ul>	<ul style="list-style-type: none"> <li>• Overall heritage discretion on all titles;</li> <li>• Limited height provisions;</li> <li>• Discretionary Urban design envelopes;</li> </ul>	<ul style="list-style-type: none"> <li>• Permitted development standards including heritage provisions;</li> <li>• Permitted and discretionary developed floor areas;</li> <li>• Discretionary Amenity Building Envelope;</li> <li>• Heritage influence only on some titles;</li> </ul>

The following chart identifies developable floor areas based on permitted and discretionary standards in each of the schemes. The permitted floor areas in the Draft HIPS 2013 are to the standard however in the CPS 1982 and Draft CHPS 2009 all titles are still subject to heritage discretion. The discretionary floor area under all schemes does not take into account the heritage discretion which may prevent development with the indicated floor areas.



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**Heritage Listing impact**


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This section analyses the difference in value of the existing listed properties and the values if they were not listed and the difference in value of additional properties proposed to be listed and their current unlisted value. The subject properties are proposed to be listed.

	Heritage Listed Values	Non Heritage Listed Values
Lot 1 - 121-123 Elizabeth Street	Limited impact due to the small size of the property. The property will also be subject to the standard for height being one storey higher than an adjacent heritage building and in this case 3 x storeys maximum.	Values marginally restricted due to height restrictions but not substantial as small individual properties with limited scope for development.
Lot 2 - 125 Elizabeth Street	Limited impact due to the small size of the property.	
Lot 3 - 127 Elizabeth Street	Limited impact due to the small size of the property.	
Lot 4 - 129 Elizabeth Street	Limited impact due to the small size of the property.	
Lot 5 - 131 Elizabeth Street	Limited impact due to the small size of the property. The property will also be subject to the standard for height being one storey higher than an adjacent heritage building and in this case 3 x storeys maximum.	
Lot 6 - 44 Melville Street	Limited impact due to the small size of the property. The property will also be subject to the standard for height being one storey higher than an adjacent heritage building and in this case 3 x storeys maximum.	

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**Removal of Heritage discretion for non listed but adjacent to heritage listed properties**


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The impact of removal of heritage discretion for properties adjacent to existing or proposed heritage listed sites is discussed as follows:

It is proposed to heritage list some of the adjoining properties including 119 Elizabeth Street, 133 Elizabeth Street and 40-42 Melville Street. For the titles not adjoining these proposed listed properties the heritage adjacency discretion is removed.

With the properties not listed or proposed to be listed there is some positive impact in that permitted development would be in accordance with the height standard in the draft HIPS 2013 of one storey higher than an adjoining heritage property which due to the small size of the properties would be limited.

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### Optimum market preferences for development

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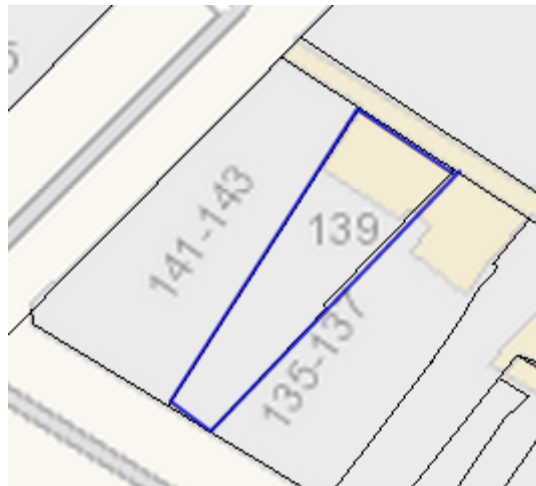
Current optimum market preferences in respect of the factors that determine the value of the land in terms of realisable development potential are summarised as follows:

- Building height;
- Total lettable floor area;
- Potential design including solar aspects;
- Frontage to a street (or streets);
- Topography i.e. sloping or level land;

12.6 139 Elizabeth Street



139 Elizabeth Street



Address	139 Elizabeth Street
Land area	Total site approximately 354 sqm
Title References	CT 123918/1 - 354 sqm.
Current zoning	"Central Retail" CHPS 1982
Proposed zoning	"Central Business" Draft HIPS 2013
Improvements	Retail shop
Last sale	\$465,000 24 October 2008

Analysis and Conclusions  
on Relative Values

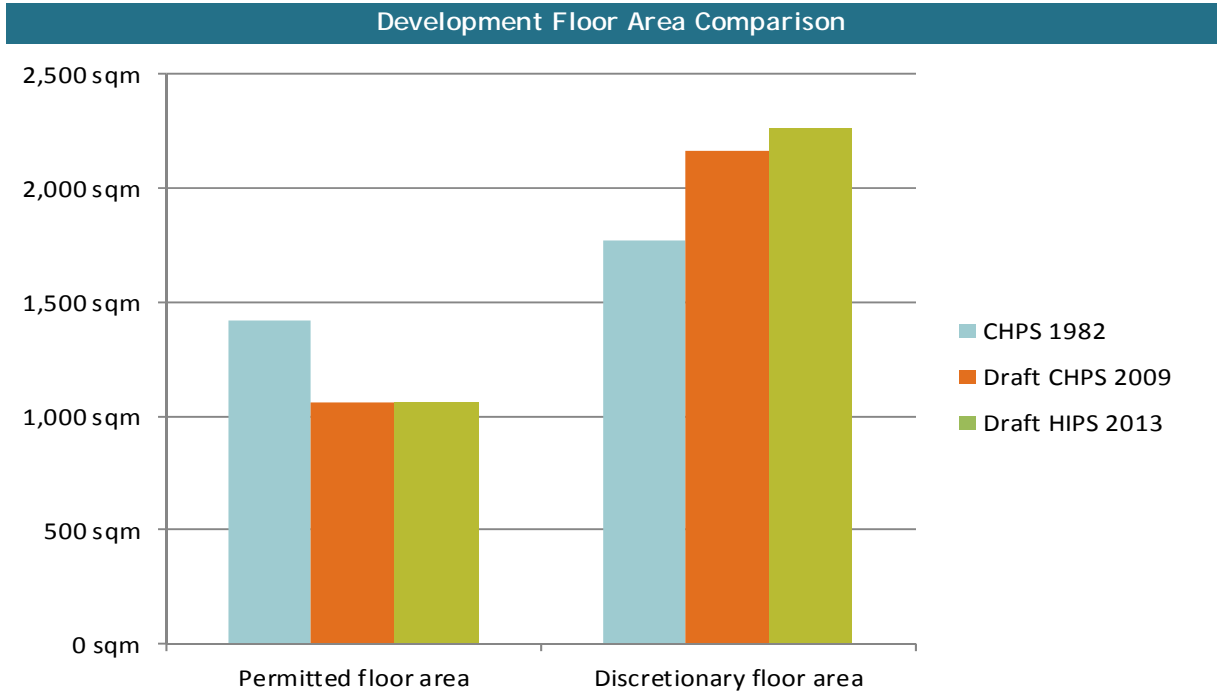
The following table analyses the comparative differences and effects of the existing and draft planning schemes. Refer to Appendix 3 for detailed analysis of development potential in each scheme:

	CHPS 1982	Draft CHPS 2009	Draft HIPS 2013
Comparative differences in provisions of the schemes	<ul style="list-style-type: none"> <li>• Overall heritage discretion;</li> <li>• 42 m permitted height provision and permitted basic plot ratio of 4.0;</li> <li>• Discretionary Maximum plot ratio of 5.0;</li> <li>• Permitted 4 storeys (approx. 14m) over whole site with plot ratio of 4.0 and total permitted floor area 1,416 sqm + heritage discretion (discretionary excluding heritage provisions 1,770 sqm and plot ratio 5.0) refer Appendix 3;</li> <li>• Notwithstanding due to the heritage adjacency discretion there is no true 'permitted' floor area</li> </ul>	<ul style="list-style-type: none"> <li>• Overall heritage discretion;</li> <li>• 10 m height permitted, 30 m discretionary;</li> <li>• No plot ratio provisions;</li> <li>• Permitted 3 storeys ('plot ratio' yield of 3.0) with total permitted floor area 1,062 sqm + heritage discretion (discretionary excluding heritage provisions 2,167 sqm and 'plot ratio' yield of 6.1) refer Appendix 3.</li> <li>• Discretionary Urban design envelopes;</li> <li>• Notwithstanding due to the heritage adjacency discretion there is no true 'permitted' floor area</li> </ul>	<ul style="list-style-type: none"> <li>• Heritage standard is permitted development is no higher than the highest heritage listed building where between two heritage listed buildings;</li> <li>• No plot ratio provisions;</li> <li>• Height controlled by 22.4.1 A1 &amp; A4, 30 m permitted with no maximum, higher discretionary; Permitted 3 storeys ('plot ratio' yield of 3.0) with total permitted floor area 1,062 sqm (discretionary excluding heritage provisions 2,264 sqm and 'plot ratio' yield of 6.4) refer Appendix 3.</li> <li>• Discretionary Building envelope incorporating solar</li> </ul>
Values under the schemes	The base value is considered to be the existing value under CHPS 1982.	The value under the 2009 scheme is considered to be less due to the reduced floor area.	The value under the HIPS 2013 is considered to be less due to the smaller floor area. Notwithstanding this the heritage adjacency is removed and there are permitted standards which are positive outcomes.
Contribution to value by key permitted and discretionary provisions	<ul style="list-style-type: none"> <li>• Height and plot ratio provisions;</li> <li>• Permitted and discretionary developed floor areas;</li> <li>• Overall heritage discretion;</li> </ul>	<ul style="list-style-type: none"> <li>• Overall heritage discretion;</li> <li>• Limited height provisions;</li> <li>• Discretionary Urban design envelopes;</li> </ul>	<ul style="list-style-type: none"> <li>• Permitted development standards including heritage provisions;</li> <li>• Permitted and discretionary developed floor areas;</li> <li>• Discretionary Amenity Building</li> </ul>



			Envelope;
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The following chart identifies developable floor areas based on permitted and discretionary standards in each of the schemes. The permitted floor areas in the Draft HIPS 2013 are to the standard however in the CHPS 1982 and Draft CHPS 2009 are still subject to heritage discretion. The discretionary floor area under all schemes does not take into account the heritage discretion which may prevent development with the indicated floor areas.



**Heritage Listing impact**

This section analyses the difference in value of the existing listed properties and the values if they were not listed and the difference in value of additional properties proposed to be listed and their current unlisted value.

	Heritage Listed Values	Non Heritage Listed Values
139 Elizabeth Street	Limited impact on the property due to its small size.	If not listed it would be subject to heritage adjacency provision so little difference in value.

**Removal of Heritage discretion for non listed but adjacent to heritage listed properties**

The impact of removal of heritage discretion for properties adjacent to existing or proposed heritage listed sites is discussed as follows:

It is not proposed to list the subject property. The property is adjacent to two heritage listed properties and the height of any development would not be higher than the highest adjoining heritage property.

This would give certainty to development whereas the heritage discretion may have a negative impact.

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### Optimum market preferences for development

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Current optimum market preferences in respect of the factors that determine the value of the land in terms of realisable development potential are summarised as follows:

Current optimum market preferences in respect of the factors that determine the value of the land in terms of realisable development potential are summarised as follows:

- Building height;
- Total lettable floor area;
- Potential design including solar aspects;
- Frontage to a street (or streets);
- Topography i.e. sloping or level land;

### 13.0 Conclusions

Overall effect of the Draft HIPS 2013 on the properties in the study area individually and collectively is considered to be positive due to the following key factors:

- Removal of overall heritage discretion (immediately adjacent or opposite);
- More certainty of permitted developable floor area;
- Provision of a building envelope and height standards
- Structured performance criteria to vary from the permitted "Acceptable Solutions" standard.

Date of Report 6 July 2013

Inspecting Valuer



Andrew Cubbins  
Senior Valuer  
FAPI, Dip Val, CPV  
API Member 40020

Counter Signatory	<i>The counter signatory confirms that the report is genuine and is endorsed by Opteon (Tasmania) Pty Ltd. The counter signatory may not have formally inspected the property or comparable sales. The opinion of value has been arrived at by the principal signatory.</i>
Important	<i>This report is subject to the definitions, qualifications and disclaimers and other comments contained within this report.</i>
Pecuniary Interest	<i>We confirm that the valuer does not have any pecuniary interest that would conflict with the proper valuation of the property.</i>

## 14.0 Assumptions, Conditions and Limitations

Abbreviated Short Form Report	<i>This report has been prepared with acknowledgement by the client that the valuation is presented in the form of an abbreviated short form report as per standing instructions where applicable. A more detailed report with additional advice can be provided if required. This report is subject to the definitions, qualifications and disclaimers and other comments contained within this report.</i>
Scope of Work Undertaken	<i>The scope of work undertaken by the valuer in completing the report has included:</i> <ul style="list-style-type: none"> <li>• <i>Collation of information from relevant parties regarding the subject property;</i></li> <li>• <i>Undertaking our own research regarding the subject property;</i></li> <li>• <i>An inspection of the properties from the street frontage only;</i></li> <li>• <i>Undertaking market research in terms of values and/or costs of similar properties; and</i></li> <li>• <i>Preparation of this report.</i></li> </ul>
Third Party Disclaimer	<i>This report has been prepared for the private and confidential use of our client, Hobart City Council for the specified purpose. It should not be reproduced in whole or part; or any reference thereto; or to the valuation figures contained herein; or to the names and professional affiliation of the Valuer(s) without the express written authority of Opteon (Tasmania) Pty Ltd or relied upon by any other party for any purpose and the valuer shall not have any liability to any party who does so. Our warning is registered here, that any party, other than those specifically named in this paragraph should obtain their own valuation before acting in any way in respect of the subject property.</i>
Full Disclosure Disclaimer	<i>Whilst we have attempted to confirm the veracity of information supplied, the scope of work did not extend to verification of all information supplied or due diligence. Our valuation and report has been prepared on the assumption the instructions and information supplied has been provided in good faith and contains a full disclosure of all information that is relevant. The valuer and valuation firm does not accept any responsibility or liability whatsoever in the event the valuer has been provided with insufficient, false or misleading information.</i>
Digital Copies of Reports	<i>Where a report has been provided in digital copy and has not been received directly via our firm, the report contents, especially the valuations and critical assumptions, should be verified by contacting the issuing office to ensure the contents are bona fide. In particular if the reader of this report has suspicions that the report appears to be tampered or altered then we recommend the reader contact the issuing office.</i>
Reliance on Whole Report	<i>This report should be read in its entirety, inclusive of any summary and annexures. The valuer and valuation firm does not accept any responsibility where part of this report has been relied upon without reference to the full context of the valuation report.</i>
Publication of Report	<i>The publication of the valuation or report in whole or any part, or any reference thereto, or the names and professional affiliations of the valuers is prohibited without the prior written approval of the valuer as to the form and context in which it is to appear.</i>
Market Change Disclaimer	<i>This report is current as at the Date of the Report only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this report is relied upon after the expiration of three months from the date of issue of the report, or such earlier date if you become aware of any factors that have any effect on the report. We recommend the valuation be reviewed at regular intervals.</i>
Land and Building Area Disclaimer	<i>In the event actual surveyed areas of the property are different to the areas adopted in this report the survey should be referred to the valuer for comment on any valuation implications. We reserve the right to amend our valuation in the event that a formal survey of areas differs from those detailed in this report.</i>
Native Title Assumption	<i>We are not experts in native title or the property rights derived there from and have not been supplied with appropriate expert advice or reports. Therefore, this valuation is made assuming there are no actual or potential native title interests affecting the value or marketability of the property.</i>

Site Survey Disclaimer	<i>This report is not a site survey and no advice is given in any way relating to survey matters. Any comments given in relation to the property are not given in the capacity as an expert, however, are based on our inspection of the property and review of the Certificate of Title plans. Should the addressee require absolute certainty in relation to encroachments we recommend that a surveyor be engaged to provide appropriate advice and a survey of the property if considered necessary.</i>
Geotechnical Assumption	<i>We have not sighted a geotechnical engineers' survey of the property. We are not experts in the field of civil or geotechnical engineering and we are therefore unable to comment as to the geotechnical integrity of the ground and soil conditions. It is specifically assumed that there are no adverse geotechnical conditions that compromise the utility of the property for the current or highest and best use. In the event there is found to be adverse ground conditions we recommend the matter be referred to this Company for comment.</i>
Planning Disclaimer	<i>Town planning and zoning information was informally obtained from the relevant local and State Government authorities. This information does not constitute a formal zoning certificate. Should the addressee require formal confirmation of planning issues then we recommend written application be made to the relevant authorities to obtain appropriate current zoning certificates.</i>
Heritage Disclaimer	<i>Heritage information was informally obtained from the relevant local, State and Federal authorities. Should the addressee require formal confirmation of the heritage status then we recommend written application be made to the relevant authorities.</i>
Building Services Assumption	<i>No documentation or certification has been sighted to verify the condition of building services, and we have assumed that building services are operational and satisfactorily maintained.</i>
Condition/Structural Disclaimer	<i>This report is not a condition or structural survey and no advice is given in any way relating to condition or structural matters in the capacity of an expert. A condition or structural report on the building and/or its plant and equipment has not been sighted, and nor have we inspected unexposed or inaccessible portions of the premises. Therefore we cannot comment on the structural integrity, any defects, rot or infestation of the improvements, any use of asbestos or other materials now considered hazardous or areas of non-compliance with the Building Code of Australia, other than matters which are obvious and which are noted within this report.</i>
Environmental Disclaimer	<i>This report is not an environmental audit and no advice is given in any way relating to environmental matters. Any comments given as to environmental factors in relation to the property are not given in the capacity as an expert. This assessment of value is on basis that the property is free of contamination. In the event the property is found to contain contamination the matter should be referred to this office for comment. Given contamination issues can have a significant impact on the Market Value of the property, we reserve the right to review and if necessary vary our valuation if any contamination or other environmental hazard is found to exist.</i>
Future Value Disclaimer	<i>Any comments are made in relation to future values are based on general knowledge and information currently available. These comments should not be construed as a prediction of future value levels or a warranty of future performance as the property market is susceptible to potential rapid and unexpected change caused by multiple factors. Ultimately current expectations as to trends in property values may not prove to be accurate.</i>
Information Availability (Market Evidence)	<i>In preparing this valuation the valuer has researched market evidence from various sources. While we believe the information to be accurate, not all details have been formally verified. Due to privacy laws, confidentiality agreements and other circumstances beyond our control, the valuer may not have had access to: Personal details of parties involved in transactions and is therefore unable to confirm whether such dealings are arm's length transactions; Information on recent transactions which are yet to become public knowledge; Copies of leases/contracts to confirm rents/prices and to ascertain whether or not rents/prices are inclusive or exclusive of GST. In the event additional market evidence information becomes available regarding these circumstances this may affect the opinion expressed by the valuer. Nevertheless the valuation is based on information and market evidence reasonably available to the valuer as at the date of the valuation in accordance with usual valuation practices.</i>

## 15.0 Appendix 1 – Market Commentary

### 15.1 Hobart Office Property Market Commentary

#### 15.1.1 Background and Overview

Hobart's office market is small in comparison to mainland capital cities. The total stock of office accommodation in Hobart according to the Property Council Australia January 2013 Office Market Report is approximately 362,000 sqm. This compares with Sydney's office market of 4,860,000 sqm, Melbourne 4,216,000 sqm and Adelaide 1,340,000 sqm.

As a consequence, Hobart's office market is volatile to supply fluctuations although traditionally supply has been demand driven with new office accommodation primarily resulting from pre-commitment by major tenants with little speculative development.

The State and Commonwealth Governments have a major influence within Tasmania's office market with the public sector occupying by far the majority of accommodation as both owner occupiers and tenants. Government's influence impacts most heavily on the 'A' grade sector of the market, with government departments and instrumentalities predominantly occupying superior quality office accommodation. As a result of the contraction of the public sector, this is having a detrimental impact upon Hobart's office property market. A number of State Government lease renewals in recent years has resulted in a reduction of lettable area occupied, with more reductions likely as leases expire.

There has also been a significant increase in the vacancies in the "B" and "C" grade sectors of the office property market. This increase has primarily come from the private sector. In recent years we have seen a number of major private sector tenants have made a flight for quality upgrading from "B" to "A" grade accommodation with larger floor plates resulting in a more efficient use of space, which has assisted in maintaining the relatively strong "A" grade sector of the market, however has substantially affected the "B" and "C" grade sectors of the market.

Another contributing factor has been the rationalisation of a number of professions, with a number of firms amalgamating, resulting in a decrease in floor space requirements. There has also been structural change within a number of national organisations, as they strive to maintain historic profit levels in the difficult global economic climate, and thus have outsourced or relocated a number of functions to the mainland. Due to soft current economic conditions, we have also seen a decrease in demand for office accommodation from smaller private organisations.

During 2013, there were two new major additions to Hobart's office property market with the completion of Stage 2 of 137 Harrington Street, Hobart and the office component at the "Wellington Centre", 42 Argyle Street, Hobart, whilst there was negligible withdrawals the market place. There is not considered to be any significant change to Hobart's office stock level in 2013.

137 Harrington Street provides approximately 5,000 sqm of "A" grade office accommodation and was constructed on a pre-commitment from MyState Financial. This completes the two stage development for this site, with stage 1 comprising the adjoining section of the building known as 100 Melville Street and was completed in 2008 and provides approximately 3,000 sqm of office space. This building is currently fully leased.

The "Wellington Centre", 42 Argyle Street comprises a substantial mixed use development with supermarket, retail arcade, offices and car parking. The office component comprises approximately 4,800 sqm of "A" grade office accommodation which has been leased by the Department of Health for a mixture of offices and consulting room uses which are currently accommodated within the Royal Hobart Hospital which is situated opposite, and hence is new demand.

The most significant current project is the redevelopment of the Parliamentary Precinct. After a very lengthy delay courtesy of the planning/appeals process, the project finally got the go ahead to proceed in late 2012 with preliminary works commencing in December 2012. We understand re-development will involve the part demolition and refurbishment of a number of existing buildings, along with the construction of a number of new buildings, with a lettable area for the office component believed to be approximately 15,000 sqm. The new office building with frontage to Salamanca Place is scheduled to be the first completed, however is not due to be completed until early 2015.

Notwithstanding the size and scope of that particular project, it is believed that the net gain to the available current stock-list will be relatively limited, with the majority of the space to be re-leased back to the State Government replacing the existing stock on the site. We understand there will be around 2,000 sqm available to lease within the market, although this is more likely to be within existing buildings in their refurbished condition rather than new stock. With the recent contraction of the public sector, there is a concern that other Government departments which are not currently located on the site will be drawn from other buildings within the CBD, thereby leaving behind substantial vacancies.

Whilst a number of other developments have been mooted over the past couple of years, given current economic and office market conditions and current rental levels, they are unlikely to be constructed in the short to medium term without a substantial pre-commitment.

Future construction activity will need to be well managed with current net rentals, building construction costs, and a shortage of prime development sites generally meaning that development is only viable where long term lease pre-commitments can be secured.

The growth in other sectors of the property market in Hobart, including residential, retail, and hotel and leisure, has resulted in some older secondary office buildings being converted for alternative uses. This trend is likely to continue, with a couple of office buildings which occupy key sites currently for sale with vacant possession and may be suitable for conversion to an alternative use. If this does occur, it is likely to assist in reducing the total stock level and vacancy rates over time.

### 15.1.2 Rentals

Our research indicates that in recent times increasing vacancy rates are beginning to place downward pressure on rental levels with longer leasing periods and limited demand. Generally, current rentals for office accommodation for various grades can be summarised as follows:

Grade:	Gross Rent \$ psm:	Outgoings \$ psm:	Net Rent \$ psm:
'A' Grade	\$300 - \$385	\$90 - \$105	\$210 - \$280
'B' Grade	\$190 - \$300	\$60 - \$90	\$130 - \$200
'C' Grade	\$140 - \$190	\$40 - \$65	\$100 - \$125
'D' Grade	\$90 - \$140	\$35 - \$50	\$55 - \$90

Rental levels are dependent upon a range of factors including the quality of accommodation, overall area of the tenancy, location and views. The rates provided are representative of general market parameters and do not constitute an opinion of the rental value of any properties in particular.

The above rentals are quoted on an effective basis plus GST, tenancy cleaning and light and power. Face rentals are dependent upon the extent of incentives, rent review provisions and the term of the lease.

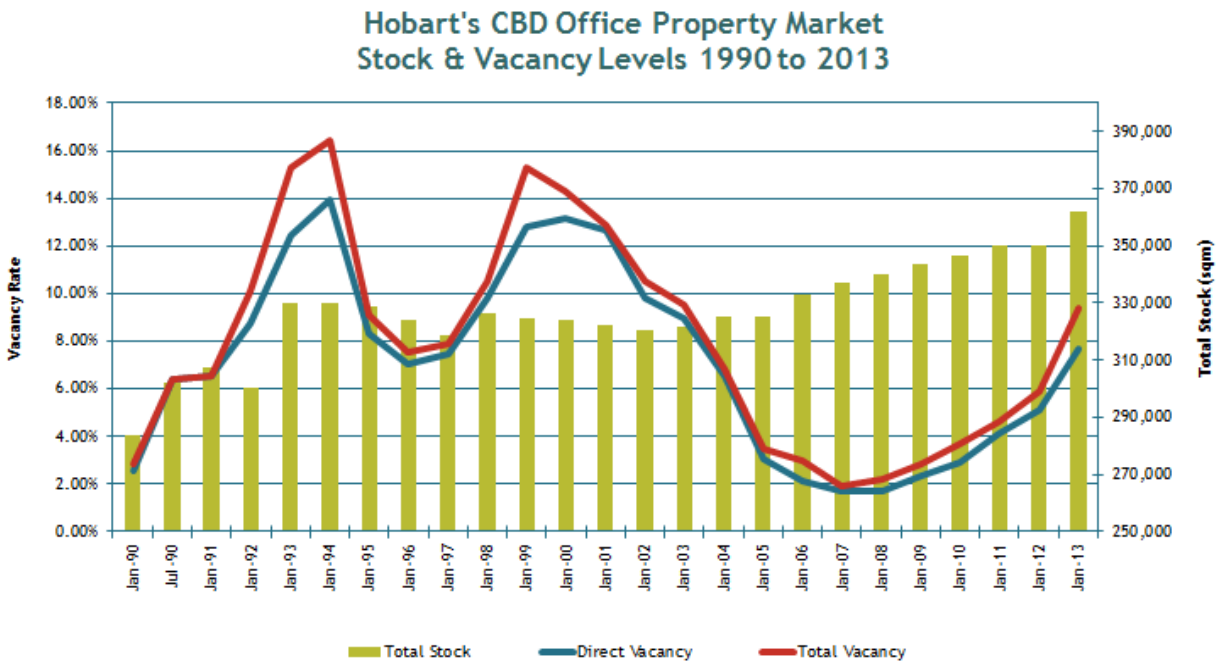
There is evidence of leasing incentives in the market. These incentives are generally in the form of a fit-out contribution or rent free periods, with incentives generally in the range of 5-10% for long term leases.

In recent years there has been a steady increase in outgoings, in particular with statutory and utility charges. It is noted some owners are trying to hedge against such inflationary impacts with net rental structures or the recovery of outgoings over base amounts starting to filtrate the leasing market.

### 15.1.3 Vacancy Rates

The Property Council of Australia Office Market Report, January 2013 indicates that the overall vacancy in Hobart’s CBD office market was 9.4% (1.7% sub-lease). This reflects a weakening from 5.9% in January 2012 and 1.9% in January 2007. This year’s figure was the seventh consecutive yearly increase.

The following graph illustrates historic trends in Hobart’s vacancy rate and supply of office accommodation from January 1990 to January 2013.



SOURCE: PCA Office Market Reports



## Vacancy By Grade:

Grade:	Jan-07	Jan-08	Jan-09	Jan-10	Jan-11	Jan-12	Jan-13	Current Stock	Vacancy	12 mths Net Absorption
'A' Grade	1.22%	1.29%	3.48%	2.50%	2.30%	3.60%	4.90%	180,391	8,755	7,791
'B' Grade	1.92%	3.20%	3.04%	5.40%	9.50%	10.10%	17.80%	73,238	12,994	-3,930
'C' Grade	3.20%	3.43%	1.88%	5.20%	5.90%	7.70%	14.20%	73,652	10,364	-5,454
'D' Grade	2.57%	1.52%	1.24%	2.30%	2.50%	4.30%	5.50%	35,381	1,947	-420
All Grades	1.95%	2.18%	2.81%	3.67%	4.55%	5.90%	9.40%	361,816	34,060	-2,013

"A" grade office accommodation currently accounts for approximately half of Hobart's office market with a stock level of approximately 180,000 sqm. This sector continues to be the strongest performing sector with the vacancy rate currently standing at 4.90%, although has softened over the past 12 months, as it is up from 3.6% last year. This increase in vacancies has come from a mixture of both State and private sectors. We have seen a couple of major private sector tenants in recent years make a flight for quality, upgrading from "B" to "A" grade accommodation which has assisted in maintaining the relatively strong "A" grade sector, despite the contraction of the public sector. The increasing vacancy rate trend in this sector is likely to increase further in the short term as a result of a further contraction of the Public sector.

The "B" Grade office category is the weakest performing sector with a significant increase in vacancies over the past couple of years, and currently sits at 17.8%, up from 10.1% last year. This is primarily a result of some major occupiers vacating a number of buildings to consolidate their operations in new "A" grade buildings. The trend of an increasing vacancy is also continued within the lower "C" and "D" grade offices.

#### 15.1.4 Yields and Capital Values

The commercial market over the past 12 months or so has been characterised by generally reduced levels of sales activity with limited demand.

Due to the lack of demand and confidence within the overall market, this has resulted in a softening of yields over the past couple of years. Depending on the property, we have seen yields generally weaken in the vicinity of 0.5% - 1.5%. This softening of yields is in part a result of a lack of forecast rental growth, and thus investors are now focussing more on a property's Weighted Average Lease Expiry (WALE), with a longer lease term and hence income security being more appealing. Sales activity which has occurred over the past couple of years indicate market yields generally in the range of 8.5-10.5% for securely leased 'A' grade premises, with higher yields being recorded for secondary properties and for properties with inferior lease tenures/covenants.

Generally, sales of securely leased properties reflect \$1,750-\$3,000 psm net lettable area, with vacant properties reflecting \$1,000-\$2,000 psm net lettable area. The variations in price are driven by differences in lease covenants, the level of passing rentals, rental growth prospects, suitability for owner occupation, depreciation benefits, and physical characteristics including age, design, construction and the provision of on-site car parking.

As a result of the low interest rate environment and softening property yields, we have seen the rise of owner occupiers with purchasing a property now more appealing than paying rent with interest rates lower than property yields.

Until 2009, the commercial office market had experienced strong levels of growth driven by a shortage of good development sites, upward pressure on rentals, and a strengthening of yields due to a competitive investment property market, and this combination of factors had resulted in significant capital growth within this sector. However, we consider Hobart's office property market is currently softening with the outlook for the next three to five years being more uncertain given the ongoing effects of the global financial crisis together with other external economic factors and the budgetary woes of the State government resulting in a contraction of public sector workforce.

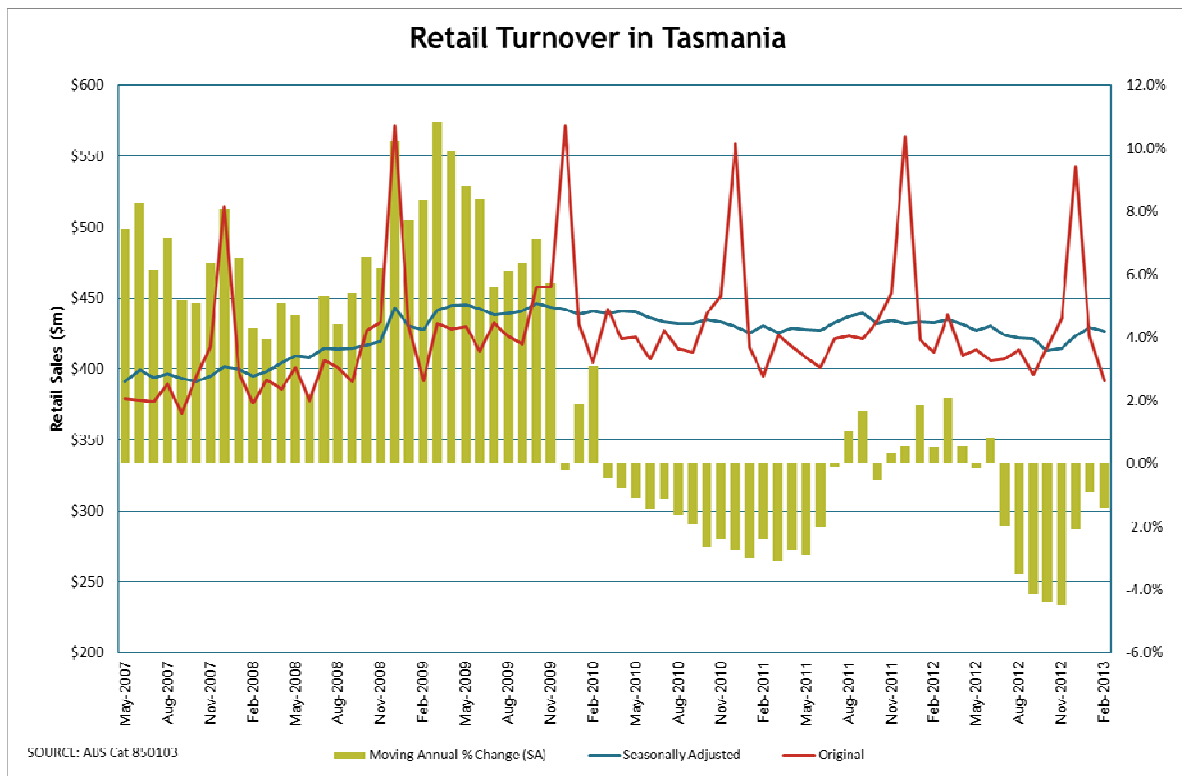
## 15.2 Retail Property Market Commentary

In the last 3 years, the retail sector has been subject to softening market conditions as a consequence of falling retail sales off the back of a weak economic environment, strong Australian dollar and the increasing use of internet shopping. This is exacerbated in Tasmania with a significant downturn in key industries (forestry, manufacturing, civil and residential construction etc.) and the budgetary constraints of the state government impacting on business and consumer confidence.

The market has also been subject to an increase in supply of retail space particularly in the major centres in the south of the state. A number of the developments are still under construction and are due to be completed in the next 2 years. Furthermore, there are a number of planned and potential developments gathering momentum, some of which are pre-committed to national retailers. This is likely to place further pressure on retail turnover and rents, potentially to the detriment of existing local retail traders.

### 15.2.1 Tasmania's Retail Sales

After a sustained period of growth to December 2009, Tasmania's retail turnover has been relatively volatile since, predominately recording negative growth. The Australian Bureau of Statistics seasonally adjusted estimates (Cat 8501.0) shows that as at February 2013 Tasmania's annual retail sales seasonally adjusted was \$426,700,000. Annual retail sales, over the past six years in Tasmania, are depicted in the following graph:



The graph shows a significant downturn in retail turnover for the period March 2010 to February 2013, which appears to be a factor in rising vacancy levels. Whilst market conditions vary across the state, it is broadly our view that this trend is having an impact on demand, rents, increases in incentives and softening yields.

The impact of falling retail turnover has become evident in rental negotiations, particularly in the north of the state. In the period 2006 to 2009, the market was subject to low vacancy, strong demand and a positive outlook where existing or potential tenants had an expectation of growth. There was competition for space and invariably landlords achieved good rental growth. However, with the subsequent softening conditions, the primary focus is now turnover and therefore affordability. In spite of falling turnover, operating costs (wages, rents subject to annual fixed and cpi reviews, utilities, outgoings etc.) in both real terms and as a percentage of turnover have increased. The feedback from commercial agents and landlords indicates that in addition to location, the relationship between gross occupancy costs and turnover is the key factor.

## 15.2.2 Rental Levels and Vacancies

As a result of the increase in supply of retail floor space and changes in economic conditions, a number of vacancies are appearing throughout Tasmania. This is particularly evident within Hobart's city centre, where a number of key tenancies which in the past have been tightly held have become available for lease. However, a number of new businesses to the State have leased many of these tenancies.

The expansion and development of a number of suburban shopping centres in recent years has been to the detriment of many traditional strip retail areas, with many customers in suburban locations preferring to shop in centres closer to home, with these centres often incorporating free parking and enclosed malls.

The retail property market for smaller commercial precincts in outer suburbs, satellite or country townships is generally dominated by owner occupiers excepting large organisations such as banks, government departments etc. Rental evidence for such areas is therefore limited.

### 15.2.3 Yields

Strip retail properties throughout Tasmania have generally been thinly traded, however this is due in part to limited stock on the market.

There have however been a number of sales of shopping centres throughout Tasmania with various property trusts, in particular Centro, realising their assets. These properties have predominately been purchased by high net worth private investors.

Recent sales have indicated a softening of yields for retail properties from the peak of the market of between 0.25 - 1.5%, with properties located in secondary retailing positions being worst affected.

Yields for strip retail premises in the north and south regions are generally in the range of 6.5 - 8% for prime CBD shops and 7.5 - 10% for suburban localities. Yields for shopping centres are currently in the range of 8 - 10% depending upon price bracket, tenancy profile, prospects for rental growth, and the characteristics of the centre and catchment area.

There has been limited market evidence on the north west coast with two Devonport CBD retail properties reflecting relatively high yields in excess of 9% in spite of national tenants. The sales would appear to have indicated a particularly negative economic environment and risk averse local market segment. Sales of property in the sub \$1 million price bracket has reflected yields in the range of 7.5% - 9%.

In light of the prevailing economic circumstances there is potential for some further softening of yields, particularly for secondary properties, and also in respect of higher value assets where institutional investors have been cautious in pursuing acquisitions since the recent economic downturn. This could result in downward pressure on capital values in the short to medium term.

### 15.2.4 Major Sales Activity

The international credit crisis has had a devaluing effect on listed property trusts, and yields that this sector can afford to pay have increased accordingly, with this sector of the market continuing to dispose of major centres throughout Tasmania over the past 18 months.

Centro has been the most active having sold the Coles and K-mart anchored New Town Plaza and Launceston Plaza, along with the landmark Cat and Fiddle Arcade within central Hobart. The Retirement Benefits Fund also sold Elizabeth Plaza, which adjoins the Cat and Fiddle Arcade, to the same purchaser who has recently gained approval for re-development. The purchaser, Western Australian based investor/developer, Gerard O'Brien, now holds a substantial portion of the central retail block, already owning the adjoining Target and Harris Scarfe Department Store buildings.

### 15.2.5 Development Activity

Despite softening market conditions, there are a number of major retail developments currently under construction or mooted throughout Tasmania.

A multi-level mixed use development at 42-44 Argyle Street (opposite the Royal Hobart Hospital) in Hobart's city centre has recently been completed. This development includes a Woolworth's Supermarket in the basement, retail arcade on the ground floor with various levels of offices and public car parking above. The car park is to be strata titled and owner operated by the Hobart City Council.

Construction is mooted to commence in 2013 of Stage 1 of the \$100 million re-development of the Myer site within Hobart's city centre. The improvements on the Liverpool Street section of the site were destroyed following a major fire in September 2007, however the re-development will include both the Liverpool and Murray Street sections of the property. The property was purchased in 2009 by prominent local investor/developer Emanuel Kallis who intends to construct a 12 storey building accommodating a foodcourt, retail arcade, Myer's Department Store and a hotel.



#### 15.2.6 Conclusion:

Overall we have some reservations about the short term future for the retail property market in Tasmania given the amount of recent development activity, increasing vacancies, falling consumer confidence and retail sales, limited population growth and reduced acquisition activity by property trusts which is placing downward pressure on rentals and softening yields and hence detrimentally impacting capital values. In the longer term retail property (especially prime) is expected to continue to be a solid performer.

## 16.0 Appendix 2 – Market Evidence

### 16.1 Sales Evidence

Sales of development sites close to the study area are as follows:

<b>Property</b>	4/171 Argyle Street, Hobart, Tasmania		
			
<b>Sale Price</b>	\$1,300,000	<b>Sale Date</b>	15-Apr-11
<b>Comments</b>	<p>The property comprises a former car yard incorporating a two level commercial building providing office and workshop accommodation together with amenities. The building is constructed of brick external walls with a metal deck roof and was built circa 1980s. The improvements have a total gross building area of approximately 108 sqm and provide a site coverage of approximately 6%. The property is situated on the corner of Warwick Street approximately 1 kilometre north of Hobart's CBD. The site is zoned "Central Service" and has a site area of approximately 1,718 sqm. The property was sold to an owner occupier.</p>		
<b>Property</b>	69 Argyle Street, Hobart, Tasmania		
			
<b>Sale Price</b>	\$2,200,000	<b>Sale Date</b>	06-Oct-08
<b>Comments</b>	<p>The property comprises a commercial development site, which was formerly a service station with a site of approximately 1,819 sqm. The property is situated on the corner of Argyle and Melville Streets, on the northern fringe of Hobart's Central Business District, and experiences a good level of passing traffic. The site is zoned "Central Commercial and Administrative". The property was sold with vacant possession and was purchased by a developer.</p>		

**Property** 67 Argyle Street, Hobart, Tasmania



**Sale Price** \$1,100,000 **Sale Date** 04-Jul-08

**Comments** The property comprises a low clearance mechanical workshop of basic quality together with a retail shop, located on a site of approximately 759 sqm. The building is constructed of brick external walls and was built circa 1954. The improvements have a total gross building area of approximately 692 sqm. The property is situated on the northern fringe of Hobart's Central Business District, and experiences a good level of passing traffic. The site is zoned "Central Commercial and Administrative". The property was sold fully leased with an unexpired lease term of approximately 0.7 years and was purchased by an adjoining property owner as part of a redevelopment site.

**Property** 98-110 Argyle Street, Hobart, Tasmania



**Sale Price** \$1,935,000 **Sale Date** 20-Mar-08

**Comments** The property comprises a car dealership yard, located on a prominent corner site of approximately 1,754 m<sup>2</sup>, at the intersection of Argyle and Brisbane Streets in Hobart's preferred vehicle dealership precinct. Improvements comprise a workshop and sales office with a gross building area of approximately 224 m<sup>2</sup>. The site is zoned "Central Service". The property was sold with vacant possession and was purchased by the sitting tenant for further development.

**Property** 60 Argyle Street, Hobart, Tasmania



**Sale Price** \$1,700,000 **Sale Date** 01-Sep-07

**Comments** The property comprises a two level, freestanding tavern utilised as an adult entertainment venue, incorporating two ground level public bars, storage areas, and upper level entertainment area and manager’s residential flat. The property is located on a prominent corner site to Bathurst and Argyle Streets within the northern fringe of the Hobart Central Business District. The property has a total gross building area of approximately 650 square metres (sqm) and a land area of approximately 455 sqm. The property is zoned “Central Commercial and Administrative” and the highest and best use of the property is considered to be for alternative commercial uses. The building is constructed of brick and rendered external walls with corrugated galvanised iron roof and was built circa 1890. The building has been demolished and the property now forms part of the new Bathurst Street Car Park which is under construction.

**Property** 82-84 Bathurst Street, Hobart, Tasmania



**Sale Price** \$1,000,000 **Sale Date** 28-Sep-10

**Comments** The property comprises a vacant block of land zoned “Central Commercial & Administrative” with an area of approximately 982 sqm. The land is in a prime position in the Hobart CBD and is currently used as an open air carpark behind the Commonwealth Bank.



**Property** 31 Melville Street, Hobart, Tasmania



**Sale Price** \$2,300,000

**Sale Date** 18-May-11

**Comments**

The property comprises a mixed showroom and workshop/warehouse facility with frontage to Brisbane Street, together with a detached small office building with frontage to Melville Street. The property is situated on a site of approximately 1,838 sqm. The showroom/workshop building is constructed of brick external walls and was constructed circa 1930, however the showroom was substantially refurbished circa 2000. The workshop/warehouse provides a very basic standard of accommodation. The office building is constructed of masonry block external walls and was constructed circa 1930. The property has a total gross building area of approximately 1,707 sqm. The site is zoned "Central Service ". The property was sold with vacant possession.

**Property** 125 Elizabeth Street, Hobart, Tasmania



**Sale Price** \$562,000

**Sale Date** 11-Apr-13

**Comments**

The property comprises a two level, conjoined retail building situated in the established commercial precinct on the north western fringe of Hobart's CBD. The site has an area of approximately 243 sqm. The building is constructed of brick external walls and was originally constructed circa 1870, and provides a basic standard of accommodation. The improvements have a gross building area of approximately 304 sqm and a gross lettable area of approximately 290 sqm. The property includes a ground floor retail area and a first floor open plan area, the property also offers rear access via a right of way from Melville Street. The site is zoned "Central Retail". The property was sold with vacant possession and was purchased by an investor.

Property 126 Elizabeth Street, Hobart, Tasmania



Sale Price \$420,000 Sale Date 17-Oct-12

Comments The property comprises a three level, conjoined retail building situated in the established commercial precinct on the north western fringe of Hobart's CBD. The site has an area of approximately 98 sqm. The building is constructed of brick, sandstone and weatherboard external walls and was originally constructed circa 1820, and provides a fair standard of accommodation. The improvements have a gross building area of approximately 198 sqm. The property also offers a basement store, ground floor retail and a 3 bedroom 1 bathroom residential flat to the upper level which has been partially renovated. The site is zoned "Central Commercial & Administrative". The property was sold with vacant possession.

Property 221-227 Elizabeth Street, Hobart, Tasmania



Sale Price \$1,511,000 Sale Date 04-Sep-09

Comments The property comprises a former car yard incorporating a single level commercial building providing showroom, office and workshop accommodation together with amenities. The building is constructed of brick external walls and glazed display area with galvanised iron roof and was built circa 1968. The improvements have a total gross building area of of approximately 362 sqm and provide a site coverage of approximately 14%. The property is situated in a prominent trading position approximately 300 metres north from Hobart's central block. The site is zoned "Central Commercial and Administrative" and has a site area of approximately 2,630 sqm. The property was sold to an owner occupier for an alternative land use.

**Property** 152-170 Campbell Street, Hobart, Tasmania

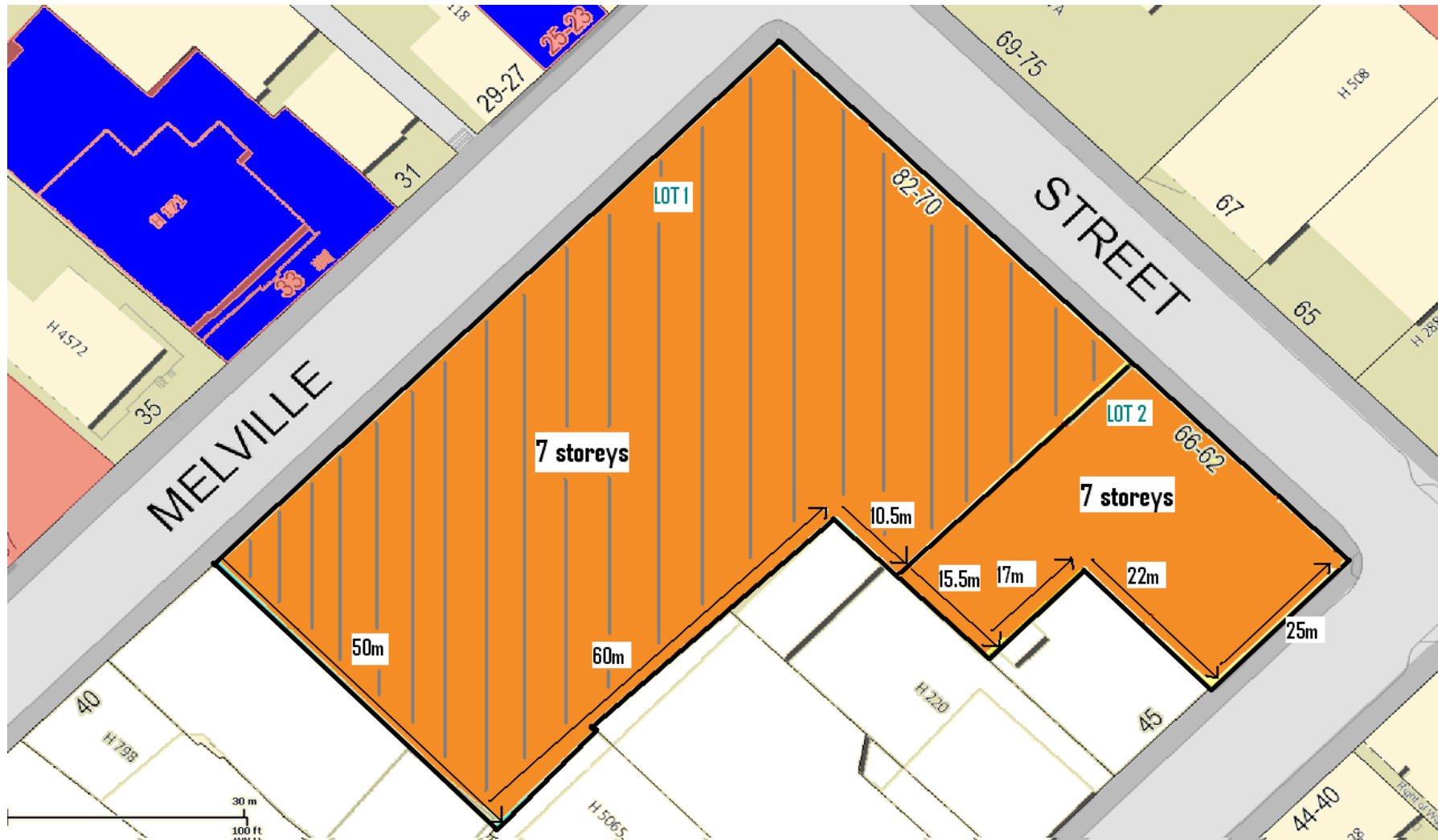


**Sale Price** \$5,000,000 **Sale Date** 01-Apr-13

**Comments** The property comprises a substantial mixed showroom and warehouse complex with a high profile and street frontage to both Campbell and Warwick Streets. This site has an area of approximately 6,908 sqm contained within 10 Certificates of Titles. The property is situated in a mixed use area on the outer north western fringe of Hobart's CBD approximately 1 km from the central retail block. The buildings are constructed of brick eternal walls and were built circa 1980. The improvements have a total gross lettable area of approximately 4,627 sqm. The property provides a functional, albeit dating standard of accommodation. The site is zoned "Central Service". The property was sold with vacant possession except for a small showroom tenancy (Battery World) which is leased. It was purchased by an owner occupier who is also an adjoining owner for re-development into a car showroom, yard and service centre.




### 17.0 Appendix 3 – Permitted and Discretionary Development

Assessment of 62-82 Argyle Street under discretionary height and density provisions of the City of Hobart Planning Scheme 1982





### Assessment of 62-82 Argyle Street under discretionary height and density provisions of the City of Hobart Planning Scheme 1982

Legend:

	Extent of heritage listing in the CHPS 1982.		Additional heritage discretion (adjacent to a heritage place)
	7 storey (10m) height limit, as per the Maximum Plot Ratio for Precinct 2 under Table B1 of the Density Schedule of the CHPS 1982.		

Floor area analysis:

Number of permitted storeys	Notation	Lot number	Dimensions of area covered	Combined area of site covered	Subtotal of permitted floor area
7.0, with overriding heritage adjacency discretion (7 storeys are not guaranteed)		Lot 1	Irregular shape = 5,508m <sup>2</sup>	5,508m <sup>2</sup>	38,556m <sup>2</sup>
7.0		Lot 2	Irregular shape = 1,196m <sup>2</sup>	1,196m <sup>2</sup>	8,372m <sup>2</sup>
PERMITTED FLOOR AREA (excluding areas with a heritage discretion):					8,372m <sup>2</sup>
TOTAL PERMITTED FLOOR AREA					46,928m <sup>2</sup>

### Assessment of 62-82 Argyle Street under discretionary height and density provisions of the City of Hobart Planning Scheme 1982

#### Plot ratio analysis:

Land Title	Lot size	Approx. Width of lot	Approx. Depth of lot	Permitted floor area	Plot ratio of permitted floor area
Lot 1 (CT 102265/1)*	5,508m <sup>2</sup>	50m at rear, 60.5m at frontage	102m/42m	38,556m <sup>2</sup>	7.0
Lot 2 (CT 234356/1)	1,196m <sup>2</sup>	15.5m at rear, 37.5m at frontage	25m/42m	8,372m <sup>2</sup>	7.0
TOTAL COMBINED LOT SIZE (excluding area of lots with heritage discretion):	1,196m <sup>2</sup>				
TOTAL COMBINED LOT SIZE:	6,704m <sup>2</sup>				
PERMITTED FLOOR AREA OF COMBINED SITE (excluding lots with heritage discretion):				8,372m <sup>2</sup>	
TOTAL PERMITTED FLOOR AREA OF COMBINED SITE:				46,928m <sup>2</sup>	
PLOT RATIO OF PERMITTED FLOOR AREA (excluding area of lots with heritage discretion):					7.0
TOTAL PLOT RATIO OF PERMITTED FLOOR AREA:					7.0

\*lot has an overriding heritage discretion due to being adjacent to a heritage listed place.

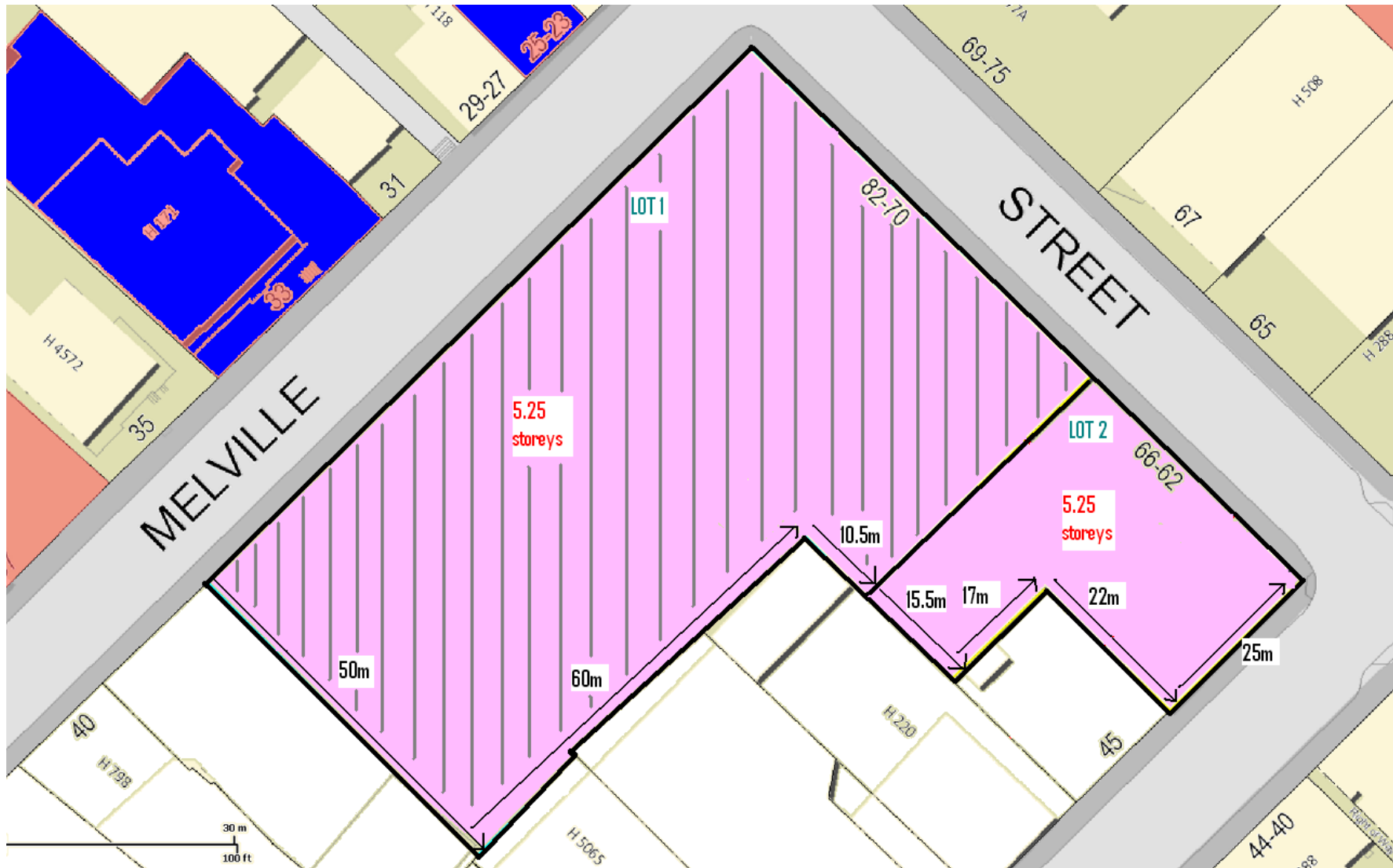
#### Explanatory notes:

It is assumed that the height of a single floor is approximately 3.5m, in order to account for sufficient floor to ceiling heights, space for services between floors, roof heights, etc.

The site 62-82 Argyle Street is divided into two title lots under common ownership. This assessment is based on the current title arrangement, which essentially treats both titles as separate development sites. It is likely that if the site were to be redeveloped, all or some of the titles would be adhered, however in this instance the only change would be that lots 1 and 2 would both be covered by a heritage adjacency discretion.




The maximum height over the entire site is guided by the Maximum Plot Ratio of 7.0 for Precinct 2. This is the maximum discretionary plot ratio except where extending an existing building, in which case discretion can be exercised for a higher plot ratio. Lot 1 has an overriding heritage discretion as it is opposite heritage listed buildings at 23-25 and 33 Melville Street.

Assessment of 62-82 Argyle Street under permitted height and density provisions of the City of Hobart Planning Scheme 1982





### Assessment of 62-82 Argyle Street under permitted height and density provisions of the City of Hobart Planning Scheme 1982

Legend:

	Extent of heritage listing in the CHPS 1982.		Additional heritage discretion (adjacent to a heritage place)
	5.25 storey height limit, as per the permitted 'Basic Plot Ratio' for Precinct 2 under Table B1 of the Density Schedule of the City of Hobart Planning Scheme 1982.		

Floor area analysis:

Number of permitted storeys	Notation	Lot number	Dimensions of area covered	Combined area of site covered	Subtotal of permitted floor area
5.25, with overriding heritage adjacency discretion (5.25 storeys are not guaranteed)		Lot 1	Irregular shape = 5,508m <sup>2</sup>	5,508m <sup>2</sup>	28,917m <sup>2</sup>
5.25		Lot 2	Irregular shape = 1,196m <sup>2</sup>	1,196m <sup>2</sup>	6,279m <sup>2</sup>
PERMITTED FLOOR AREA (excluding areas with a heritage discretion):					6,279m <sup>2</sup>
TOTAL PERMITTED FLOOR AREA					35,196m <sup>2</sup>



### Assessment of 62-82 Argyle Street under permitted height and density provisions of the City of Hobart Planning Scheme 1982

#### Plot ratio analysis:

Land Title	Lot size	Approx. Width of lot	Approx. Depth of lot	Permitted floor area	Plot ratio of permitted floor area
Lot 1 (CT 102265/1)*	5,508m <sup>2</sup>	50m at rear, 60.5m at frontage	102m/42m	5,720.2m <sup>2</sup>	5.25
Lot 2 (CT 234356/1)	1,196m <sup>2</sup>	15.5m at rear, 37.5m at frontage	25m/42m	6,279m <sup>2</sup>	5.25
TOTAL COMBINED LOT SIZE (excluding area of lots with heritage discretion):	1,196m <sup>2</sup>				
TOTAL COMBINED LOT SIZE:	6,704m <sup>2</sup>				
PERMITTED FLOOR AREA OF COMBINED SITE (excluding lots with heritage discretion):				6,279m <sup>2</sup>	
TOTAL PERMITTED FLOOR AREA OF COMBINED SITE:				35,196m <sup>2</sup>	
PLOT RATIO OF PERMITTED FLOOR AREA (excluding area of lots with heritage discretion):					5.25
TOTAL PLOT RATIO OF PERMITTED FLOOR AREA:					5.25

\*lot has an overriding heritage discretion due to being adjacent to a heritage listed place.

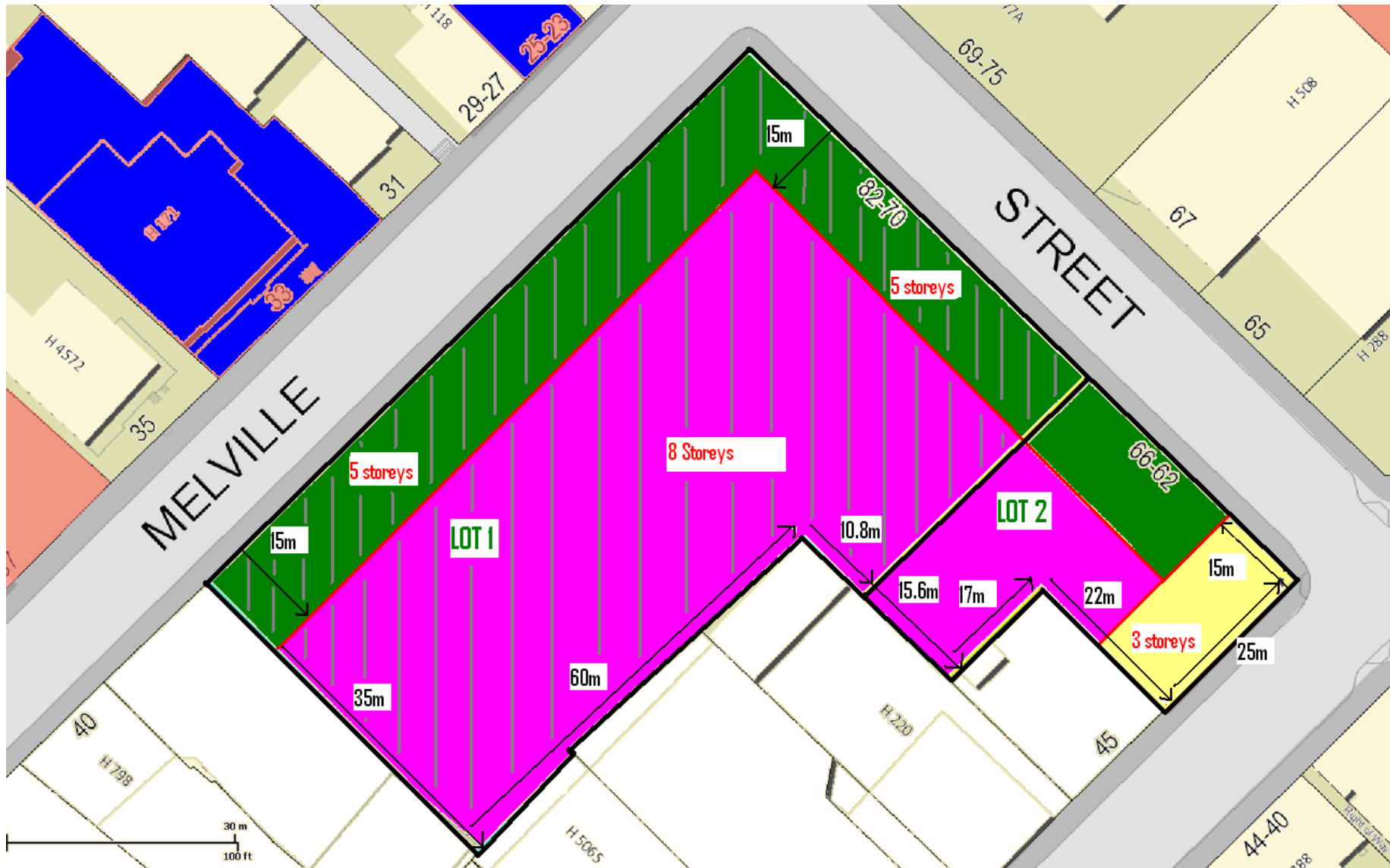
#### Explanatory notes:

It is assumed that the height of a single floor is approximately 3.5m, in order to account for sufficient floor to ceiling heights, space for services between floors, roof heights, etc.

The site 62-82 Argyle Street is divided into two title lots under common ownership. This assessment is based on the current title arrangement, which essentially treats both titles as separate development sites. It is likely that if the site were to be redeveloped, all or some of the titles would be adhered, however in this instance the only change would be that lots 1 and 2 would both be covered by a heritage adjacency discretion.





For both lots, the permitted height is 42m, and the permitted 'basic plot ratio' is 5.25. The overall effect of the combination of these two requirements is that the maximum permitted 'height' over the entire site is no more than 5.25 levels. A building up to 42m to the floor level of the top most habitable floor would be possible, however it would only be permitted to occupy a smaller area in order to comply with the density provisions. There would be no difference in resultant floor area between either of these options. Lot 1 has an overriding heritage discretion as it is opposite heritage listed buildings at 23-25 and 33 Melville Street. This means there is no true 'permitted' height on this lot.

Assessment of 62-82 Argyle Street under the proposed discretionary Urban Design Envelope of the Central City Area Design Schedule 2009








### Assessment of 62-82 Argyle Street under the proposed discretionary Urban Design Envelope of the Central City Area Design Schedule 2009

#### Legend:

	Permitted 3 storey height for southerly-facing frontages, controlled by the Urban Design Envelope of the Central Area Design Schedule of the draft CHPS 2009		Discretionary 8 storey height for development set back more than 15m from a frontage, controlled by the Urban Design Envelope of the Central Area Design Schedule of the draft CHPS 2009
	Discretionary 5 storey height for northerly-facing frontages, controlled by the Urban Design Envelope of the Central Area Design Schedule of the draft CHPS 2009		Additional heritage discretion (adjacent to a heritage place)

#### Floor area analysis:

Number of storeys	Notation	Lot number	Dimensions of area covered (widthxdepth)	Combined area of site covered	Subtotal of permitted floor area
3		Lot 2	15mx25m =375m <sup>2</sup>	375m <sup>2</sup>	1,125m <sup>2</sup>
5, with overriding heritage adjacency discretion		Lot 1	Irregular shape =2,217m <sup>2</sup>	2,217m <sup>2</sup>	11,085m <sup>2</sup>
5		Lot 2	22.6mx15m =339m <sup>2</sup>	339m <sup>2</sup>	1,695m <sup>2</sup>
8, with overriding heritage adjacency discretion		Lot 1	Irregular shape =3,336.6m <sup>2</sup>	3,336.6m <sup>2</sup>	26,692.8m <sup>2</sup>
8		Lot 2	Irregular shape =491.2 m <sup>2</sup>	3,827.8m <sup>2</sup>	3,929.6m <sup>2</sup>
<b>PERMITTED FLOOR AREA (excluding areas with a heritage discretion):</b>					<b>6,749.6m<sup>2</sup></b>
<b>TOTAL DISCRETIONARY FLOOR AREA:</b>					<b>44,527.4m<sup>2</sup></b>

### Assessment of 62-82 Argyle Street under the proposed discretionary Urban Design Envelope of the Central City Area Design Schedule 2009

#### Plot ratio analysis:

Land Title	Lot size	Approx. Width of lot	Approx. Depth of lot	Permitted floor area	Plot ratio of permitted floor area
Lot 1 (62-66 Argyle Street - CT 102265/1)*	5,508m <sup>2</sup>	Rear: 50m frontage: 60.8m	102m/42m	37,777.8m <sup>2</sup>	6.8
Lot 2 (70-82 Argyle Street - CT 234356/1)	1,195m <sup>2</sup>	Rear: 15.6m frontage: 37.6m	42m/25m	6,749.6m <sup>2</sup>	5.6
TOTAL COMBINED LOT SIZE (excluding area of lots with heritage discretion):	1,196m <sup>2</sup>				
TOTAL COMBINED LOT SIZE:	6,703m <sup>2</sup>				
PERMITTED FLOOR AREA OF COMBINED SITE (excluding lots with heritage discretion):				6,749.6m <sup>2</sup>	
TOTAL DISCRETIONARY FLOOR AREA OF COMBINED SITE:				44,527.4m <sup>2</sup>	
PLOT RATIO OF PERMITTED FLOOR AREA (excluding area of lots with heritage discretion):					5.6
TOTAL PLOT RATIO OF DISCRETIONARY FLOOR AREA:					6.6

\*lot has an overriding heritage discretion due to being adjacent to a heritage listed place.

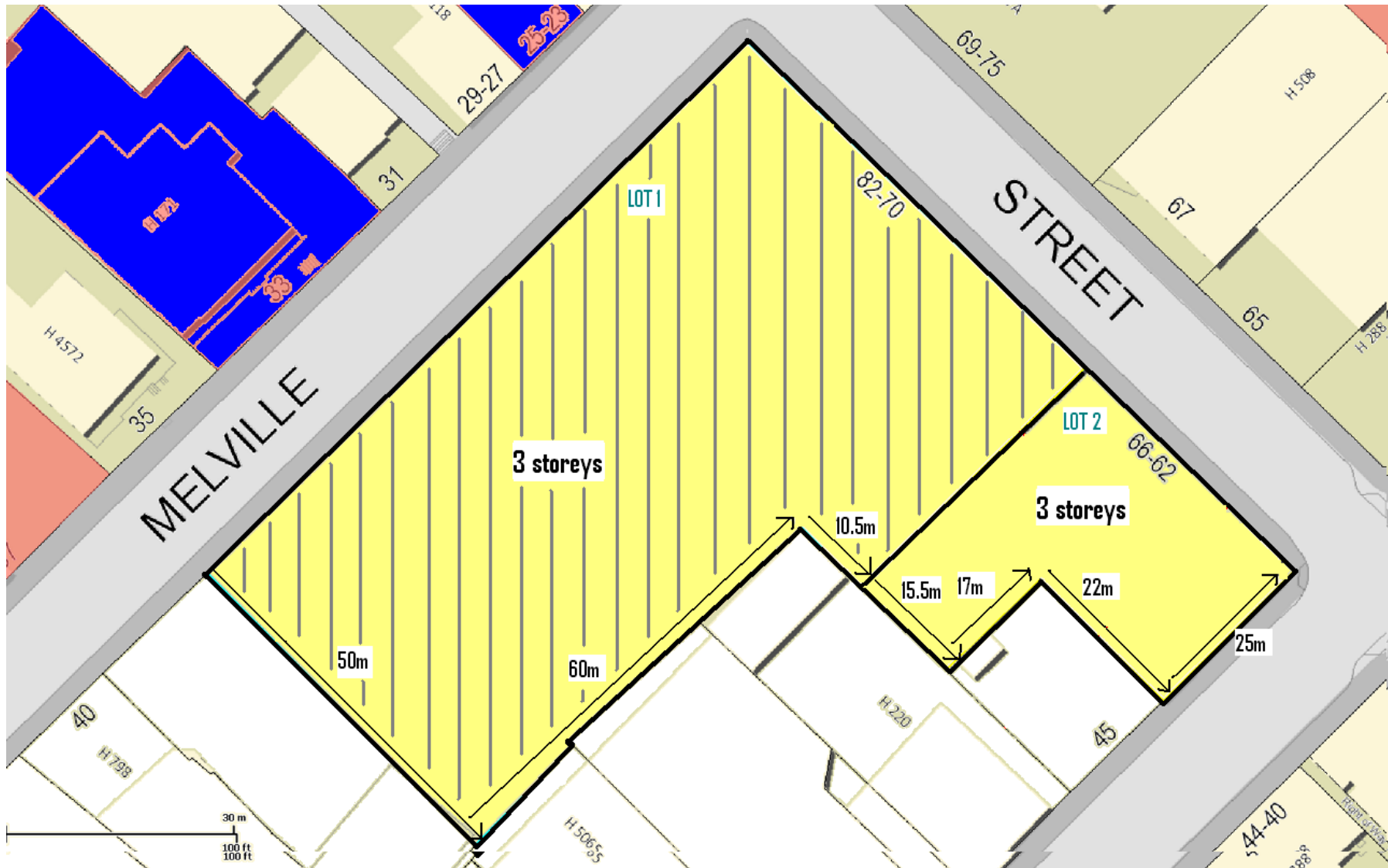
#### Explanatory notes:

It is assumed that the height of a single floor is approximately 3.5m, in order to account for sufficient floor to ceiling heights, space for services between floors, roof heights, etc.

The site 62-82 Argyle Street is divided into two title lots under common ownership. This assessment is based on the current title arrangement, which essentially treats both titles as separate development sites. It is likely that if the site were to be redeveloped, all or some of the titles would be adhered, however in this instance the only change would be that lots 1 and 2 would both be covered by a heritage adjacency discretion.




The floor area shown is the floor area achievable under the 'Urban Design Envelopes' (Figure S6.2) which guide the exercise of discretion under S6.4.1 P1 of the Central City Area Design Schedule (draft CHPS 2009). This is, however, not a true 'absolute' height limit (as is also the case with the draft 2013 Amenity Building Envelope), as development can still be approved outside this envelope as long as it is 'demonstrated that the objective for this standard is achieved'. In addition, as with the 2013 proposed standards, the Urban Design Envelope is governed more by an angle from street level, rather than strict heights and setbacks, and so some additional floor area could be gained if the building design was maximised to take full advantage of the envelope. Lot 1 has an overriding heritage discretion as it is opposite heritage listed buildings at 23-25 and 33 Melville Street.

Assessment of 62-82 Argyle Street under the proposed permitted height clauses of the Central City Area Design Schedule 2009


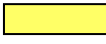


### Assessment of 62-82 Argyle Street under the proposed permitted height clauses of the Central City Area Design Schedule 2009

Legend:

	Extent of heritage listing in the CHPS 1982.		Additional heritage discretion (adjacent to a heritage place)
	3 storey (10m) height limit, as per AS A1.1 under Schedule 6 - Central City Area Design Schedule of the draft CHPS 2009.		

Floor area analysis:

Number of permitted storeys	Notation	Lot number	Dimensions of area covered (widthxdepth)	Combined area of site covered	Subtotal of permitted floor area
3, with overriding heritage adjacency discretion (3 storeys are not guaranteed)		Lot 1	Irregular shape = 5,508m <sup>2</sup>	5,508m <sup>2</sup>	16,524 m <sup>2</sup>
3		Lot 2	Irregular shape = 1,196m <sup>2</sup>	1,196m <sup>2</sup>	3,588m <sup>2</sup>
<b>PERMITTED FLOOR AREA (excluding areas with a heritage discretion):</b>					<b>3,588m<sup>2</sup></b>
<b>TOTAL PERMITTED FLOOR AREA</b>					<b>20,112m<sup>2</sup></b>

### Assessment of 62-82 Argyle Street under the proposed permitted height clauses of the Central City Area Design Schedule 2009

#### Plot ratio analysis:

Land Title	Lot size	Approx. Width of lot	Approx. Depth of lot	Permitted floor area	Plot ratio of permitted floor area
Lot 1 (CT 102265/1)*	5,508m <sup>2</sup>	50m at rear, 60.5m at frontage	102m/42m	16,524m <sup>2</sup>	3
Lot 2 (CT 234356/1)	1,196m <sup>2</sup>	15.5m at rear, 37.5m at frontage	25m/42m	3,588m <sup>2</sup>	3
TOTAL COMBINED LOT SIZE (excluding area of lots with heritage discretion):	1,196m <sup>2</sup>				
TOTAL COMBINED LOT SIZE:	6,704m <sup>2</sup>				
PERMITTED FLOOR AREA OF COMBINED SITE (excluding lots with heritage discretion):				3,588m <sup>2</sup>	
TOTAL PERMITTED FLOOR AREA OF COMBINED SITE:				20,112m <sup>2</sup>	
PLOT RATIO OF PERMITTED FLOOR AREA (excluding area of lots with heritage discretion):					3
TOTAL PLOT RATIO OF PERMITTED FLOOR AREA:					3

\*lot has an overriding heritage discretion due to being adjacent to a heritage listed place.

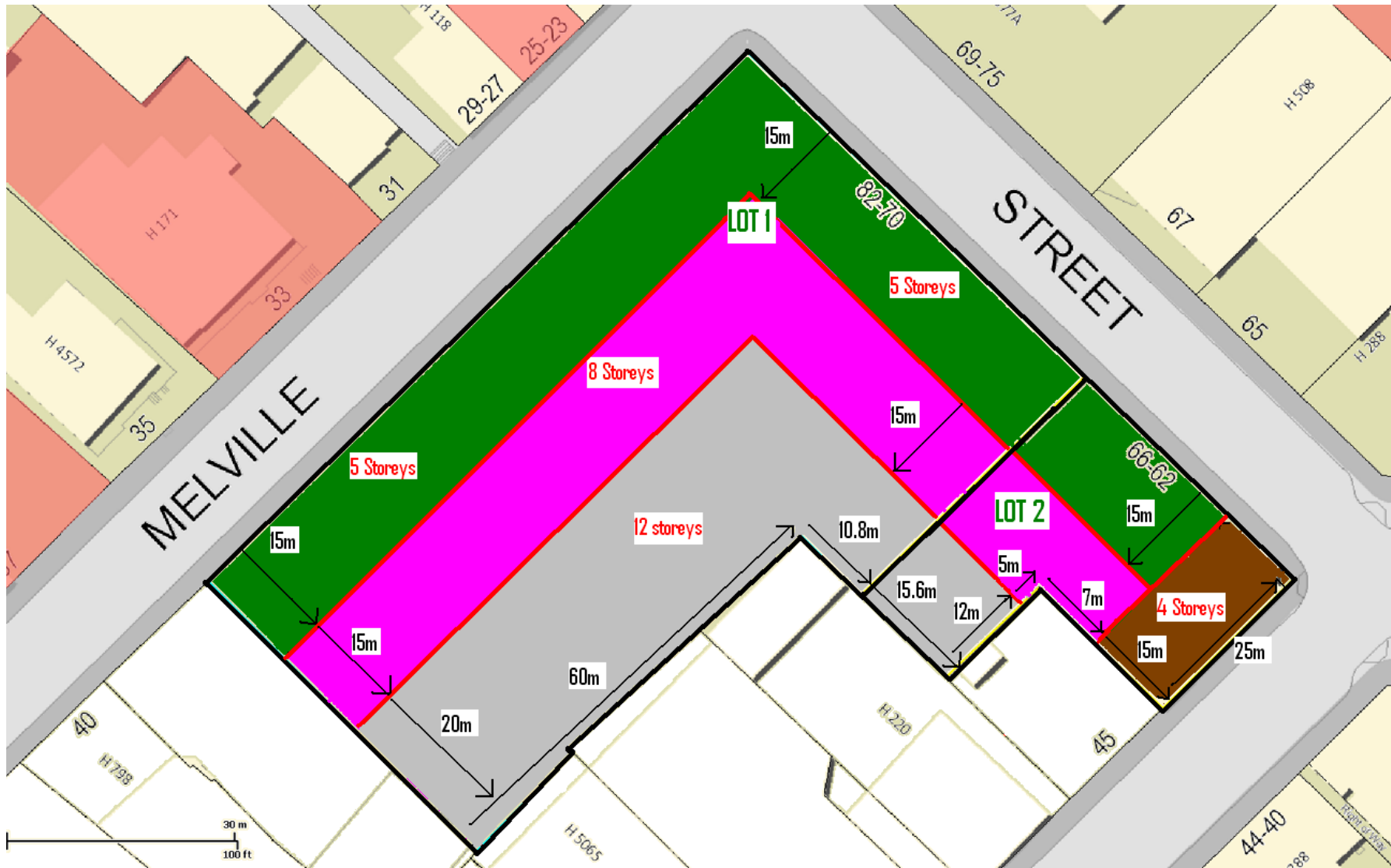
#### Explanatory notes:

It is assumed that the height of a single floor is approximately 3.5m, in order to account for sufficient floor to ceiling heights, space for services between floors, roof heights, etc.

The site 62-82 Argyle Street is divided into two title lots under common ownership. This assessment is based on the current title arrangement, which essentially treats both titles as separate development sites. It is likely that if the site were to be redeveloped, all or some of the titles would be adhered, however in this instance the only change would be that lots 1 and 2 would both be covered by a heritage adjacency discretion.

For both lots, the permitted height is 10m (approximately 3 storeys). This height limit is controlled by Acceptable Solution S6.4.1 A1.1 of the Central City Area Design Schedule of the draft CHPS 2009. Lot 1 has an overriding heritage discretion as it is opposite heritage listed buildings at 23-25 and 33 Melville Street. This means there is no true 'permitted' height on this lot.





Assessment of 62-82 Argyle Street under the proposed discretionary Amenity Building Envelope of the Central Business Zone 2013.









### Assessment of 62-82 Argyle Street under the proposed discretionary Amenity Building Envelope of the Central Business Zone 2013.

Legend:

	Permitted height controlled by clause 22.4.1 A1 (a)		Permitted height controlled by clause 22.4.1 A1 (b)
	Permitted height controlled by clause 22.4.1 A1 (c)		Discretionary height controlled by Clause 22.4.1 P1 - discretionary amenity envelope illustrated in Figure 22.3*

\*It is important to note that there is no absolute height limit under P1. The Amenity Envelope guides an 'acceptable' level of discretion, however in certain circumstances, height can exceed the envelope. The envelope is controlled by a specific angle rather than a strict height and set back pattern, and therefore also allows for an arrangement of levels that does not follow the configuration depicted above, as long as they do not exceed the specified building envelope angle (see Figure 22.3). A different configuration could allow more floor area than is calculated here.

Floor area analysis:

Number of storeys	Notation	Lot number	Dimensions of area covered (widthxdepth)	Combined area of site covered	Subtotal of floor area
4		Lot 2	15mx25m =375m <sup>2</sup>	375m <sup>2</sup>	1,500m <sup>2</sup>
5		Lot 1	Irregular shape =2,217m <sup>2</sup>	2,556m <sup>2</sup>	12,780m <sup>2</sup>
		Lot 2	22.6mx15m =339m <sup>2</sup>		
8		Lot 1	Irregular shape =1,542m <sup>2</sup>	1,846m <sup>2</sup>	14,768m <sup>2</sup>
		Lot 2	Irregular shape =304m <sup>2</sup>		
12		Lot 1	Irregular shape =1,569.6m <sup>2</sup>	1,756.8m <sup>2</sup>	21,081.6m <sup>2</sup>
		Lot 2	15.6mx12m =187.2m <sup>2</sup>		
<b>TOTAL FLOOR AREA UNDER DISCRETIONARY 'AMENITY ENVELOPE':</b>					<b>50,129.6m<sup>2</sup></b>

### Assessment of 62-82 Argyle Street under the proposed discretionary Amenity Building Envelope of the Central Business Zone 2013.

#### Plot ratio analysis:

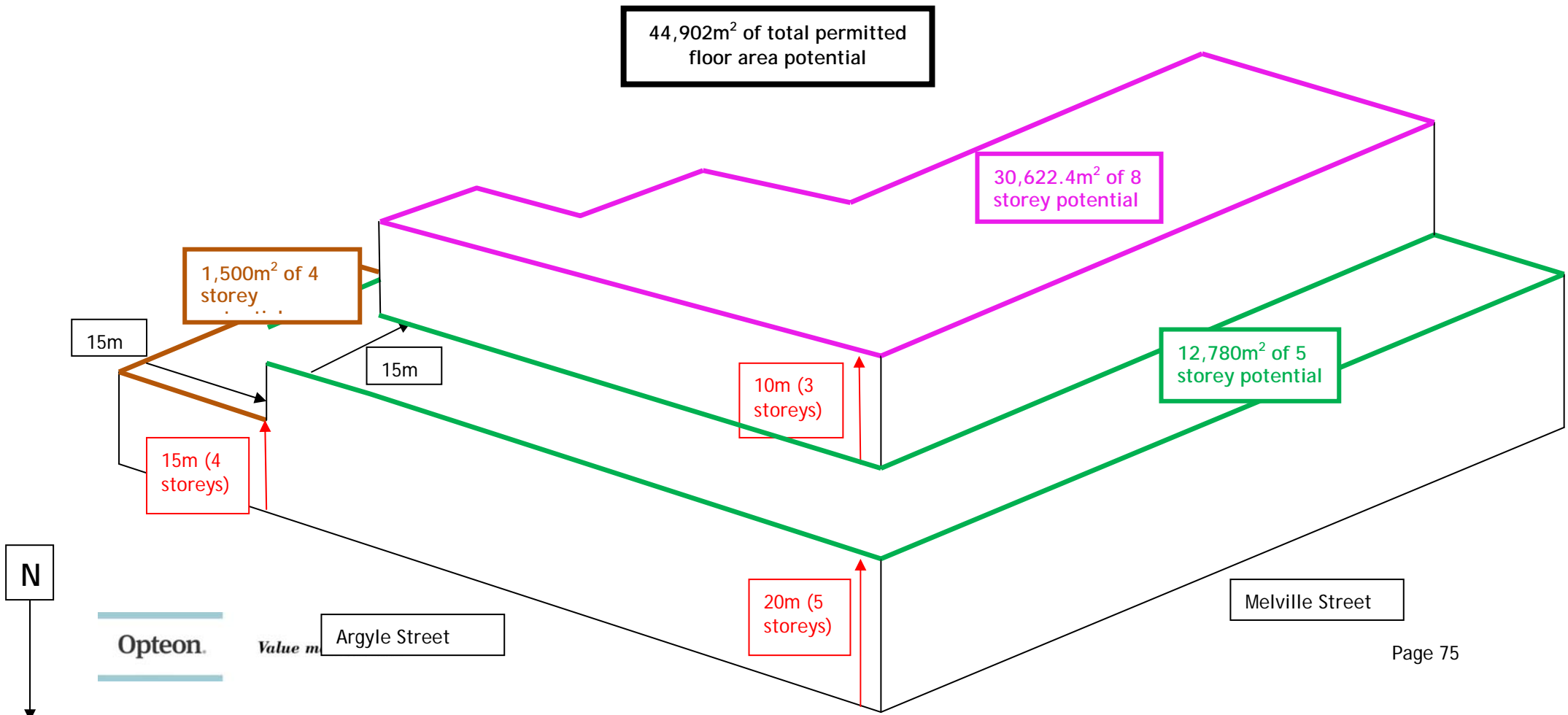
Land Title	Lot size	Approx. Width of lot	Approx. Depth of lot	Permitted floor area	Plot ratio of permitted floor area
Lot 1 (62-66 Argyle Street - CT 102265/1)	5,508m <sup>2</sup>	Rear: 50m frontage: 60.8m	102m/42m	42,256.2m <sup>2</sup>	7.7
Lot 2 (70-82 Argyle Street - CT 234356/1)	1,195m <sup>2</sup>	Rear: 15.6m frontage: 37.6m	42m/25m	7,873.4m <sup>2</sup>	6.6
<b>TOTAL COMBINED LOT SIZE:</b>	<b>6,703m<sup>2</sup></b>				
<b>TOTAL PERMITTED FLOOR AREA OF COMBINED SITE:</b>				<b>50,129.6m<sup>2</sup></b>	
<b>TOTAL PLOT RATIO OF FLOOR AREA UNDER DISCRETIONARY 'AMENITY ENVELOPE':</b>					<b>7.5</b>

#### Explanatory notes:

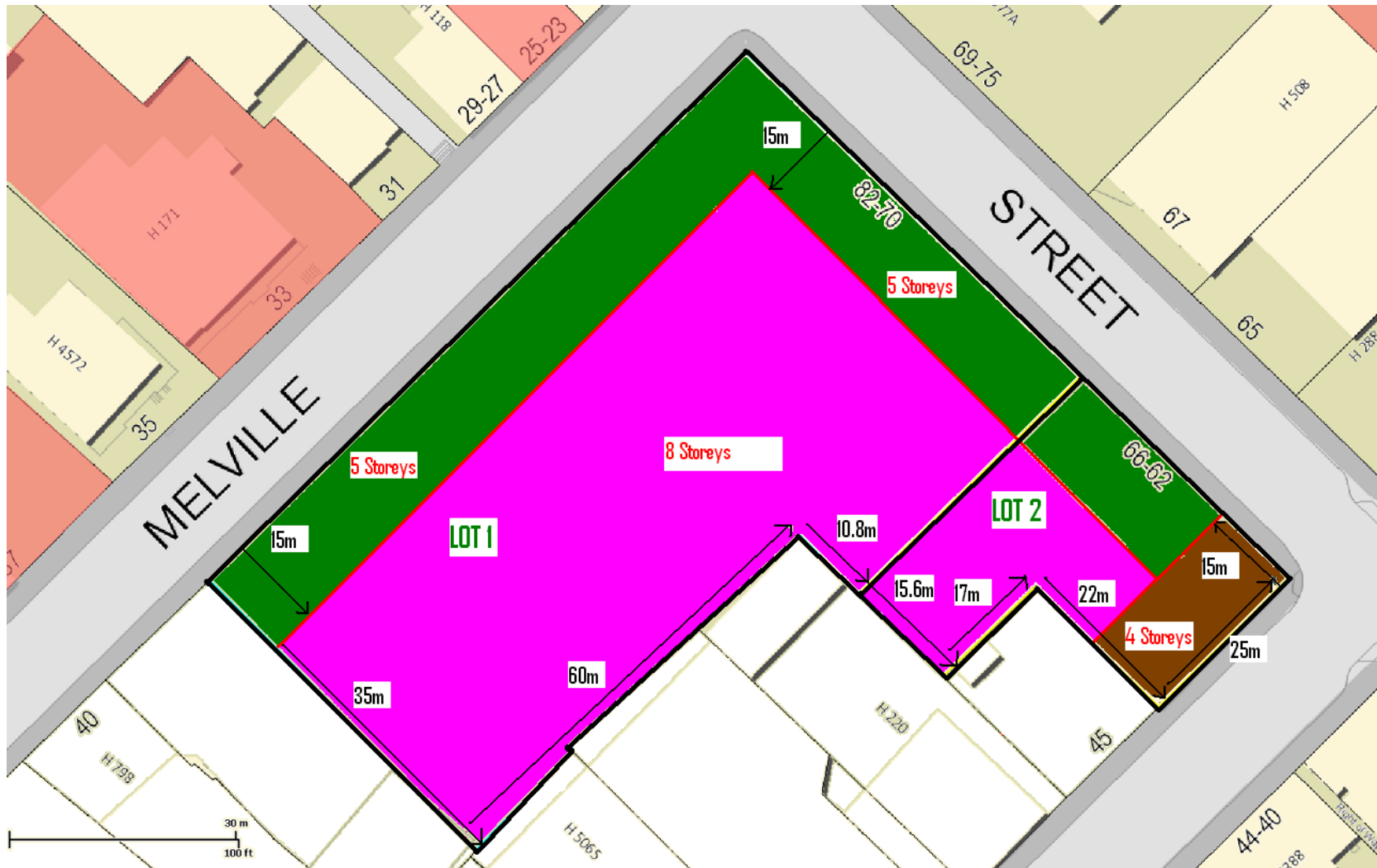
It is assumed that the height of a single floor is approximately 3.5m, in order to account for sufficient floor to ceiling heights, space for services between floors, roof heights, etc.

The site 62-82 Argyle Street is divided into two title lots under common ownership. This assessment is based on the current title arrangement, which essentially treats both titles as separate development sites. It is likely that if the site were to be redeveloped, all or some of the titles would be adhered, however in this instance there would be no change to the height under the discretionary Amenity Building Envelope if the sites were adhered.

**Annexure 3: Permitted floor area potential of 62-82 Argyle Street**  
**Draft Hobart Interim Planning Scheme 2013 Central Business Zone provisions**






**Annexure 3: Assessment of 62-82 Argyle Street under the proposed permitted height standards of the Central Business Zone 2013**






### Annexure 3: Assessment of 62-82 Argyle Street under the proposed permitted height standards of the Central Business Zone 2013

Legend:

	Height controlled by clause 22.4.1 A1 (a)		Height controlled by clause 22.4.1 A1 (b)
	Height controlled by clause 22.4.1 A1 (c)		

Floor area analysis:

Number of permitted storeys	Notation	Lot number	Dimensions of area covered (widthxdepth)	Combined area of site covered	Subtotal of permitted floor area
4		Lot 2	15mx25m =375m <sup>2</sup>	375m <sup>2</sup>	1,500m <sup>2</sup>
5		Lot 1	Irregular shape =2,217m <sup>2</sup>	2,556m <sup>2</sup>	12,780m <sup>2</sup>
		Lot 2	22.6mx15m =339m <sup>2</sup>		
8		Lot 1	Irregular shape =3,336.6m <sup>2</sup>	3,827.8m <sup>2</sup>	30,622.4m <sup>2</sup>
		Lot 2	Irregular shape =491.2 m <sup>2</sup>		
<b>TOTAL PERMITTED FLOOR AREA:</b>					<b>44,902.4m<sup>2</sup></b>

**Annexure 3: Assessment of 62-82 Argyle Street under the proposed permitted height standards of the Central Business Zone 2013**

Plot ratio analysis:

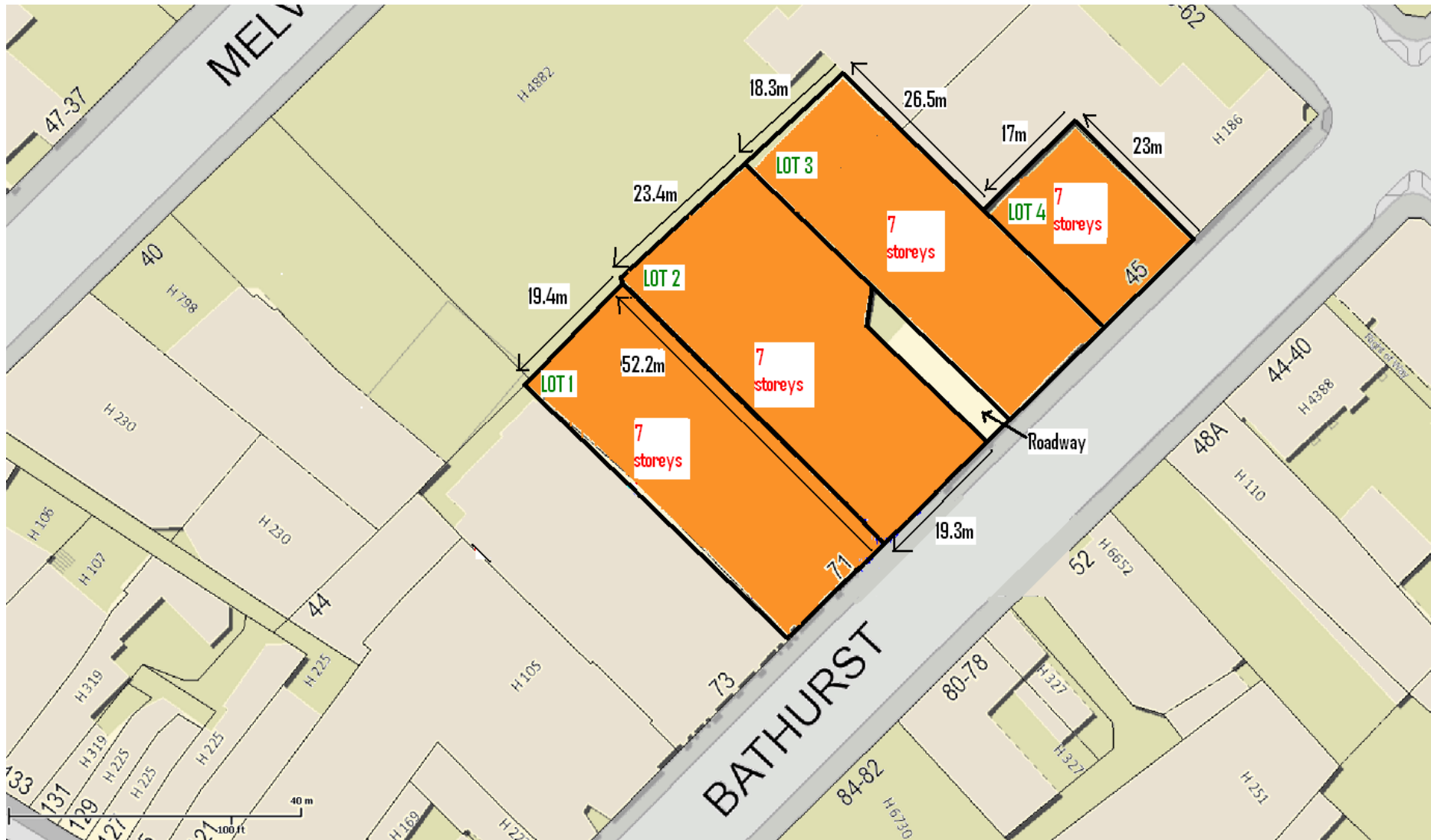
Land Title	Lot size	Approx. Width of lot	Approx. Depth of lot	Permitted floor area	Plot ratio of permitted floor area
Lot 1 (62-66 Argyle Street - CT 102265/1)	5,508m <sup>2</sup>	Rear: 50m frontage: 60.8m	102m/42m	37,777.8m <sup>2</sup>	6.8
Lot 2 (70-82 Argyle Street - CT 234356/1)	1,195m <sup>2</sup>	Rear: 15.6m frontage: 37.6m	42m/25m	7,124.6m <sup>2</sup>	5.9
<b>TOTAL COMBINED LOT SIZE:</b>	<b>6,703m<sup>2</sup></b>				
<b>TOTAL PERMITTED FLOOR AREA OF COMBINED SITE:</b>				<b>44,902.4m<sup>2</sup></b>	
<b>TOTAL PLOT RATIO OF PERMITTED FLOOR AREA:</b>					<b>6.7</b>

Explanatory notes:

It is assumed that the height of a single floor is approximately 3.5m, in order to account for sufficient floor to ceiling heights, space for services between floors, roof heights, etc.


The site 62-82 Argyle Street is divided into two title lots under common ownership. This assessment is based on the current title arrangement, which essentially treats both titles as separate development sites. It is likely that if the site were to be redeveloped, all or some of the titles would be adhered, however in this instance there would be no change to the permitted height/plot ratio if the sites were adhered.

Assessment of 45-71 Bathurst Street under discretionary height and density provisions of the City of Hobart Planning Scheme 1982




### Assessment of 45-71 Bathurst Street under discretionary height and density provisions of the City of Hobart Planning Scheme 1982

#### Legend:

 7 storey height limit, as per the permitted 'Basic Plot Ratio' for Precinct 2 under Table B1 of the Density Schedule of the City of Hobart Planning Scheme 1982.

#### Floor area analysis:

Number of permitted storeys	Notation	Lot number	Dimensions of area covered	Combined area of site covered	Subtotal of permitted floor area
7		Lot 1	Entire lot =950m <sup>2</sup>	3,345m <sup>2</sup>	23,415m <sup>2</sup>
		Lot 2	Entire lot =1,100m <sup>2</sup>		
		Lot 3	Entire lot= 900m <sup>2</sup>		
		Lot 4	Entire lot =395m <sup>2</sup>		
<b>TOTAL PERMITTED FLOOR AREA</b>					<b>23,415m<sup>2</sup></b>

#### Plot ratio analysis:

Land Title	Lot size	Approx. Width of lot	Approx. Depth of lot	Permitted floor area	Plot ratio of permitted floor area
Lot 1 (CT 37884/1)	950m <sup>2</sup>	19m	50m	6,650m <sup>2</sup>	7.0
Lot 2 (CT 199129/1)	1100m <sup>2</sup>	23.4m at rear, 19.3m at frontage	50.2m	7,700m <sup>2</sup>	7.0
Lot 3 (CT 96447/1)	900m <sup>2</sup>	18.3m	49.5m	6,300m <sup>2</sup>	7.0
Lot 4 (CT 37883/1)	395m <sup>2</sup>	17m	23m	2,765m <sup>2</sup>	7.0
<b>TOTAL COMBINED LOT SIZE:</b>	<b>3345m<sup>2</sup></b>				
<b>TOTAL PERMITTED FLOOR AREA OF COMBINED SITE:</b>				<b>23,415m<sup>2</sup></b>	
<b>TOTAL PLOT RATIO OF PERMITTED FLOOR AREA:</b>					<b>7.0</b>

#### Explanatory notes:

It is assumed that the height of a single floor is approximately 3.5m, in order to account for sufficient floor to ceiling heights, space for services between floors, roof heights, etc.

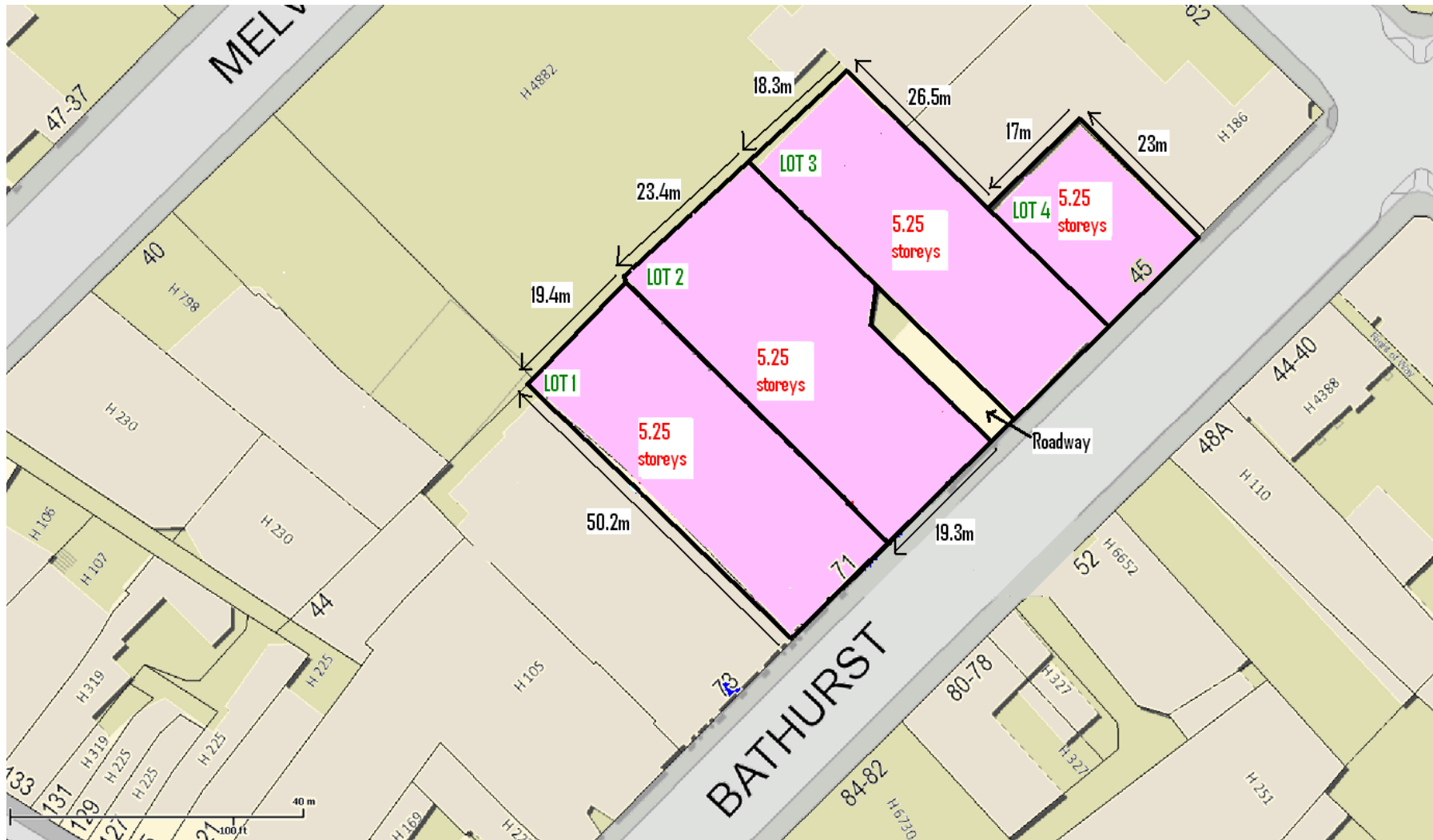


**Assessment of 45-71 Bathurst Street under discretionary height and density provisions of the City of Hobart Planning Scheme 1982**

The site 45-71 Bathurst Street is divided into a number of title lots under common ownership. This assessment is based on the current title arrangement, which essentially treats each title as a separate development site. It is likely that if the site were to be redeveloped, all or some of the titles would be adhered, however this would result in no difference in the discretionary plot ratio calculation.


The discretionary height of development on all 4 lots is controlled by both the Height Schedule, and the discretionary 'maximum plot ratio' under the Density Schedule. There is no absolute maximum height limit under the height schedule, but the 'maximum plot ratio' is 7.0 in Precinct 2. As such, the overall allowable floor level over each individual lot is limited to 7 storeys. It is important to note that extensions to existing buildings already exceeding the maximum plot ratio may be approved, however there are no such buildings on any of these lots. There are no heritage buildings on or adjacent to any of the lots under the CHPS 1982.

Assessment of 45-71 Bathurst Street under permitted height and density provisions of the City of Hobart Planning Scheme 1982




### Assessment of 45-71 Bathurst Street under permitted height and density provisions of the City of Hobart Planning Scheme 1982

#### Legend:

 5.25 storey height limit, as per the permitted 'Basic Plot Ratio' for Precinct 2 under Table B1 of the Density Schedule of the City of Hobart Planning Scheme 1982.

#### Floor area analysis:

Number of permitted storeys	Notation	Lot number	Dimensions of area covered	Combined area of site covered	Subtotal of permitted floor area
5.25		Lot 1	Entire lot =950m <sup>2</sup>	3,345m <sup>2</sup>	17,561m <sup>2</sup>
		Lot 2	Entire lot =1,100m <sup>2</sup>		
		Lot 3	Entire lot= 900m <sup>2</sup>		
		Lot 4	Entire lot =395m <sup>2</sup>		
<b>TOTAL PERMITTED FLOOR AREA</b>					<b>17,561m<sup>2</sup></b>

#### Plot ratio analysis:

Land Title	Lot size	Approx. Width of lot	Approx. Depth of lot	Permitted floor area	Plot ratio of permitted floor area
Lot 1 (CT 37884/1)	950m <sup>2</sup>	19m	50m	4,987.5m <sup>2</sup>	5.25
Lot 2 (CT 199129/1)	1100m <sup>2</sup>	23.4m at rear, 19.3m at frontage	50.2m	5,775m <sup>2</sup>	5.25
Lot 3 (CT 96447/1)	900m <sup>2</sup>	18.3m	49.5m	4,725m <sup>2</sup>	5.25
Lot 4 (CT 37883/1)	395m <sup>2</sup>	17m	23m	2,073.8m <sup>2</sup>	5.25
<b>TOTAL COMBINED LOT SIZE:</b>	<b>3345m<sup>2</sup></b>				
<b>TOTAL PERMITTED FLOOR AREA OF COMBINED SITE:</b>				<b>17,598.7m<sup>2</sup></b>	
<b>TOTAL PLOT RATIO OF PERMITTED FLOOR AREA:</b>					<b>5.25</b>

## Assessment of 45-71 Bathurst Street under permitted height and density provisions of the City of Hobart Planning Scheme 1982

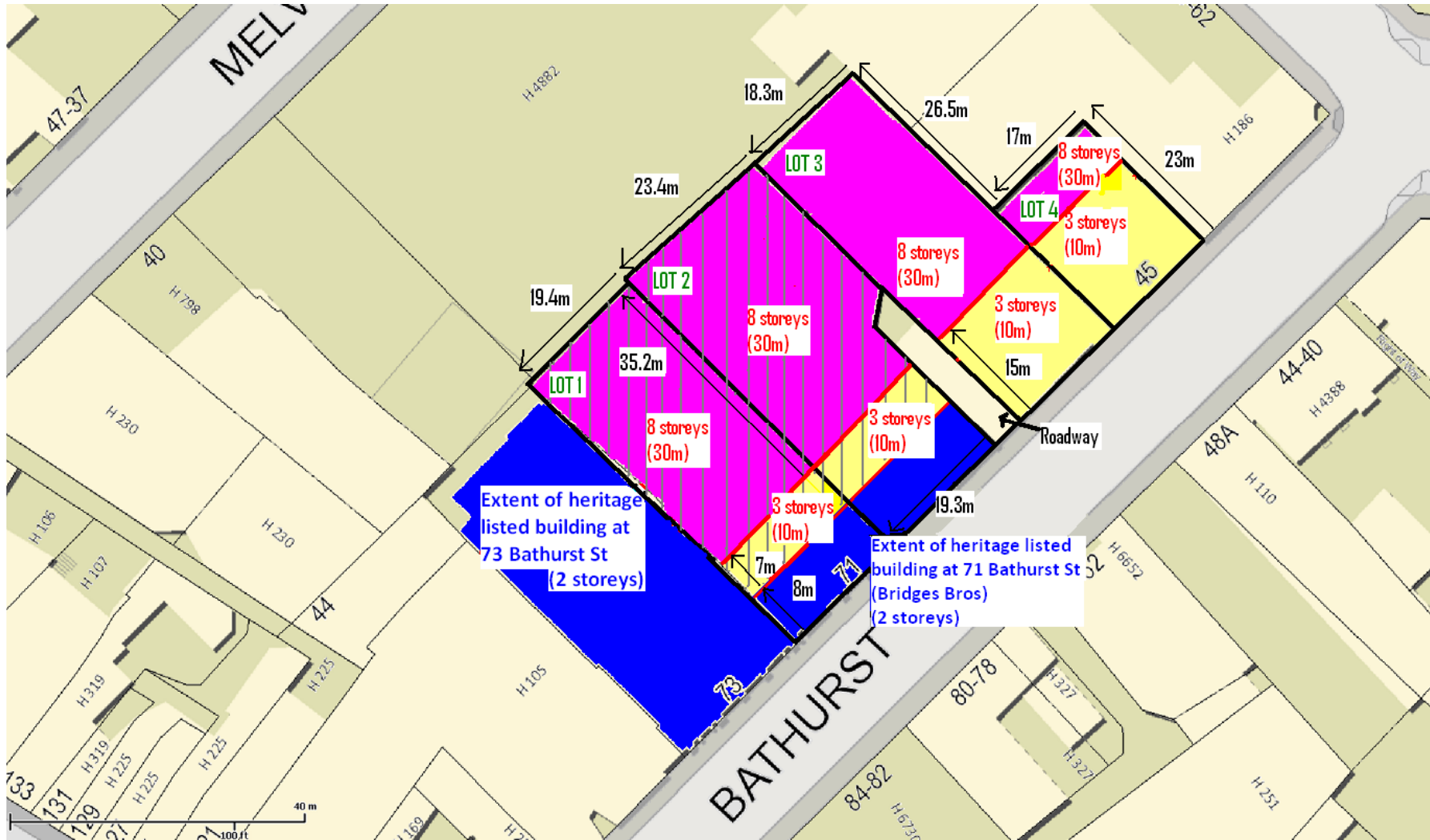
### Explanatory notes:

It is assumed that the height of a single floor is approximately 3.5m, in order to account for sufficient floor to ceiling heights, space for services between floors, roof heights, etc.

The site 45-71 Bathurst Street is divided into a number of title lots under common ownership. This assessment is based on the current title arrangement, which essentially treats each title as a separate development site. It is likely that if the site were to be redeveloped, all or some of the titles would be adhered, however this would result in no difference in the permitted plot ratio calculation.





The permitted height of development on all 4 lots is controlled by both the permitted height under the Height Schedule, and the permitted 'basic plot ratio' under the Density Schedule. While the permitted height limit in the Central Commercial and Administrative Zone Precinct 2 is 42m to the floor level of the topmost habitable level, the permitted plot ratio is 5.25. As such, the overall allowable floor level over each individual lot is limited to 5.25 storeys. There are no heritage buildings on or adjacent to any of the lots under the CHPS 1982.

Assessment of 45-71 Bathurst Street under the proposed discretionary Urban Design Envelope of the Central City Area Design Schedule 2009

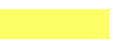






### Assessment of 45-71 Bathurst Street under the proposed discretionary Urban Design Envelope of the Central City Area Design Schedule 2009

#### Legend:

	Permitted 3 storey height for southerly-facing frontages, controlled by the Urban Design Envelope of the Central Area Design Schedule of the draft CHPS 2009		Extent of likely final heritage listing proposed (after recent fire at 71 Bathurst Street).
	Discretionary 8 storey height for development set back more than 15m from a frontage, controlled by the Urban Design Envelope of the Central Area Design Schedule of the draft CHPS 2009		Additional heritage discretion

#### Floor area analysis:

Number of storeys	Notation	Lot number	Dimensions of area covered (widthxdepth)	Combined area of site covered	Subtotal of permitted floor area covered
3		Lot 3	18.3mx15m =274.5m <sup>2</sup>	529.5m <sup>2</sup>	1,588.5m <sup>2</sup>
		Lot 4	17mx15m =255m <sup>2</sup>		
8		Lot 3	18.3mx34.5m =631.3m <sup>2</sup>	767m <sup>2</sup>	6,138.4m <sup>2</sup>
		Lot 4	17mx8m =136m <sup>2</sup>		
3, with additional heritage discretion		Lot 1	19.4mx7m =135.8m <sup>2</sup>	270.9m <sup>2</sup>	812.7m <sup>2</sup>
		Lot 2	19.3mx7m =135.1m <sup>2</sup>		
8, with additional heritage discretion		Lot 1	19.4mx35.2m =682.8m <sup>2</sup>	1,493.7m <sup>2</sup>	11,949.6m <sup>2</sup>
		Lot 2	Irregular shape =810.9m <sup>2</sup>		
Existing 'Bridges Bros' 2 storey heritage listed building		Lot 1	19mx8m = 152m <sup>2</sup>	306m <sup>2</sup>	612m <sup>2</sup>
		Lot 2	19.3mx8m = 154.4m <sup>2</sup>		
<b>DISCRETIONARY FLOOR AREA (excluding areas with a heritage discretion):</b>					<b>8,338.9m<sup>2</sup></b>
<b>TOTAL DISCRETIONARY FLOOR AREA:</b>					<b>21,102m<sup>2</sup></b>

### Assessment of 45-71 Bathurst Street under the proposed discretionary Urban Design Envelope of the Central City Area Design Schedule 2009

#### Plot ratio analysis:

Land Title	Lot size	Approx. Width of lot	Approx. Depth of lot	Permitted floor area	Plot ratio of permitted floor area
Lot 1 (CT 37884/1)*	950m <sup>2</sup>	19m	50m	6,173.8m <sup>2</sup>	6.4
Lot 2 (CT 199129/1)*	1,100m <sup>2</sup>	23.4m at rear, 19.3m at frontage	50.2m	7,201.3m <sup>2</sup>	6.5
Lot 3 (CT 96447/1)	900m <sup>2</sup>	18.3m	49.5m	5,873.9m <sup>2</sup>	6.5
Lot 4 (CT 37883/1)	395m <sup>2</sup>	17m	23m	1,853m <sup>2</sup>	4.6
<b>TOTAL COMBINED LOT SIZE (excluding area of lots with heritage discretion):</b>	<b>1,295m<sup>2</sup></b>				
<b>TOTAL COMBINED LOT SIZE:</b>	<b>3,345m<sup>2</sup></b>				
<b>DISCRETIONARY FLOOR AREA OF COMBINED SITE (excluding lots with heritage discretion):</b>				<b>7,726.9m<sup>2</sup></b>	
<b>TOTAL DISCRETIONARY FLOOR AREA OF COMBINED SITE:</b>				<b>21,102m<sup>2</sup></b>	
<b>PLOT RATIO OF DISCRETIONARY FLOOR AREA (excluding lots with heritage discretion):</b>					<b>5.9</b>
<b>TOTAL PLOT RATIO OF DISCRETIONARY FLOOR AREA:</b>					<b>6.3</b>

\*lot has an overriding heritage discretion due to being adjacent to a heritage listed place.

## Assessment of 45-71 Bathurst Street under the proposed discretionary Urban Design Envelope of the Central City Area Design Schedule 2009

### Explanatory notes:

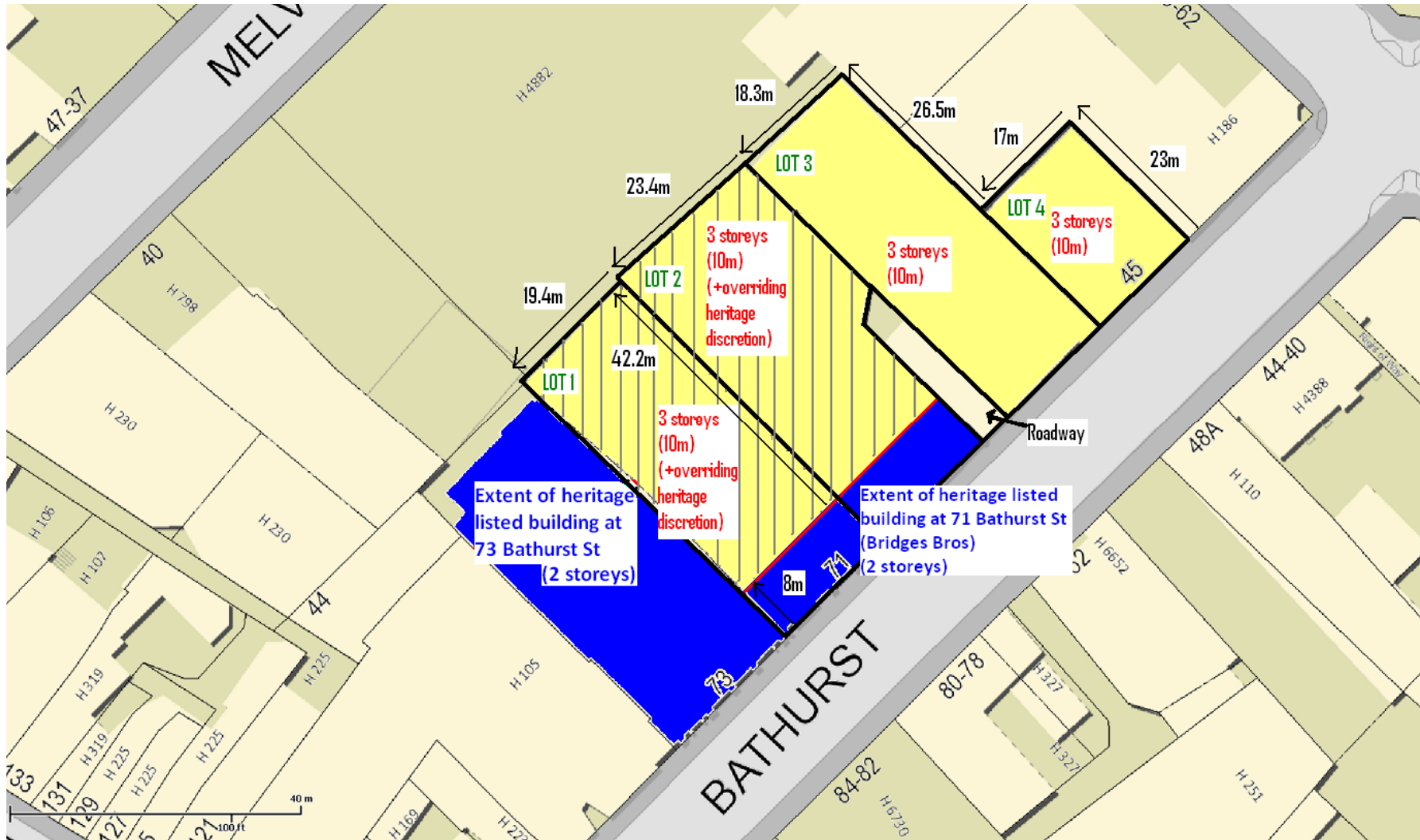
It is assumed that the height of a single floor is approximately 3.5m, in order to account for sufficient floor to ceiling heights, space for services between floors, roof heights, etc.

The site 45-71 Bathurst Street is divided into a number of title lots under common ownership. This assessment is based on the current title arrangement, which essentially treats each title as a separate development site. It is likely that if the site were to be redeveloped, all or some of the titles would be adhered, however the only difference would be that if the titles were adhered, the entire area would be covered by a heritage discretion.

- **Lot 1** – The first 8m from the frontage is occupied by the heritage listed ‘Bridges Bros’ building. The remaining area between the heritage building and 15m from the frontage (7m) would have a permitted height of 3 storeys (10m). The 3 storey limit is calculated on the basis of the Urban Design Envelope, and is also permitted under Acceptable Solution S6.4.1 A1.1. The remainder of the site would have a discretionary height of 8 storeys under the Urban Design Envelope. Overlaying these ‘permitted’ and ‘discretionary’ heights, however, is an additional heritage adjacency discretion, as the developable area of this lot is adjacent to both the remaining portion of the Bridges Bros building, and the listed building at 73 Bathurst Street.
- **Lot 2** – The first 8m from the frontage is occupied by the heritage listed ‘Bridges Bros’ building. The remaining area between the heritage building and 15m from the frontage (7m) would have a permitted height of 3 storeys (10m). The 3 storey limit is calculated on the basis of the Urban Design Envelope, and is also permitted under Acceptable Solution S6.4.1 A1.1. The remainder of the site would have a discretionary height of 8 storeys under the Urban Design Envelope. Overlaying these ‘permitted’ and ‘discretionary’ heights, however, is an additional heritage adjacency discretion, as the developable area of this lot is adjacent to the remaining portion of the Bridges Bros building.
- **Lot 3** would have a permitted height of 3 storeys (10m) for the first 15m from the frontage, as per the Urban Design Envelope. The remainder of the site has a discretionary 8m height limit, also calculated from the urban design envelope. There is no additional heritage discretion over the lot.
- **Lot 4** would have a permitted height of 3 storeys (10m) for the first 15m from the frontage, as per the Urban Design Envelope. The remainder of the site has a discretionary 8m height limit, also calculated from the urban design envelope. There is no additional heritage discretion over the lot.






Assessment of 45-71 Bathurst Street under the proposed permitted height clauses of the Central City Area Design Schedule of the CHPS 2009

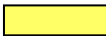




### Assessment of 45-71 Bathurst Street under the proposed permitted height clauses of the Central City Area Design Schedule of the CHPS 2009

Legend:

	Extent of likely final heritage listing proposed for the draft CHPS 2009.		Additional heritage discretion
	3 storey (10m) height limit, as per AS A1.1 under Schedule 6 - Central City Area Design Schedule of the draft CHPS 2009.		

Floor area analysis:

Number of permitted storeys	Notation	Lot number	Dimensions of area covered (widthxdepth)	Combined area of site covered	Subtotal of permitted floor area
3 (10m)		Lot 3	18.3mx49.5m = 905m <sup>2</sup>	1,296m <sup>2</sup>	3,888m <sup>2</sup>
		Lot 4	17mx23m = 391m <sup>2</sup>		
3 (10m), with overriding heritage adjacency discretion (3 storeys are not guaranteed)		Lot 1	19.4mx42.4m =822.5m <sup>2</sup>	1,755.5m <sup>2</sup>	5,266.7m <sup>2</sup>
		Lot 2	Irregular shape =933m <sup>2</sup>		
Existing 'Bridges Bros' 2 storey heritage listed building		Lot 1	19mx8m = 152m <sup>2</sup>	306.4m <sup>2</sup>	612.8m <sup>2</sup>
		Lot 2	19.3mx8m = 154.4m <sup>2</sup>		
<b>PERMITTED FLOOR AREA (excluding areas with a heritage discretion):</b>					<b>4,500.8m<sup>2</sup></b>
<b>TOTAL PERMITTED FLOOR AREA</b>					<b>9,767.5m<sup>2</sup></b>

### Assessment of 45-71 Bathurst Street under the proposed permitted height clauses of the Central City Area Design Schedule of the CHPS 2009

#### Plot ratio analysis:

Land Title	Lot size	Approx. Width of lot	Approx. Depth of lot	Permitted floor area	Plot ratio of permitted floor area
Lot 1 (CT 37884/1)*	950m <sup>2</sup>	19m	50m	2,771.5m <sup>2</sup>	2.5
Lot 2 (CT 199129/1)*	1100m <sup>2</sup>	23.4m at rear, 19.3m at frontage	50.2m	3,107.8m <sup>2</sup>	2.8
Lot 3 (CT 96447/1)	900m <sup>2</sup>	18.3m	49.5m	2,715m <sup>2</sup>	3.0
Lot 4 (CT 37883/1)	395m <sup>2</sup>	17m	23m	1,173m <sup>2</sup>	2.9
TOTAL COMBINED LOT SIZE (excluding area of lots with heritage discretion):	1,295m <sup>2</sup>				
TOTAL COMBINED LOT SIZE:	3,345m <sup>2</sup>				
PERMITTED FLOOR AREA OF COMBINED SITE (excluding lots with heritage discretion):				3,888m <sup>2</sup>	
TOTAL PERMITTED FLOOR AREA OF COMBINED SITE:				9,767.3m <sup>2</sup>	
PLOT RATIO OF PERMITTED FLOOR AREA (excluding area of lots with heritage discretion):					3.0
TOTAL PLOT RATIO OF PERMITTED FLOOR AREA:					2.9

\*lot has an overriding heritage discretion due to being adjacent to a heritage listed place.

#### Explanatory notes:

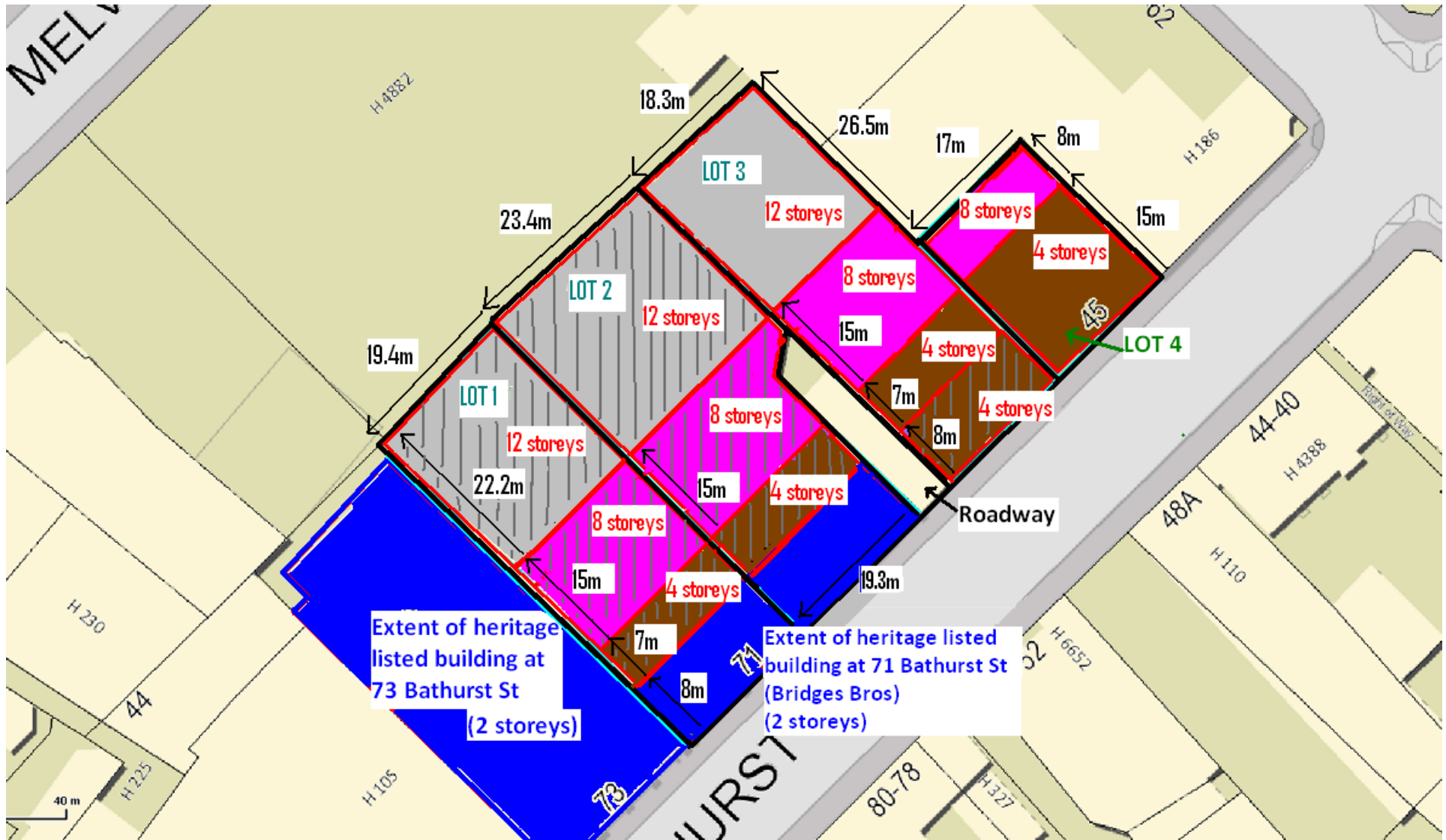
It is assumed that the height of a single floor is approximately 3.5m, in order to account for sufficient floor to ceiling heights, space for services between floors, roof heights, etc.

The site 45-71 Bathurst Street is divided into a number of title lots under common ownership. This assessment is based on the current title arrangement, which essentially treats each title as a separate development site. It is likely that if the site were to be redeveloped, all or some of the titles would be adhered, however the only difference in this case would be that the entire lot would be covered by a heritage discretion. The permitted height of each lot is calculated as follows:

**Assessment of 45-71 Bathurst Street under the proposed permitted height clauses of the Central City Area Design Schedule of the CHPS 2009**


- Lot 1 would have a permitted height of 3 storeys (10m) for the whole area of the block (not including the existing 'bridges bros' heritage listed building, which is assumed to have no further development potential). The 3 storey limit is calculated on the basis of Acceptable Solution S6.4.1 A1.1 of the Central City Area Design Schedule of the draft CHPS 2009. Overlaying this 'permitted' height, however, is a heritage adjacency discretion, as the developable area of this lot is adjacent to both the remaining portion of the Bridges Bros building, and the listed building at 73 Bathurst Street. This essentially means that there is no true 'permitted' floor area for this lot.
- Lot 2 would also have a permitted height of 3 storeys (10m) for the whole area of the block (not including the existing 'bridges bros' heritage listed building, which is assumed to have no further development potential). The 3 storey limit is calculated on the basis of Acceptable Solution S6.4.1 A1.1 of the Central City Area Design Schedule of the draft CHPS 2009. Overlaying this 'permitted' height, however, is a heritage adjacency discretion, as the developable area of this lot is adjacent to the remaining portion of the Bridges Bros building. This essentially means that there is no true 'permitted' floor area for this lot.
- Lot 3 would have a permitted height of 3 storeys (10m) for the whole area of the block. The 3 storey limit is calculated on the basis of Acceptable Solution S6.4.1 A1.1 of the Central City Area Design Schedule of the draft CHPS 2009.
- Lot 4 would have a permitted height of 3 storeys (10m) for the whole area of the block. The 3 storey limit is calculated on the basis of Acceptable Solution S6.4.1 A1.1 of the Central City Area Design Schedule of the draft CHPS 2009.





Assessment of 45-71 Bathurst Street under the proposed discretionary Amenity Building Envelope of the Central Business Zone 2013.



### Assessment of 45-71 Bathurst Street under the proposed discretionary Amenity Building Envelope of the Central Business Zone 2013.

Legend:

 Extent of likely final heritage listing proposed (after recent fire at 71 Bathurst Street) for the draft CHPS 2013.








	Permitted height controlled by clause 22.4.1 A1 (a)		Discretionary height controlled by Clause 22.4.1 P1 - discretionary amenity envelope illustrated in Figure 22.3*
	Permitted height controlled by clause 22.4.1 A1 (c)		Additional heritage discretion**

\*It is important to note that there is no absolute height limit under P1. The Amenity Envelope guides an 'acceptable' level of discretion, however in certain circumstances, height can exceed the envelope. The envelope is controlled by a specific angle rather than a strict height and set back pattern, and therefore also allows for an arrangement of levels that does not follow the configuration depicted above, as long as they do not exceed the specified building envelope angle (see Figure 22.3). A different configuration could allow more floor area than is calculated here.

\*\*It is noted that the acceptable solutions of the heritage related provisions of the Central Business Zone (A3 and A4) are not considered in this assessment of discretionary potential. The discretionary 'performance criteria' (P3 and P4) of these provisions are open-ended, and so cannot be 'modelled' as such. Therefore, a general additional layer of discretion is shown where a site, or section of site, is adjacent to or to the rear of a heritage listed place.

**Assessment of 45-71 Bathurst Street under the proposed discretionary Amenity Building Envelope of the Central Business Zone 2013.**

Floor area analysis:

Number of storeys	Notation	Lot number	Dimensions of area covered (widthxdepth)	Combined area of site covered	Subtotal of permitted floor area
4		Lot 3	18.3mx7m =128.1m <sup>2</sup>	383m <sup>2</sup>	1,532m <sup>2</sup>
		Lot 4	17mx15m =255m <sup>2</sup>		
8		Lot 3	18.3mx15m =274.5m <sup>2</sup>	410.5m <sup>2</sup>	3,284m <sup>2</sup>
		Lot 4	17mx8m =136m <sup>2</sup>		
12		Lot 3	18.3mx19.5m =356.8m <sup>2</sup>	356.8m <sup>2</sup>	4,281.6m <sup>2</sup>
4, with additional heritage discretion		Lot 1	19.4mx7m =135.8m <sup>2</sup>	417.3m <sup>2</sup>	1,669.2m <sup>2</sup>
		Lot 2	19.3mx7m =135.1m <sup>2</sup>		
		Lot 3	18.3mx8m =146.4m <sup>2</sup>		
8, with additional heritage discretion		Lot 1	19.4mx15m =291m <sup>2</sup>	582m <sup>2</sup>	4,656m <sup>2</sup>
		Lot 2	Irregular shape =291m <sup>2</sup>		
12, with additional heritage discretion		Lot 1	19.4mx22.2m =430.7m <sup>2</sup>	950.2m <sup>2</sup>	11,402.4m <sup>2</sup>
		Lot 2	23.4mx22.2m =519.5m <sup>2</sup>		
Existing 'Bridges Bros' 2 storey heritage listed building		Lot 1	19mx8m = 152m <sup>2</sup>	306.4m <sup>2</sup>	612.8m <sup>2</sup>
		Lot 2	19.3mx8m = 154.4m <sup>2</sup>		
DISCRETIONARY FLOOR AREA (excluding areas with a heritage discretion):					5,375.4m <sup>2</sup>
TOTAL DISCRETIONARY FLOOR AREA:					27,438m <sup>2</sup>

**Assessment of 45-71 Bathurst Street under the proposed discretionary Amenity Building Envelope of the Central Business Zone 2013.**

## Plot ratio analysis:

Land Title	Lot size	Approx. Width of lot	Approx. Depth of lot	Permitted floor area	Plot ratio of permitted floor area
Lot 1 (CT 37884/1)*	950m <sup>2</sup>	19m	50m	8,343.2m <sup>2</sup>	8.7
Lot 2 (CT 199129/1)*	1,100m <sup>2</sup>	23.4m at rear, 19.3m at frontage	50.2m	9,411m <sup>2</sup>	8.5
Lot 3 (CT 96447/1)	900m <sup>2</sup>	18.3m	49.5m	7,576.2m <sup>2</sup>	8.4
Lot 4 (CT 37883/1)	395m <sup>2</sup>	17m	23m	2,108m <sup>2</sup>	5.3
TOTAL COMBINED LOT SIZE (excluding area of lots with heritage discretion):	1,295m <sup>2</sup>				
TOTAL COMBINED LOT SIZE:	3,345m <sup>2</sup>				
DISCRETIONARY FLOOR AREA OF COMBINED SITE (excluding lots with heritage discretion):				9,684.2m <sup>2</sup>	
TOTAL DISCRETIONARY FLOOR AREA OF COMBINED SITE:				27,438m <sup>2</sup>	
PLOT RATIO OF DISCRETIONARY FLOOR AREA (excluding lots with heritage discretion):					7.4
TOTAL PLOT RATIO OF DISCRETIONARY FLOOR AREA:					8.2

\*lot has an overriding heritage discretion due to being adjacent to a heritage listed place.

## Explanatory notes:

It is assumed that the height of a single floor is approximately 3.5m, in order to account for sufficient floor to ceiling heights, space for services between floors, roof heights, etc.

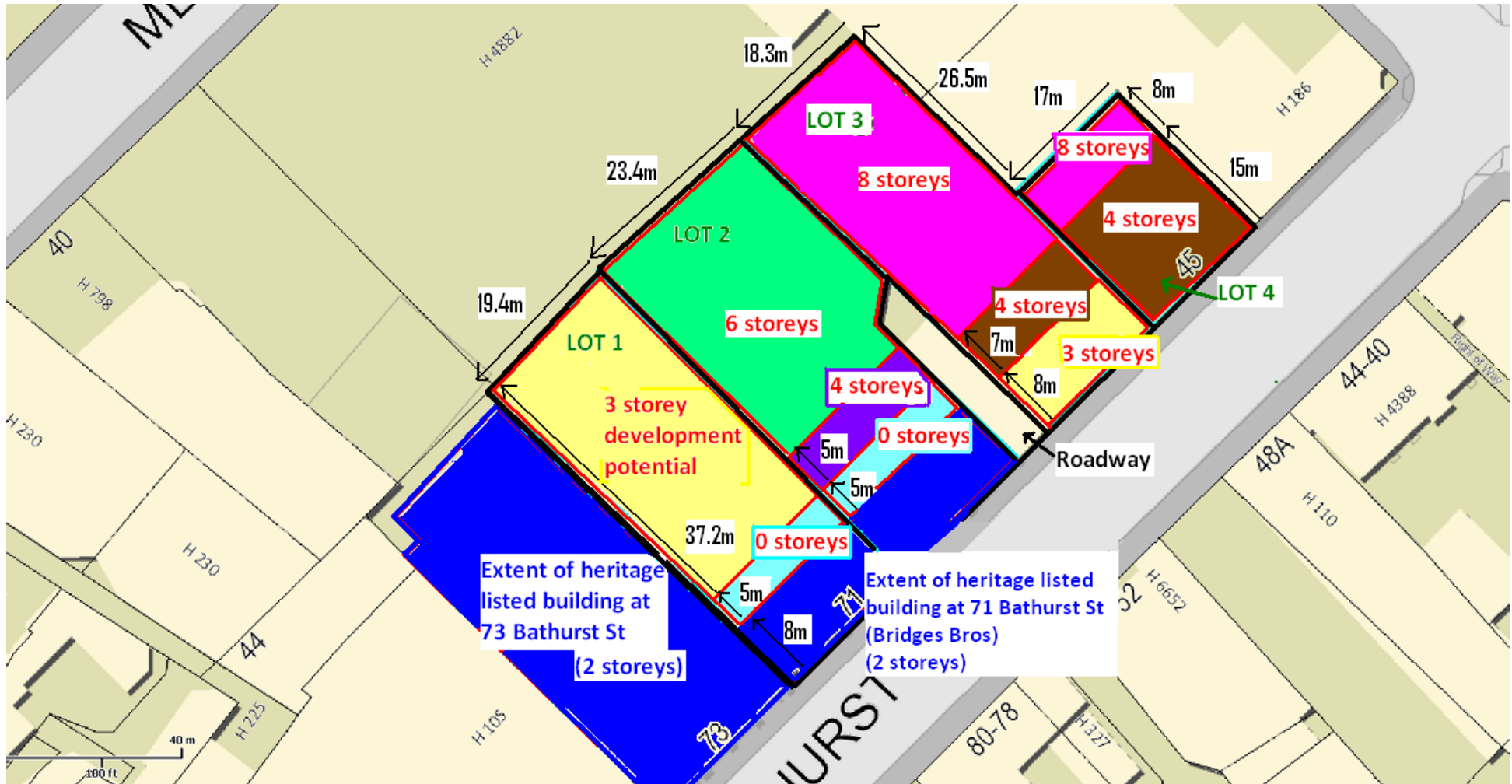
The site 45-71 Bathurst Street is divided into a number of title lots under common ownership. This assessment is based on the current title arrangement, which essentially treats each title as a separate development site. It is likely that if the site were to be redeveloped, all or some of the titles would be adhered, and this would result in a more uniform permitted building envelope, however for the purposes of this exercise, the permitted height of each lot is calculated as follows:



**Assessment of 45-71 Bathurst Street under the proposed discretionary Amenity Building Envelope of the Central Business Zone 2013.**


- **Lot 1** - The area within 8m of the frontage is occupied by an existing heritage building (the 'Bridges Bros' building). The rear of this building recently burnt down. The remaining area within 15m of the frontage (a further 7m from the rear of the heritage building) has a permitted height limit of 4 storeys, under Clause A1 (a) and the Amenity Building Envelope. The subsequent 15m beyond this has a permitted development potential of 8m under Clause A1 (c), and the Amenity Building Envelope. The remainder of the lot has a general discretionary height limit of 12 storeys under the Amenity Building Envelope. Any of these height limits may be exceeded as long as the Performance Criteria in P1 are satisfied. It is important to note that while these figures are permitted or discretionary under A1 and the Amenity Building Envelope, the site is both behind and adjacent to a heritage building, so an additional layer of discretion overlays the entire site.
- **Lot 2** The area within 8m of the frontage is occupied by an existing heritage building (the 'Bridges Bros' building). The rear of this building recently burnt down. The remaining area within 15m of the frontage (a further 7m from the rear of the heritage building) has a permitted height limit of 4 storeys, under Clause A1 (a) and the Amenity Building Envelope. The subsequent 15m beyond this has a permitted development potential of 8m under Clause A1 (c), and the Amenity Building Envelope. The remainder of the lot has a general discretionary height limit of 12 storeys under the Amenity Building Envelope. Any of these height limits may be exceeded as long as the Performance Criteria in P1 are satisfied. It is important to note that while these figures are permitted or discretionary under A1 and the Amenity Building Envelope, the site is both behind a heritage building, so an additional layer of discretion overlays the entire site.
- **Lot 3** - The first 15m from the frontage would have a permitted height of 4m under A1 (a) and the Amenity Building Envelope. The first 8m of this area, however, has an additional heritage discretion as it is adjacent to the heritage listed 'Bridges Bros' building, which is 8m deep. The area between 15m and 30m from the frontage has a permitted development potential of 8m under Clause A1 (c), and the Amenity Building Envelope. The remainder of the lot has a general discretionary height limit of 12 storeys under the Amenity Building Envelope. Any of these height limits may be exceeded as long as the Performance Criteria in P1 are satisfied.
- **Lot 4** - The first 15m from the frontage would have a permitted height of 4m under A1 (a) and the Amenity Building Envelope. The remaining area has a permitted development potential of 8m under Clause A1 (c), and the Amenity Building Envelope.







Assessment of 45-71 Bathurst Street under the proposed permitted height standards of the Central Business Zone 2013 – explanation of provisions



## Assessment of 45-71 Bathurst Street under the proposed permitted height standards of the Central Business Zone 2013 – explanation of provisions

### Legend:

 Extent of likely final heritage listing proposed (after recent fire at 71 Bathurst Street) for the draft CHPS 2013.

	Height controlled by clause 22.4.1 A1 (a)		Height controlled by clause 22.4.1 A3 (a)
	Height controlled by clause 22.4.1 A1 (c)		Height controlled by clause 22.4.1 A3 (b)
	Height controlled by clause 22.4.1 A3		Height controlled by clause 22.4.1 A4 (a) (i)

### Explanatory notes:

It is assumed that the height of a single floor is approximately 3.5m, in order to account for sufficient floor to ceiling heights, space for services between floors, roof heights, etc.

The site 45-71 Bathurst Street is divided into a number of title lots under common ownership. This assessment is based on the current title arrangement, which essentially treats each title as a separate development site. It is likely that if the site were to be redeveloped, all or some of the titles would be adhered, and this would result in a more uniform permitted building envelope, however for the purposes of this exercise, the permitted height of each lot is calculated as follows:

- **Lot 1** would have no permitted development potential for 5m behind the existing heritage building on the site (Clause A3 requires new development be set back at least 5m). The remainder of the lot (not including the area occupied by what remains of the heritage 'Bridges Brothers' building) would have a permitted height of 3 storeys. The height limit of 3 storeys is due to the site being adjacent to the 2 storey heritage listed building at 73 Bathurst Street, which has the same depth measurement as lot 1. Under the proposed heritage adjacency provision (22.4.1 A4), development adjacent to and constructed forward of the rear building line of a heritage listed building may be up to 1 storey or 4m (whichever is the lesser) higher than the listed building.
- **Lot 2** would follow the building height requirements set out under clause 22.4.1 A3 (relating to development to the rear of a heritage listed building). In this instance, the heritage listed building (what remains of the 'Bridges Bros' building) is 2 storeys high. This equates to no permitted development potential within 5m from the rear of the heritage listed building, 4 storeys of permitted height (2 storeys higher than the heritage building) between 5m and 10m setback from the rear of the heritage building, and 6 storeys permitted height (4 storeys higher than the heritage building) after 10m setback from the rear of the heritage building.

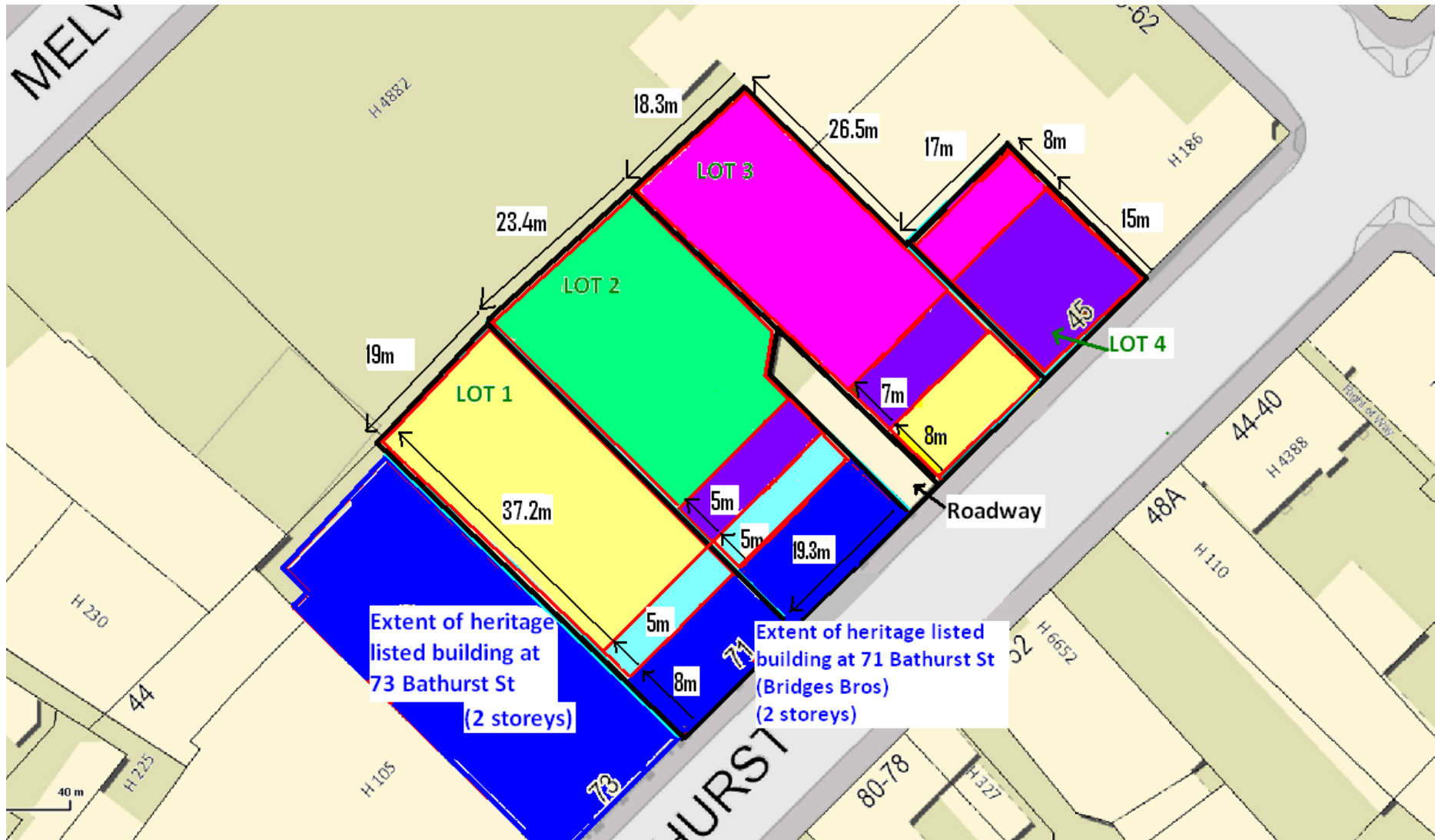
**Assessment of 45-71 Bathurst Street under the proposed permitted height standards of the Central Business Zone 2013 – explanation of provisions**

- **Lot 3** would have a permitted height limit of 3 storeys to the same depth as the adjacent heritage listed property at 71 Bathurst Street (8m). This equates to a permitted development potential of 1 storey higher than the adjacent heritage building which is 2 storeys high. The remainder of the site would follow the height limits under clause A1 (4 storeys within 15m of a south-west or south-east facing frontage and then 8 storeys where set back further than 15m from the frontage).

Lot 3 is considered 'adjacent' (defined in clause 22.4.1 A4) to the heritage listed building at 71 Bathurst Street despite the fact there is a 'lot' in between lot 3 and the heritage building, as this small lot is designated as a roadway. The roadway is approximately 105m<sup>2</sup> in area, with a frontage of 4.43m, and a depth of 23.44m on one side and 25.35m on the other. Clause A4 may need to be amended to ensure right of ways and private roadways on separate titles, as well as very small lots, are not considered as 'full lots' that can separate a development site from a heritage listed building.

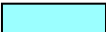





- **Lot 4** would follow the height requirements of clause A1 (4 storeys within 15m of a south-west or south-east facing frontage and then 8 storeys where set back further than 15m from the frontage).

Assessment of 45-71 Bathurst Street under the proposed permitted height standards of the Central Business Zone 2013 – analysis of floor area



## Assessment of 45-71 Bathurst Street under the proposed permitted height standards of the Central Business Zone 2013 – analysis of floor area

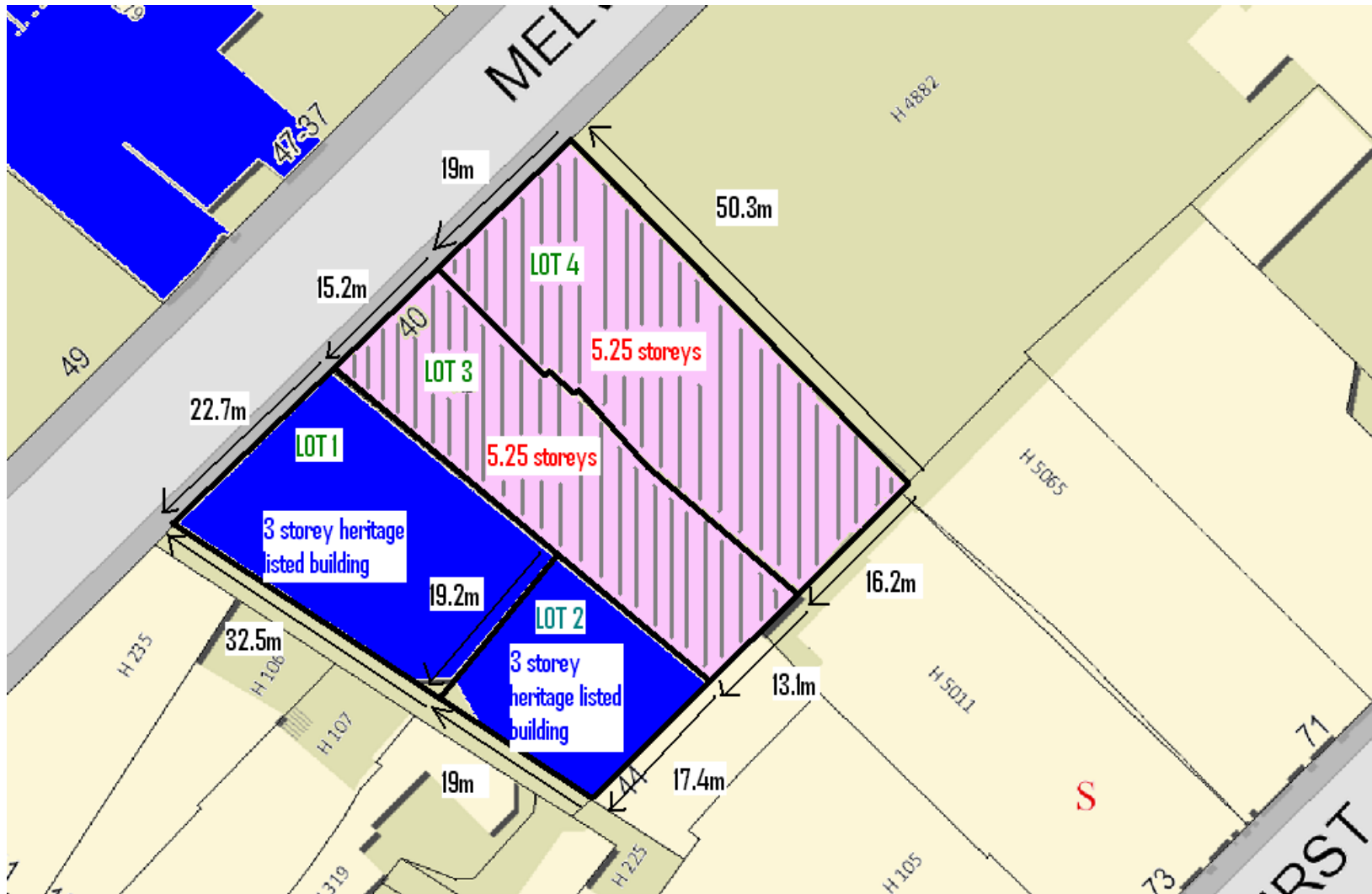
Floor area analysis:

Number of permitted storeys	Notation	Lot number	Dimensions of area covered (widthxdepth)	Combined area of site covered	Subtotal of permitted floor area
0		Lot 1	19x5 = 95m <sup>2</sup>	191.5m <sup>2</sup>	0m <sup>2</sup>
		Lot 2	19.3mx5m = 96.5m <sup>2</sup>		
3		Lot 1	19mx37.2m = 706.8m <sup>2</sup>	853.2m <sup>2</sup>	2,559.6m <sup>2</sup>
		Lot 3	18.3mx8m = 146.4m <sup>2</sup>		
4		Lot 2	19.3mx5m = 96.5m <sup>2</sup>	479.5m <sup>2</sup>	1,918m <sup>2</sup>
		Lot 3	18.3mx7m = 128m <sup>2</sup>		
		Lot 4	17mx15m = 255m <sup>2</sup>		
6		Lot 2	Irregular shape = 740m <sup>2</sup>	740m <sup>2</sup>	4,440m <sup>2</sup>
8		Lot 3	18.3mx34.5m = 631.4m <sup>2</sup>	767.4m <sup>2</sup>	6,138.8m <sup>2</sup>
		Lot 4	17mx8m = 136m <sup>2</sup>		
Existing 'Bridges Bros' 2 storey heritage listed building		Lot 1	19mx8m = 152m <sup>2</sup>	306.4m <sup>2</sup>	612.8m <sup>2</sup>
		Lot 2	19.3mx8m = 154.4m <sup>2</sup>		
<b>TOTAL PERMITTED FLOOR AREA:</b>					<b>15,669.2m<sup>2</sup></b>

**Assessment of 45-71 Bathurst Street under the proposed permitted height standards of the Central Business Zone 2013 – analysis of floor area**
**Plot ratio analysis:**

Land Title	Lot size	Approx. Width of lot	Approx. Depth of lot	Permitted floor area	Plot ratio of permitted floor area
Lot 1 (CT 37884/1)	950m <sup>2</sup>	19m	50m	2,424.4m <sup>2</sup>	2.6
Lot 2 (CT 199129/1)	1100m <sup>2</sup>	23.4m at rear, 19.3m at frontage	50.2m	5,134.8m <sup>2</sup>	4.6
Lot 3 (CT 96447/1)	900m <sup>2</sup>	18.3m	49.5m	6,002m <sup>2</sup>	6.7
Lot 4 (CT 37883/1)	395m <sup>2</sup>	17m	23m	2,108m <sup>2</sup>	5.3
<b>TOTAL COMBINED LOT SIZE:</b>	<b>3345m<sup>2</sup></b>				
<b>TOTAL PERMITTED FLOOR AREA OF COMBINED SITE:</b>				<b>15,669.2m<sup>2</sup></b>	
<b>TOTAL PLOT RATIO OF PERMITTED FLOOR AREA:</b>					<b>4.7</b>




Assessment of 40 Melville Street under permitted height and density provisions of the City of Hobart Planning Scheme 1982







### Assessment of 40 Melville Street under permitted height and density provisions of the City of Hobart Planning Scheme 1982

Legend:

	Extent of heritage listing in the CHPS 1982.		Additional heritage discretion (adjacent to a heritage place)
	5.25 storey height limit, as per the permitted 'Basic Plot Ratio' for Precinct 2 under Table B1 of the Density Schedule of the City of Hobart Planning Scheme 1982.		

Floor area analysis:

Number of permitted storeys	Notation	Lot number	Dimensions of area covered (width x depth)	Combined area of site covered	Subtotal of permitted floor area
5.25, with overriding heritage adjacency discretion (5.25 storeys are not guaranteed)		Lot 4	Full lot (irregular shape) =910m <sup>2</sup>	910m <sup>2</sup>	4,777.5m <sup>2</sup>
		Lot 3	Full lot (irregular shape) =759m <sup>2</sup>	759m <sup>2</sup>	3,984.8m <sup>2</sup>
Existing 3 storey heritage listed building		Lot 1	Full lot (irregular shape) =660m <sup>2</sup>	1025m <sup>2</sup>	3,075m <sup>2</sup>
		Lot 2	Full lot (irregular shape) =365m <sup>2</sup>		
<b>TOTAL PERMITTED FLOOR AREA*</b>					<b>11,837.3m<sup>2</sup></b>

\*note: all lots are either heritage listed or are heritage adjacent, and therefore discretionary on the basis of this

### Assessment of 40 Melville Street under permitted height and density provisions of the City of Hobart Planning Scheme 1982

#### Plot ratio analysis:

Land Title	Lot size	Approx. Width of lot	Approx. Depth of lot	Permitted floor area	Plot ratio of permitted floor area
Lot 1 (CT 39840/1)	660m <sup>2</sup>	Rear: 19.2m, frontage: 22.7m	32.5m	1,980m <sup>2</sup>	3
Lot 2 (CT 39840/2)	365m <sup>2</sup>	17.4	19m	1,095m <sup>2</sup>	3
Lot 3 (CT 244880/1)	759m <sup>2</sup>	Rear: 13.1m Frontage: 15.2m	50.3m	3,984.8m <sup>2</sup>	5.25
Lot 4 (CT 202010/1)	910m <sup>2</sup>	Rear: 16.2m Frontage: 19m	50.3m	4,777.5m <sup>2</sup>	5.25
<b>TOTAL COMBINED LOT SIZE:</b>	<b>2,694m<sup>2</sup></b>				
<b>TOTAL PERMITTED FLOOR AREA OF COMBINED SITE*:</b>				<b>11,837.3m<sup>2</sup></b>	
<b>TOTAL PLOT RATIO OF PERMITTED FLOOR AREA*:</b>					<b>4.4</b>

\*note: all lots are either heritage listed or are heritage adjacent, and therefore discretionary on the basis of this

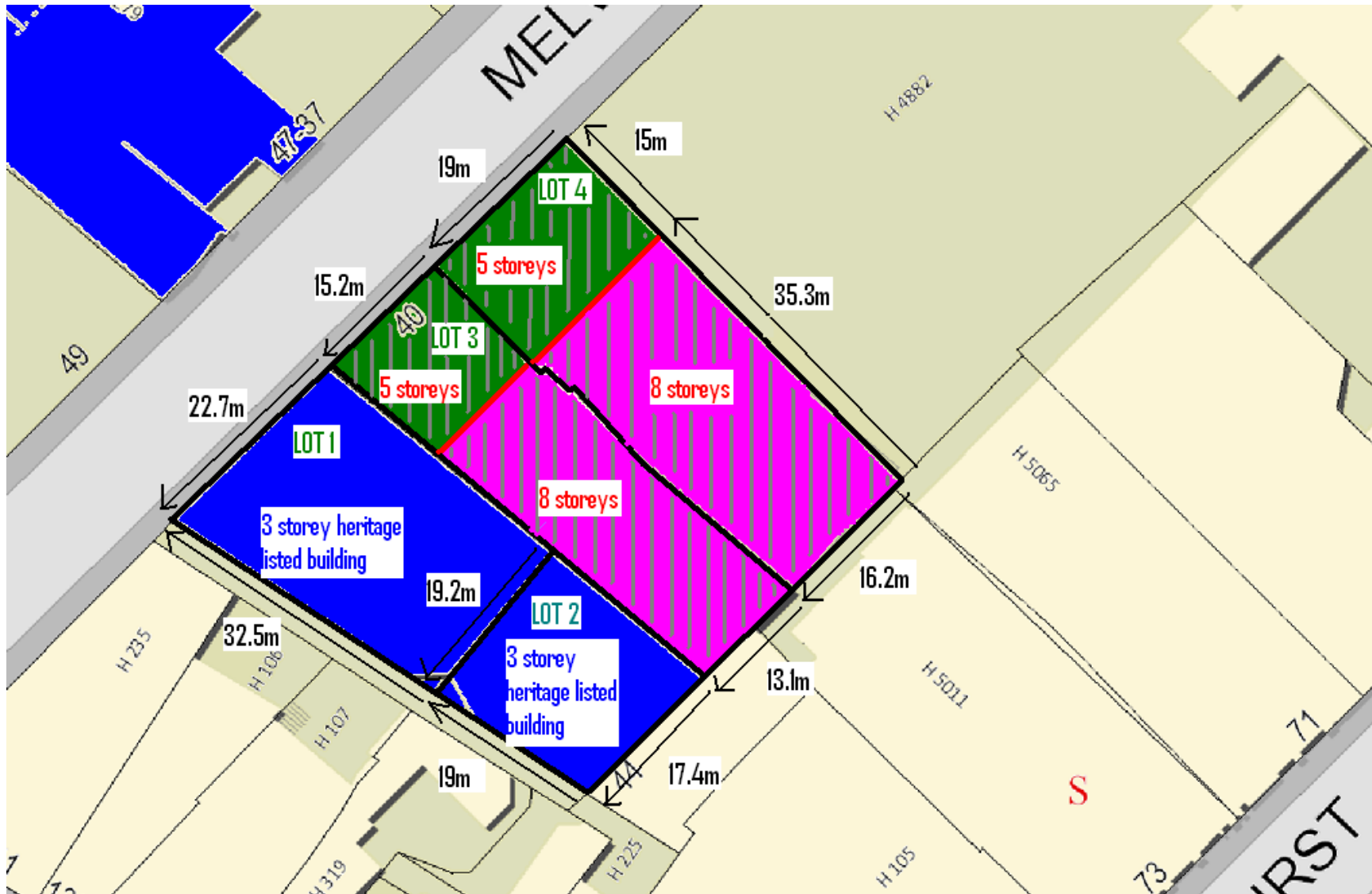
#### Explanatory notes:

It is assumed that the height of a single floor is approximately 3.5m, in order to account for sufficient floor to ceiling heights, space for services between floors, roof heights, etc.

The site 40 Melville Street is divided into 4 title lots under common ownership. This assessment is based on the current title arrangement, which essentially treats each title as a separate development site. It is likely that if the site were to be redeveloped, all or some of the titles would be adhered, although this would make no difference to the potential floor area yield.





It is assumed that the two lots containing heritage buildings would have no further development potential, and therefore the floor area is calculated on the basis of the existing buildings. For lots 3 and 4, the permitted height limit is 42m, and the permitted 'basic plot ratio' is 5.25. The overall effect of the combination of these two requirements is that the maximum permitted 'height' over the entire site is no more than 5.25 levels. A building up to 42m to the floor level of the top most habitable floor would be possible, however it would only be permitted to occupy a smaller area in order to comply with the density provisions. There would be no difference in resultant floor area between either of these options. Overlaying the 'permitted' height limit for lots 3 and 4, however, is a heritage adjacency discretion, as the developable area of lot 3 is adjacent to the heritage listed buildings on lots 1 and 2, and Lot 4 is adjacent to the heritage listed building at 37-47 Melville Street. This essentially means that there is no true 'permitted' floor area for these lots.

Assessment of 40 Melville Street under the proposed discretionary Urban Design Envelope of the draft CHPS 2009



### Assessment of 40 Melville Street under the proposed discretionary Urban Design Envelope of the draft CHPS 2009

#### Legend:




	Extent of likely final heritage listing proposed for the draft CHPS 2009.		Discretionary 8 storey height for development set back more than 15m from a frontage, controlled by the Urban Design Envelope of the Central Area Design Schedule of the draft CHPS 2009*
	Discretionary 5 storey height for northerly-facing frontages, controlled by the Urban Design Envelope of the Central Area Design Schedule of the draft CHPS 2009*		Additional heritage adjacency discretion**

\*It is important to note that the 'Urban Design Envelopes' (Figure S6.2) guide the exercise of discretion under S6.4.1 P1 of the Central City Area Design Schedule (draft CHPS 2009). This is, however, not a true 'absolute' height limit (as is also the case with the draft 2013 Amenity Building Envelope), as development can still be approved outside this envelope as long as it is 'demonstrated that the objective for this standard is achieved'. In addition, as with the 2013 proposed standards, the Urban Design Envelope is governed more by an angle from street level, rather than strict heights and setbacks, and so some additional floor area could be gained if the building design was maximised to take full advantage of the envelope.

\*\*It is noted that the heritage adjacency discretion under the draft CHPS 2009 is qualitative, and cannot be 'modelled'. Therefore, a general additional layer of discretion is shown where a site, or section of site, is adjacent to a heritage listed place.

### Assessment of 40 Melville Street under the proposed discretionary Urban Design Envelope of the draft CHPS 2009

#### Floor area analysis:

Number of discretionary storeys	Notation	Lot number	Area of lot covered	Combined area of site covered	Subtotal of discretionary floor area
5 (with additional heritage discretion)		Lot 3	15.2mx15m =228m <sup>2</sup>	228m <sup>2</sup>	1,140m <sup>2</sup>
		Lot 4	19mx15m =285m <sup>2</sup>	285m <sup>2</sup>	1,425m <sup>2</sup>
8 (with additional heritage discretion)		Lot 3	Irregular shape =531m <sup>2</sup>	531m <sup>2</sup>	4,248m <sup>2</sup>
		Lot 4	irregular shape =625m <sup>2</sup>	625m <sup>2</sup>	5,000m <sup>2</sup>
Existing 3 storey heritage listed building		Lot 1	Full lot (irregular shape) =660m <sup>2</sup>	1025m <sup>2</sup>	3,075m <sup>2</sup>
		Lot 2	Full lot (irregular shape) =365m <sup>2</sup>		
<b>TOTAL DISCRETIONARY FLOOR AREA*:</b>					<b>14,888m<sup>2</sup></b>

\*note: all lots are either heritage listed or are heritage adjacent, and therefore have an additional level of discretion

#### Plot ratio analysis:

Land Title	Lot size	Approx. Width of lot	Approx. Depth of lot	Permitted floor area	Plot ratio of permitted floor area
Lot 1 (CT 39840/1)	660m <sup>2</sup>	Rear: 19.2m, frontage: 22.7m	32.5m	1,980m <sup>2</sup>	3.0
Lot 2 (CT 39840/2)	365m <sup>2</sup>	17.4	19m	1,095m <sup>2</sup>	3.0
Lot 3 (CT 244880/1)	759m <sup>2</sup>	Rear: 13.1m Frontage: 15.2m	50.3m	5,388m <sup>2</sup>	7.1
Lot 4 (CT 202010/1)	910m <sup>2</sup>	Rear: 16.2m Frontage: 19m	50.3m	6,425m <sup>2</sup>	7.1
<b>TOTAL COMBINED LOT SIZE:</b>	<b>2,694m<sup>2</sup></b>				
<b>TOTAL DISCRETIONARY FLOOR AREA OF COMBINED SITE:*</b>				<b>14,888m<sup>2</sup></b>	
<b>TOTAL PLOT RATIO OF DISCRETIONARY FLOOR AREA:*</b>					<b>5.5</b>

\*note: all lots are either heritage listed or are heritage adjacent, and therefore have an additional level of discretion

## Assessment of 40 Melville Street under the proposed discretionary Urban Design Envelope of the draft CHPS 2009

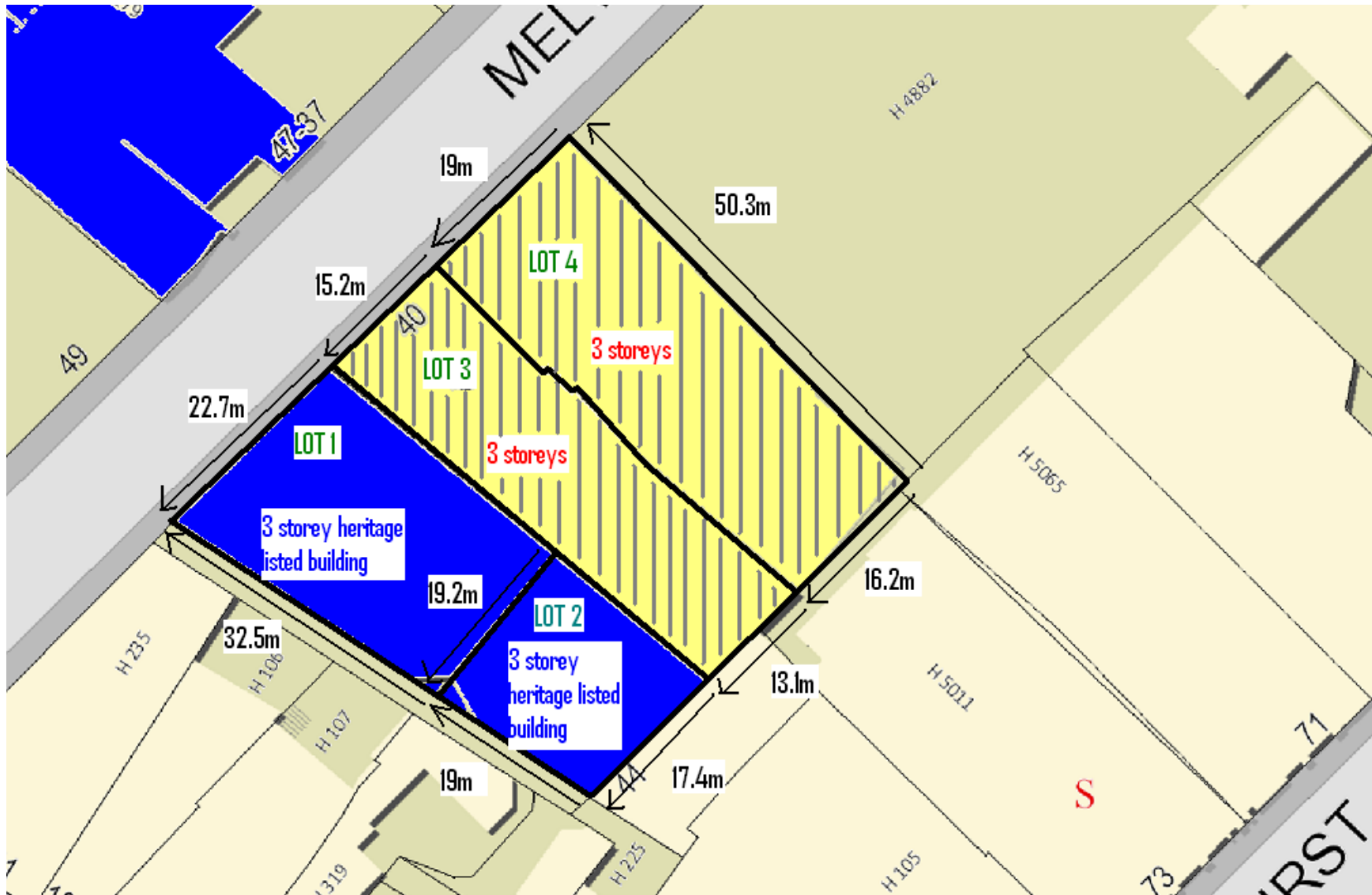
### Explanatory notes:

It is assumed that the height of a single floor is approximately 3.5m, in order to account for sufficient floor to ceiling heights, space for services between floors, roof heights, etc.

The site 40 Melville Street is divided into 4 title lots under common ownership. This assessment is based on the current title arrangement, which essentially treats each title as a separate development site. It is likely that if the site were to be redeveloped, all or some of the titles would be adhered, although this would make no difference to the potential floor area yield.




Under the current lot arrangement (assessed under the discretionary provisions of the Central Area Design Schedule of the draft CHPS 2009), lots 1 and 2 have no further development potential other than the floor area of the existing buildings as they are heritage listed. Lots 3 and 4 both have a discretionary height limit of 5 storeys within 15m of the frontage (a northerly-facing frontage), and 8 storeys beyond 15m from the frontage. These height limits are calculated on the basis of the Urban Design Envelopes of the Central Area Design Schedule. Overlaying the discretionary height limit for lots 3 and 4, however, is an additional heritage adjacency discretion, as the developable area of lot 3 is adjacent to the heritage listed buildings on lots 1 and 2, and Lot 4 is adjacent to the heritage listed building at 37-47 Melville Street.

Assessment of 40 Melville Street under the proposed permitted height clauses of the Central City Area Design Schedule 2009





### Assessment of 40 Melville Street under the proposed permitted height clauses of the Central City Area Design Schedule 2009

Legend:

	Extent of likely final heritage listing proposed for the draft CHPS 2009.		Additional heritage discretion (adjacent to a heritage place)
	3 storey (10m) height limit, as per AS A1.1 under Schedule 6 - Central City Area Design Schedule of the draft CHPS 2009.		

Floor area analysis:

Number of permitted storeys	Notation	Lot number	Area of lot covered	Combined area of site covered	Subtotal of permitted floor area
3 (10m), with overriding heritage adjacency discretion (3 storeys are not guaranteed)		Lot 4	Full lot (irregular shape) =910m <sup>2</sup>	910m <sup>2</sup>	2,730m <sup>2</sup>
		Lot 3	Full lot (irregular shape) =759m <sup>2</sup>	759m <sup>2</sup>	2,277m <sup>2</sup>
Existing 3 storey heritage listed building		Lot 1	Full lot (irregular shape) =660m <sup>2</sup>	1025m <sup>2</sup>	3,075m <sup>2</sup>
		Lot 2	Full lot (irregular shape) =365m <sup>2</sup>		
<b>TOTAL PERMITTED FLOOR AREA*:</b>					<b>8,082m<sup>2</sup></b>

\*note: all lots are either heritage listed or are heritage adjacent, and therefore discretionary on the basis of this



### Assessment of 40 Melville Street under the proposed permitted height clauses of the Central City Area Design Schedule 2009

#### Plot ratio analysis:

Land Title	Lot size	Approx. Width of lot	Approx. Depth of lot	Permitted floor area	Plot ratio of permitted floor area
Lot 1 (CT 39840/1)	660m <sup>2</sup>	Rear: 19.2m, frontage: 22.7m	32.5m	1,980m <sup>2</sup>	3.0
Lot 2 (CT 39840/2)	365m <sup>2</sup>	17.4	19m	1,095m <sup>2</sup>	3.0
Lot 3 (CT 244880/1)*	759m <sup>2</sup>	Rear: 13.1m Frontage: 15.2m	50.3m	2,277m <sup>2</sup>	3.0
Lot 4 (CT 202010/1)	910m <sup>2</sup>	Rear: 16.2m Frontage: 19m	50.3m	2,730m <sup>2</sup>	3.0
<b>TOTAL COMBINED LOT SIZE:</b>	<b>2,694m<sup>2</sup></b>				
<b>TOTAL PERMITTED FLOOR AREA OF COMBINED SITE*:</b>				<b>8,082m<sup>2</sup></b>	
<b>TOTAL PLOT RATIO OF PERMITTED FLOOR AREA*:</b>					<b>3.0</b>

\*note: all lots are either heritage listed or are heritage adjacent, and therefore discretionary on the basis of this

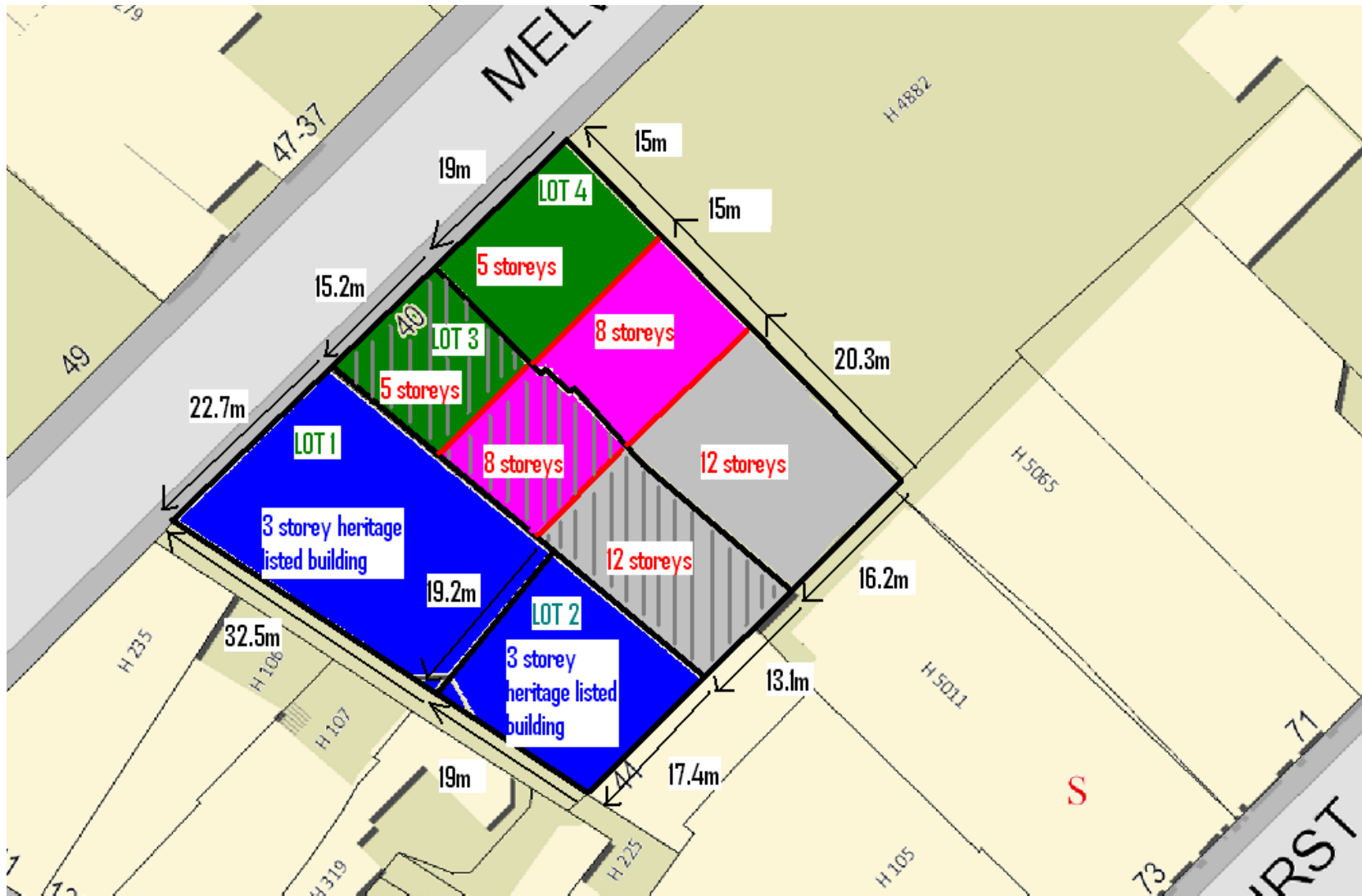
#### Explanatory notes:

It is assumed that the height of a single floor is approximately 3.5m, in order to account for sufficient floor to ceiling heights, space for services between floors, roof heights, etc.

The site 40 Melville Street is divided into 4 title lots under common ownership. This assessment is based on the current title arrangement, which essentially treats each title as a separate development site. It is likely that if the site were to be redeveloped, all or some of the titles would be adhered, although this would make no difference to the potential floor area yield.






In the current title arrangement, the two lots not containing heritage buildings (lots 3 and 4), would have a permitted height limit of storeys (10m) for the whole area of the lots. The 3 storey limit is calculated on the basis of Acceptable Solution S6.4.1 A1.1 of the Central City Area Design Schedule of the draft CHPS 2009. Overlaying the 'permitted' height limit for lots 3 and 4, however, is a heritage adjacency discretion, as the developable area of lot 3 is adjacent to the heritage listed buildings on lots 1 and 2, and Lot 4 is adjacent to the heritage listed building at 37-47 Melville Street. This essentially means that there is no true 'permitted' floor area for these lots.

Assessment of 40 Melville Street under the proposed discretionary Amenity Building Envelope of the Central Business Zone 2013



### Assessment of 40 Melville Street under the proposed discretionary Amenity Building Envelope of the Central Business Zone 2013

Legend:








	Extent of likely final heritage listing proposed for the draft CHPS 2013.		Discretionary height controlled by Clause 22.4.1 P1 - discretionary amenity envelope illustrated in Figure 22.3*
	Permitted height controlled by clause 22.4.1 A1 (b)		Additional heritage discretion**
	Permitted height controlled by clause 22.4.1 A1 (c)		

\*It is important to note that there is no absolute height limit under P1. The Amenity Envelope guides an 'acceptable' level of discretion, however in certain circumstances, height can exceed the envelope. The envelope is controlled by a specific angle rather than a strict height and set back pattern, and therefore also allows for an arrangement of levels that does not follow the configuration depicted above, as long as they do not exceed the specified building envelope angle (see Figure 22.3). A different configuration could allow more floor area than is calculated here.

\*\*It is noted that the acceptable solutions of the heritage related provisions of the Central Business Zone (A3 and A4) are not considered in this assessment of discretionary potential. The discretionary 'performance criteria' (P3 and P4) of these provisions are open-ended, and so cannot be 'modelled' as such. Therefore, a general additional layer of discretion is shown where a site, or section of site, is adjacent to or to the rear of a heritage listed place.

### Assessment of 40 Melville Street under the proposed discretionary Amenity Building Envelope of the Central Business Zone 2013

Floor area analysis:

Number of discretionary storeys	Notation	Lot number	Area of lot covered	Combined area of site covered	Subtotal of discretionary floor area
5		Lot 4	19mx15m =285m <sup>2</sup>	285m <sup>2</sup>	1,425m <sup>2</sup>
8		Lot 4	irregular shape =265m <sup>2</sup>	265m <sup>2</sup>	2,120m <sup>2</sup>
12		Lot 4	Irregular shape =360m <sup>2</sup>	360 m <sup>2</sup>	4,320m <sup>2</sup>
5 (with additional heritage discretion)		Lot 3	15.2mx15m =228m <sup>2</sup>	228m <sup>2</sup>	1,140m <sup>2</sup>
8 (with additional heritage discretion)		Lot 3	13.1mx20.3m =266m <sup>2</sup>	266m <sup>2</sup>	2,128m <sup>2</sup>
12 (with additional heritage discretion)		Lot 3	Irregular shape =265m <sup>2</sup>	265m <sup>2</sup>	3,180m <sup>2</sup>
Existing 3 storey heritage listed building		Lot 1	Full lot (irregular shape) =660m <sup>2</sup>	1025m <sup>2</sup>	3,075m <sup>2</sup>
		Lot 2	Full lot (irregular shape) =365m <sup>2</sup>		
DISCRETIONARY FLOOR AREA (excluding areas with a heritage discretion):					10,940m <sup>2</sup>
TOTAL PERMITTED FLOOR AREA					17,388m <sup>2</sup>

### Assessment of 40 Melville Street under the proposed discretionary Amenity Building Envelope of the Central Business Zone 2013

#### Plot ratio analysis:

Land Title	Lot size	Approx. Width of lot	Approx. Depth of lot	Permitted floor area	Plot ratio of permitted floor area
Lot 1 (CT 39840/1)	660m <sup>2</sup>	Rear: 19.2m, frontage: 22.7m	32.5m	1,980m <sup>2</sup>	3.0
Lot 2 (CT 39840/2)	365m <sup>2</sup>	17.4	19m	1,095m <sup>2</sup>	3.0
Lot 3 (CT 244880/1)*	759m <sup>2</sup>	Rear: 13.1m Frontage: 15.2m	50.3m	6,448m <sup>2</sup>	8.5
Lot 4 (CT 202010/1)	910m <sup>2</sup>	Rear: 16.2m Frontage: 19m	50.3m	7,865m <sup>2</sup>	8.6
TOTAL COMBINED LOT SIZE (excluding area of lots with heritage discretion):	1,935m <sup>2</sup>				
TOTAL COMBINED LOT SIZE:	2,694m <sup>2</sup>				
DISCRETIONARY FLOOR AREA OF COMBINED SITE (excluding lots with heritage discretion):				10,940m <sup>2</sup>	
TOTAL DISCRETIONARY FLOOR AREA OF COMBINED SITE:				17,388m <sup>2</sup>	
PLOT RATIO OF DISCRETIONARY FLOOR AREA (excluding lots with heritage discretion):					5.7
TOTAL PLOT RATIO OF DISCRETIONARY FLOOR AREA:					6.5

\*lot has an overriding heritage discretion due to being adjacent to a heritage listed place.

## Assessment of 40 Melville Street under the proposed discretionary Amenity Building Envelope of the Central Business Zone 2013

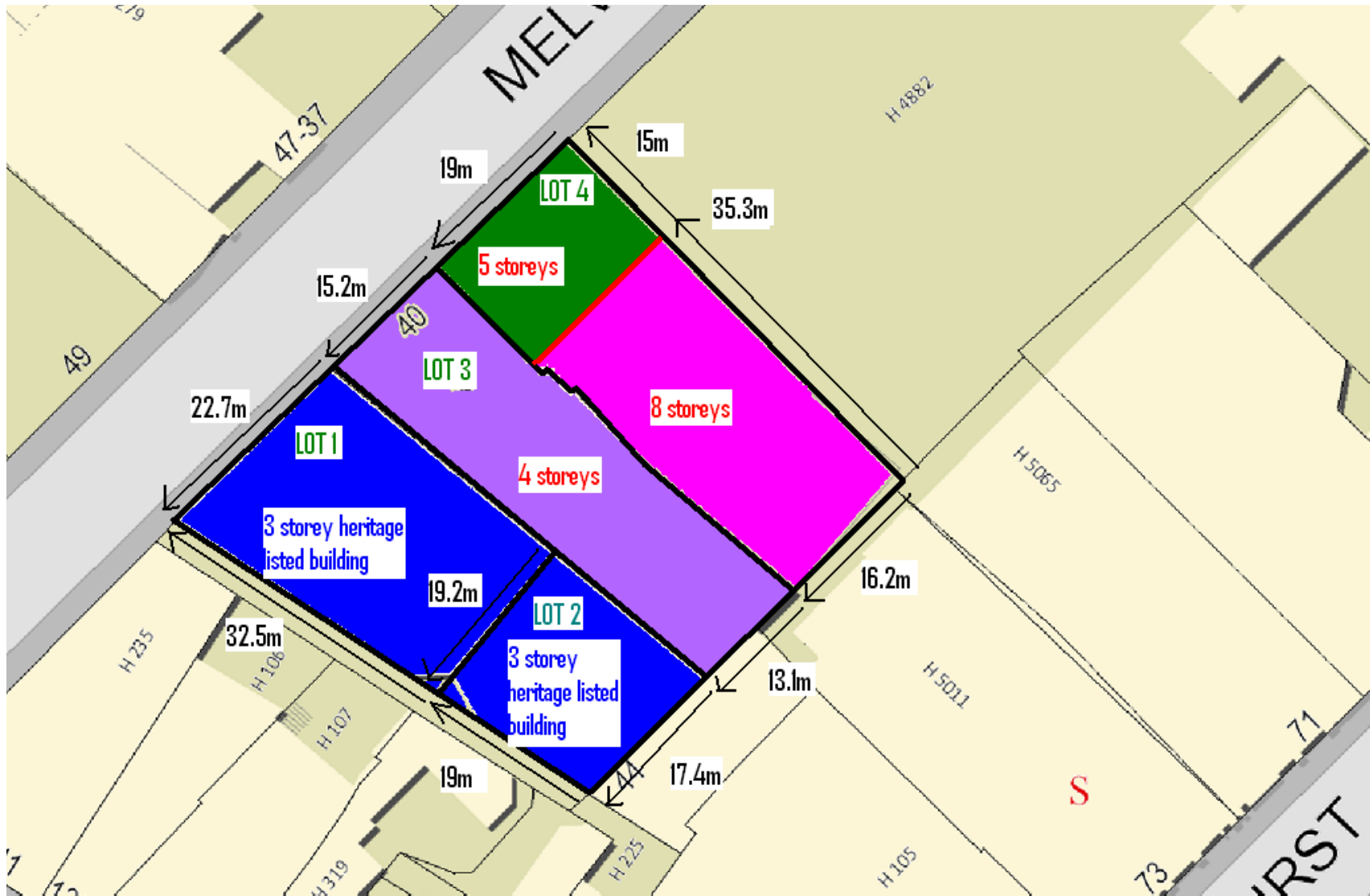
### Explanatory notes:

It is assumed that the height of a single floor is approximately 3.5m, in order to account for sufficient floor to ceiling heights, space for services between floors, roof heights, etc.

The site 40 Melville Street is divided into 4 title lots under common ownership. This assessment is based on the current title arrangement, which essentially treats each title as a separate development site. It is likely that if the site were to be redeveloped, all or some of the titles would be adhered, and if this were to occur, both lots 3 and 4 would be considered 'adjacent' to the heritage buildings on lots 1 and 2, and therefore the whole area of the current lots 3 and 4 would have an overriding heritage discretion.





Under the current lot arrangement (assessed under the provisions of the draft CHPS 2013), lots 1 and 2 have no further development potential other than the floor area of the existing buildings as they are heritage listed. Lots 3 and 4 both have a discretionary height of 5 storeys within 15m of the frontage (a northerly facing frontage), 8 storeys within 15-30m of a frontage, and 12 storeys beyond 30m from a frontage. This is calculated on the basis of the discretionary Amenity Building Envelope of the draft CHPS 2013. Lot 3 has an additional level of discretion overlaying the site - a heritage discretion due to the fact that it is adjacent to the heritage listed buildings on lots 1 and 2.

Assessment of 40 Melville Street under the proposed permitted height standards of the Central Business Zone 2013







### Assessment of 40 Melville Street under the proposed permitted height standards of the Central Business Zone 2013

Legend:

	Extent of likely final heritage listing proposed for the draft CHPS 2013.		Height controlled by clause 22.4.1 A1 (c)
	Height controlled by clause 22.4.1 A1 (b)		Height controlled by clause 22.4.1 A4 (a) (i)

Floor area analysis:

Number of permitted storeys	Notation	Lot number	Area of lot covered	Combined area of site covered	Subtotal of permitted floor area
4		Lot 3	Full lot (irregular shape) =759m <sup>2</sup>	759m <sup>2</sup>	3,036m <sup>2</sup>
5		Lot 4	19mx15m =285m <sup>2</sup>	285m <sup>2</sup>	1,425m <sup>2</sup>
8		Lot 4	irregular shape =625m <sup>2</sup>	625m <sup>2</sup>	5,000m <sup>2</sup>
Existing 3 storey heritage listed building		Lot 1	Full lot (irregular shape) =660m <sup>2</sup>	1025m <sup>2</sup>	3,075m <sup>2</sup>
		Lot 2	Full lot (irregular shape) =365m <sup>2</sup>		
<b>TOTAL PERMITTED FLOOR AREA</b>					<b>12,536m<sup>2</sup></b>



### Assessment of 40 Melville Street under the proposed permitted height standards of the Central Business Zone 2013

#### Plot ratio analysis:

Land Title	Lot size	Approx. Width of lot	Approx. Depth of lot	Permitted floor area	Plot ratio of permitted floor area
Lot 1 (CT 39840/1)	660m <sup>2</sup>	Rear: 19.2m, frontage: 22.7m	32.5m	1,980m <sup>2</sup>	3.0
Lot 2 (CT 39840/2)	365m <sup>2</sup>	17.4	19m	1,095m <sup>2</sup>	3.0
Lot 3 (CT 244880/1)	759m <sup>2</sup>	Rear: 13.1m Frontage: 15.2m	50.3m	3,036m <sup>2</sup>	4.0
Lot 4 (CT 202010/1)	910m <sup>2</sup>	Rear: 16.2m Frontage: 19m	50.3m	6,425m <sup>2</sup>	7.0
<b>TOTAL COMBINED LOT SIZE:</b>	<b>2,694m<sup>2</sup></b>				
<b>TOTAL PERMITTED FLOOR AREA OF COMBINED SITE:</b>				<b>12,536m<sup>2</sup></b>	
<b>TOTAL PLOT RATIO OF PERMITTED FLOOR AREA:</b>					<b>4.6</b>

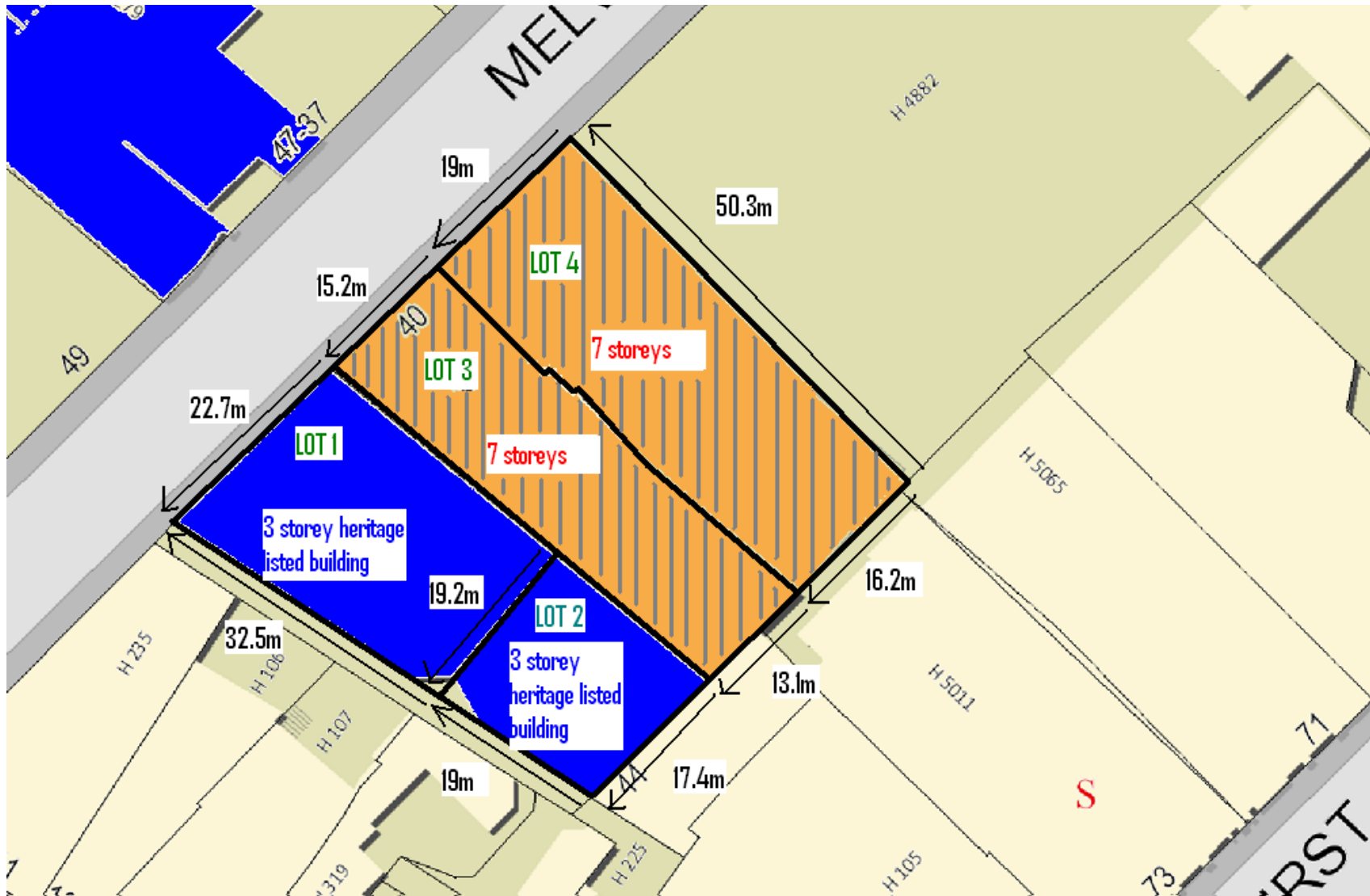
#### Explanatory notes:

It is assumed that the height of a single floor is approximately 3.5m, in order to account for sufficient floor to ceiling heights, space for services between floors, roof heights, etc.

The site 40 Melville Street is divided into 4 title lots under common ownership. This assessment is based on the current title arrangement, which essentially treats each title as a separate development site. It is likely that if the site were to be redeveloped, all or some of the titles would be adhered, and if this were to occur, both lots 3 and 4 would be considered 'adjacent' to the heritage buildings on lots 1 and 2, and therefore the whole area of the current lots 3 and 4 would have a permitted height of 4 storeys (1 storey higher than the adjacent heritage building).




Under the current lot arrangement (assessed under the provisions of the draft CHPS 2013), lots 1 and 2 have no further development potential other than the floor area of the existing buildings as they are heritage listed. Lot 3 has a permitted height of 4 storeys over the whole site, due to the site being adjacent to 3 storey heritage listed buildings (an allowable height of 1 storey greater than the adjacent heritage building under Clause A4). Lot 4 has a permitted height of 5 storeys within 15m of the frontage (maximum height of 20m within 15m of a northerly facing frontage under Clause A1), and the remainder of the lot has a permitted height of 8 storeys (30m permitted height beyond 15m frontage setback under Clause A1).

Assessment of 40 Melville Street under discretionary height and density provisions of the City of Hobart Planning Scheme 1982





### Assessment of 40 Melville Street under discretionary height and density provisions of the City of Hobart Planning Scheme 1982

Legend:

	Extent of heritage listing in the CHPS 1982.		Additional heritage discretion
	7 storey height limit, as per the discretionary 'Basic Plot Ratio' for Precinct 2 under Table B1 of the Density Schedule of the City of Hobart Planning Scheme 1982.		

Floor area analysis:

Number of discretionary storeys	Notation	Lot number	Dimensions of area covered (width x depth)	Combined area of site covered	Subtotal of discretionary floor area
7, with additional heritage adjacency discretion		Lot 4	Full lot (irregular shape) =910m <sup>2</sup>	910m <sup>2</sup>	6,370m <sup>2</sup>
		Lot 3	Full lot (irregular shape) =759m <sup>2</sup>	759m <sup>2</sup>	5,313m <sup>2</sup>
Existing 3 storey heritage listed building		Lot 1	Full lot (irregular shape) =660m <sup>2</sup>	1025m <sup>2</sup>	3,075m <sup>2</sup>
		Lot 2	Full lot (irregular shape) =365m <sup>2</sup>		
<b>TOTAL PERMITTED FLOOR AREA:*</b>					<b>14,758m<sup>2</sup></b>

\*note: all lots are either heritage listed or are heritage adjacent, and therefore discretionary on the basis of this

### Assessment of 40 Melville Street under discretionary height and density provisions of the City of Hobart Planning Scheme 1982

#### Plot ratio analysis:

Land Title	Lot size	Approx. Width of lot	Approx. Depth of lot	Permitted floor area	Plot ratio of permitted floor area
Lot 1 (CT 39840/1)	660m <sup>2</sup>	Rear: 19.2m, frontage: 22.7m	32.5m	1,980m <sup>2</sup>	3.0
Lot 2 (CT 39840/2)	365m <sup>2</sup>	17.4	19m	1,095m <sup>2</sup>	3.0
Lot 3 (CT 244880/1)	759m <sup>2</sup>	Rear: 13.1m Frontage: 15.2m	50.3m	5,313m <sup>2</sup>	7.0
Lot 4 (CT 202010/1)	910m <sup>2</sup>	Rear: 16.2m Frontage: 19m	50.3m	6,370m <sup>2</sup>	7.0
<b>TOTAL COMBINED LOT SIZE:</b>	<b>2,694m<sup>2</sup></b>				
<b>TOTAL DISCRETIONARY FLOOR AREA OF COMBINED SITE:*</b>				<b>14,758m<sup>2</sup></b>	
<b>TOTAL PLOT RATIO OF DISCRETIONARY FLOOR AREA:*</b>					<b>5.5</b>

\*note: all lots are either heritage listed or are heritage adjacent, and therefore discretionary on the basis of this

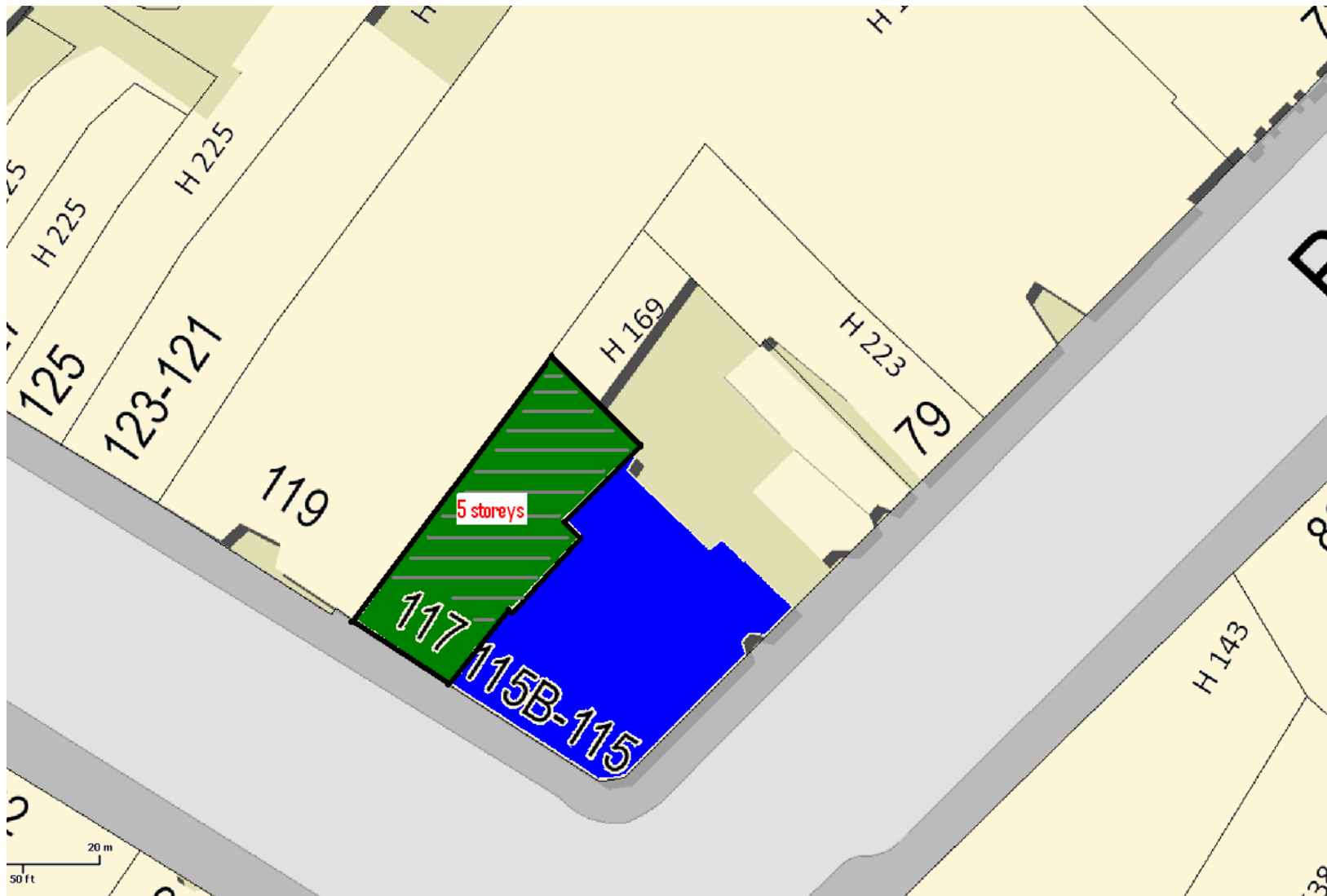
#### Explanatory notes:

It is assumed that the height of a single floor is approximately 3.5m, in order to account for sufficient floor to ceiling heights, space for services between floors, roof heights, etc.

The site 40 Melville Street is divided into 4 title lots under common ownership. This assessment is based on the current title arrangement, which essentially treats each title as a separate development site. It is likely that if the site were to be redeveloped, all or some of the titles would be adhered, although this would make no difference to the floor area yield.




It is assumed that the two lots containing heritage buildings would have no further development potential, and therefore the floor area is calculated on the basis of the existing buildings. For lots 3 and 4, the discretionary height of development is controlled by both the Height Schedule, and the discretionary 'maximum plot ratio' under the Density Schedule. There is no absolute maximum height limit under the height schedule, but the 'maximum plot ratio' is 7.0 in Precinct 2. As such, the overall allowable floor level over each individual lot is limited to 7 storeys. It is important to note that extensions to existing buildings already exceeding the maximum plot ratio may be approved, however there are no such buildings on any of these lots. Lots 3 and 4 also have an additional heritage discretion, as the developable area of lot 3 is adjacent to the heritage listed buildings on lots 1 and 2, and Lot 4 is adjacent to the heritage listed building at 37-47 Melville Street.

Assessment of 117 Elizabeth Street under discretionary height and density provisions of the City of Hobart Planning Scheme 1982




### Assessment of 117 Elizabeth Street under discretionary height and density provisions of the City of Hobart Planning Scheme 1982

#### Legend:

	Extent of heritage listed buildings in the CHPS 1982.		Additional heritage discretion (adjacent to a heritage place)
	5.0 storey height limit, as per the discretionary 'Maximum Plot Ratio' for Precinct 1 under Table B1 of the Density Schedule of the City of Hobart Planning Scheme 1982.		

#### Floor area analysis:

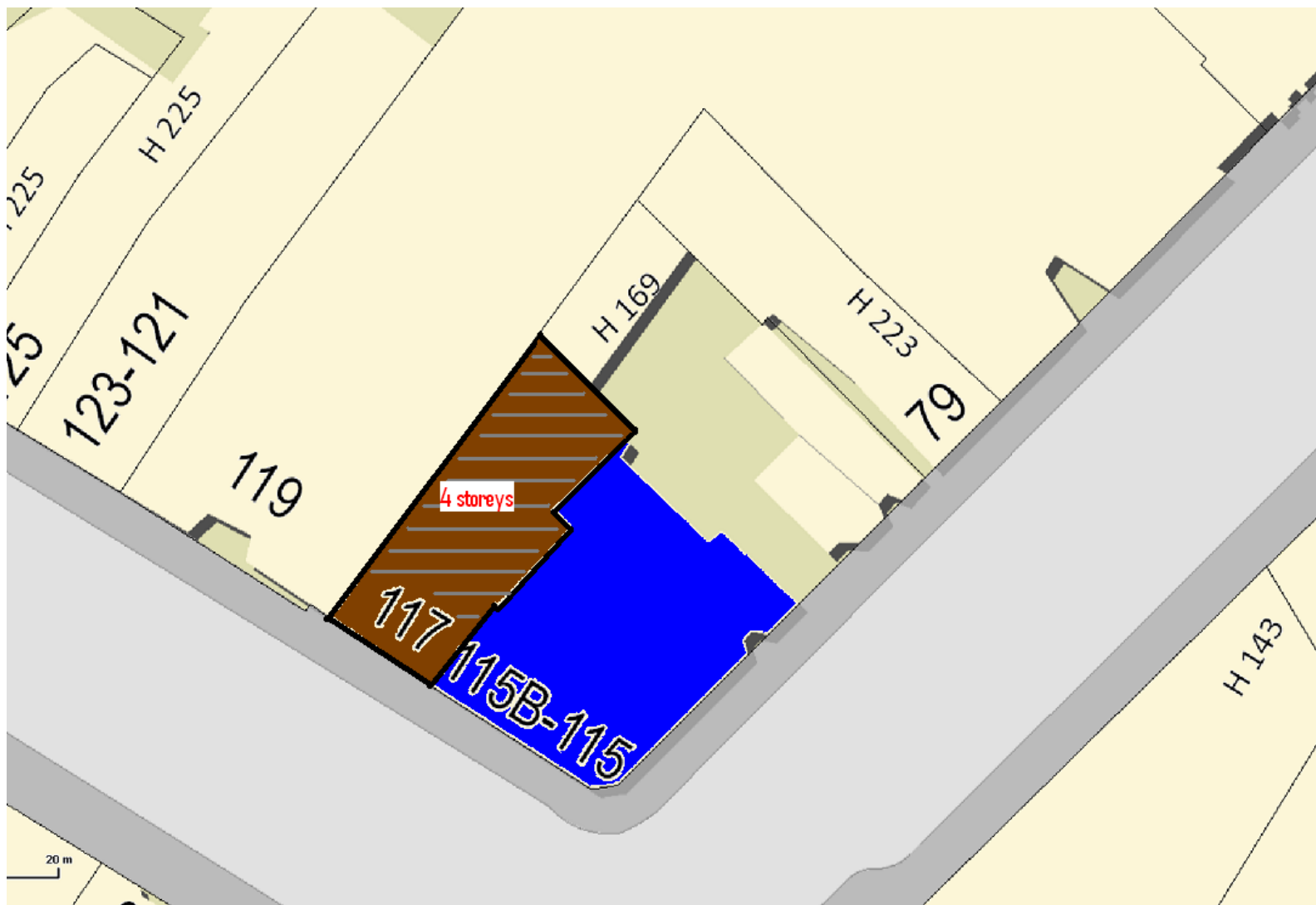
Number of discretionary storeys	Notation	Dimensions of area covered	Discretionary floor area	Plot ratio of discretionary floor area
5.0, with overriding heritage adjacency discretion		Full lot (irregular shape) =157m <sup>2</sup>	785m <sup>2</sup>	5.0

#### Explanatory notes:

It is assumed that the height of a single floor is approximately 3.5m, in order to account for sufficient floor to ceiling heights, space for services between floors, roof heights, etc.




The discretionary height of development on the subject lot is controlled by both the Height Schedule, and the discretionary 'maximum plot ratio' under the Density Schedule. There is no absolute maximum height limit under the height schedule, but the 'maximum plot ratio' is 5.0 in Precinct 1. As such, the overall allowable floor level over each individual lot is limited to 5 storeys. It is important to note that extensions to existing buildings already exceeding the maximum plot ratio may be approved, however there are no such buildings on the subject lot. The lot also has an additional heritage discretion, as it is adjacent to the heritage buildings on 115-115B Elizabeth Street.

Assessment of 117 Elizabeth Street under permitted height and density provisions of the City of Hobart Planning Scheme 1982




### Assessment of 117 Elizabeth Street under permitted height and density provisions of the City of Hobart Planning Scheme 1982

#### Legend:

	Extent of heritage listed buildings in the CHPS 1982.		Additional heritage discretion (adjacent to a heritage place)
	4.0 storey height limit, as per the permitted 'Basic Plot Ratio' for Precinct 1 under Table B1 of the Density Schedule of the City of Hobart Planning Scheme 1982.		

#### Floor area analysis:

Number of permitted storeys	Notation	Dimensions of area covered	permitted floor area	Plot ratio of permitted floor area
4.0, with overriding heritage adjacency discretion (4.0 storeys are not guaranteed)		Full lot (irregular shape) =157m <sup>2</sup>	628m <sup>2</sup>	4.0

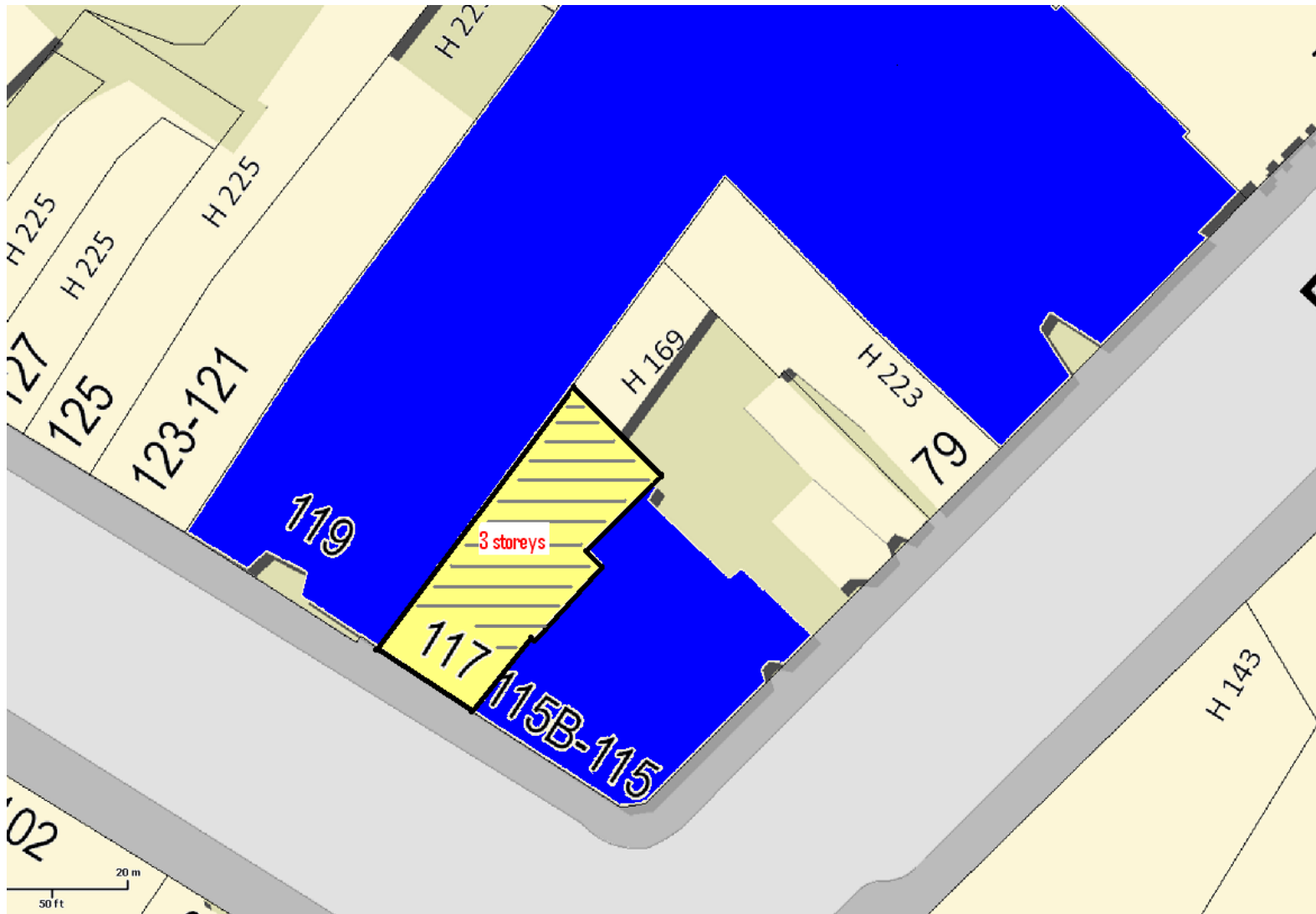
#### Explanatory notes:

It is assumed that the height of a single floor is approximately 3.5m, in order to account for sufficient floor to ceiling heights, space for services between floors, roof heights, etc.

The permitted height limit is 42m, and the permitted 'basic plot ratio' is 4.0, in the Central Retail Zone, Precinct 1. The overall effect of the combination of these two requirements is that the maximum permitted 'height' over the entire site is no more than 4 levels. A building up to 42m to the floor level of the top most habitable floor would be possible, however it would only be permitted to occupy a smaller area in order to comply with the density provisions. There would be no difference in resultant floor area between either of these options. Overlaying the 'permitted' height limit, however, is a heritage adjacency discretion, as the subject lot is adjacent to the heritage listed building at 115-115B Elizabeth Street. This essentially means that there is no true 'permitted' floor area for this lot.






Assessment of 117 Elizabeth Street under the proposed permitted height clauses of the Central City Area Design Schedule 2009




### Assessment of 117 Elizabeth Street under the proposed permitted height clauses of the Central City Area Design Schedule 2009

#### Legend:

	Extent of likely final heritage listing proposed for the draft CHPS 2009.		Additional heritage discretion (adjacent to a heritage place)
	3 storey (10m) height limit, as per AS A1.1 under Schedule 6 - Central City Area Design Schedule of the draft CHPS 2009.		

#### Floor area analysis:

Number of permitted storeys	Notation	Dimensions of area covered	permitted floor area	Plot ratio of permitted floor area
3 (10m), with overriding heritage adjacency discretion (3 storeys are not guaranteed)		Full lot (irregular shape) =157m <sup>2</sup>	471m <sup>2</sup>	3.0

#### Explanatory notes:

It is assumed that the height of a single floor is approximately 3.5m, in order to account for sufficient floor to ceiling heights, space for services between floors, roof heights, etc.





The subject lot has a permitted height limit of storeys (10m) for the whole area of the lots. The 3 storey limit is calculated on the basis of Acceptable Solution S6.4.1 A1.1 of the Central City Area Design Schedule of the draft CHPS 2009. Overlaying this 'permitted' height limit, however, is a heritage adjacency discretion, as the developable area of this lot is adjacent to the heritage listed buildings at 115-115B Elizabeth Street and 119 Elizabeth Street. This essentially means that there is no true 'permitted' floor area for this lot.

Assessment of 117 Elizabeth Street under the proposed discretionary Amenity Building Envelope of the Central Business Zone 2013





### Assessment of 117 Elizabeth Street under the proposed discretionary Amenity Building Envelope of the Central Business Zone 2013

#### Legend:

	Extent of heritage listing proposed for the draft CHPS 2013.		Permitted height controlled by clause 22.4.1 A1 (c)
	Permitted height controlled by clause 22.4.1 A1 (a)		Additional heritage discretion*

\*It is noted that the acceptable solutions of the heritage related provisions of the Central Business Zone (A3 and A4) are not considered in this assessment of discretionary potential. The discretionary 'performance criteria' (P3 and P4) of these provisions are open-ended, and so cannot be 'modelled' as such. Therefore, a general additional layer of discretion is shown where a site, or section of site, is adjacent to or to the rear of a heritage listed place.

#### Floor area analysis:

Number of discretionary storeys	Notation	Dimensions of area covered	Subtotal of discretionary floor area	Plot ratio
4, with overriding heritage adjacency discretion (under 22.4.1 P4)		irregular shape =117m <sup>2</sup>	468m <sup>2</sup>	4.0
8, with overriding heritage adjacency discretion(under 22.4.1.P4)		Irregular shape =40m <sup>2</sup>	320m <sup>2</sup>	8.0
<b>TOTAL DISCRETIONARY FLOOR AREA</b>			<b>788m<sup>2</sup></b>	
<b>TOTAL PLOT RATIO OF DISCRETIONARY FLOOR AREA</b>				<b>5.0</b>

#### Explanatory notes:

It is assumed that the height of a single floor is approximately 3.5m, in order to account for sufficient floor to ceiling heights, space for services between floors, roof heights, etc.



The subject lot has a permitted height of 4 storeys within 15m of the Elizabeth Street frontage (a southerly facing frontage) and 8 storeys between 15m and 30m of a frontage. This is calculated on the basis of the discretionary Amenity Building Envelope of the draft CHPS 2013. The Amenity Building Envelope also allows for discretionary development up to 12 storeys beyond 30m from a frontage, however in this case no part of the lot is more than 30m from a frontage. The lot has an additional level of discretion overlaying the site - a heritage discretion due to the fact that it is adjacent to the heritage listed buildings on 115-115B Elizabeth Street and 119 Elizabeth Street.

Assessment of 117 Elizabeth Street under the proposed permitted height standards of the Central Business Zone 2013




### Assessment of 117 Elizabeth Street under the proposed permitted height standards of the Central Business Zone 2013

#### Legend:

	Extent of heritage listed buildings in the CHPS 1982.		2 storey height limit, controlled by clause 22.4.1 A4 (a) (ii)
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#### Floor area analysis:

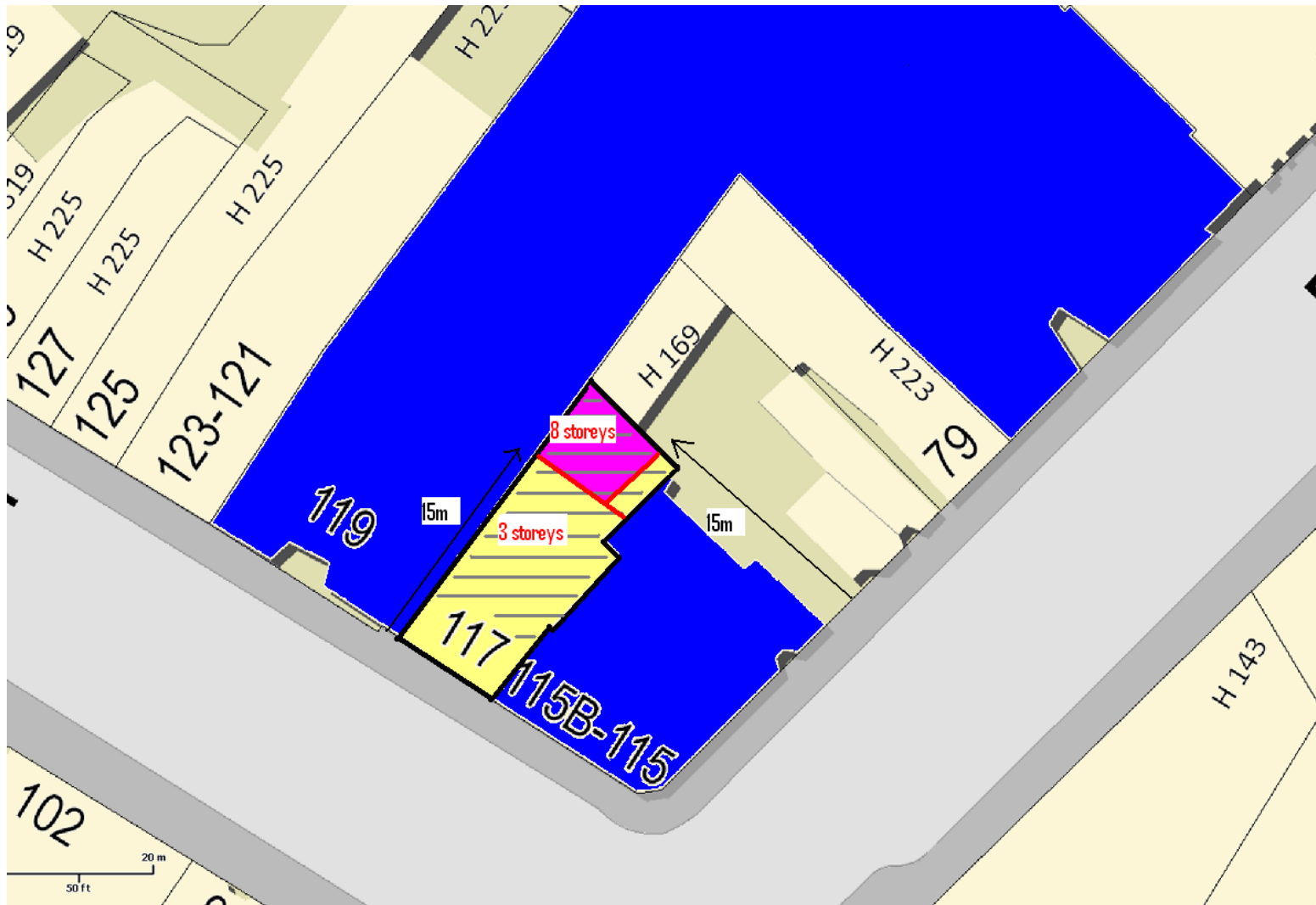
Number of permitted storeys	Notation	Dimensions of area covered	permitted floor area	Plot ratio of permitted floor area
2		Full lot (irregular shape) =157m <sup>2</sup>	314m <sup>2</sup>	2.0

#### Explanatory notes:

It is assumed that the height of a single floor is approximately 3.5m, in order to account for sufficient floor to ceiling heights, space for services between floors, roof heights, etc.





The subject lot has a permitted height of 2 storeys over the whole site, as it is adjacent to two heritage buildings (both 2 storeys.) Under Clause A4, the height of development must not be more than 1 storey higher than a heritage building, and must not be higher than the higher heritage building where the development is between two heritage buildings. Given both buildings are 2 storeys, the maximum permitted height on the site in between is 2 storeys.

Assessment of 117 Elizabeth Street under the proposed discretionary Urban Design Envelope of the Central City Area Design Schedule 2009



### Assessment of 117 Elizabeth Street under the proposed discretionary Urban Design Envelope of the Central City Area Design Schedule 2009



#### Legend:

	Extent of likely final heritage listing proposed for the draft CHPS 2009.		Discretionary 8 storey height limit as per the Urban Design Envelope of the Central Area Design Schedule*
	Permitted 3 storey (10m) height limit, as per AS A1.1 and the Urban Design Envelope under Schedule 6 – Central Area Design Schedule of the draft CHPS 2009.		Additional heritage discretion (adjacent to a heritage place)**

\*It is important to note that the 'Urban Design Envelopes' (Figure S6.2) guide the exercise of discretion under S6.4.1 P1 of the Central City Area Design Schedule (draft CHPS 2009). This is, however, not a true 'absolute' height limit (as is also the case with the draft 2013 Amenity Building Envelope), as development can still be approved outside this envelope as long as it is 'demonstrated that the objective for this standard is achieved'. In addition, as with the 2013 proposed standards, the Urban Design Envelope is governed more by an angle from street level, rather than strict heights and setbacks, and so some additional floor area could be gained if the building design was maximised to take full advantage of the envelope.

\*\*It is noted that the heritage adjacency discretion under the draft CHPS 2009 is qualitative, and cannot be 'modelled'. Therefore, a general additional layer of discretion is shown where a site, or section of site, is adjacent to a heritage listed place.

#### Floor area analysis:

Number of discretionary storeys	Notation	Dimensions of area covered	Subtotal of discretionary floor area	Plot ratio
<b>3, with overriding heritage adjacency discretion</b>		irregular shape =117m <sup>2</sup>	351m <sup>2</sup>	3.0
<b>8, with overriding heritage adjacency discretion</b>		Irregular shape =40m <sup>2</sup>	320m <sup>2</sup>	8.0
<b>TOTAL DISCRETIONARY FLOOR AREA</b>			<b>671m<sup>2</sup></b>	
<b>TOTAL PLOT RATIO OF DISCRETIONARY FLOOR AREA</b>				<b>4.3</b>

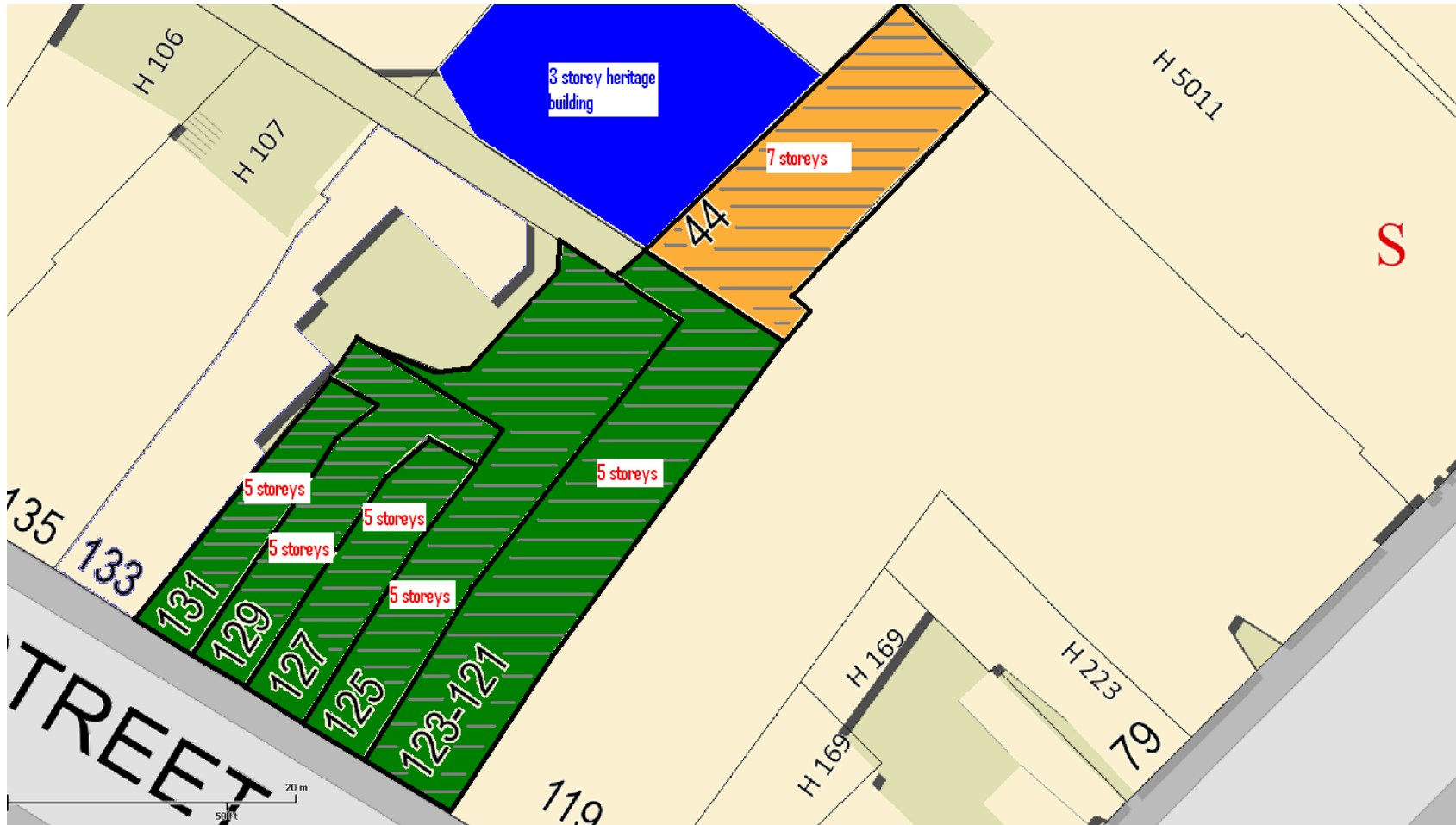


**Assessment of 117 Elizabeth Street under the proposed discretionary Urban Design Envelope of the Central City Area Design Schedule 2009****Explanatory notes:**

It is assumed that the height of a single floor is approximately 3.5m, in order to account for sufficient floor to ceiling heights, space for services between floors, roof heights, etc.





The subject lot has a permitted height limit of 3 storeys within 15m of the Elizabeth Street frontage and the Bathurst Street frontage (both southerly-facing frontages) and a discretionary height limit of 8 storeys beyond 15m from a frontage. These height limits are calculated on the basis of the Urban Design Envelopes of the Central Area Design Schedule. The subject lot also has an additional level of discretion overlaying the site – a heritage discretion due to the fact that it is adjacent to the heritage listed buildings on 115-115B Elizabeth Street and 119 Bathurst Street.

Assessment of 121-131 Elizabeth Street and 44 Melville Street under discretionary height and density provisions of the City of Hobart Planning Scheme 1982





## Assessment of 121-131 Elizabeth Street and 44 Melville Street under discretionary height and density provisions of the City of Hobart Planning Scheme 1982

### Legend:

	Extent of heritage listed buildings in the CHPS 1982.		7 storey height limit, as per the discretionary 'Maximum Plot Ratio' for Precinct 2 under Table B1 of the Density Schedule of the City of Hobart Planning Scheme 1982.
	5.0 storey height limit, as per the discretionary 'Maximum Plot Ratio' for Precinct 1 under Table B1 of the Density Schedule of the City of Hobart Planning Scheme 1982.		Additional heritage discretion (adjacent to a heritage place)

### Floor area analysis:

Number of discretionary storeys	Notation	Lot	Dimensions of area covered	discretionary floor area	Plot ratio of discretionary floor area
5, with overriding heritage adjacency discretion (4.0 storeys are not guaranteed)		121-123 Elizabeth Street	Full lot (irregular shape) =308m <sup>2</sup>	1,540m <sup>2</sup>	5.0
		125 Elizabeth Street	Full lot (irregular shape) =243m <sup>2</sup>	1,215m <sup>2</sup>	5.0
		127 Elizabeth Street	Full lot (irregular shape) = 101m <sup>2</sup>	505m <sup>2</sup>	5.0
		129 Elizabeth Street	Full lot (irregular shape) =119m <sup>2</sup>	595m <sup>2</sup>	5.0
		131 Elizabeth Street	Full lot (irregular shape) =89m <sup>2</sup>	445m <sup>2</sup>	5.0
7, with overriding heritage adjacency discretion (5.25 storeys are not guaranteed)		44 Melville Street	Full lot (irregular shape) =233m <sup>2</sup>	1,165m <sup>2</sup>	7.0

## Assessment of 121-131 Elizabeth Street and 44 Melville Street under discretionary height and density provisions of the City of Hobart Planning Scheme 1982

### Explanatory notes:

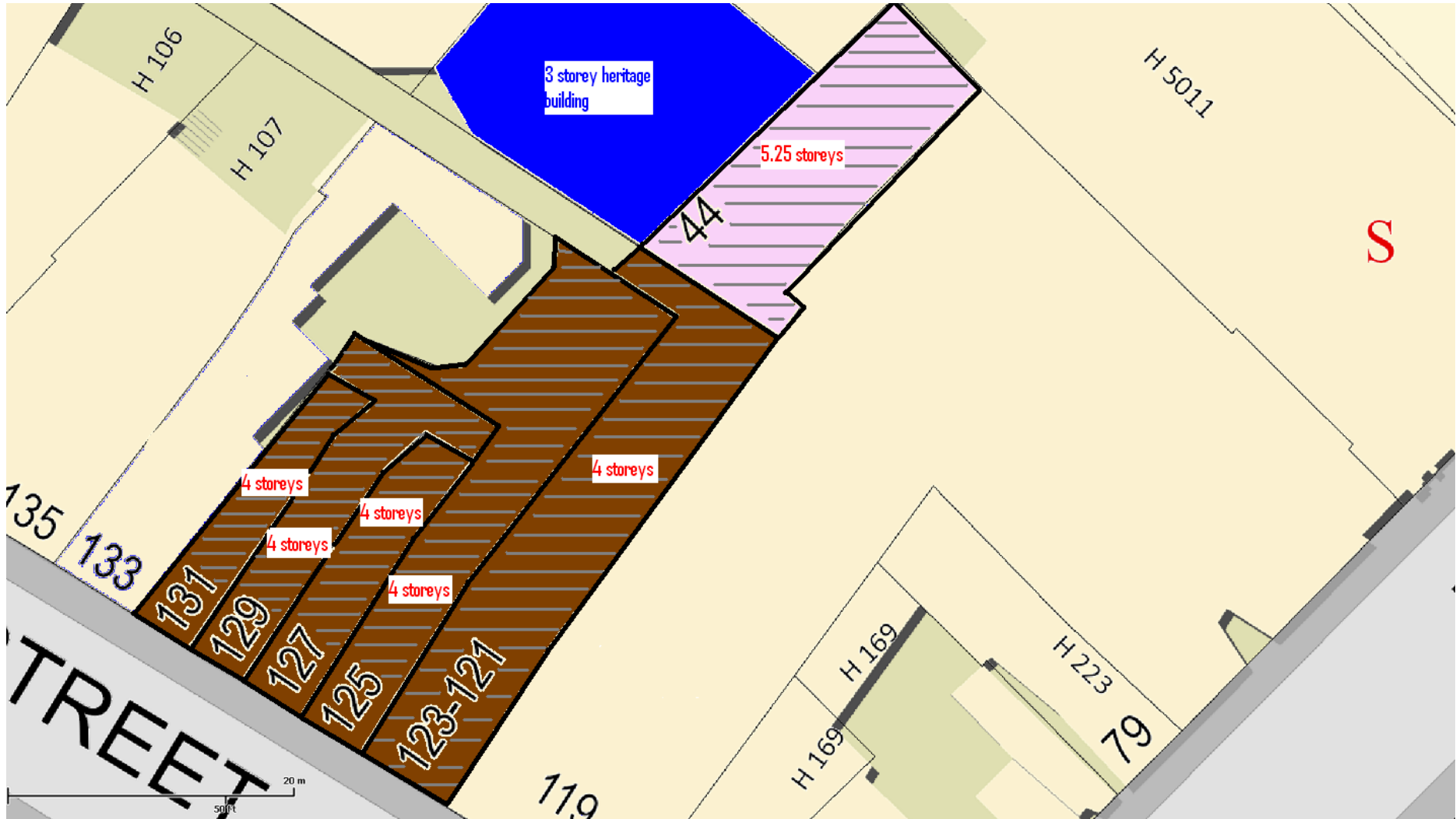
It is assumed that the height of a single floor is approximately 3.5m, in order to account for sufficient floor to ceiling heights, space for services between floors, roof heights, etc.

Each of the lots shown in this assessment are individual lots with individual owners. There are no lots that are in common ownership, and therefore there is no likelihood of amalgamation unless a single owner began to buy adjoining lots.

All 5 lots facing Elizabeth Street are within the Central Retail Zone, Precinct 1, and therefore have a discretionary 'Maximum Plot Ratio' of 5.0. All of these lots are adjacent to heritage and therefore have an additional heritage discretion by virtue of being opposite heritage listed places on the other side of the street.





44 Melville Street is within the Central Commercial and Administrative Zone, Precinct 2, and therefore has a permitted 'Maximum Plot Ratio' of 7.0. This lot is adjacent to heritage as it shares a common boundary with a heritage listed place.

Assessment of 121-131 Elizabeth Street and 44 Melville Street under the proposed permitted height clauses of the Central City Area Design Schedule 2009





## Assessment of 121-131 Elizabeth Street and 44 Melville Street under the proposed permitted height clauses of the Central City Area Design Schedule 2009

Legend:

	Extent of heritage listed buildings in the CHPS 1982.		5.25 storey height limit, as per the permitted 'Basic Plot Ratio' for Precinct 2 under Table B1 of the Density Schedule of the City of Hobart Planning Scheme 1982.
	4.0 storey height limit, as per the permitted 'Basic Plot Ratio' for Precinct 1 under Table B1 of the Density Schedule of the City of Hobart Planning Scheme 1982.		Additional heritage discretion (adjacent to a heritage place)

Floor area analysis:

Number of permitted storeys	Notation	Lot	Dimensions of area covered	permitted floor area	Plot ratio of permitted floor area
4, with overriding heritage adjacency discretion (4.0 storeys are not guaranteed)		121-123 Elizabeth Street	Full lot (irregular shape) = 308m <sup>2</sup>	1,232m <sup>2</sup>	4.0
		125 Elizabeth Street	Full lot (irregular shape) = 243m <sup>2</sup>	972m <sup>2</sup>	4.0
		127 Elizabeth Street	Full lot (irregular shape) = 101m <sup>2</sup>	404m <sup>2</sup>	4.0
		129 Elizabeth Street	Full lot (irregular shape) = 119m <sup>2</sup>	476m <sup>2</sup>	4.0
		131 Elizabeth Street	Full lot (irregular shape) = 89m <sup>2</sup>	356m <sup>2</sup>	4.0
5.25, with overriding heritage adjacency discretion (5.25 storeys are not guaranteed)		44 Melville Street	Full lot (irregular shape) = 233m <sup>2</sup>	1,223.3m <sup>2</sup>	5.25

## Assessment of 121-131 Elizabeth Street and 44 Melville Street under the proposed permitted height clauses of the Central City Area Design Schedule 2009

### Explanatory notes:

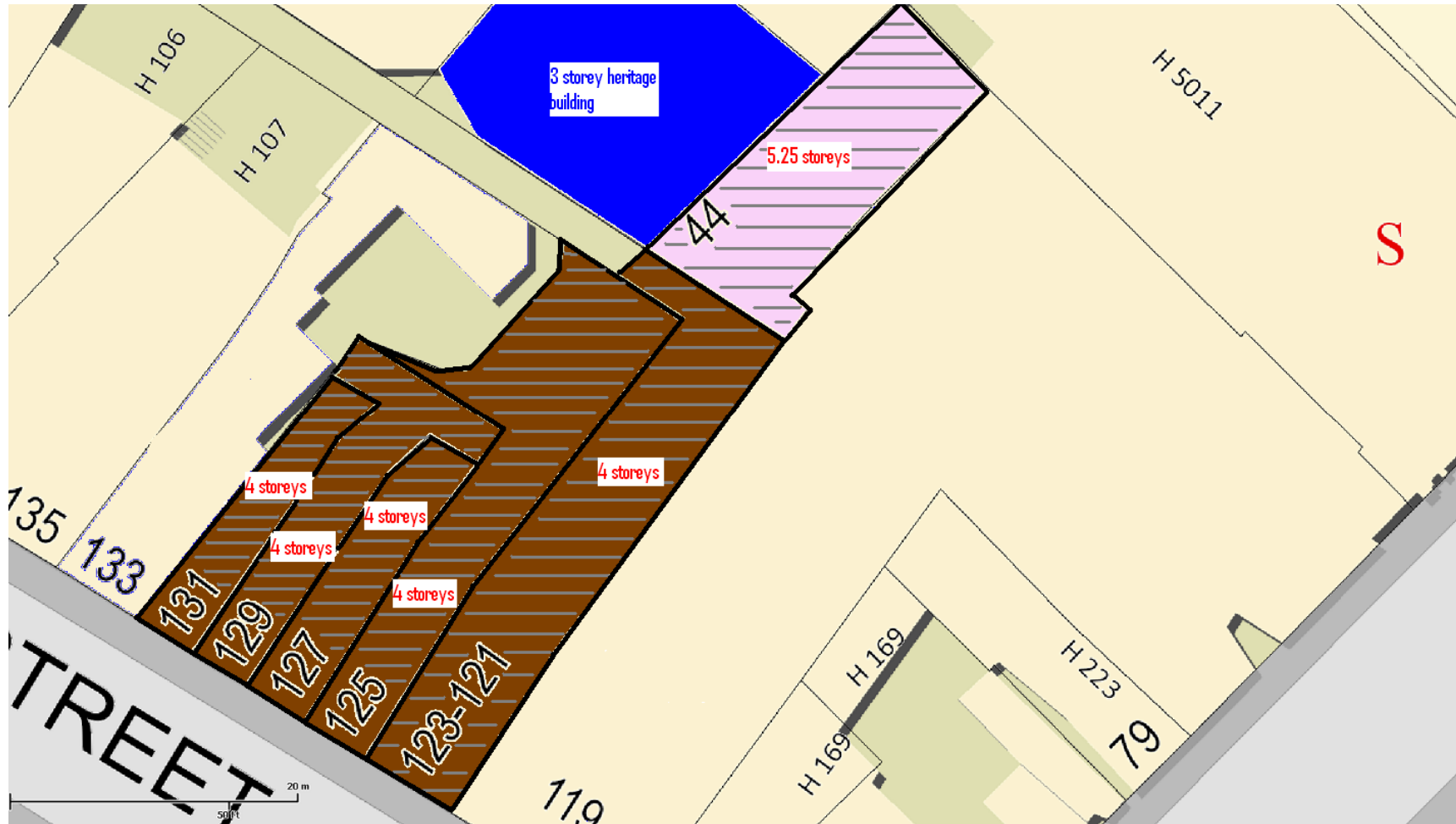
It is assumed that the height of a single floor is approximately 3.5m, in order to account for sufficient floor to ceiling heights, space for services between floors, roof heights, etc.

Each of the lots shown in this assessment are individual lots with individual owners. There are no lots that are in common ownership, and therefore there is no likelihood of amalgamation unless a single owner began to buy adjoining lots.

All 5 lots facing Elizabeth Street are within the Central Retail Zone, Precinct 1, and therefore have a permitted 'Basic Plot Ratio' of 4.0. All of these lots are adjacent to heritage by virtue of being opposite heritage listed places on the other side of the street..

44 Melville Street is within the Central Commercial and Administrative Zone, Precinct 2, and therefore has a permitted 'Basic Plot Ratio' of 5.25. This lot is adjacent to heritage as it shares a common boundary with a heritage listed place.





Assessment of 121-131 Elizabeth Street and 44 Melville Street under the proposed permitted height clauses of the Central City Area Design Schedule 2009







## Assessment of 121-131 Elizabeth Street and 44 Melville Street under the proposed permitted height clauses of the Central City Area Design Schedule 2009

### Legend:

	Extent of heritage listed buildings in the CHPS 1982.		5.25 storey height limit, as per the permitted 'Basic Plot Ratio' for Precinct 2 under Table B1 of the Density Schedule of the City of Hobart Planning Scheme 1982.
	4.0 storey height limit, as per the permitted 'Basic Plot Ratio' for Precinct 1 under Table B1 of the Density Schedule of the City of Hobart Planning Scheme 1982.		Additional heritage discretion (adjacent to a heritage place)

### Floor area analysis:

Number of permitted storeys	Notation	Lot	Dimensions of area covered	permitted floor area	Plot ratio of permitted floor area
4, with overriding heritage adjacency discretion (4.0 storeys are not guaranteed)		121-123 Elizabeth Street	Full lot (irregular shape) =308m <sup>2</sup>	1,232m <sup>2</sup>	4.0
		125 Elizabeth Street	Full lot (irregular shape) =243m <sup>2</sup>	972m <sup>2</sup>	4.0
		127 Elizabeth Street	Full lot (irregular shape) = 101m <sup>2</sup>	404m <sup>2</sup>	4.0
		129 Elizabeth Street	Full lot (irregular shape) =119m <sup>2</sup>	476m <sup>2</sup>	4.0
		131 Elizabeth Street	Full lot (irregular shape) =89m <sup>2</sup>	356m <sup>2</sup>	4.0
5.25, with overriding heritage adjacency discretion (5.25 storeys are not guaranteed)		44 Melville Street	Full lot (irregular shape) =233m <sup>2</sup>	1,223.3m <sup>2</sup>	5.25

## Assessment of 121-131 Elizabeth Street and 44 Melville Street under the proposed permitted height clauses of the Central City Area Design Schedule 2009

### Explanatory notes:

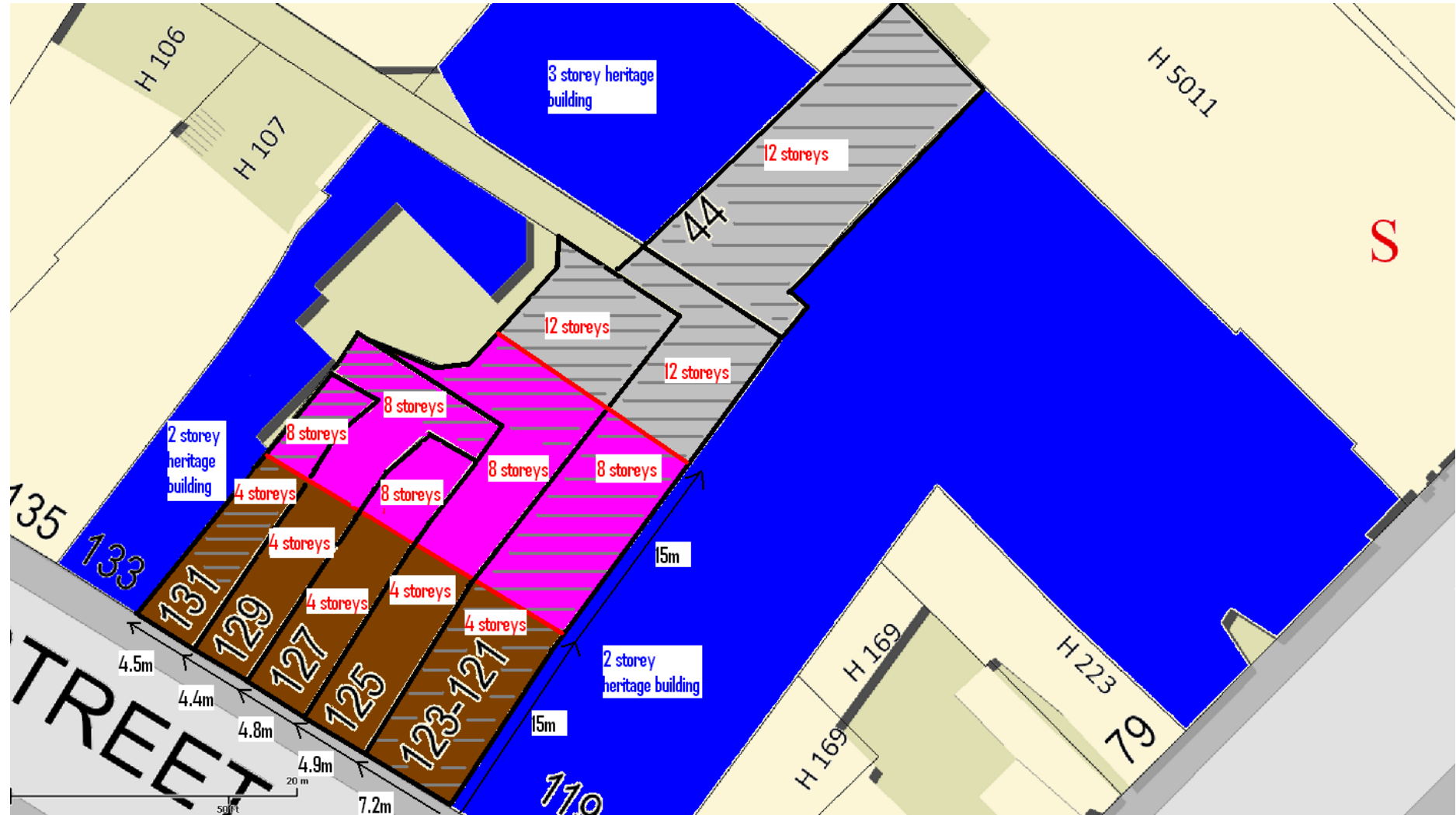
It is assumed that the height of a single floor is approximately 3.5m, in order to account for sufficient floor to ceiling heights, space for services between floors, roof heights, etc.

Each of the lots shown in this assessment are individual lots with individual owners. There are no lots that are in common ownership, and therefore there is no likelihood of amalgamation unless a single owner began to buy adjoining lots.

All 5 lots facing Elizabeth Street are within the Central Retail Zone, Precinct 1, and therefore have a permitted 'Basic Plot Ratio' of 4.0. All of these lots are adjacent to heritage by virtue of being opposite heritage listed places on the other side of the street..






44 Melville Street is within the Central Commercial and Administrative Zone, Precinct 2, and therefore has a permitted 'Basic Plot Ratio' of 5.25. This lot is adjacent to heritage as it shares a common boundary with a heritage listed place.

Assessment of 121-131 Elizabeth Street and 44 Melville Street under the proposed discretionary Amenity Building Envelope of the Central Business Zone 2013.



## Assessment of 121-131 Elizabeth Street and 44 Melville Street under the proposed discretionary Amenity Building Envelope of the Central Business Zone 2013.

### Legend:










	Extent of likely final heritage listing proposed for the draft CHPS 2013.		Discretionary height controlled by Clause 22.4.1 P1 - <b>discretionary amenity envelope illustrated in Figure 22.3*</b>
	Permitted height controlled by clause 22.4.1 A1 (a)		Additional heritage discretion (adjacent to a heritage place as per Clause 22.4.1 A4)**
	Permitted height controlled by clause 22.4.1 A1 (c)		

\*It is important to note that there is no absolute height limit under P1. The Amenity Envelope guides an 'acceptable' level of discretion, however in certain circumstances, height can exceed the envelope. The envelope is controlled by a specific angle rather than a strict height and set back pattern, and therefore also allows for an arrangement of levels that does not follow the configuration depicted above, as long as they do not exceed the specified building envelope angle (see Figure 22.3). A different configuration could allow more floor area than is calculated here.




\*\*It is noted that the acceptable solutions of the heritage related provisions of the Central Business Zone (A3 and A4) are not considered in this assessment of discretionary potential. The discretionary 'performance criteria' (P3 and P4) of these provisions are open-ended, and so cannot be 'modelled' as such. Therefore, a general additional layer of discretion is shown where a site, or section of site, is adjacent to or to the rear of a heritage listed place.

**Assessment of 121-131 Elizabeth Street and 44 Melville Street under the proposed discretionary Amenity Building Envelope of the Central Business Zone 2013.**

Floor area analysis:

Lot and lot size	Number of discretionary storeys	Notation	Dimensions of area covered (widthxdepth)	Subtotal of discretionary floor area	Total discretionary floor area	Plot ratio of discretionary floor area
121-123 Elizabeth Street (308m <sup>2</sup> )	4, with overriding heritage adjacency discretion		7.2mx15m =108m <sup>2</sup>	432m <sup>2</sup>	2,400m <sup>2</sup>	7.8
	8, with overriding heritage adjacency discretion		7.2mx15m=108m <sup>2</sup>	864m <sup>2</sup>		
	12, with overriding heritage adjacency discretion		Irregular shape =92m <sup>2</sup>	1,104m <sup>2</sup>		
125 Elizabeth Street (243 m <sup>2</sup> )	4		4.9mx15m =73.5m <sup>2</sup>	294m <sup>2</sup>	1,882m <sup>2</sup>	7.7
	8		Irregular shape=46m <sup>2</sup>	368m <sup>2</sup>		
	8, with overriding heritage adjacency discretion		Irregular shape =65.5m <sup>2</sup>	524m <sup>2</sup>		
	12, with overriding heritage adjacency discretion		Irregular shape =58m <sup>2</sup>	696m <sup>2</sup>		
127 Elizabeth Street (101 m <sup>2</sup> )	4		4.8mx15m =72m <sup>2</sup>	288m <sup>2</sup>	520m <sup>2</sup>	5.1
	8		Irregular shape =29m <sup>2</sup>	232m <sup>2</sup>		
129 Elizabeth Street (119 m <sup>2</sup> )	4		4.4mx15m =66m <sup>2</sup>	264m <sup>2</sup>	688m <sup>2</sup>	5.8
	8		Irregular shape =19m <sup>2</sup>	152m <sup>2</sup>		
	8, with overriding heritage adjacency discretion		Irregular shape =34m <sup>2</sup>	272m <sup>2</sup>		

**Assessment of 121-131 Elizabeth Street and 44 Melville Street under the proposed discretionary Amenity Building Envelope of the Central Business Zone 2013.**

131 Elizabeth Street (89 m <sup>2</sup> )	4, with overriding heritage adjacency discretion		4.5m x 15m = 67.5m <sup>2</sup>	270m <sup>2</sup>	442m <sup>2</sup>	5.0
	8, with overriding heritage adjacency discretion		Irregular shape = 21.5m <sup>2</sup>	172m <sup>2</sup>		
44 Melville Street (233 m <sup>2</sup> )	12, with overriding heritage adjacency discretion		Full lot (irregular shape) = 233m <sup>2</sup>	2,796m <sup>2</sup>	2,796m <sup>2</sup>	12.0

**Explanatory notes:**

It is assumed that the height of a single floor is approximately 3.5m, in order to account for sufficient floor to ceiling heights, space for services between floors, roof heights, etc.

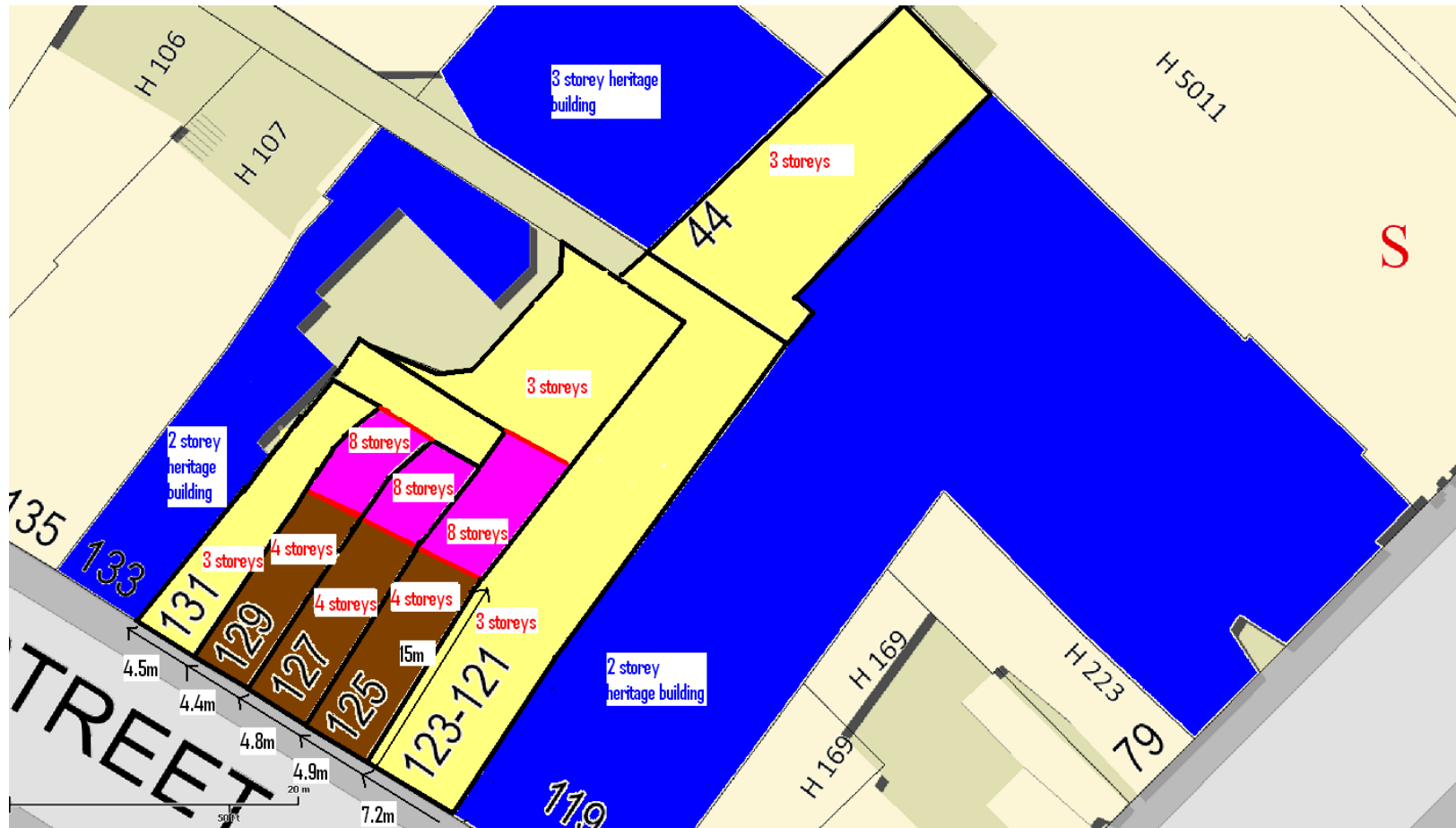
Each of the lots shown in this assessment are individual lots with individual owners. There are no lots that are in common ownership, and therefore there is no likelihood of amalgamation unless a single owner began to buy adjoining lots.

Each of the sites follow the discretionary Amenity Building Envelope depicted in the Central Business Zone of the draft 2013 scheme (4 storeys within 15m of a southerly facing frontage, 8 storeys between 15m and 30m from a frontage, and 12 storeys beyond this). In addition, each of the lots (other than 127 Elizabeth Street) are at least in part covered by an overriding heritage discretion due to their 'adjacency' to a heritage listed building as described in Clause A4/P4. 121-123 Elizabeth Street and 131 Elizabeth Street are both fully 'covered' by heritage discretion as the entire area of the lot is forward of the rear building line of the adjacent heritage listed building, and the lots are not separated from the adjacent heritage building by another full lot, road or building.

The rear section only of 125 Elizabeth Street and 129 Elizabeth Street are considered to be heritage adjacent because only these sections of the lots are forward of the rear building line of the adjacent building (133 Elizabeth Street) and not separated by a full lot, road or building.





The heritage discretion for adjacent development under P4 requires that new development doesn't unreasonably dominate existing buildings, and doesn't detract from the heritage significance of buildings.

Assessment of 121-131 Elizabeth Street and 44 Melville Street under the proposed permitted height standards of the Central Business Zone 2013



### Assessment of 121-131 Elizabeth Street and 44 Melville Street under the proposed permitted height standards of the Central Business Zone 2013

Legend:

	Extent of likely final heritage listing proposed for the draft CHPS 2013.		Height controlled by clause 22.4.1 A1 (c)
	Height controlled by clause 22.4.1 A1 (a)		Height controlled by clause 22.4.1 A4 (a) (i)

Floor area analysis:

Lot and lot size	Number of discretionary storeys	Notation	Dimensions of area covered (widthxdepth)	Subtotal of discretionary floor area	Total discretionary floor area	Plot ratio of discretionary floor area
121-123 Elizabeth Street (308m <sup>2</sup> )	3		Full lot (irregular shape) =308m <sup>2</sup>	924m <sup>2</sup>	924m <sup>2</sup>	3.0
125 Elizabeth Street (243 m <sup>2</sup> )	3		Irregular shape = 125.5m <sup>2</sup>	376.5m <sup>2</sup>	1,022.5m <sup>2</sup>	4.2
	4		4.9mx15m =73.5m <sup>2</sup>	294m <sup>2</sup>		
	8		Irregular shape =44m <sup>2</sup>	352m <sup>2</sup>		
127 Elizabeth Street (101 m <sup>2</sup> )	4		4.8mx15m =72m <sup>2</sup>	288m <sup>2</sup>	520m <sup>2</sup>	5.1
	8		Irregular shape =29m <sup>2</sup>	232m <sup>2</sup>		
129 Elizabeth Street (119 m <sup>2</sup> )	3		Irregular shape = 26m <sup>2</sup>	78m <sup>2</sup>	558m <sup>2</sup>	4.7
	4		4.4mx15m =66 m <sup>2</sup>	264m <sup>2</sup>		
	8		Irregular shape =27m <sup>2</sup>	216m <sup>2</sup>		
131 Elizabeth Street (89 m <sup>2</sup> )	3		Full lot (irregular shape) =89m <sup>2</sup>	267m <sup>2</sup>	267m <sup>2</sup>	3
44 Melville Street (233 m <sup>2</sup> )	3		Full lot (irregular shape) =233m <sup>2</sup>	699m <sup>2</sup>	699m <sup>2</sup>	3



**Assessment of 121-131 Elizabeth Street and 44 Melville Street under the proposed permitted height standards of the Central Business Zone 2013****Explanatory notes:**

It is assumed that the height of a single floor is approximately 3.5m, in order to account for sufficient floor to ceiling heights, space for services between floors, roof heights, etc.

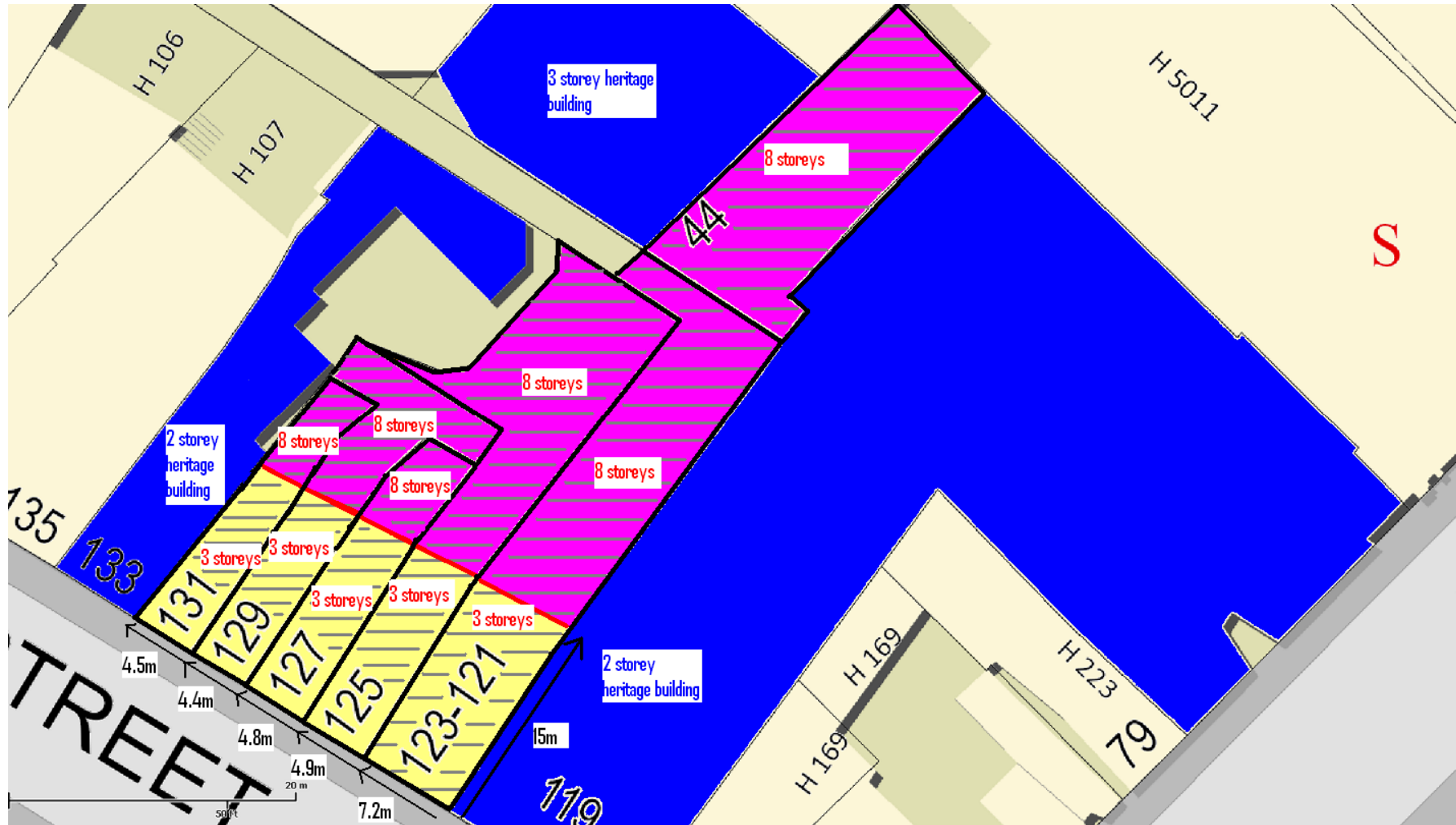
Each of the lots shown in this assessment are individual lots with individual owners. There are no lots that are in common ownership, and therefore there is no likelihood of amalgamation unless a single owner began to buy adjoining lots.

3 of the lots have a permitted height of 3 storeys over the entire area of the lot (121-123 Elizabeth Street, 131 Elizabeth Street, 44 Melville Street). This is because of clause A4 relating to development adjacent to a heritage listed building, which allows for development to be up to one storey higher than an adjacent heritage listed building, and no more than the higher building if between two heritage listed buildings.

127 Elizabeth Street follows the permitted height limits of clause A1 (4 storeys within 15m of a southerly facing frontage, and 8 storeys beyond 15m from a frontage).





The other two lots (125 Elizabeth Street and 129 Elizabeth Street) follow the permitted height limits of clause A1, except where the rear of the lot is immediately 'adjacent' to the heritage listed building at 133 Elizabeth Street, where the permitted height limit is 3 storeys as per clause A4.

Assessment of 121-131 Elizabeth Street and 44 Melville Street under the proposed discretionary Urban Design Envelope of the Central City Area Design Schedule 2009



## Assessment of 121-131 Elizabeth Street and 44 Melville Street under the proposed discretionary Urban Design Envelope of the Central City Area Design Schedule 2009





### Legend:




	Extent of likely final heritage listing proposed for the draft CHPS 2009.		Discretionary 8 storey height limit as per the Urban Design Envelope of the Central Area Design Schedule*
	Permitted 3 storey (10m) height limit, as per AS A1.1 and the Urban Design Envelope under Schedule 6 - Central Area Design Schedule of the draft CHPS 2009.		Additional heritage discretion (adjacent to a heritage place)**

\*It is important to note that the 'Urban Design Envelopes' (Figure S6.2) guide the exercise of discretion under S6.4.1 P1 of the Central City Area Design Schedule (draft CHPS 2009). This is, however, not a true 'absolute' height limit (as is also the case with the draft 2013 Amenity Building Envelope), as development can still be approved outside this envelope as long as it is 'demonstrated that the objective for this standard is achieved'. In addition, as with the 2013 proposed standards, the Urban Design Envelope is governed more by an angle from street level, rather than strict heights and setbacks, and so some additional floor area could be gained if the building design was maximised to take full advantage of the envelope.

\*\*It is noted that the heritage adjacency discretion under the draft CHPS 2009 is qualitative, and cannot be 'modelled'. Therefore, a general additional layer of discretion is shown where a site, or section of site, is adjacent to a heritage listed place.

### Floor area analysis:

Lot and lot size	Number of discretionary storeys	Notation	Dimensions of area covered (widthxdepth)	Subtotal of discretionary floor area	Total discretionary floor area	Plot ratio of discretionary floor area
121-123 Elizabeth Street (308m <sup>2</sup> )	3, with overriding heritage adjacency discretion		7.2mx15m =108m <sup>2</sup>	324m <sup>2</sup>	1,924m <sup>2</sup>	6.2
	8, with overriding heritage adjacency discretion		Irregular shape =200m <sup>2</sup>	1,600m <sup>2</sup>		
125 Elizabeth Street (243 m <sup>2</sup> )	3, with overriding heritage adjacency discretion		4.9mx15m =73.5m <sup>2</sup>	220.5m <sup>2</sup>	1,576.5m <sup>2</sup>	6.5
	8, with overriding heritage adjacency discretion		Irregular shape =169.5 m <sup>2</sup>	1,356m <sup>2</sup>		

127 Elizabeth Street (101 m <sup>2</sup> )	3, with overriding heritage adjacency discretion		4.8mx15m =72m <sup>2</sup>	216m <sup>2</sup>	448m <sup>2</sup>	4.4
	8, with overriding heritage adjacency discretion		Irregular shape =29m <sup>2</sup>	232m <sup>2</sup>		
129 Elizabeth Street (119 m <sup>2</sup> )	3, with overriding heritage adjacency discretion		4.4mx15m =66 m <sup>2</sup>	198m <sup>2</sup>	622m <sup>2</sup>	5.2
	8, with overriding heritage adjacency discretion		Irregular shape =53m <sup>2</sup>	424m <sup>2</sup>		
131 Elizabeth Street (89 m <sup>2</sup> )	3, with overriding heritage adjacency discretion		4.5mx15m =67.5m <sup>2</sup>	202.5m <sup>2</sup>	374.5m <sup>2</sup>	4.2
	8, with overriding heritage adjacency discretion		Irregular shape =21.5m <sup>2</sup>	172m <sup>2</sup>		
44 Melville Street (233 m <sup>2</sup> )	8, with overriding heritage adjacency discretion		Full lot (irregular shape) =233m <sup>2</sup>	1,864m <sup>2</sup>	1,864m <sup>2</sup>	8.0

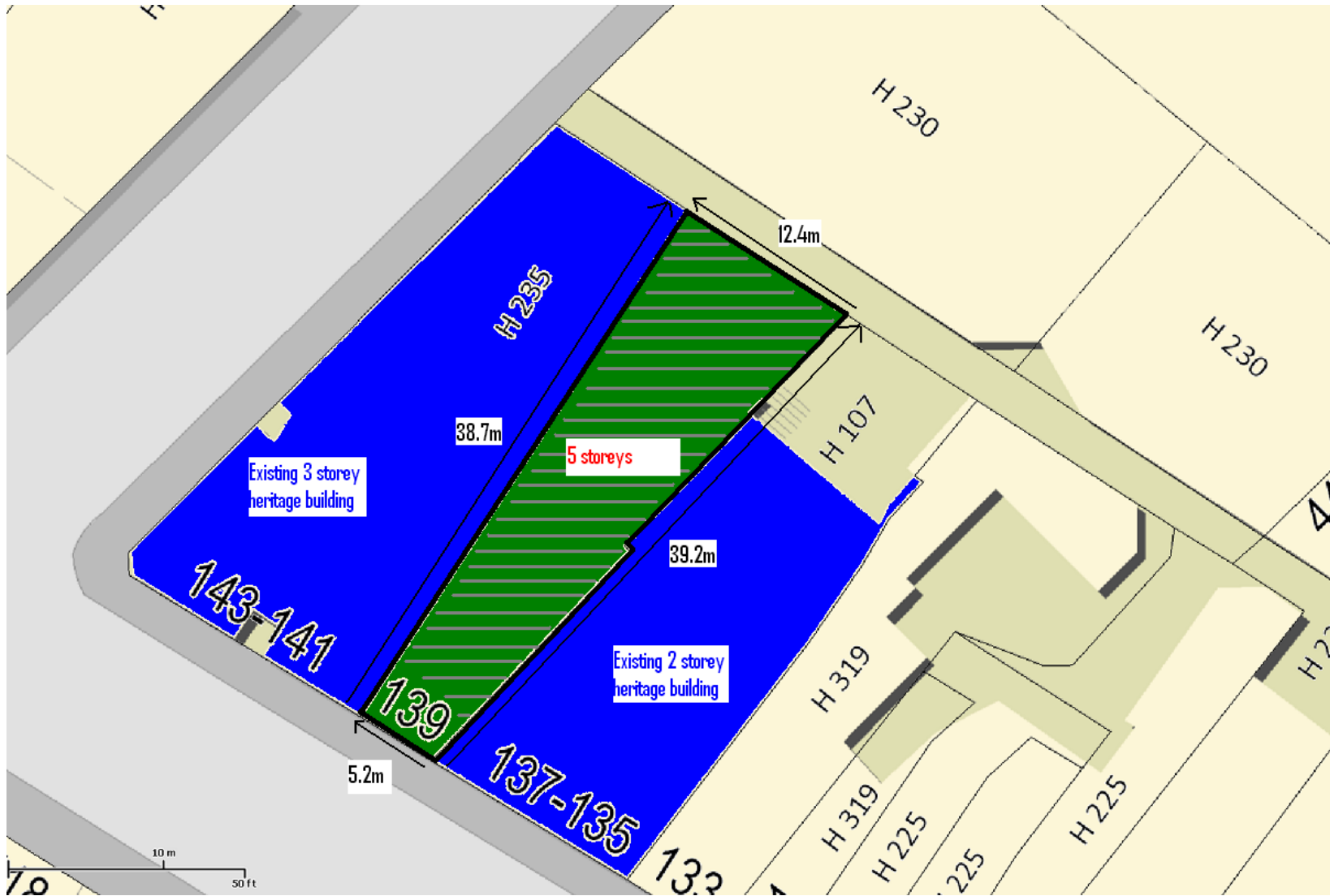
#### Explanatory notes:

It is assumed that the height of a single floor is approximately 3.5m, in order to account for sufficient floor to ceiling heights, space for services between floors, roof heights, etc.

Each of the lots shown in this assessment are individual lots with individual owners. There are no lots that are in common ownership, and therefore there is no likelihood of amalgamation unless a single owner began to buy adjoining lots.




All lots have a permitted height limit of 3 storeys (10m) within 15m of the Elizabeth Street frontage (a southerly-facing frontage), and a discretionary height limit of 8 storeys beyond 15m from a frontage. These height limits are calculated on the basis of the discretionary Urban Design Envelopes of the Central Area Design Schedule. All 6 lots also have an additional heritage discretion. 5 of the lots adjoin a property boundary with a heritage listed site, and the one lot that does not (127 Elizabeth Street) is still 'adjacent' to heritage by virtue of being opposite heritage listed places on the other side of the street.

Assessment of 139 Elizabeth Street under discretionary height and density provisions of the City of Hobart Planning Scheme 1982




### Assessment of 139 Elizabeth Street under discretionary height and density provisions of the City of Hobart Planning Scheme 1982

#### Legend:

	Extent of heritage listed buildings in the CHPS 1982.		Additional heritage discretion (adjacent to a heritage place)
	5.0 storey height limit, as per the discretionary 'Maximum Plot Ratio' for Precinct 1 under Table B1 of the Density Schedule of the City of Hobart Planning Scheme 1982.		

#### Floor area analysis:

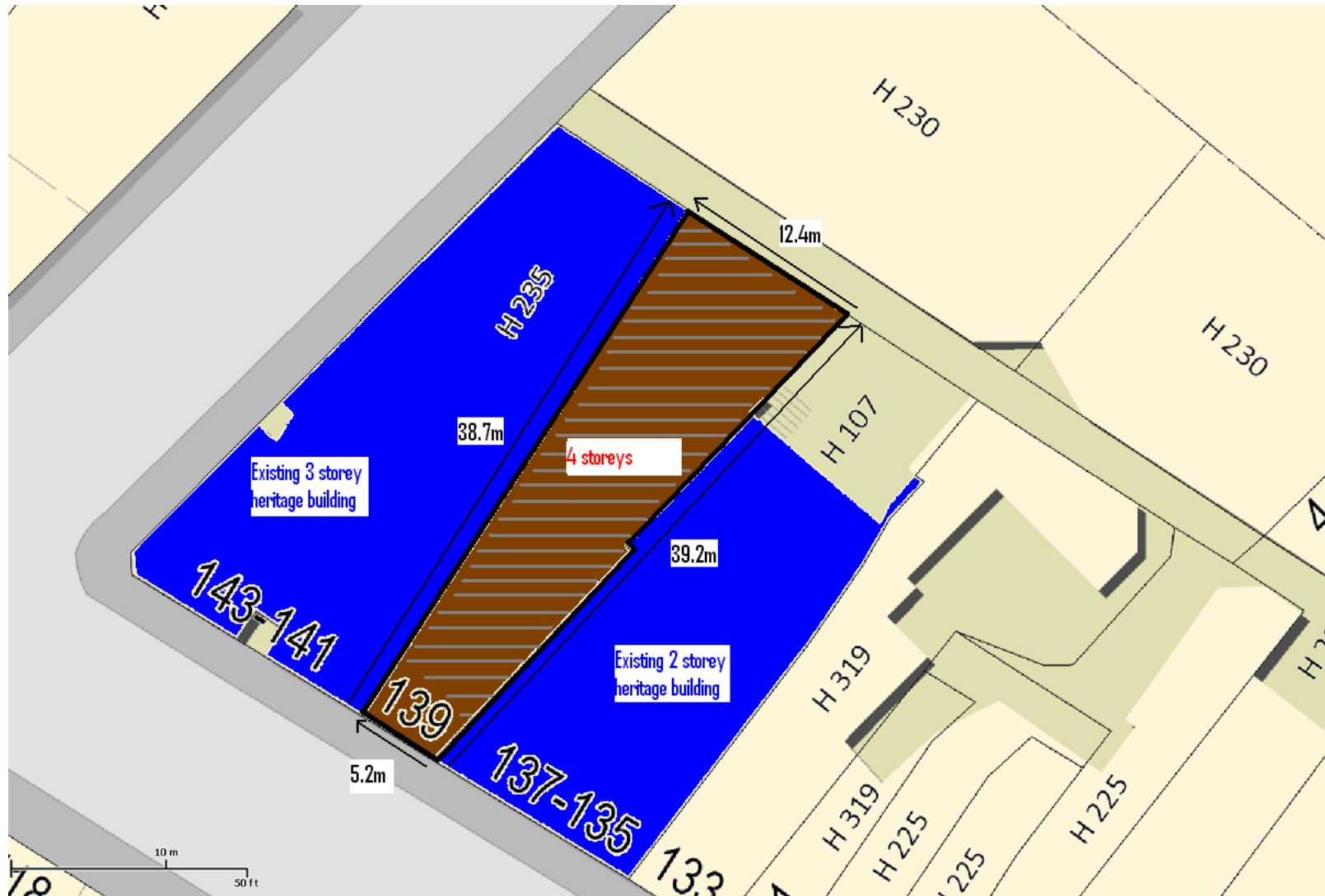
Number of discretionary storeys	Notation	Dimensions of area covered	Discretionary floor area	Plot ratio of discretionary floor area
5.0, with overriding heritage adjacency discretion		Full lot (irregular shape) =354m <sup>2</sup>	1,770m <sup>2</sup>	5.0

#### Explanatory notes:

It is assumed that the height of a single floor is approximately 3.5m, in order to account for sufficient floor to ceiling heights, space for services between floors, roof heights, etc.




The discretionary height of development on the subject lot is controlled by both the Height Schedule, and the discretionary 'maximum plot ratio' under the Density Schedule. There is no absolute maximum height limit under the height schedule, but the 'maximum plot ratio' is 5.0 in Precinct 1. As such, the overall allowable floor level over each individual lot is limited to 5 storeys. It is important to note that extensions to existing buildings already exceeding the maximum plot ratio may be approved, however there are no such buildings on the subject lot. The lot also has an additional heritage discretion, as it is adjacent to the heritage buildings on 141-143 and 135-137 Elizabeth Street.

Assessment of 139 Elizabeth Street under permitted height and density provisions of the City of Hobart Planning Scheme 1982




### Assessment of 139 Elizabeth Street under permitted height and density provisions of the City of Hobart Planning Scheme 1982

#### Legend:

	Extent of heritage listed buildings in the CHPS 1982.		Additional heritage discretion (adjacent to a heritage place)
	4.0 storey height limit, as per the permitted 'Basic Plot Ratio' for Precinct 1 under Table B1 of the Density Schedule of the City of Hobart Planning Scheme 1982.		

#### Floor area analysis:

Number of permitted storeys	Notation	Dimensions of area covered	permitted floor area	Plot ratio of permitted floor area
4.0, with overriding heritage adjacency discretion (4.0 storeys are not guaranteed)		Full lot (irregular shape) =354m <sup>2</sup>	1,416m <sup>2</sup>	4.0

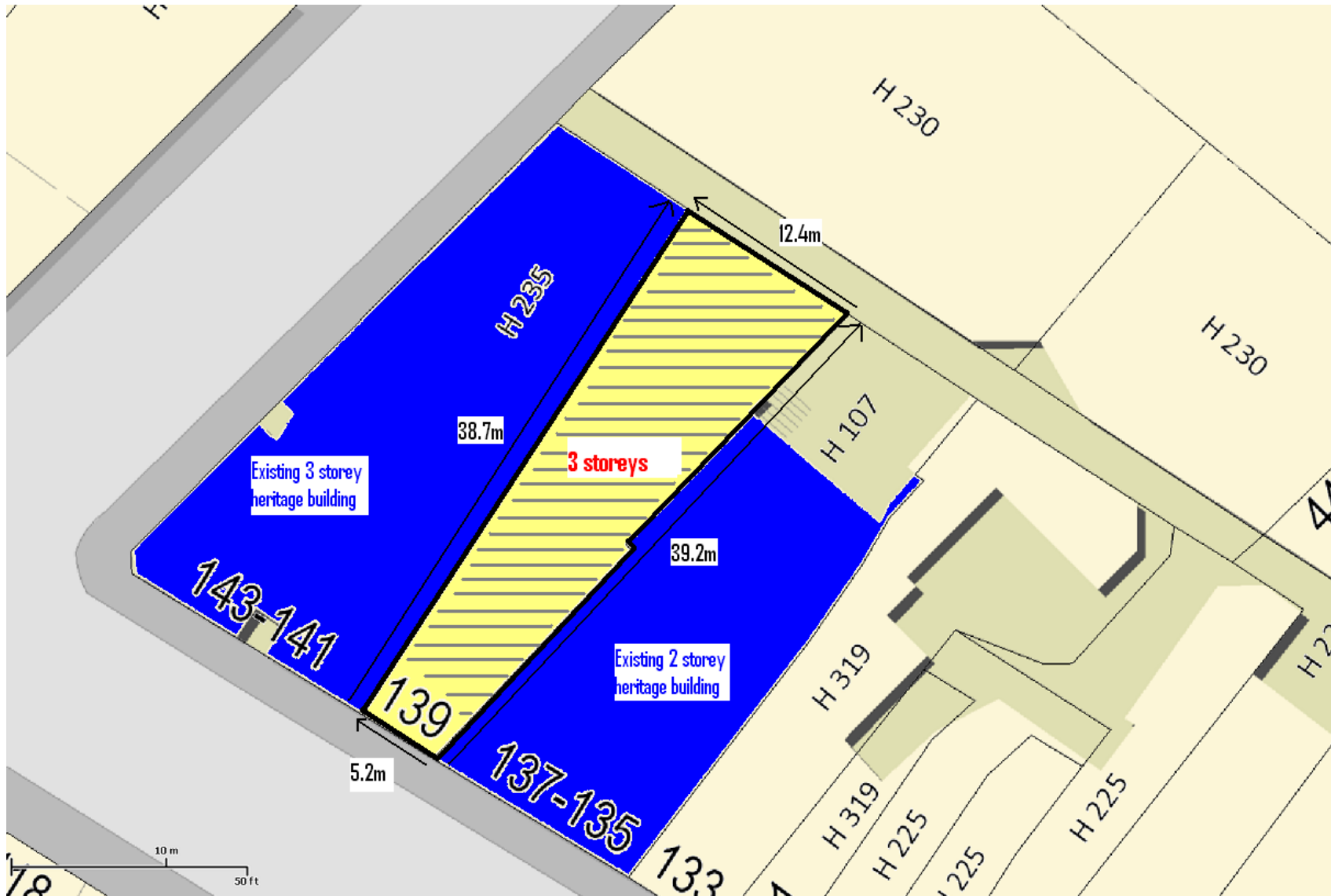
#### Explanatory notes:

It is assumed that the height of a single floor is approximately 3.5m, in order to account for sufficient floor to ceiling heights, space for services between floors, roof heights, etc.

The permitted height limit is 42m, and the permitted 'basic plot ratio' is 4.0, in the Central Retail Zone, Precinct 1. The overall effect of the combination of these two requirements is that the maximum permitted 'height' over the entire site is no more than 4 levels. A building up to 42m to the floor level of the top most habitable floor would be possible, however it would only be permitted to occupy a smaller area in order to comply with the density provisions. There would be no difference in resultant floor area between either of these options. Overlaying the 'permitted' height limit, however, is a heritage adjacency discretion, as the subject lot is adjacent to the heritage listed buildings at 141-143 and 135-137 Elizabeth Street. This essentially means that there is no true 'permitted' floor area for this lot.






Assessment of 139 Elizabeth Street under the proposed permitted height clauses of the Central City Area Design Schedule 2009




### Assessment of 139 Elizabeth Street under the proposed permitted height clauses of the Central City Area Design Schedule 2009

#### Legend:

	Extent of likely final heritage listing proposed for the draft CHPS 2009.		Additional heritage discretion (adjacent to a heritage place)
	3 storey (10m) height limit, as per AS A1.1 under Schedule 6 - Central City Area Design Schedule of the draft CHPS 2009.		

#### Floor area analysis:

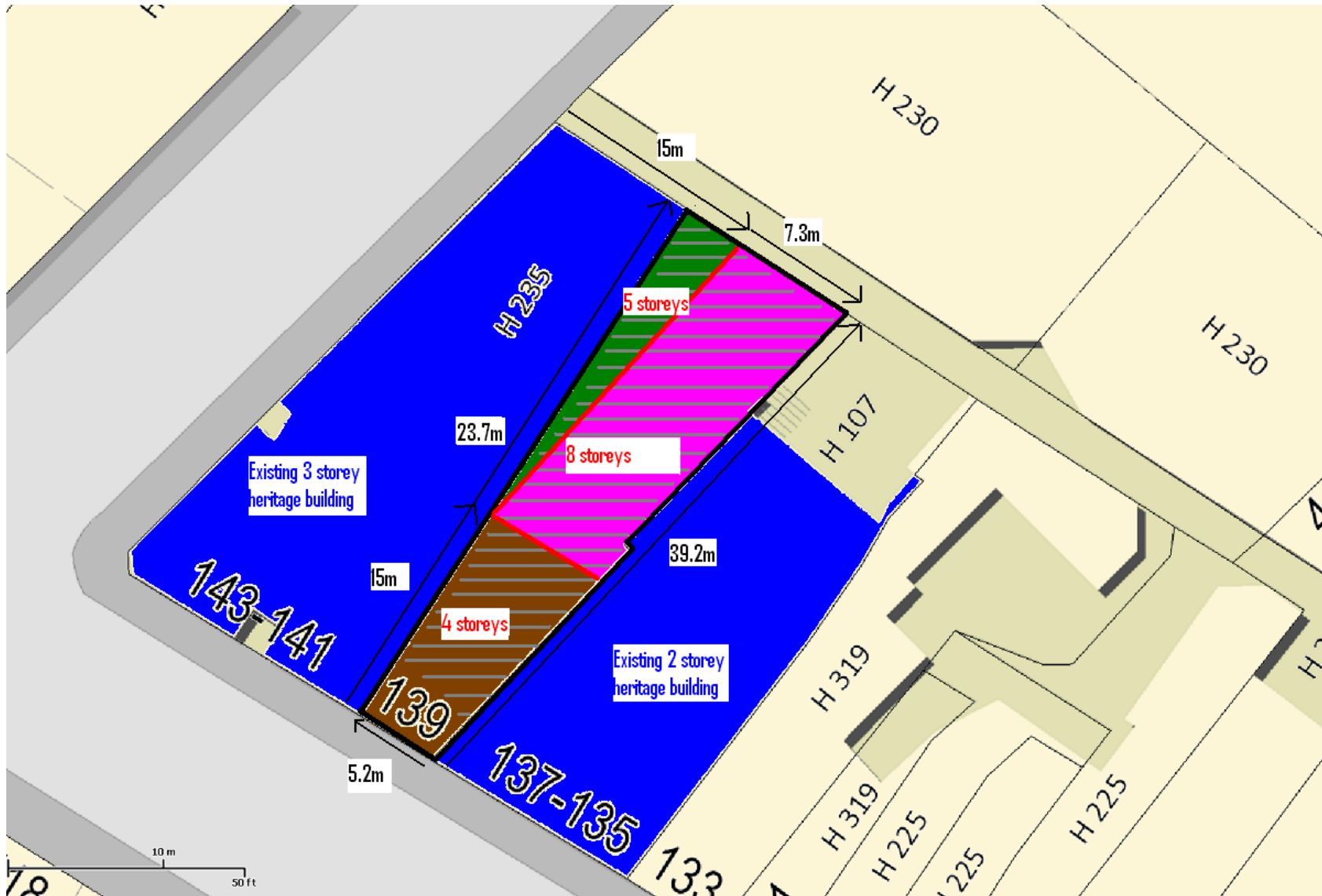
Number of permitted storeys	Notation	Dimensions of area covered	permitted floor area	Plot ratio of permitted floor area
3 (10m), with overriding heritage adjacency discretion (3 storeys are not guaranteed)		Full lot (irregular shape) =354m <sup>2</sup>	1,062m <sup>2</sup>	3.0

#### Explanatory notes:

It is assumed that the height of a single floor is approximately 3.5m, in order to account for sufficient floor to ceiling heights, space for services between floors, roof heights, etc.






The subject lot has a permitted height limit of storeys (10m) for the whole area of the lots. The 3 storey limit is calculated on the basis of Acceptable Solution S6.4.1 A1.1 of the Central City Area Design Schedule of the draft CHPS 2009. Overlaying this 'permitted' height limit, however, is a heritage adjacency discretion, as the developable area of this lot is adjacent to the heritage listed buildings at 141-143 and 135-137 Elizabeth Street. This essentially means that there is no true 'permitted' floor area for this lot.

Assessment of 139 Elizabeth Street under the proposed discretionary Amenity Building Envelope of the Central Business Zone 2013






### Assessment of 139 Elizabeth Street under the proposed discretionary Amenity Building Envelope of the Central Business Zone 2013

Legend:

	Extent of heritage listing proposed for the draft CHPS 2013.		Permitted height controlled by clause 22.4.1 A1 (c)
	Permitted height controlled by clause 22.4.1 A1 (a)		Additional heritage discretion (adjacent to a heritage place as per Clause 22.4.1 A4)*
	Permitted height controlled by clause 22.4.1 A1 (b)		

\*It is noted that the acceptable solutions of the heritage related provisions of the Central Business Zone (A3 and A4) are not considered in this assessment of discretionary potential. The discretionary 'performance criteria' (P3 and P4) of these provisions are open-ended, and so cannot be 'modelled' as such. Therefore, a general additional layer of discretion is shown where a site, or section of site, is adjacent to or to the rear of a heritage listed place.

Floor area analysis:

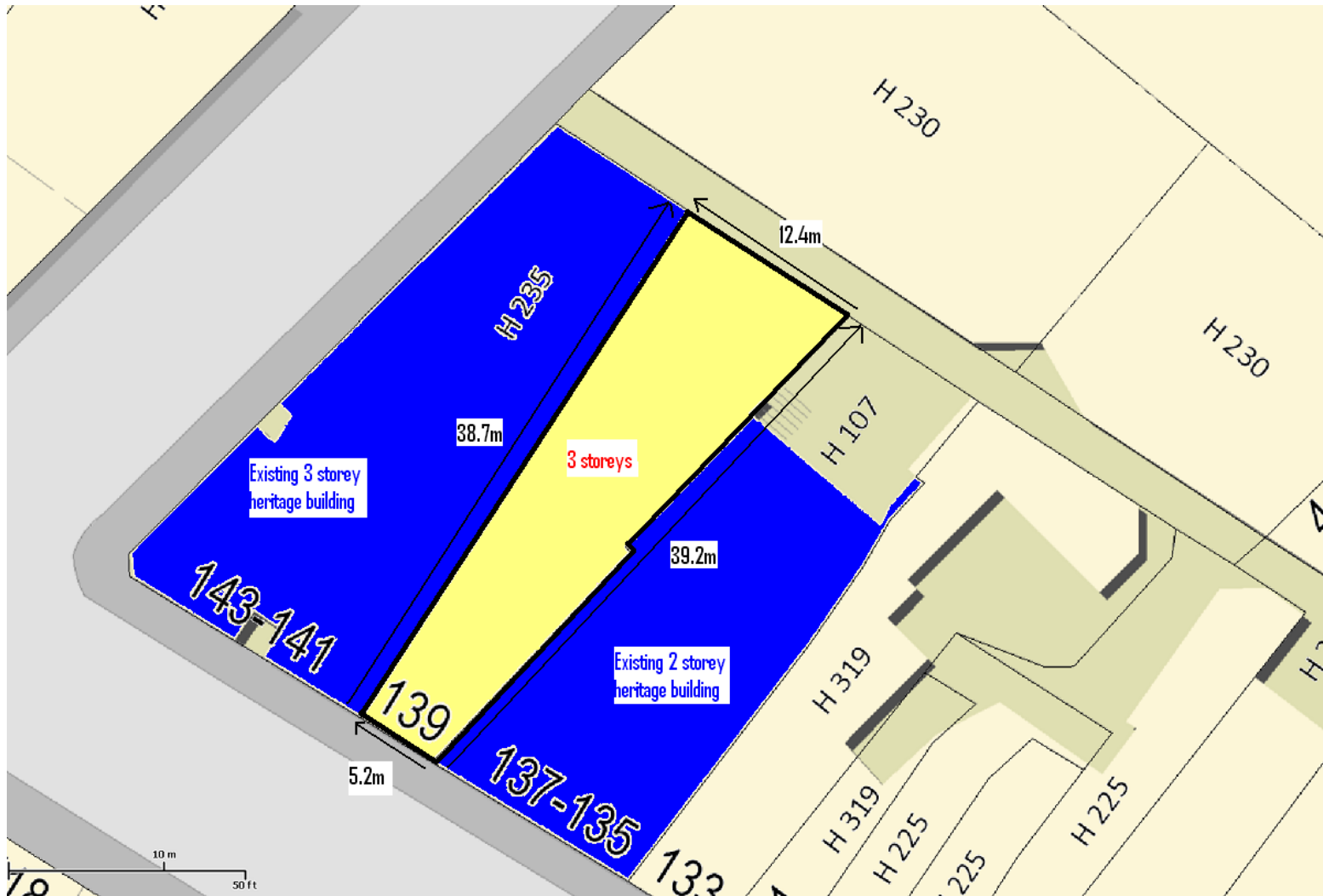
Number of discretionary storeys	Notation	Dimensions of area covered	Subtotal of discretionary floor area	Plot ratio
3, with overriding heritage adjacency discretion		irregular shape =97m <sup>2</sup>	388m <sup>2</sup>	4.0
5, with overriding heritage adjacency discretion		Irregular shape =60m <sup>2</sup>	300m <sup>2</sup>	5.0
8, with overriding heritage adjacency discretion		Irregular shape =197m <sup>2</sup>	1,576m <sup>2</sup>	8.0
<b>TOTAL DISCRETIONARY FLOOR AREA</b>			<b>2,264m<sup>2</sup></b>	
<b>TOTAL PLOT RATIO OF DISCRETIONARY FLOOR AREA</b>				<b>6.4</b>

**Assessment of 139 Elizabeth Street under the proposed discretionary Amenity Building Envelope of the Central Business Zone 2013****Explanatory notes:**

It is assumed that the height of a single floor is approximately 3.5m, in order to account for sufficient floor to ceiling heights, space for services between floors, roof heights, etc.



The subject lot has a permitted height of 4 storeys within 15m of the Elizabeth Street frontage (a southerly facing frontage), 5 storeys within 15m of the Melville Street frontage (a northerly facing frontage), and 8 storeys between 15m and 30m of a frontage. This is calculated on the basis of the discretionary Amenity Building Envelope of the draft CHPS 2013. The Amenity Building Envelope also allows for discretionary development up to 12 storeys beyond 30m from a frontage, however in this case no part of the lot is more than 30m from a frontage. The lot has an additional level of discretion overlaying the site - a heritage discretion due to the fact that it is adjacent to the heritage listed buildings on 141-143 and 135-137 Elizabeth Street. The heritage discretion for adjacent development under P4 requires that new development doesn't unreasonably dominate existing buildings, and doesn't detract from the heritage significance of buildings.

Assessment of 139 Elizabeth Street under the proposed permitted height standards of the Central Business Zone 2013

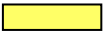


### Assessment of 139 Elizabeth Street under the proposed permitted height standards of the Central Business Zone 2013

#### Legend:

	Extent of heritage listed buildings in the CHPS 1982.		3 storey height limit, controlled by clause 22.4.1 A4 (a) (ii)
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#### Floor area analysis:

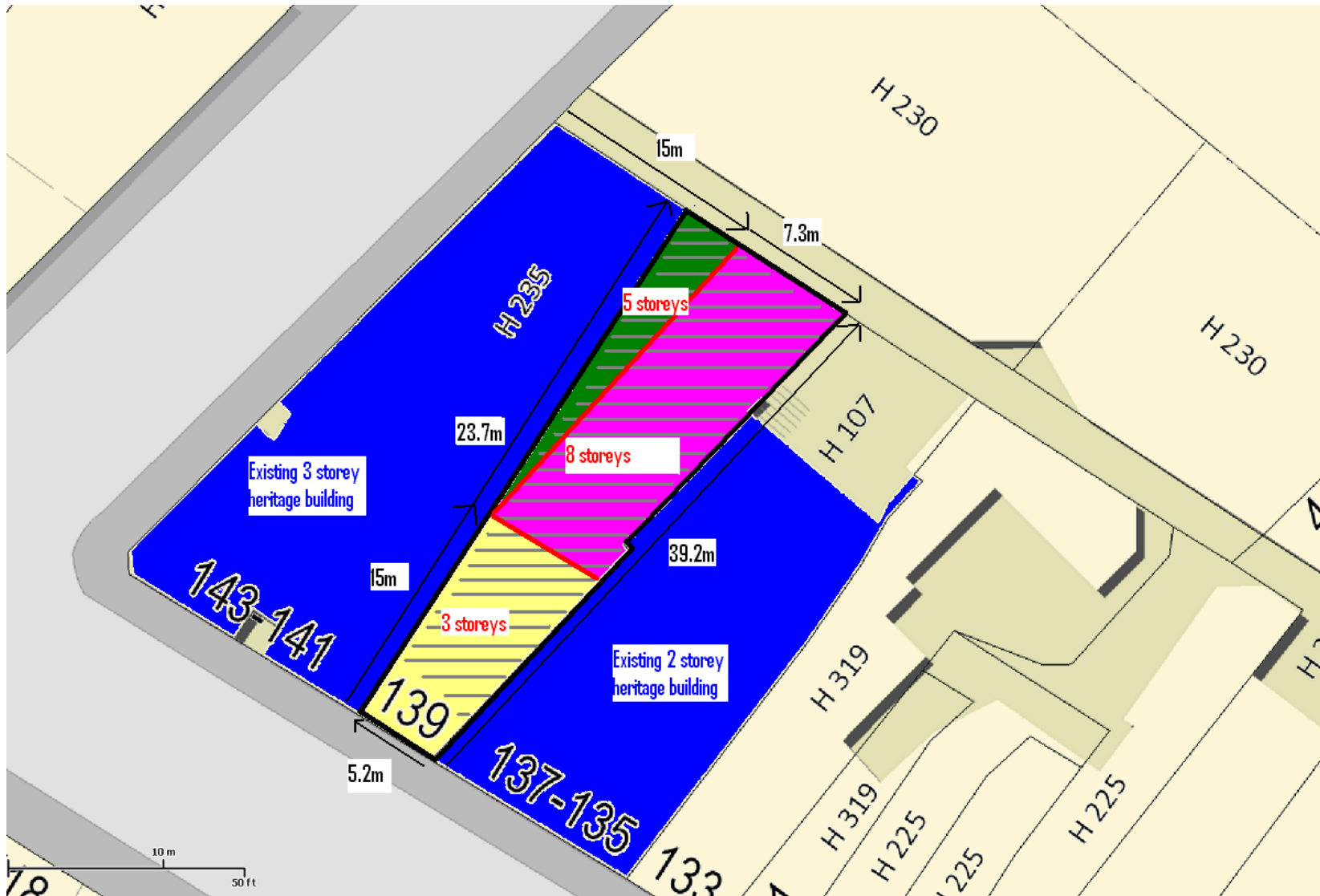
Number of permitted storeys	Notation	Dimensions of area covered	permitted floor area	Plot ratio of permitted floor area
3		Full lot (irregular shape) =354m <sup>2</sup>	1,062m <sup>2</sup>	3.0

#### Explanatory notes:

It is assumed that the height of a single floor is approximately 3.5m, in order to account for sufficient floor to ceiling heights, space for services between floors, roof heights, etc.

The subject lot has a permitted height of 3 storeys over the whole site, as it is adjacent to two heritage buildings (one is 2 storeys and one is three storeys.) Under Clause A4, the height of development must not be more than 1 storey higher than a heritage building, and must not be higher than the higher heritage building where the development is between two heritage buildings. Given the higher building is 3 storeys, and the lower building is 2 storeys, the maximum permitted height on the site in between is 3 storeys.






Assessment of 139 Elizabeth Street under the proposed discretionary Urban Design Envelope of the Central City Area Design Schedule 2009





### Assessment of 139 Elizabeth Street under the proposed discretionary Urban Design Envelope of the Central City Area Design Schedule 2009




#### Legend:

	Extent of likely final heritage listing proposed for the draft CHPS 2009.		Discretionary 8 storey height limit as per the Urban Design Envelope of the Central Area Design Schedule*
	Permitted 3 storey (10m) height limit, as per AS A1.1 and the Urban Design Envelope under Schedule 6 - Central Area Design Schedule of the draft CHPS 2009.		Additional heritage discretion (adjacent to a heritage place)**
	Discretionary 5 storey height limit as per the Urban Design Envelope of the Central Area Design Schedule*		

\*It is important to note that the 'Urban Design Envelopes' (Figure S6.2) guide the exercise of discretion under S6.4.1 P1 of the Central City Area Design Schedule (draft CHPS 2009). This is, however, not a true 'absolute' height limit (as is also the case with the draft 2013 Amenity Building Envelope), as development can still be approved outside this envelope as long as it is 'demonstrated that the objective for this standard is achieved'. In addition, as with the 2013 proposed standards, the Urban Design Envelope is governed more by an angle from street level, rather than strict heights and setbacks, and so some additional floor area could be gained if the building design was maximised to take full advantage of the envelope.

\*\*It is noted that the heritage adjacency discretion under the draft CHPS 2009 is qualitative, and cannot be 'modelled'. Therefore, a general additional layer of discretion is shown where a site, or section of site, is adjacent to a heritage listed place.

#### Floor area analysis:

Number of discretionary storeys	Notation	Dimensions of area covered	Subtotal of discretionary floor area	Plot ratio
3, with overriding heritage adjacency discretion		irregular shape =97m <sup>2</sup>	291m <sup>2</sup>	3.0
5, with overriding heritage adjacency discretion		Irregular shape =60m <sup>2</sup>	300m <sup>2</sup>	5.0
8, with overriding heritage adjacency discretion		Irregular shape =197m <sup>2</sup>	1,576m <sup>2</sup>	8.0
<b>TOTAL DISCRETIONARY FLOOR AREA</b>			<b>2,167m<sup>2</sup></b>	
<b>TOTAL PLOT RATIO OF DISCRETIONARY FLOOR AREA</b>				<b>6.1</b>

**Assessment of 139 Elizabeth Street under the proposed discretionary Urban Design Envelope of the Central City Area Design Schedule 2009****Explanatory notes:**

It is assumed that the height of a single floor is approximately 3.5m, in order to account for sufficient floor to ceiling heights, space for services between floors, roof heights, etc.

The subject lot has a permitted height limit of 3 storeys within 15m of the Elizabeth Street frontage (a southerly-facing frontage), 5 storeys within 15m of the Melville Street frontage (a northerly-facing frontage) and a discretionary height limit of 8 storeys beyond 15m from a frontage. These height limits are calculated on the basis of the Urban Design Envelopes of the Central Area Design Schedule. The subject lot also has an additional level of discretion overlaying the site - a heritage discretion due to the fact that it is adjacent to the heritage listed buildings on 141-143 and 135-137 Elizabeth Street.

## 18.0 Appendix 4 – 22.4.1 Building Height

Draft Interim Planning Scheme - Hobart

### 22.4.1 Building Height

<b>Objective:</b>	
To ensure that building height contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b></p> <p>Development within the Central Business Core Area in Figure 22.2 must be no more than:</p> <p>(a) 15m in height on or within 15m of the front boundary of the site on south-west or south-east facing frontages;</p> <p>(b) 20m in height on or within 15m of the front boundary of the site on north-west or north-east facing frontages;</p> <p>(c) 30m in height if set back more than 15m from the front boundary of the site.</p>	<p><b>P1</b></p> <p>Development must be contained within the Amenity Building Envelope illustrated in Figure 22.3 (excluding minor protrusions), unless:</p> <p>(a) for blocks with frontage to a Solar Penetration Priority Street in Figure 22.2 it can be demonstrated that:</p> <p>(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;</p> <p>(ii) the development provides overriding benefits in terms of economic activity, streetscape, townscape and civic amenities;</p> <p>(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;</p> <p>and</p> <p>(c) the design demonstrates that it will minimise unacceptable wind conditions in adjacent streets.</p>

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<p><b>A2</b></p> <p>Development within the Central Business Fringe Area in Figure 22.2 must be no more than:</p> <p>(a) 11.5m high and a maximum of 3 storeys; or</p> <p>(b) 15m high and a maximum of 4 storeys, if the development provides at least 50% of the floorspace above ground level for residential use.</p>	<p><b>P2</b></p> <p>Development must:</p> <p>(a) respect the transition between the core area of the Central Business Zone and adjacent zones in terms of siting, bulk and design; and</p> <p>(b) not exceed the Amenity Building Envelope illustrated in Figure 22.3 (excluding minor protrusions), unless the siting, bulk and design of the development provides overriding benefits in terms of economic activity, streetscape, townscape and civic amenities; and</p> <p>(c) demonstrate that the building design will minimise unacceptable wind conditions in adjacent streets.</p>
<p><b>A2</b></p> <p>Building height within 10 m of a residential zone must be no more than 8.5 m.</p>	<p><b>P2</b></p> <p>Building height within 10 m of a residential zone must be compatible with the building height of existing buildings on adjoining lots in the residential zone.</p>
<p><b>A3</b></p> <p>Development behind the rear building line of, and on the same site as, a building listed in the Historic Heritage Code must:</p> <p>(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</p> <p>(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;</p> <p>or</p> <p>(c) comply with the building height in Clauses 22.4.1 A1 and A2;</p> <p>whichever is the lesser.</p>	<p><b>P3</b></p> <p>Development behind the rear building line of, and on the same site as, a building listed in the Historic Heritage Code must:</p> <p>(a) be designed, sited, arranged, finished, constructed or carried out so as to not unreasonably detract from those characteristics of the building which contribute to its historic cultural heritage significance; and</p> <p>(b) for a site fronting a Solar Priority Street in Figure 22.2, not exceed the Amenity Building Envelope illustrated in Figure 22.3 (excluding minor protrusions), unless it can be demonstrated that the overshadowing of the public footpath on the opposite side of the street is not increased between the hours of 11am and 3pm at the spring or autumn equinox compared to the existing situation.</p>

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<p><b>A4</b></p> <p>Development constructed forward of the rear building line of a building or structure listed in the Historic Heritage Code and not separated from that heritage building by any other building, full lot or street, must:</p> <p>(a) Not be located between the heritage building or structure and the street; and must:</p> <p>(i) Not exceed 1 storey or 4m (whichever is the lesser) higher than the heritage building or structure; and</p> <p>(ii) Not exceed the height of the higher heritage building or structure if the development is between two heritage buildings;</p> <p>or</p> <p>(iii) Comply with the building height in Clauses 22.4.1 A1 and A2; whichever is the lesser (refer Figures 22.4 i and 22.4 ii).</p>	<p><b>P4</b></p> <p>The height of development constructed forward of the rear building line of a building or structure listed in the Historic Heritage Code and not separated from that heritage building by any other building, full lot or street, must:</p> <p>(a) not unreasonably dominate the existing building or structure; and</p> <p>(b) not unreasonably detract from the historic cultural heritage significance of the existing building or structure; and</p> <p>(c) for a site fronting a Solar Priority Street in Figure 22.2, not exceed the Amenity Building Envelope illustrated in Figure 22.3 (excluding minor protrusions), unless it can be demonstrated that the overshadowing of the public footpath on the opposite side of the street is not increased between the hours of 11am and 3pm at the spring or autumn equinox compared to the existing situation.</p>
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