

# Department of Primary Industries, Parks, Water and Environment

OFFICE OF THE VALUER-GENERAL

GPO Box 44 HOBART TAS 7001

Web [www.dpipwe.tas.gov.au](http://www.dpipwe.tas.gov.au)

Enquiries: Tim Grant

Ph: 03 61654444

[Tim.Grant@dpipwe.tas.gov.au](mailto:Tim.Grant@dpipwe.tas.gov.au)

Our ref: H935788

Your ref: Letter 20 August 2018



Mr Peter Gutwein MP  
Treasurer  
Minister for State Growth  
Minister for Local Government  
Level 9, 15 Murray Street  
HOBART TAS 7000

## Derwent Entertainment Centre – PID 7597188

I refer to your letter of 20 August 2018 to Stuart Fletcher, Land Tasmania requesting the Valuer General to undertake a valuation of the Derwent Entertainment Centre.

In accordance with your instructions the valuation has been prepared based on the following principles with reference to the site plan attached:

- A market valuation of the green area adjacent to the Highway on the basis of a separate lot.
- A valuation of the DEC building and carpark on the basis that it is a going concern.
- A market valuation of the blue area at the rear of the site on the basis of a separate lot.

The Glenorchy City Council have provided detailed accounts of the income and outgoings of the DEC for the last five years and details of the forward bookings for the next eighteen months. Discussions were held with the General Manager, Glenorchy City Council, Mr Tony McMullen, and he advised that Council had not yet settled on the final terms and conditions of any sale of the property as yet, particularly in relation to the current staff. He confirmed that the purchase would be subject to continued operation of the property as an entertainment centre and that the forward bookings for the next eighteen months would have to be honoured.

The green area, Brooker Highway frontage site, has an area of approximately 1.172 hectares and comprises part restricted development around the existing TasWater pumping station infrastructure and has limited access issues. The valuation has been assessed on the basis that a clear marketable title with appropriate access is provided and there are no restricted conditions applied to the sale.

The market value of the Brooker Highway frontage land subject to the conditions above is considered to be **\$650,000 (Six Hundred and Fifty Thousand Dollars)** exclusive of GST.

The Derwent Entertainment Centre building and carpark comprises an area of approximately 5.423 hectares. The valuation has been assessed on the basis that a clear marketable title with appropriate access is provided. This valuation is an in-use going concern valuation of a commercial entertainment centre under private ownership and will be subject to the existing community service obligations in respect of the forward bookings and commitments for the next eighteen months have to be honoured.

The in-use going concern valuation of the Derwent Entertainment Centre subject to the conditions above is considered to be **\$4,400,000 (Four Million Four Hundred Thousand Dollars)** exclusive of GST.

The blue area, Wilkinson's Point site has an area of approximately 9.83 hectares and comprises part restricted development, part reclaimed land and roadway. The existing improvements to the land are considered to add no value for the optimum use of the site. The valuation has been assessed on the basis that a clear marketable title with appropriate access is provided and there are no restricted conditions applied to the sale.

The market value of the Wilkinson's Point land subject to the conditions above is considered to be **\$3,200,000 (Three Million Two Hundred Thousand Dollars)** exclusive of GST.

I reiterate that the above assessments have been undertaken on the basis of information provided by the Glenorchy City Council and apart from the conditions outlined for the Entertainment Centre will not be subject to any other conditions of sale. In the event that further conditions are placed on the sale of the above parcels of land then the valuations will need to refer back to the writer for review to fully consider the implications of any new conditions.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Tim Grant', with a large, sweeping initial 'T' and 'G'.

Tim Grant  
**VALUER-GENERAL**

14 September 2018

Enc: Site Plan





# SAUNDERS & PITT

A.B.N. 78 128 233 106

Head Office  
"Pandora House"  
14-16 Victoria Street  
Hobart TAS 7000  
T: (03) 6231 3288  
F: (03) 6231 3688

E: [admin@saundersandpitt.com.au](mailto:admin@saundersandpitt.com.au)

Independent Property Valuers  
& Consultants



*Incorporating D. Saunders & Co.  
Established 1905*

Our Ref: 80168//RC:MP  
80168 - Wilkinsons Point

## VALUATION REPORT

Prepared on behalf of the

### GLENORCHY CITY COUNCIL

Property: Derwent Entertainment Centre, 601 Brooker Highway,  
Glenorchy TAS 7010  
Wilkinsons Point, 601a Brooker Highway,  
Glenorchy TAS 7010

Date: 17 April 2019

Contact: Merv Graham  
Property Sales & Acquisition Officer  
Glenorchy City Council  
Email: [merv.graham@gcc.tas.gov.au](mailto:merv.graham@gcc.tas.gov.au)

Andrew Pitt Dip. Val. FAPI, Certified Practising Valuer  
Bill Parsons B. Com. Grad. Dip. Prop., AAPI, Certified Practising Valuer  
Timothy Beck B.Com. (Land Ec.), AAPI, Certified Practising Valuer

LAUNCESTON  
Joe Stansfield B.Prop. AAPI, Certified Practising Valuer  
Josh Perry B.Bus (Prop) AAPI, Certified Practising Valuer

Russell Cripps B.Bus. Dip. Val. FAPI, Certified Practising Valuer  
Simon Fehre B.Bus, AAPI, Certified Practising Valuer  
Leon Sleiters Grad. Dip. Prop., PMAPI, Residential Property Valuer

DEVONPORT  
Clyde Eastaugh L FAPI, Certified Practising Valuer

---

## EXECUTIVE SUMMARY

<b>INSTRUCTING PARTY</b>	Merv Graham, Property Sales & Acquisition Officer
<b>CLIENT</b>	Glenorchy City Council
<b>PURPOSE OF REPORT</b>	Our report has been prepared for pre-sale market purposes firstly with respect to 601 Brooker Highway, Glenorchy which is known as the Derwent Entertainment Centre (DEC) and secondly with respect to 601 & 601a Brooker Highway, Glenorchy which encompasses the DEC and Wilkinsons Point.
<b>PROPERTY ADDRESS</b>	601 & 601a Brooker Highway, Glenorchy TAS 7010
<b>BRIEF DESCRIPTION</b>	The property comprises three adjoining titles that collectively incorporate the Derwent Entertainment Centre together with surrounding carparking and four potential development sites.
<b>DATE OF INSPECTION/ VALUATION</b>	17 April 2019
<b>TITLE REFERENCE</b>	<i>DEC Portion</i> – Certificates of Title Volume 110871 Folio 1 comprising 7.165 hectares and Volume 157350 Folio 1 comprising 3.342 hectares.  <i>Wilkinson Point Portion</i> – Certificate of Title Volume 157350 Folio 2 which has an area of 5.918 hectares
<b>LOCATION</b>	The property extends from the Brooker Highway through to and including Wilkinsons Point with boundaries to high water mark along Elwick Bay and abutting Elwick Racecourse along its eastern boundary.
<b>REGISTERED OWNER</b>	Glenorchy City Council
<b>LAND AREA</b>	16.425 hectares
<b>BUILDING AREA</b>	9,390m <sup>2</sup> or thereabouts

**ZONING**

The whole site is regulated by the Wilkinsons Point & Elwick Bay Specific Area Plan under the Glenorchy Interim Planning Scheme, 2015. This creates a Brooker Highway Frontage Precinct, a Derwent Entertainment Centre Precinct, an Elwick Bay Foreshore Public Open Space Precinct and three sections designated as Wilkinsons Point Visitor Service Precinct.

**INTEREST VALUED**

Freehold with vacant possession.

**OCCUPANCY STATUS**

The entire property is owner-occupied.

**KEY ASSUMPTIONS**

The Planning Scheme essentially limits use of the DEC to its current suite of uses but with provision for a gallery, visitor attraction, related food and beverage outlets and suchlike on the lawn adjacent to the Brooker Highway frontage. There is also scope to develop Precincts A, B & C, noting that part of Precincts A & B spread over the boundaries of the DEC titles onto the Wilkinsons Point title. If the DEC and Wilkinsons Point are to be sold separately then it would be logical to carry out a boundary adjustment so that Precincts A & B are not compromised as less efficient/economic developable areas which would otherwise be caused by boundary setbacks.

It is also noteworthy that the Wilkinsons Point title will be compromised unless a right-of-way is created over the existing driveway.

The Specific Area Plan appears to have been designed with ongoing Council ownership in mind given that it does not allow for any part of the land to be subdivided unless it is for a utility or for the use of the Glenorchy City Council. This means that any new development on the property cannot be separately sold or mortgaged. It may also prevent a long term lease if the term of the lease exceeds thresholds specified within the Local Government Act.

Assuming that these deficiencies are rectified, our valuation otherwise reflects the existing titles and the intent of the Specific Area Plan.

" Subdivision must be by or for the Council or a public authority wherever occurring "

Not accurate

We have with the concurrence of Mr Merv Graham refrained from providing detailed descriptions of the physical characteristics of the property on the assumption that all persons within the Glenorchy City Council with an interest in this valuation are fully familiar with the land and improvements being valued and their location.

*It is a fundamental assumption that this executive summary will be read in conjunction with the entire valuation report. It should not be reproduced in whole or in part without the express written authority of Saunders & Pitt nor relied upon by any other party for any purpose.*

**PRECEDENT CONDITIONS**

This report is for the private and confidential use of the Glenorchy City Council. It is not to be relied upon for any other purpose and it is not to be relied upon or distributed to any other person or in any public document without the written consent of *Saunders & Pitt*.

**VALUATION**

***Whole Property***

**Eleven Million Five Hundred Thousand Dollars  
(\$11,500,000)**

***DEC & 6.239ha***

**Seven Million Dollars (\$7,000,000)**

---

## **REPORT**

### **INTRODUCTION**

#### **Instructing Authority**

Merv Graham – Property Sales & Acquisition Officer

#### **Purpose of Report**

Our report has been prepared for the Glenorchy City Council for pre-sale market purposes, firstly of the whole property and secondly of only 601 Brooker Highway.

#### **Date of Inspection/Valuation**

17 April 2019

#### **Interest Valued**

Our valuation has been prepared on the basis of freehold real estate subject to the key assumptions specified within the 'Executive Summary'.

### **CLIENT**

Glenorchy City Council

### **ADDRESS**

601 & 601a Brooker Highway, Glenorchy TAS 7010

### **TITLE PARTICULARS/ ENCUMBRANCES**

The DEC portion of the property is comprised within Certificates of Title Volume 110871 Folio 1 comprising 7.165 hectares and Volume 157350 Folio 1 comprising 3.342 hectares.

The Title Plan for C.T. 110871/1 depicts a pipeline easement of variable width fringing virtually the entire length of the eastern boundary as well as a right-of-way of variable width which provides access to TasWater infrastructure on Lot 2 shown on this same plan. There are also various pipelines and electricity infrastructure which cuts through C.T. 110871/1 that burdens and benefits adjoining titles.

---

There are no easements recorded on C.T. 157350/1 or referred to within the Schedule of Easements.

The balance of the property comprising Wilkinsons Point is comprised within Certificate of Title Volume 157350 Folio 2 which has an area of 5.918 hectares. This includes a length of road known as Loyd Road which extends off Goodwood Road which based upon Survey Plans has an area of approximately 8,460m<sup>2</sup>. Apart from easements within the Loyd Road corridor there are none depicted on the balance of the land. There are however several dissecting sections of overhead electricity line, drainage lines and pipelines. We are uncertain as to the reliance upon this infrastructure by adjoining land.

**REGISTERED OWNER**

Glenorchy City Council

**IDENTIFICATION**

It would appear from our site inspection that the improvements are contained within the title boundaries. We have not sighted nor carried out a detailed site survey of the property and no on-site measurements have been attempted. We have to the best of our ability reconciled the Title Plans with cadastral maps and perimeter fencing and have concluded that there are no readily apparent boundary irregularities. None have been revealed to us and we have therefore assumed that none exist.

**TOWN PLANNING**

Planning and development controls are administered by the Glenorchy City Council under the Glenorchy Interim Planning Scheme 2015 which came into effect on 1 July 2015. The foreshore and Wilkinsons Point portion of the property is zoned "**Open Space**" whilst the DEC and carpark areas are zoned "**Community Purpose**". The entire property is also regulated under the *Wilkinsons Point and Elwick Bay Specific Area Plan*. The Specific Area Plan designates a number of precincts. These are described as follows:-

*Brooker Highway Frontage Precinct*

This comprises the lawn area between the Brooker Highway frontage and the carpark. It has a site area of approximately 7,000m<sup>2</sup>. Development of the land must comprise either one or two buildings that are preferably two storey in height. It must use the DEC carpark for parking. Discretionary uses include community meeting and entertainment, food services and a tourist operation. Subdivision can only be for the Glenorchy City Council or a public authority.

*Elwick Bay Foreshore Public Open Space Precinct*

This incorporates virtually all of the open space foreshore land between Elwick Bay and the existing internal driveway. It must be maintained for recreational use of the foreshore as linear open space. It may allow for pop-up, mobile or temporary commercial uses. No subdivision is allowed.

*DEC Precinct*

This incorporates the DEC building and associated surrounds including the majority of the formed carpark. New development must not impede views to or from the DEC. There is a requirement to enhance the role and function of the DEC as a major entertainment, events and conference facility. A pavilion supporting the uses of the DEC may be contemplated for development on the lawn to the west of the DEC. Any use of the property must be at or within the DEC or any approved associated function centre. Uses that can be contemplated are all discretionary. They include community meeting and entertainment, food services, sports and recreation and a tourist operation. No subdivision is allowed. The total site area is approximately 5.539ha.

Wrong

These aren't  
improvements  
WP Visitor  
Service Precinct

*Wilkinsons Point Visitor Service Precinct*

This encompasses Wilkinsons Point extending from Elwick Bay through to the racecourse. There are three jetties on the eastern side of the point, a visitor pavilion that projects over the water together with nearby toilet facilities that are screened behind a high wall. It is assumed that ownership of these improvements will be retained by the Glenorchy City Council.

The majority of the land is zoned "open space" except for three sub-precincts designated "A", "B" and "C". Sub-precinct "A" embraces approximately 3,750m<sup>2</sup>. Sub-precinct "B" embraces approximately 7,960m<sup>2</sup> and sub-precinct "C" embraces approximately 11,650m<sup>2</sup>.

Sub-precinct "A" is limited in height to a 2 storey building and can, with discretion, be developed for a craft centre, gallery, museum, café, restaurant and hotel, tourist operation, a motel or serviced apartments. Based on a unit density of 200m<sup>2</sup> per unit it should be plausible to obtain 18 apartments.

Unimpeded water views are currently obtained.

Sub-precinct "B" is partly on the top side of the existing internal road and backs on to the Elwick Racecourse. It is dissected by overhead powerlines and has stormwater, street lighting and a fire main running through it. It embraces parts of each of three titles.

This precinct is designated to have a building height ranging from two storeys along the road frontage through to 5 stories at the rear. Ground level is to incorporate car parking together with a restaurant, gallery or café. Only discretionary uses apply which are the same as for sub-precinct "A", except that residential development above ground floor level is also possible. Based on a density of 200m<sup>2</sup> per apartment it should be plausible to obtain the equivalent of 40 apartments.

Sub-precinct "C" is positioned towards the end of Wilkinsons Point and is divided into three sub-sections designated as "C(1)", "C(2)" and "C(3)".

Section "C(1)" has a footprint of approximately 3,150m<sup>2</sup> and is restricted to a maximum of two storeys. Discretionary uses are the same as for sub-precinct "A" except residential use is prohibited. If serviced apartments are built, then with a density of 200m<sup>2</sup> per apartment it should be plausible to obtain the equivalent of 15 apartments. The original design concept envisaged a café, restaurant and shops that would support an hotel

complex and apartments on “C(2)” and “C(3)”. Section “C(1)” is dissected by overhead powerlines and backs onto a screen of She-Oak trees that fringe the foreshore walkway. Ground level views are nominal.

Section “C(2)” has a footprint of approximately 1,800m<sup>2</sup> and is restricted to a maximum height advised to be 4 storeys. The maximum site coverage is understood to be approximately 1,000m<sup>2</sup> which implies a maximum building area of approximately 4,000m<sup>2</sup>. Discretionary uses are the same as for “C(1)”. The original design concept envisaged a hotel complex which would obtain good water views.

Section “C(3)” has a footprint of approximately 3,200m<sup>2</sup> and is restricted to an advised maximum height of 4 storeys. The land is slightly elevated with good water views. It is dissected by overhead power lines and has a stormwater line running through it for which we understand an easement will be required. The maximum site coverage is about 1,600m<sup>2</sup> which implies a maximum floor area of about 6,400m<sup>2</sup>. The discretionary uses are the same as for “C(1)” and “C(2)”. The original design concept envisaged the creation of serviced apartments.

## **HERITAGE ISSUES**

We are not aware of any heritage issues affecting the property.

## **LAND DESCRIPTION & SERVICES**

The land comprises 3 adjoining titles that collectively have an area of 16.425ha. There is a primary frontage on to the Brooker Highway of approximately 293 metres together with rear access from Goodwood Road over Loyd Road. Refer to the attached Title Plans for a more detailed depiction of the shape of the site and the relevant dimensions.

The land is level to gently sloping throughout and has an extensive frontage on to Elwick Bay and around Wilkinsons Point.

Parts of the property encompass reclaimed land and it is likely that fill has been placed over other parts of the site. The majority of the land appears to have adequate drainage.

The site is acknowledged as being very exposed to northern winds down the river and westerly wind off Mt Wellington. Quite good water views are obtained from a large part of the site.

### **Services**

Reticulated services available to the property include electricity, mains water, sewerage, stormwater and communications cabling. A number of these services dissect through one or more of the titles. In the event that any of the titles are sold separately then it would be prudent to provide for the creation of easements that reflect the location of existing infrastructure.

There is a traffic light controlled entry/exit point on the Brooker Highway frontage together with an exit only driveway in the south-eastern corner of the site. Loyd Road is a two-way bitumen sealed carriageway with concrete kerbing on one side only. It is only utilised to access the subject property as well as part of land owned by Defence Services at Dowsing Point.

### **LOCALITY**

Please refer to the attached Location Plan for a depiction of the property relative to surrounding landholdings and landmarks.

### **IMPROVEMENTS**

The primary improvements located on the site relate to the Derwent Entertainment Centre (DEC). The DEC was built during 1987-1989 and officially opened in March 1989. It is of steel, masonry brick and concrete construction with a dome-like roof supported by a partly exposed steel frame and cables. A detailed inspection of the building has not been carried out. We are advised that it comprises a gross floor area of 9,390m<sup>2</sup> or thereabouts of which 972m<sup>2</sup> is storage. The building incorporates a

basketball court sized central arena that is fringed on 3 sides by tiered seating that reputedly accommodates 4,875 persons. There are large entry/exit foyers behind the tiered seating together with a ticket box sales/office, several clusters of toilet facilities, a boardroom and two kiosks. There is also a separate function room, commercial kitchen and extensive back of court/stage amenities, change rooms and offices that can service a mixture of sporting teams, bands and other concert type groups.

The building is air conditioned.

We are advised that there are approximately 1,200 line marked vehicle parking spaces that are bitumen sealed with concrete kerbing. There are attractive, good quality lawns and shrubbery on the eastern side of the building and a large security fenced compound on the western side of the building that provides back of stage access. The initial section of entry driveway is tree lined and there is also an avenue of trees dissecting through the front carpark.

A concrete footpath fringes the foreshore from Brooker Avenue through to the end of Wilkinsons Point where there is an enclosed pavilion, toilets and three jetties.

## **ENVIRONMENTAL ISSUES**

Having regard to existing and known past uses of the site there are no grounds for suspecting the land to be contaminated.

The State of Tasmania at the present time does not have a comprehensive register of contaminated sites although environmental protection legislation does exist. Without the aid of such a register we are unable to officially advise of any contamination. From our investigations and local knowledge we are not aware of any contamination of the subject site. Therefore it is envisaged for this report that no contamination exists.

Although the undersigned is not in a position to comment on environmental matters in any professional capacity we do not see the need for an environmental audit in this instance. The risk is perceived as low.

---

Parts of the property are known to have been reclaimed and filled with material that has been brought onto the site. In the absence of any advice to the contrary we have assumed that this material is free from contamination and that the site is suitable without remediation for the proposed uses set out within the Planning Scheme.

#### **OCCUPATIONAL HEALTH & SAFETY**

During the course of inspection we did not observe any evidence of asbestos or other hazardous building materials. Asbestos based materials were however in use up until about 1986, and are commonly encountered in meter boxes, eaves and lining of laundry and bathroom walls. Given the age of the buildings, it is therefore possible that asbestos based materials may exist in parts of it. It is assumed that an asbestos register is maintained by the Glenorchy City Council. For the purpose of this valuation we have assumed that no asbestos based materials exist in any parts of the building.

#### **OCCUPANCY & LEASE DETAILS**

The property is currently owner/occupied. We have assumed that the property can be sold with vacant possession.

#### **VALUATION RATIONALE**

The property comprises two distinctly different components being a multi-purpose entertainment and function centre within the DEC section and a tourist accommodation development parcel over the balance of the land. The likelihood of there being an entity who can utilise both components is likely to be almost non-existent. It is conceivable that there will be developers/investors who would take on creating a mixed tourist accommodation and residential development encompassing precincts "A", "B" and "C" provided:-

- (1) the necessary boundary adjustments are carried out;
- (2) access over the existing internal roadway is provided for; and
- (3) the Planning Scheme is amended to allow subdivision of the land to take place to parties other than the Glenorchy City Council or a utility.

These buyers are motivated by profit provided there is an adequate reward relative to the risks associated with the project.

The most appropriate methodology of valuation under this scenario is the hypothetical development approach. In this instance a planning permit has not been issued and only broad based costings have been provided. There is nevertheless a reasonable understanding of what will be required to develop the property.

The hypothetical development approach requires in the first instance an assessment of the anticipated sale prices that should be achievable for each of the precinct parcels in order to arrive at an estimate of the gross realisation achievable from the project. From this is deducted all of the costs that will be incurred by developers including GST (where appropriate), selling costs, infrastructure costs, headworks costs, a profit and risk allowance, holding costs and acquisition costs.

The development capability of the precinct parcels is reasonably well understood although there is no directly comparable market evidence that we are aware of in which the land sold is limited to such a small number of uses.

For simplicity we have bench-marked the land value of Precincts A, B & C against unit development site sales with adjustments made to reflect the unique locational characteristics of the site as well as the requirement that most apartments will need to be used solely for visitor accommodation. Adjustments have also been made to reflect the different scale of development in these precincts, i.e. number of apartments.

The Brooker Precinct is potentially the most commercially flexible of all of the precincts and has the benefit of high exposure to the Brooker Highway, good vehicular access and an already constructed carpark that must be used as per the Planning Scheme requirements. Notwithstanding the limitations of the zoning we have assessed a land value relative to the developable area to be in the order of \$280/m<sup>2</sup>.

### **DEC Only**

The DEC component and the associated uses to which it can be put creates a very narrow market segment. There are examples of where school buildings and other types of “public” buildings have been bought by church groups for redevelopment, but we are not aware of any existing equivalent properties having been offered for sale or sold.

The best comparison that we can find relates to the former Vodaphone call centre at 50 Huntingfield Avenue, Huntingfield. This comprises a circa 1999 single storey office style building of 5,675m<sup>2</sup> set on 3.055 hectares of gently sloping land that was entirely developed with about 450 sealed car parks and landscaping. It sold on 14/11/2017 after a protracted marketing period for \$4,950,000 relative to a government valuation of \$10,800,000.

The commercial viability of the DEC is questionable under the current model based on media reporting which suggests a break even position at best. Most potential use groups, other than for special events, cannot afford commercial hire rates for buildings of this type without financial assistance. Any buyer of the property from this set of potential users will therefore need to be bankrolled in some way.

The only other buyers are likely to be existing entertainment and function centre users who could dovetail their business into the existing DEC model of operation and, as a result, create a financial benefit. The extent of that benefit will however need to be very substantial based on a notional return on investment of around 10%.

The only other appropriate valuation methodology, other than by direct comparison/summation of comparable sales, is to utilise a discounted cost approach. This is predicated on the assumption that there is a party in the marketplace who requires a building with the characteristics of the DEC who would construct a new building if they could find a suitable site on which to build it. Assuming that the DEC is a suitable site, the question is what would they be prepared to pay?

Our best guess is that a replacement building might cost around \$30,000,000 to build.

Gross building area 9,390m<sup>2</sup> @ \$3,000/m<sup>2</sup> \$28,170,000

Or 4,875 seating at \$6,000 per seat \$29,250,000

A cheaper version that is more warehouse-like in style of construction might cost closer to \$20,000,000, i.e. \$2,000/m<sup>2</sup> or \$4,000 per seat.

Based on a 60 year life span for such a building, the question then is how long before the DEC needs a major refurbishment? It is already 30 years old. Our best guess is 15-20 years before a major refurbishment is needed. The value of the building is therefore estimated to be as follows:-

20/60 years x \$30,000,000 \$10,000,000

15/60 years x \$30,000,000 \$7,500,000

or

20/60 years x \$20,000,000 \$6,666,666

15/60 years x \$20,000,000 \$5,000,000

The next step is to estimate how much the underlying land is worth, bearing in mind the zoning limitations and excluding the front 7,000m<sup>2</sup> of Brooker Highway frontage precinct land that is accounted for elsewhere within this report.

Equivalent sized parcels of industrial land in a less prime location have been selling for around \$50/m<sup>2</sup>.

55,390m<sup>2</sup> x \$50/m<sup>2</sup> \$2,769,500

To get back to bare land the cost of demolition of the DEC is probably in the order of:-

\$9,390m<sup>2</sup> @ \$120/m<sup>2</sup> \$1,126,800

The underlying land value is therefore in the order of \$1,642,700. The car park improvements under this scenario are considered to be a sunk cost.

Our calculations are as follows:-

Hypothetical Subdivision Worksheet

April 2019		DEC and Wilkinsons Point	
Number of Lots	7		
Sale Price Per Lot	See lot price schedule		
Development & Realisation Period	5 years		
Interest Rate	7.0 %		
Gross Realisation			23,799,400
Less GST for Supply	All Prices are assumed to be GST exclusive		0
Less Legal Costs	7 Lots @	4500	31,500
Less Commissions and Marketing	23,799,400 @	4.00%	951,976
			983,476
Less Profit & Risk Margin	35 %		22,815,924
Net Realisation			5,915,240
			16,900,684
Less Development Costs	council advice	7 Lots @	1000000
Engineering		7 Lots @	Per Lot
Survey		7 Lots @	Per Lot
Civil Construction		7 Lots @	Per Lot
Rates/Landtax		7 Lots @	Per Lot
NbnCo		7 lots @	Per Lot
Aurora		7 Lots @	Per Lot
Titles Office		7 Lots @	Per Lot
Council Fees 1.5%		7 Lots @	Per Lot
SUB TOTAL		7 Lots @	Per Lot
Contingency	10%		1,000,000
			100,000
			1,100,000
Landscaping Allowance			1,000,000
GST on development costs	0.1		210,000
			2,310,000
Total Costs			2,310,000
Value Before Holding Costs			14,590,684
Interest on Development costs - Mean Cash Point		2	161,700
Less GST Input Credits			210,000
			14,638,984
Less Interest on Land - mean cash point		5	2,561,822
			12,077,162
Less Stamp Duty on Purchase and Legal Fees		4.50%	543,472
Less Public Open Space		0%	0
Englobo Value			\$ 11,533,690
		ADOPT	\$ 11,500,000
Lot		Sale Price	
Precinct C1	15 apartment equivalents @	60000	900000
Precinct C2	36 apartment equivalents @	50000	1800000
Precinct C3	32 apartment equivalents @	50000	1600000
Precinct B	40 apartment equivalents @	50000	2000000
Precinct A	18 apartment equivalents @	60000	1080000
Brooker Precinct	35000 m2 of site coverage @	280	9800000
DEC Land	55390 m2 of site coverage @	50	2769500
Less Demolition	9390 m2 of building @	120	-1126800
DEC Building 25% of cost replacement	9390 m2 of building @	530	4976700
			23799400

If the DEC building and carpark plus the Brooker Precinct are sold separately essentially as per the existing title but with a boundary adjustment to exclude the portion contained with Precinct B, then our calculations are as follows:--

DEC Land	55,390m <sup>2</sup> @ \$29.50/m <sup>2</sup>	\$1,634,005
DEC Building	9,390m <sup>2</sup> @ \$530/m <sup>2</sup>	\$4,976,700
Brooker Precinct		
Land	7,000m <sup>2</sup> @ \$140/m <sup>2</sup> *	<u>\$ 490,000</u>
*Discounted @ 50% to reflect an in-one-line sale		\$7,100,705
Adopt		\$7,000,000

## VALUATION

### Market Value – Whole Property

We assess the market value of the whole property for pre-sale purposes to be **Eleven Million Five Hundred Thousand Dollars (\$11,500,000)**.

### Market Value – DEC and 6.239 hectares

We assess the market value of this component of the property for pre-sale purposes to be **Seven Million Dollars (\$7,000,000)**.

### Independence of Valuer

We hereby certify that the valuer and/or valuation firm of *Saunders & Pitt* does not have any direct, indirect or financial interest in the property or client(s) described herein.

## GOODS & SERVICES TAX (GST)

Sale of real property as part of a going concern is GST free. The property must be part of an enterprise and purchaser and vendor must agree in writing that the supply is of a going concern. Our valuation of the subject property is on the basis of it being part of a going concern and as such is *exclusive of GST*. We have had regard to comparable sales evidence in accordance with usual valuation principles and practice.

---

## DEFINITIONS AND QUALIFICATIONS

### Market Value

Our valuation has been undertaken in accordance with the definition of market value as defined by the International Valuation Standards Committee (IVSC) and endorsed by the Australian Property Institute, as follows:-

*Market Value is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.*

### Disclaimers

- The Valuer has no pecuniary interest in the said property past, present or prospective and the opinion expressed is free of any bias in this regard.
- This Valuation has been made in conformity with the Code of Professional Ethics and Conduct laid down by the Australian Property Institute and regulations under the *Land Valuers Act, 2001*.
- This report has been prepared for the private and confidential use of the instructing party. It should not be reproduced in whole or part without the express written authority of *Saunders & Pitt* nor relied upon by any other party for any purpose. Any party, other than those specifically named in the body of this report, should obtain their own valuation before acting in any way in respect of the subject property.
- We have not sighted a current identification survey undertaken by a Registered Surveyor and this valuation has been undertaken on the assumption that there are no encroachments by or upon the subject property. If any encroachments are revealed by survey *Saunders & Pitt* should be consulted to assess the effect on our current market valuation (if any). We reserve the right to review and if necessary amend our valuation as appropriate.

- 
- Any encumbrance, restriction or other factor not specifically referred to in this report, which is revealed by the appropriate land and title searches and which would, in the opinion of the intending mortgagee's solicitor, affect the value or marketability of the property, should be referred to the valuer for comment before any advancement is made.
  
  - We have not sighted a structural engineer's report or a builder's report on the property nor have we inspected unexposed or inaccessible portions of the premises. We therefore cannot comment on matters of structural integrity, defect, rot or infestation of the improvements or on the use in construction of materials such as asbestos or other materials which may constitute a health hazard.
  
  - An environmental audit has not been sighted and we are not professionally qualified to comment on the issue of site contamination. However the Valuer has had regard to the Australian Property Institute guidance note on "Reporting on Contaminated Land" as set out in the Professional Practice Manual.
  
  - Insurers will not indemnify the Insured in respect of valuations carried out by the Insured which involve solicitor-introduced mortgages, including but not limited to any loans emanating from any solicitor-controlled or managed mortgage fund or solicitor private lending fund and/or scheme and/or arrangement where the Loan to Valuation Ratio (LVR) as at the valuation, exceeds 70%.

For the purposes of this Exclusion a valuation carried out by the Insured which involves loans solely emanating from a scheme or schemes operated by a responsible entity under the framework of a managed investment scheme within the meaning of Chapter 5C of the Corporations Act 2001 shall not be subject to this exclusion.

- This valuation is given subject to the following Prudent Lending Clause, unless; the person or entity making such loan is an authorised deposit taking institution within the meaning of the *Banking Act 1959* (including but not limited to any bank, building society or credit union).

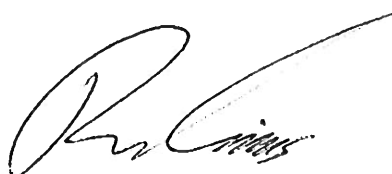
This valuation is prepared on the assumption that the Lender as referred to in the valuation report (and no other) may rely on the valuation for mortgage finance purposes and the Lender has complied with its own lending guidelines as well as prudent finance industry lending practices and has considered all prudent aspects of credit risk for any potential borrower including the borrowers ability to service and repay any mortgage loan. Further, the valuation is prepared on the assumption that the Lender is providing mortgage financing at a conservative and prudent loan to value ratio (LVR). The valuer accepts no liability whatsoever if prudent lending practices fail to be strictly observed and/or if the Lender relies solely on this valuation, and no other criteria, to advance loan funds.

- This valuation is current as at the date of valuation 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 valuation is relied upon after the expiration of 3 months from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.

**ATTACHMENTS**

Letter of Instruction  
Photographs of the Property  
Location Plan  
Copy of Title Plans  
Planning Scheme Extract  
Precinct Plans

**SAUNDERS & PITT**



.....  
**RUSSELL CRIPPS** B. Bus. Dip. Val. FAPI AREI  
Certified Practising Valuer  
API Registration No. 63816

Reviewed by:



.....  
**ANDREW PITT** Dip. Val. FAPI AREI  
Certified Practising Valuer  
API Registration No. 63853

Dated 9 May 2019

The second signatory as a principal of the firm verifies that this report is issued and endorsed by *Saunders & Pitt* and that best practice procedures and valuation principles have been adhered to. The opinion of value in the report, however, has been arrived at by the first signatory acting as a registered valuer in accordance with instructions received.

## **Saunders & Pitt**

---

**From:** Russell Cripps  
**Sent:** Tuesday, 2 April 2019 12:14 PM  
**To:** 'merv.graham@gcc.tas.gov.au'  
**Subject:** Valuation of DEC and Wilkinsons Point

Good afternoon Merv.

Thank you for the briefing this morning.

We note your requirements to provide a separate valuation of the DEC site as well as an overall valuation covering the DEC and the Wilkinsons Point development land.

Our Quotation is \$10,000 +GST.

The earliest that this report can be completed within is 3 weeks having regard to Easter and existing work commitments.

**Russell Cripps**  
**Certified Practising Valuer FAPI**  
**Saunders & Pitt**  
**M. 0408 493 145**

**DISCLAIMER**

The contents of this email message and any attachments to it contains information which may be confidential. If you are not the intended recipient you must not copy, distribute or take any action in reliance on it. If you have received this transmission in error please advise the sender. Saunders and Pitt does not guarantee that any attached files are free from computer viruses or other defects.

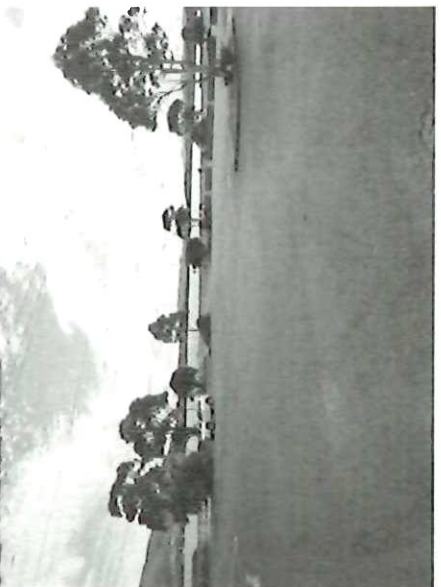
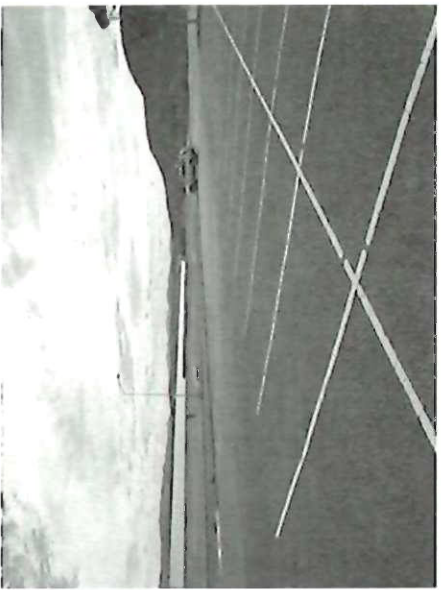
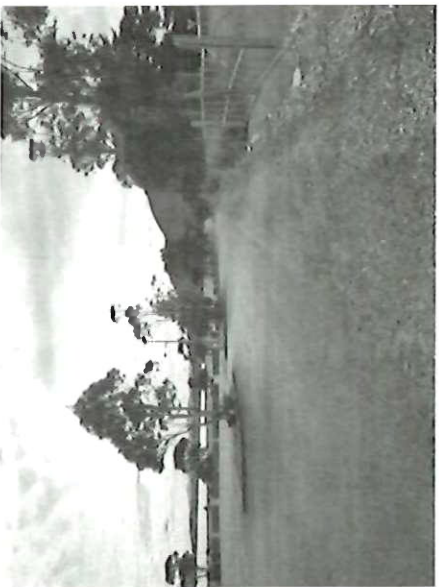
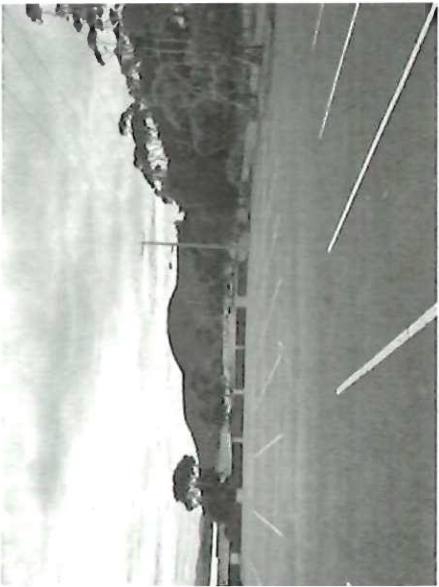
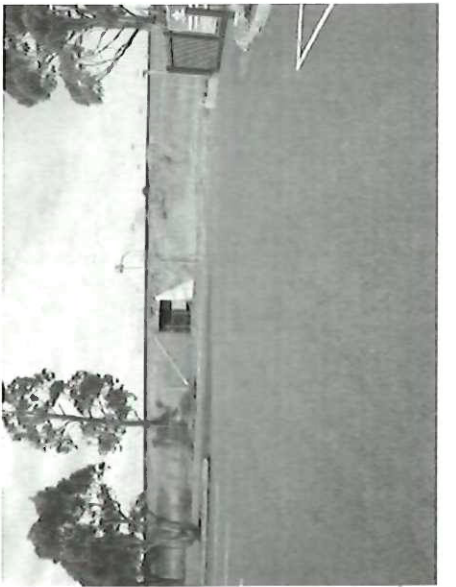
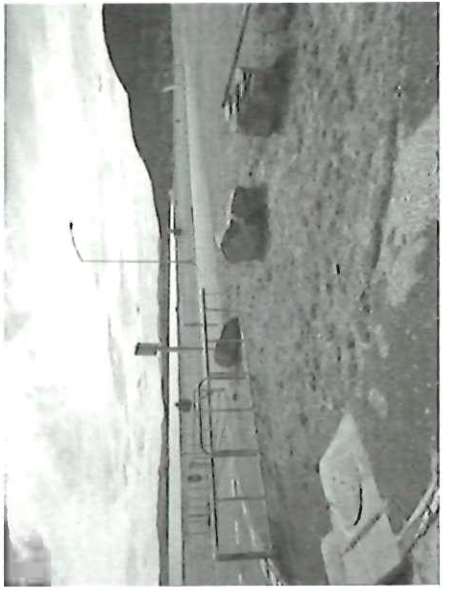
Liability limited by a scheme approved under Professional Standards Legislation

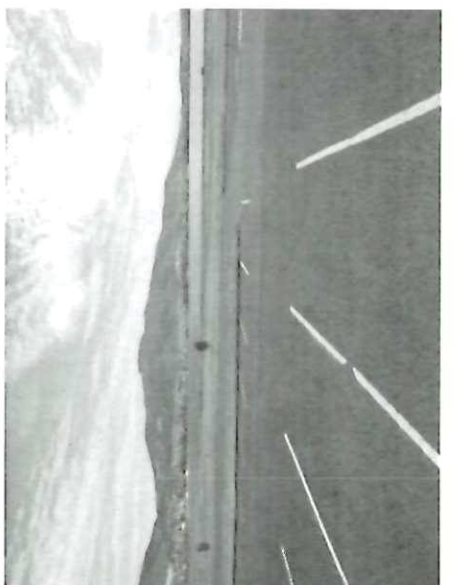
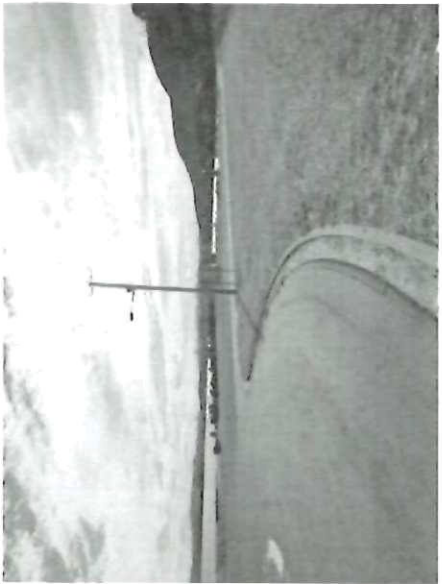
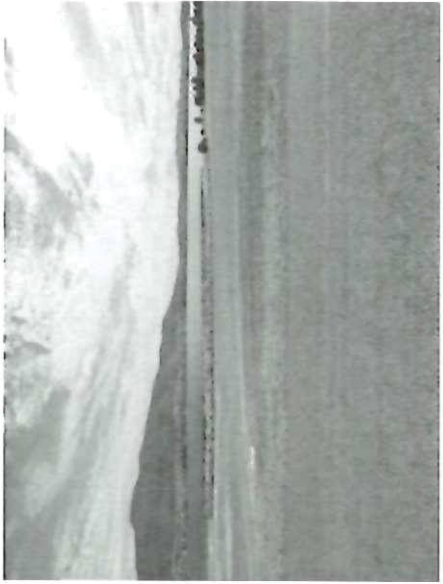
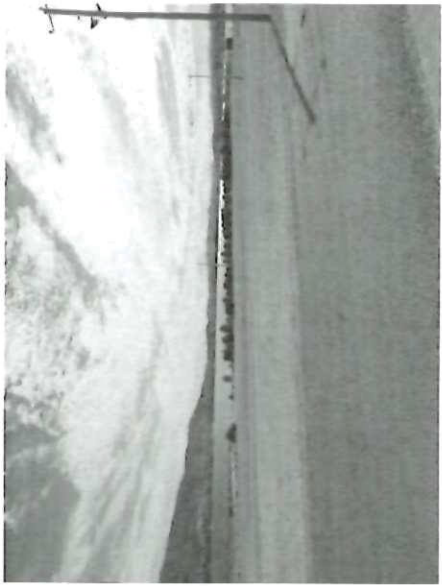


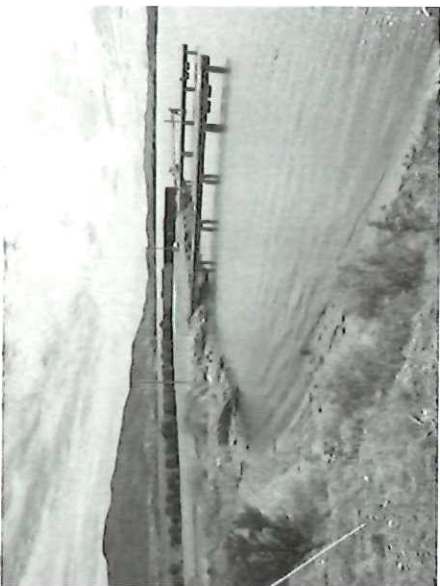
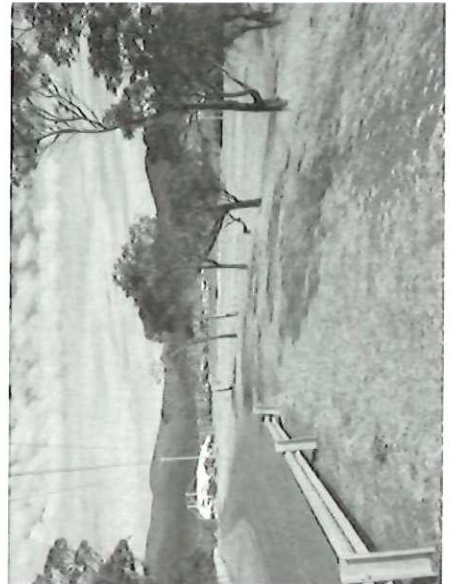
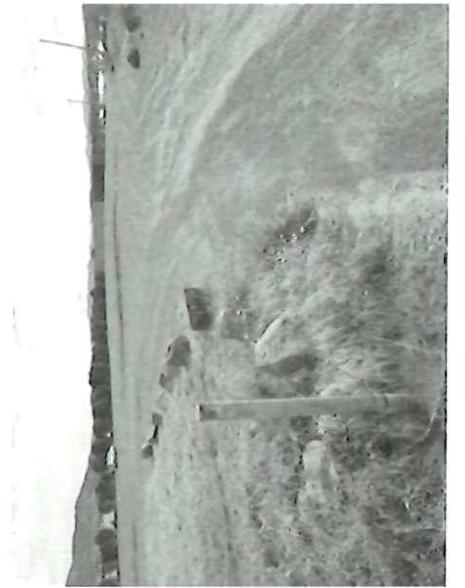
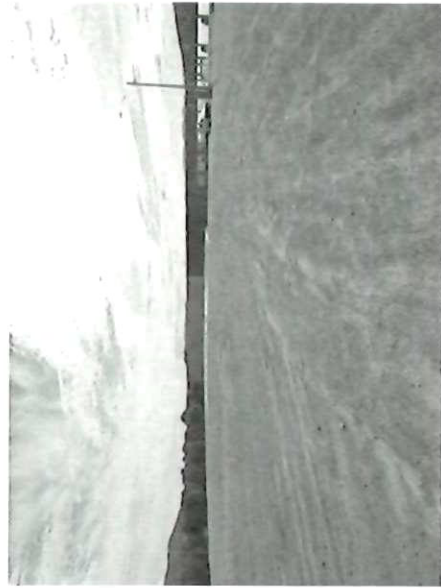
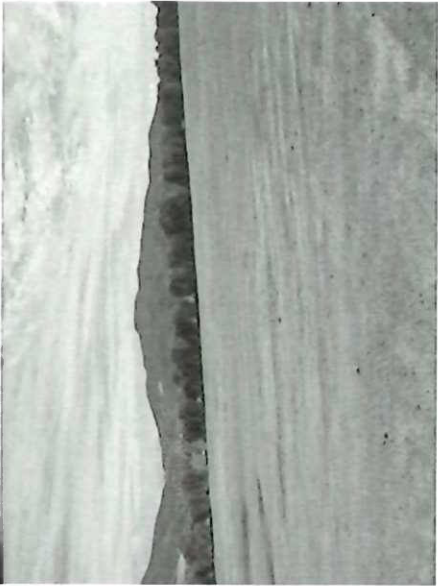
www.thelist.tas.gov.au

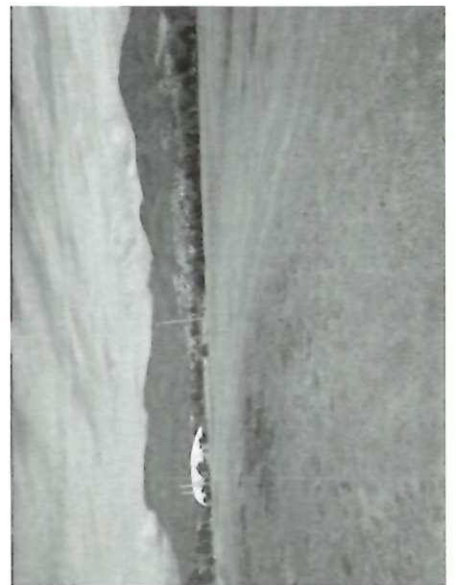
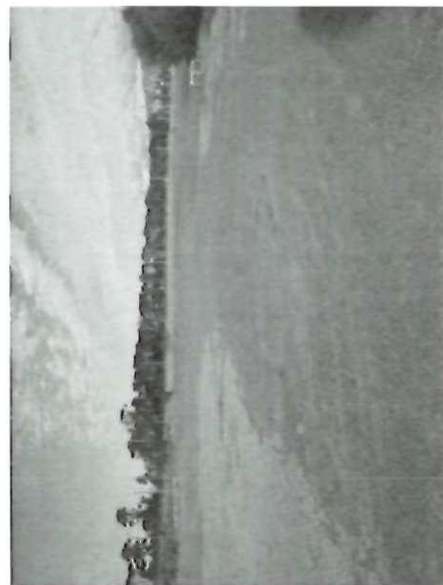
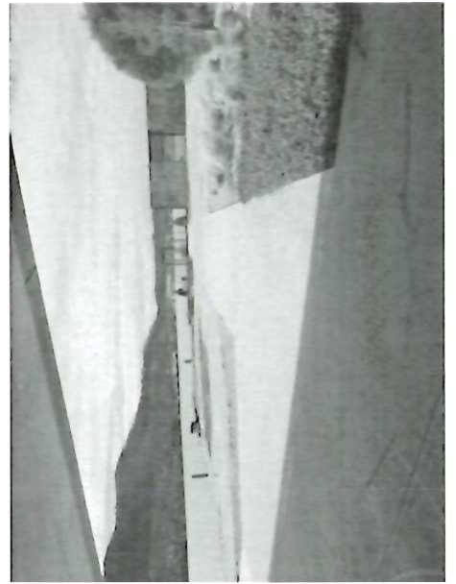
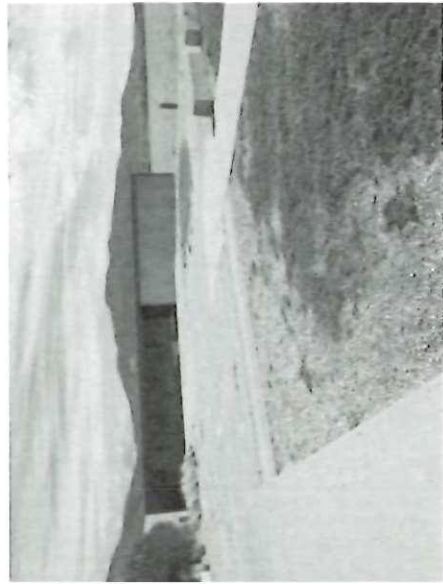
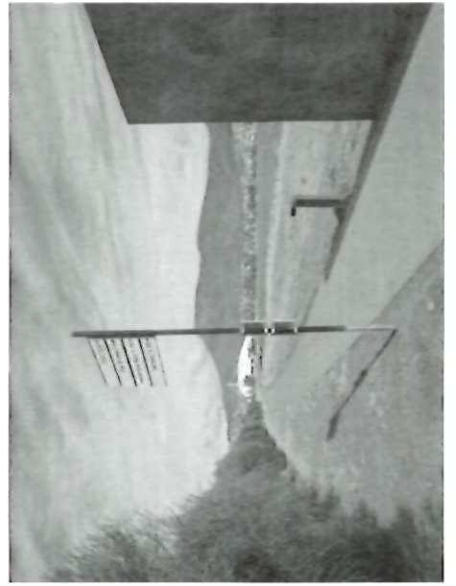
**Cadastral Parcels - Owner Information (3 features)**

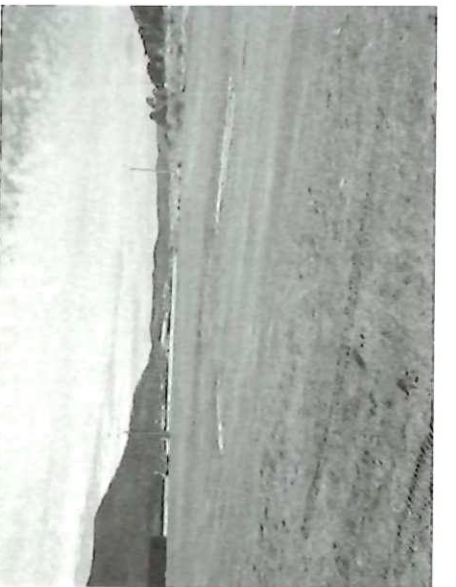
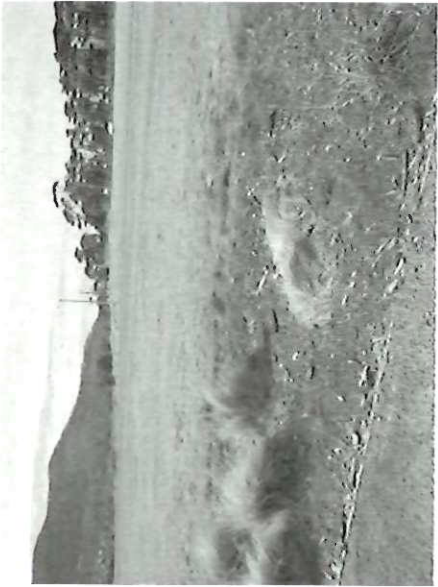
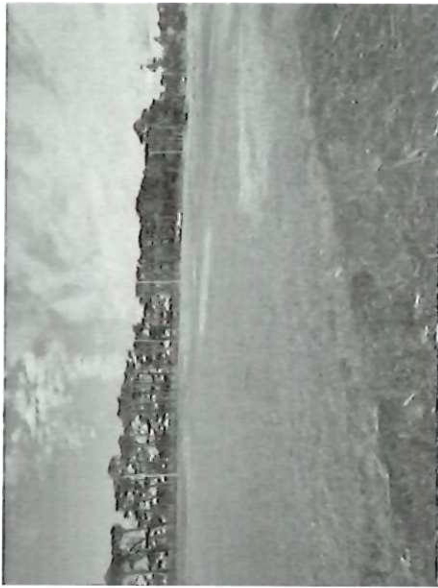
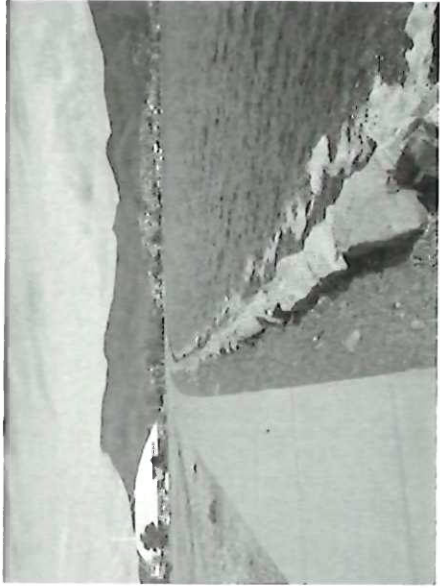
Feature	
Property Address	601B BROOKER HWY GLENORCHY TAS 7010
Property ID	2984111
Title Reference	157350/1
Authority	Local Government Authority
Owner Name(s)	GLENORCHY CITY COUNCIL
Postal Address	PO BOX 103 GLENORCHY TAS 7010
Feature	
Property Address	'DERWENT ENTERTAINMENT CENTRE' - 601 BROOKER HWY GLENORCHY TAS 7010
Property ID	7597188
Title Reference	110871/1
Authority	Local Government Authority
Owner Name(s)	GLENORCHY CITY COUNCIL
Postal Address	PO BOX 103 GLENORCHY TAS 7010
Feature	
Property Address	601A BROOKER HWY GLENORCHY TAS 7010
Property ID	2984138
Title Reference	157350/2
Authority	Local Government Authority
Owner Name(s)	GLENORCHY CITY COUNCIL
Postal Address	PO BOX 103 GLENORCHY TAS 7010

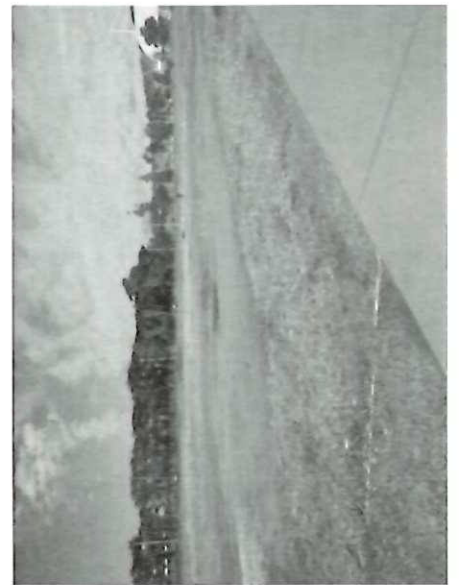
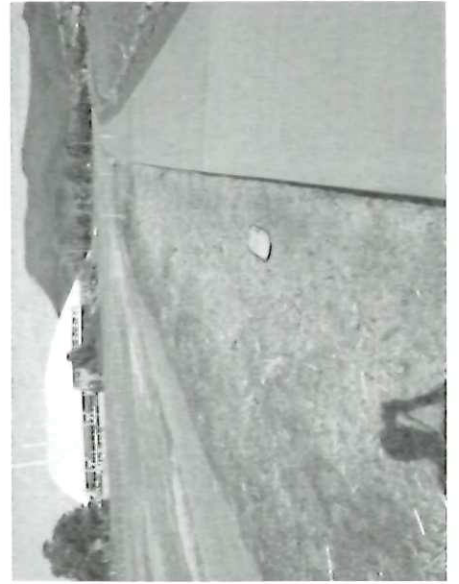
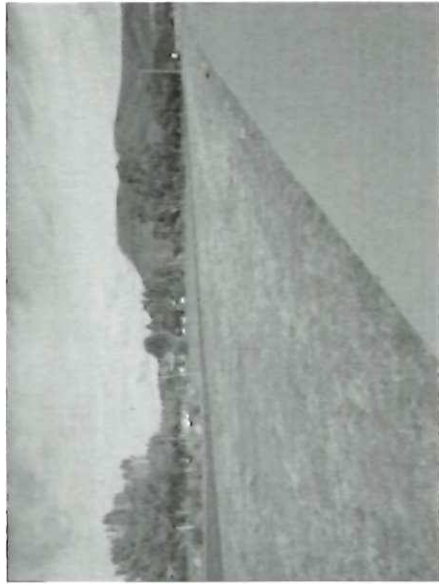
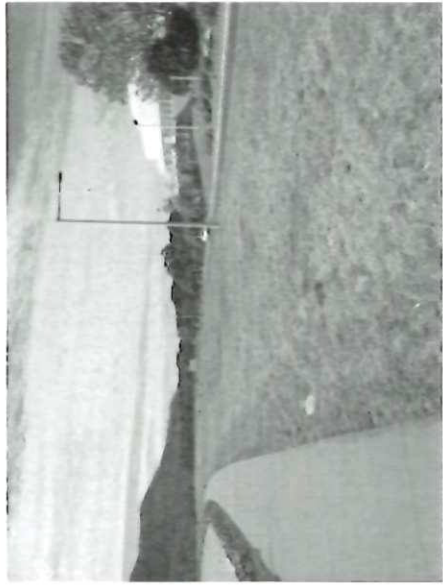


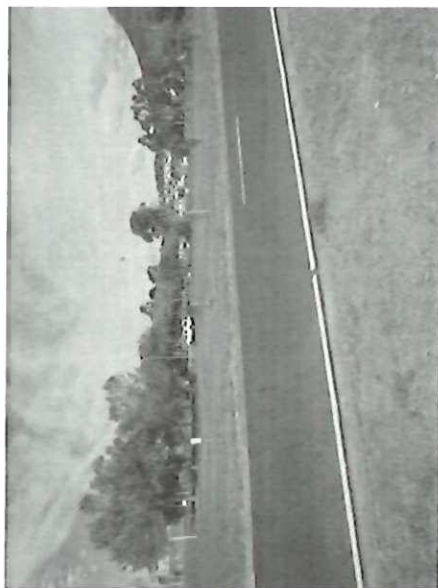
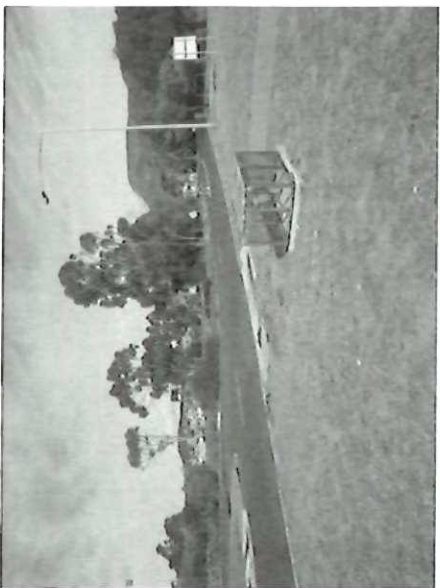
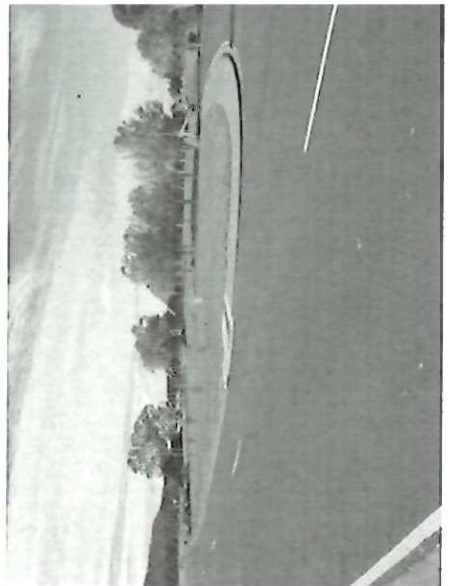
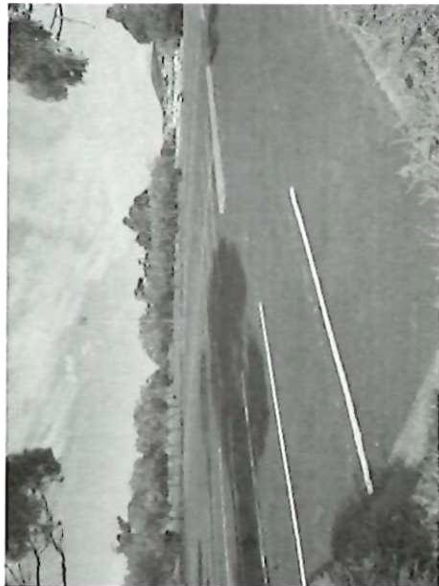
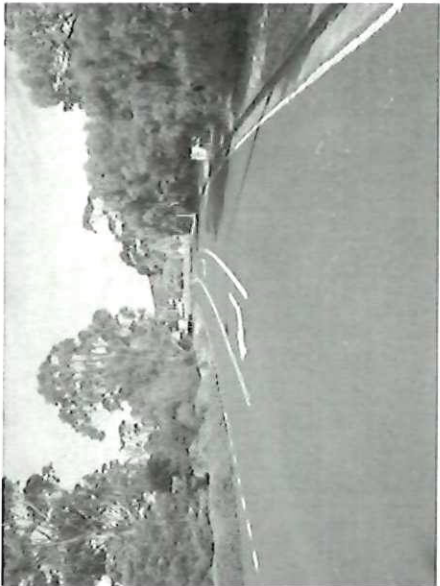
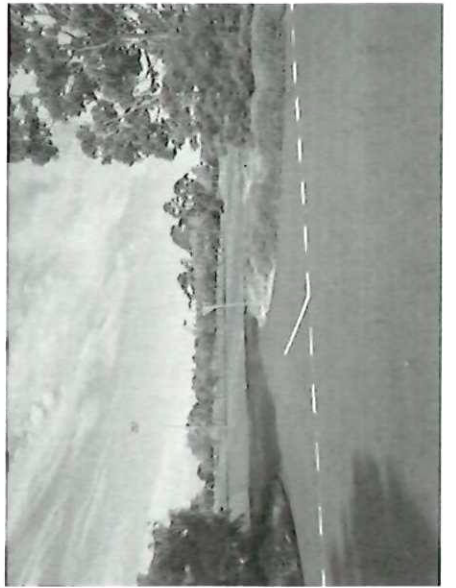
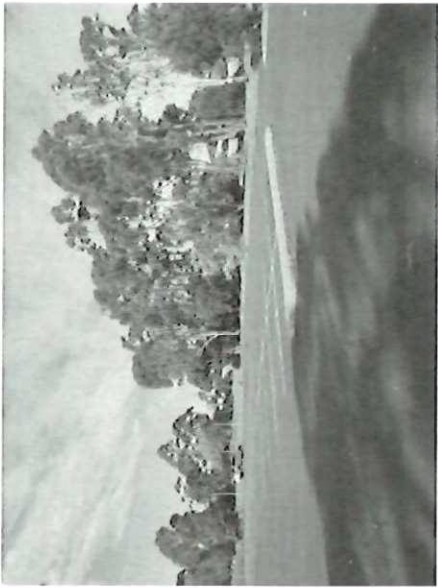




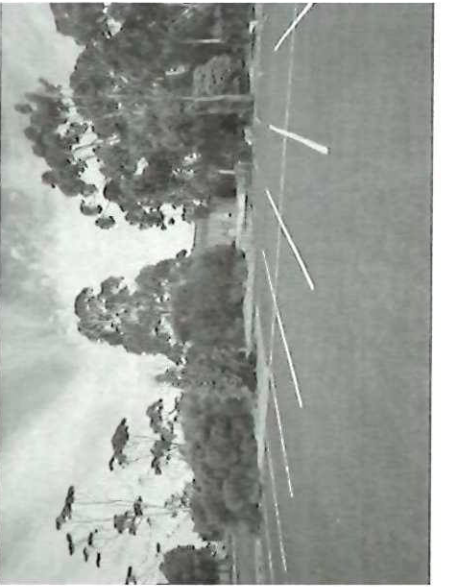
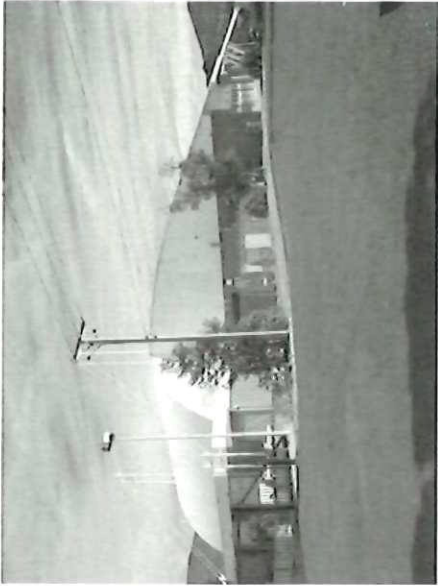








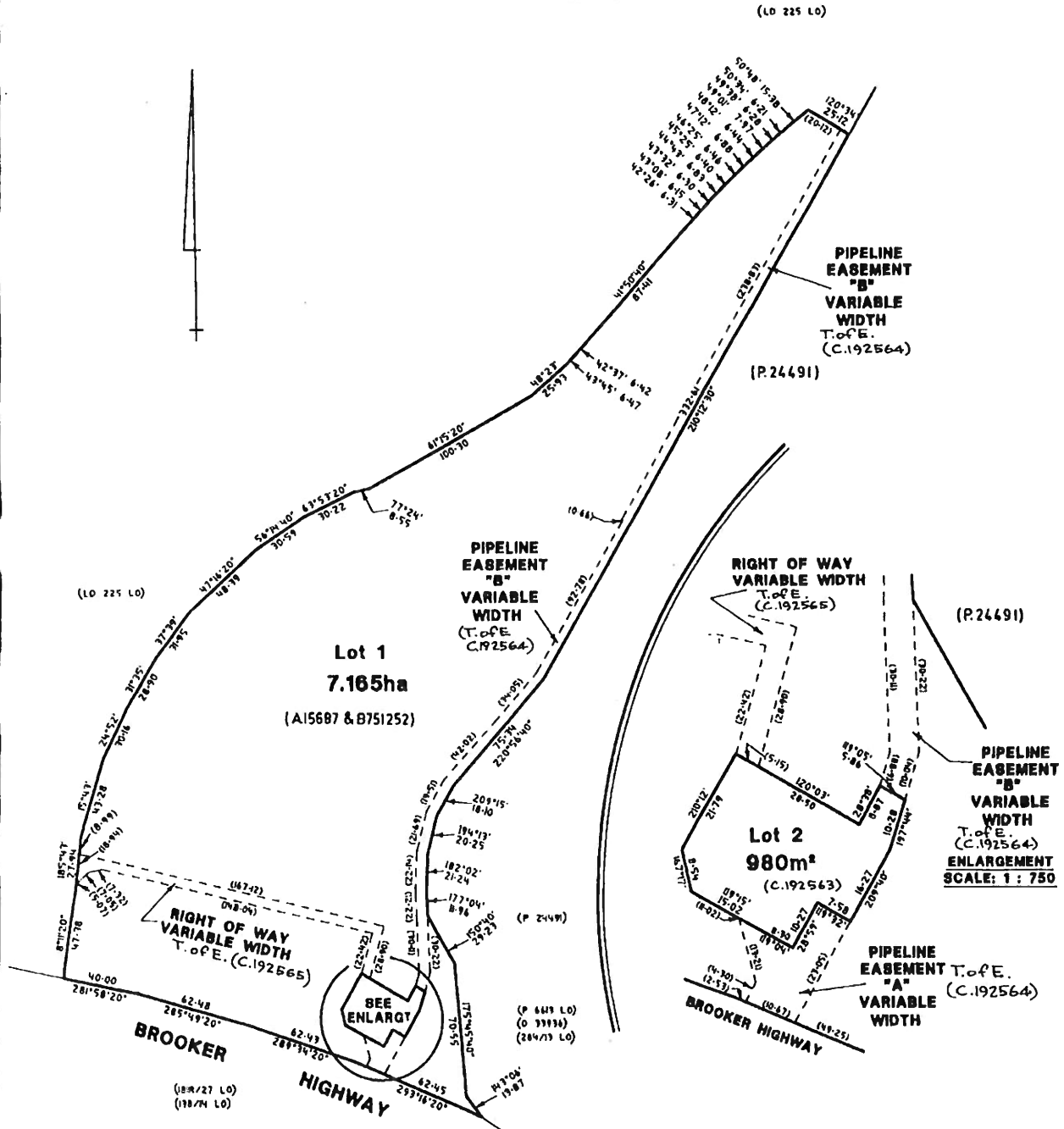






OWNER LOT 1: THE DERWENT ENTERTAINMENT CENTRE MANAGEMENT AUTHORITY (A15687 & B751252) LOT 2: THE CROWN FOLIO REFERENCE F/R4651/45, F/R33936/1, NOTN.24/6346, SURR.31/9266 Z7A.APP.(C.192563) GRANTEE WHOLE OF LOT 1 7.165ha VESTED IN THE DERWENT ENTERTAINMENT CENTRE MANAGEMENT AUTHORITY PART OF A27AC. GTD. TO G.F. READ		<b>PLAN OF SURVEY</b> BY SURVEYOR H. A. BROLSHA LOCATION <b>CITY OF GLENORCHY</b> SCALE 1: 2000 LENGTHS IN METRES		REGISTERED NUMBER <b>P110871</b> APPROVED 29 JUL 1994 EFFECTIVE FROM .....  Recorder of Titles
TASMAP CODE No 17 (SHEE No. 5225)	LAST UPI No 5832 5833	LAST SURVEY PLAN No D.33936	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

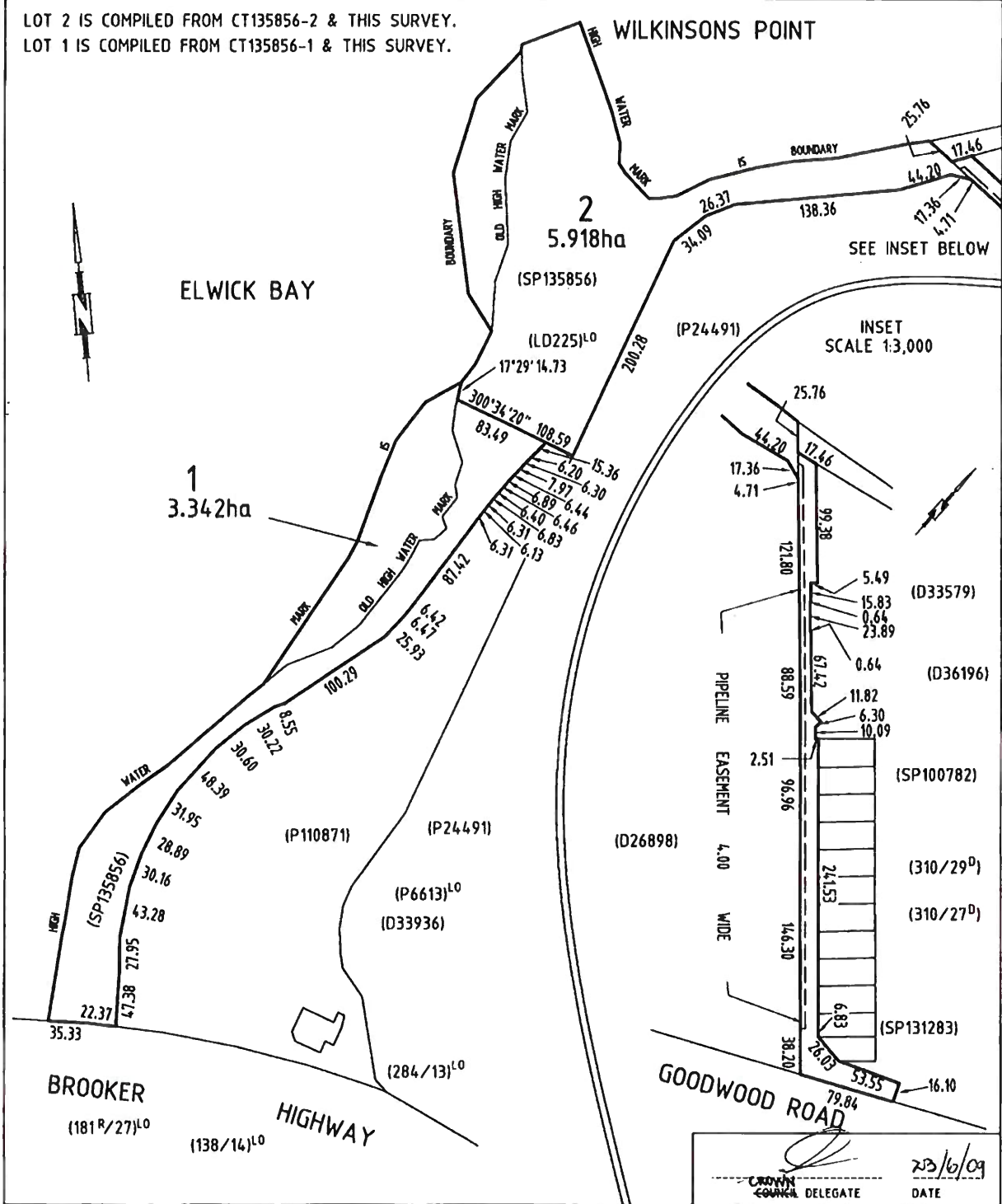
NOT EXAMINED



932175

OWNER GLENORCHY CITY COUNCIL, THE CROWN		PLAN OF SURVEY		REGISTERED NUMBER	
FOLIO REFERENCE C.T.135856-1 & C.T.135856-2 SECTION 27A APPN (C.924664) GRANTEE SECTION 27A APPN (C.924665)				BY SURVEYOR H. A. CLEMENT of PEACOCK, DARCEY & ANDERSON PTY LTD 127 BATHURST STREET, HOBART	
PART OF 41 <sup>A</sup> -2 <sup>R</sup> -23 <sup>P</sup> GTD TO THOMAS YARDLEY LOWES, PART OF 427 ACRES GTD TO GEORGE FREDERICK READ, WHOLE OF 2.182ha ACQUIRED BY THE CROWN, WHOLE OF LOT 1000 (7452m <sup>2</sup> ) & WHOLE OF LOT 1001 (1.160ha) THE CROWN (SP157350).		LOCATION CITY OF GLENORCHY		APPROVED EFFECTIVE FROM 17 SEP 2009	
SCALE: 1:3000		LENGTHS IN METRES		SURVEYORS REF: K584M	
MAPSHEET MUNICIPAL 113 (5225-11)		LAST GKE62 UPI No GKE63 HBU 54 HBU 51		LAST PLAN No. SP135856 P110871	
				ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

LOT 2 IS COMPILED FROM CT135856-2 & THIS SURVEY.  
LOT 1 IS COMPILED FROM CT135856-1 & THIS SURVEY.



## **F2 Wilkinsons Point and Elwick Bay Specific Area Plan**

### **F2.1 Purpose of Specific Area Plan**

- (a) To develop the Wilkinsons Point and Elwick Bay area as an iconic waterfront location with quality environments and structures that complement each other, integrate well into the surroundings and contribute towards a richly vibrant waterfront precinct – a place that is engaging, contemporary and culturally relevant.
- (b) To take advantage of the value of the site within the larger landscape setting.
- (c) To consider a mix of appropriate uses and development that would create the opportunity for feasible investment and partnership arrangements in the redevelopment of the area.
- (d) To build on the foundation provided by the DEC and GASP! as significant community facilities.
- (e) To support the selection of development sites and building forms that respond to the physical setting and use of the area.
- (f) To recognise the area as a major gateway opportunity to Glenorchy and Hobart.
- (g) To protect the natural values of the foreshore and bay.
- (h) To encourage all land to remain in the freehold ownership of the Glenorchy City Council.
- (i) To provide comfortable and continuous foreshore open space, including the development of shared trails, along the entire length of foreshore through the study area.
- (j) To support and where possible, extend the recreational values of the foreshore and community facilities.
- (k) To promote public health and well-being through the provision of significant amounts of open space and the promotion of linkages within the area and to the broader City.
- (l) To provide for future use and development of open space and facilities within the realistic resources of the Council and community to manage, maintain and upgrade.
- (m) To improve access, parking, pedestrian and cycling infrastructure to cater for future use of the area.
- (n) To improve linkages to the surrounding facilities, suburbs and the Glenorchy CBD.

### **F2.2 Application of Specific Area Plan**

- (a) This specific area plan applies to an area of land designated as "F02" on the planning scherr
- (b) The provisions of this specific area plan override the following provisions of the planning sch
  - (i) Community Purpose Zone:
    - a. clause 17.2 Use Table;
    - b. clause 17.3 Use Standards;
    - c. clause 17.4 Development Standards for Buildings and Works;
    - d. clause 17.5 Development Standards for Subdivision;

- (ii) Open Space Zone:
  - a. clause 19.2 Use Table;
  - b. clause 19.3 Use Standards;
  - c. clause 19.4 Development Standards for Buildings and Works;
  - d. clause 19.5 Development Standards for Subdivision.

### F2.3 Definitions

DEC	means Derwent Entertainment Centre.
GASPI	means Glenorchy Art and Sculpture Park.
Social enterprise	means an organisation the primary objective of which is to create public or community benefit from the sale of goods or services.

### F2.4 Operation of Precincts

- (a) The specific area plan is divided into precincts in respect of which the primary controls for the use and development of land are set out.
- (b) The Precincts are:
  - (i) Montrose Foreshore Community Park Precinct;
  - (ii) Elwick Bay Foreshore Public Open Space Precinct;
  - (iii) Brooker Highway Frontage Precinct;
  - (iv) Derwent Entertainment Centre Precinct; and
  - (v) Wilkinsons Point Visitor Service Precinct.
- (c) The extent of each precinct is shown in Figure F2.1 Wilkinsons Point Precinct Map and in Figure F2.2 Elwick Bay Precinct Map.

### F2.5 Montrose Foreshore Community Park Precinct

#### F2.5.1 Local Area Objective

Local Area Objectives	Implementation Strategy
Montrose Foreshore Community Park Precinct	
(a) To strengthen the Precinct as the major hub for the GASPI initiative including social enterprise, recreational facilities and activities, display of art, interpretation and training functions and education.	(a) The provisions of this specific area plan relevant to this precinct.

<p>(b) To provide for social enterprise facilities, services and activities that foster engagement, education and enjoyment with the community; including uses related to the existing sports clubs, playground facilities, picnic facilities, trails, boat launching ramp, display of art, interpretation and the opportunity for education and training functions.</p>	<p>(b) The provisions of this specific area plan relevant to this precinct.</p>
<p>(c) To provide for commercial functions connected with recreational uses, such as a kiosk/café or an outlet for hire of recreation equipment such as bikes or kayaks.</p>	<p>(c) The provisions of this specific area plan relevant to this precinct.</p>

### F2.5.2 Desired Future Character Statements

<b>Desired Future Character Statements</b>	<b>Implementation Strategy</b>
<p>Montrose Foreshore Community Park Precinct</p>	
<p>(a) Access to and use of the Montrose Community Park and Montrose Bay High School are promoted by ease of connection to and from the Glenorchy activity centre and by vehicle and pedestrian safety improvements.</p>	<p>(a) The provisions of this specific area plan relevant to this precinct.</p>
<p>(b) The entry and signage to Montrose Community Park, Montrose Bay High School and boat ramp facilities are upgraded.</p>	<p>(b) The provisions of this specific area plan relevant to this precinct.</p>
<p>(c) The entry into the Montrose Community Park is relocated further northwards along Foreshore Road, improving safety and queuing distance away from the Brooker Highway for vehicles turning into the Park.</p>	<p>(c) The provisions of this specific area plan relevant to this precinct.</p>

(d) The existing car parking area to the south-east of the rowing club is redeveloped as a 'car-free' area for social enterprise uses, future play structures, extension of the shared path around the foreshore and enhancement of the foreshore as a sitting and viewing place.	(d) The provisions of this specific area plan relevant to this precinct.
(e) A kiosk/café/training building and possible rental of bikes and other recreational equipment is developed in a waterfront location within the new 'car-free' area.	(e) The provisions of this specific area plan relevant to this precinct.
(f) New parking areas are developed along the entry road to balance the loss of foreshore parking space.	(f) The provisions of this specific area plan relevant to this precinct.
(g) Access to and within the Precinct is upgraded with the extension of the GASP! foreshore pathway, with the potential for separate paths to cater for bicycles and walkers and new paths constructed to the play, picnic and toilet facilities.	(g) The provisions of this specific area plan relevant to this precinct.
(h) The public toilets are upgraded.	(h) The provisions of this specific area plan relevant to this precinct.

### F2.5.3 Use Table

<b>No Permit Required</b>	
<b>Use Class</b>	<b>Qualification</b>
Natural and cultural values management	
Passive recreation	
Utilities	Only if minor utilities
<b>Permitted</b>	
<b>Use Class</b>	<b>Qualification</b>
Community meeting and entertainment	Only for GASP! activities.

Educational and occasional care	Only for GASP! activities.
<b>Discretionary</b>	
<b>Use Class</b>	<b>Qualification</b>
Community meeting and entertainment	Except if permitted, otherwise only for sporting, social and cultural events.
Educational and occasional care	Except if permitted, otherwise only if education and training is undertaken within existing facilities or associated with management and maintenance of Elwick Bay – Wilkinsons Point foreshore area.
Food services	Only if kiosk, café, restaurant or take away food premises for occasional sporting, social and cultural events
General retail and hire	Only if a recreational hire outlet providing recreational equipment to the users of the park and foreshore areas
Pleasure boat facility	Only if a recreational hire outlet providing recreational equipment to the users of the river
Sports and recreation	
Utilities	Except where no permit required
<b>Prohibited</b>	
<b>Use Class</b>	<b>Qualification</b>
All other uses	

#### F2.5.4 Use Standards

##### F2.5.4.1 Limit on Private Commercial Uses

**Objective:**

To retain the bulk of the Precinct for public open space.

**Acceptable Solutions**

**A1**

Private, commercial uses in the Precinct must not, in aggregate, occupy an area greater than 5000 m<sup>2</sup>.

**Performance Criteria**

**P1**

No performance criteria.

#### F2.5.5 Development Standards for Buildings and Works

##### F2.5.5.1 Limit on Buildings

**Objective:**

To retain the predominant public open space character of the precinct and to preserve expansive views across the water plane by restricting the number and nature of buildings allowed in the Precinct.

#### **Acceptable Solutions**

##### **A1**

There must be no buildings or extensions to buildings within the Precinct, except for one or more of the following:

- (a) a food premises, training facility or recreational hire outlet only in the car free area;
- (b) a social enterprise;
- (c) BBQ facilities, picnic shelter, public amenities or public art.

#### **Performance Criteria**

##### **P2**

Buildings in the Precinct must be subservient to the landscape character, be limited in number and be designed in the round.

### **F2.5.5.2 Building Height**

#### **Objective:**

To maintain a scale of development in the Precinct in keeping with the foreshore location and the predominant scale of existing built form.

#### **Acceptable Solutions**

##### **A1**

Building height must not be more than 5m, or one storey, whichever is the higher.

#### **Performance Criteria**

##### **P1**

Building height must not result in any of the following:

- (a) domination of the public foreshore or open space in the precinct by visual bulk;
- (b) unreasonable overshadowing of the public foreshore or open space in the precinct;
- (c) obstruction of key public views or vistas.

### **F2.5.5.3 Setback from High Water Mark**

#### **Objective:**

To maintain a sufficient setback from high water mark to allow for continuous and safe pedestrian access to the foreshore edge.

#### **Acceptable Solutions**

#### **Performance Criteria**

**A1**

The setback of buildings, other than marine structures, from high water mark must not be less than 10m.

**P1**

The setback of buildings, other than marine structures, from high water mark must be sufficient to allow for continuous and safe pedestrian access to the foreshore edge.

**F2.5.5.4 Passive Surveillance****Objective:**

To ensure buildings are designed and sited to minimise opportunities for crime and anti-social behaviour.

**Acceptable Solutions****A1**

No acceptable solution.

**Performance Criteria****P1**

Buildings must satisfy all of the following:

- (a) be designed and sited to provide natural surveillance of pedestrian routes and car parks;
- (b) be free of concealment and entrapment spots;
- (c) be lit to a level that is adequate to ensure a reasonable level of security;
- (d) have access and egress points that are clearly visible from the public domain;
- (e) be constructed of materials that are hardy or easily replaceable; and resistant to vandalism.

**F2.5.6 Development Standards for Subdivision****F2.5.6.1 Subdivision****Objective:**

To ensure that subdivision is suitable for the intended use and development and to restrict the carrying out of subdivision within the Precinct to the Council or a public authority.

**Acceptable Solutions****A1**

Subdivision must be by or for the Council or a public authority.

**Performance Criteria****P1**

No performance criteria.

**A2**

No acceptable solution.

**P2**

Each lot must have sufficient area, suitable proportions, adequate services and sufficient frontage to a road or access by right of way to satisfy its intended use or development.

## **F2.6 Elwick Bay Foreshore Public Open Space Precinct**

### **F2.6.1 Local Area Objective**

<b>Local Area Objectives</b>	<b>Implementation Strategy</b>
Elwick Bay Foreshore Public Open Space Precinct	
(a) To maintain the natural values and enhance community, cultural and recreational use of the foreshore as a linear open space link between Montrose Community Park, Wilkinsons Point and beyond.	(a) The provisions of this specific area plan relevant to this precinct.
(b) To ensure that the enhancement of the foreshore is in accordance with the GASP! Vision for a dynamic, inspirational and internationally resonant open space providing unique encounters with art and creating memorable experiences for all in the natural environment.	(b) The provisions of this specific area plan relevant to this precinct.
(c) To build on Tasmania’s cultural tourism offerings.	(c) The provisions of this specific area plan relevant to this precinct.
(d) To increase liveability.	(d) The provisions of this specific area plan relevant to this precinct.
(e) To enhance commercial opportunities by improving the sense of place, connectivity and vibrancy of the area.	(e) The provisions of this specific area plan relevant to this precinct.
(f) The whole of the area is retained primarily for public open space uses and uses that support public open space use with provision for pop-up, mobile or temporary commercial use.	(f) The provisions of this specific area plan relevant to this precinct.

### **F2.6.2 Desired Future Character Statements**

Desired Future Character Statements	Implementation Strategy
Elwick Bay Foreshore Public Open Space Precinct	
(a) The crescent-shaped GASP! boardwalk and pathway around Elwick Bay is constructed.	(a) The provisions of this specific area plan relevant to this precinct.
(b) Public shelters, toilets, sea walls, earthworks and landscaping at Wilkinsons Point are constructed as part of the GASP! project.	(b) The provisions of this specific area plan relevant to this precinct.
(c) Shared trail facilities are constructed for cyclists and pedestrians from the Glenorchy CBD and the inter-city cycle path along Anfield Street and Barossa Creek to the existing traffic crossing on the Brooker Highway and potentially from Duncan Street.	(c) The provisions of this specific area plan relevant to this precinct.
(d) The wetland areas at the mouths of Barossa Creek and Humphreys Rivulet are restored, including the removal of introduced weed species.	(d) The provisions of this specific area plan relevant to this precinct.
(e) Sculptural art work is installed along the foreshore trail as part of the GASP! project.	(e) The provisions of this specific area plan relevant to this precinct.
(f) Water sensitive urban design initiatives (e.g. greater emphasis on water sensitive design, sediment and gross pollutant control) improve water quality and the aesthetics of the foreshore such as within the upper catchments of the creeks flowing into Elwick Bay.	(f) The provisions of this specific area plan relevant to this precinct.
(g) Urban public space at the end of Wilkinsons Point provides a civic focus for the City's relationship with the River Derwent for public access and events.	(g) The provisions of this specific area plan relevant to this precinct.

<p>(h) In the long term, a shared trail is constructed from Wilkinsons Point around Dowsings Point (in negotiation with the Department of Defence and Crown Land Services to Prince of Wales Bay and the Bowen Bridge (via Loyd Road).</p>	<p>(h) The provisions of this specific area plan relevant to this precinct.</p>
<p>(i) Adaptive strategies are implemented to mitigate the impacts of expected sea level rise on public and private infrastructure.</p>	<p>(i) The provisions of this specific area plan relevant to this precinct.</p>

### F2.6.3 Use Table

<b>No Permit Required</b>	
<b>Use Class</b>	<b>Qualification</b>
Natural and cultural values management	
Passive recreation	
Utilities	Only for minor utilities
<b>Permitted</b>	
<b>Use Class</b>	<b>Qualification</b>
Community meeting and entertainment	Only for occasional or temporary sporting, social or cultural events, or for GASP! activities
Food services	Only for occasional or temporary sporting, social or cultural events, or for GASP! activities
<b>Discretionary</b>	
<b>Use Class</b>	<b>Qualification</b>
Pleasure boat facility	Only for the temporary mooring of vessels at the wharf and jetty facilities at Wilkinsons Point
Port and shipping	Only for the temporary mooring of vessels and loading or unloading of visitors or passengers at wharf and jetty facilities at Wilkinsons Point
Utilities	Except where no permit required
<b>Prohibited</b>	
<b>Use Class</b>	<b>Qualification</b>
All other uses	

## F2.6.4 Use Standards

### F2.6.4.1 Public Use Only

**Objective:**

To restrict the use of the Precinct to predominantly public use.

**Acceptable Solutions****A1**

The use must be a public use or a mobile use.

**Performance Criteria****P1**

Use for private events and displays must be:

(a) temporary, and

(b) appropriate to the scale and environmental sensitivities of the Precinct.

### F2.6.5 Development Standards for Buildings and Works

There are no development standards for buildings and works in this precinct.

### F2.6.6 Development Standards for Subdivision

#### F2.6.6.1 Subdivision

**Objective:**

To ensure that subdivision is suitable for the intended use and development and to restrict the carrying out of subdivision within the Precinct to the Council or a public authority.

**Acceptable Solutions****A1**

Subdivision must be by or for the Council or a public authority.

**A2**

No acceptable solution.

**A3**

Where a subdivision creates a road, the minimum reservation width must be 20m.

**Performance Criteria****P1**

No performance criteria.

**P2**

Each lot must have sufficient area, suitable proportions, adequate services and sufficient frontage to a road or access by right of way to satisfy its intended use or development.

**P3**

No performance criteria.

## F2.7 Brooker Highway Frontage Precinct

### F2.7.1 Local Area Objective

Local Area Objectives	Implementation Strategy
Brooker Highway Frontage Precinct	
(a) To recognise the Precinct's role as part of an open landscape setting of Elwick Bay with the potential to create a strong visitor entry facility and services to the City while supporting the role and function of the DEC and GASPI.	(a) The provisions of this specific area plan relevant to this precinct.

### F2.7.2 Desired Future Character Statements

Local Area Objectives	Implementation Strategy
Brooker Highway Frontage Precinct	
(a) The site is recognized as part of the extended low ground 'parkland' adjacent to the waterfront, and as an important entry to Wilkinsons Point.	(a) The provisions of this specific area plan relevant to this precinct.
(b) A development footprint is created to accommodate specified uses such as a visitor attraction, gallery space and related support visitor services such as visitor information, food and beverage outlets.	(b) The provisions of this specific area plan relevant to this precinct.
(c) Development extends and supports the existing landscaping associated with the DEC and the foreshore, especially the formality of the harbour avenue through the principal car parking bay.	(c) The provisions of this specific area plan relevant to this precinct.
(d) Development is sited within an open 'parkland' setting, with scope for two distinct site parcels either side of the central pathway.	(d) The provisions of this specific area plan relevant to this precinct.
(e) Buildings are of a contemporary design, addressing environmental sustainability principles (i.e. energy efficiency, water management); have high quality design and finishes consistent with the site's highly visible location and are designed 'in the round', with all elevations/edges of development being of equal importance.	(e) The provisions of this specific area plan relevant to this precinct.

(f) Buildings are a minimum of 2 storeys in height (or equivalent) with discretion for a feature/celebration element of greater height subject to review.	(f) The provisions of this specific area plan relevant to this precinct.
(g) The visual impact of car parking and traffic movement on the site is avoided by making use of the available car parking spaces for the DEC.	(g) The provisions of this specific area plan relevant to this precinct.
(h) Development encourages and reinforces pedestrian access via the central walkway rather than creating multiple access points.	(h) The provisions of this specific area plan relevant to this precinct.
(i) Signs and landscaping are upgraded as an entry feature into the DEC and future Wilkinsons Point attractions and facilities.	(i) The provisions of this specific area plan relevant to this precinct.
(j) The existing pedestrian and cycle crossing point on the Brooker Highway is enhanced with direct path links to the foreshore and proposed visitor facilities.	(j) The provisions of this specific area plan relevant to this precinct.
(k) The existing slip-lane exit onto the Brooker Highway is retained to assist traffic flow after DEC events.	(k) The provisions of this specific area plan relevant to this precinct.
(l) The existing bus lay-by off the Brooker Highway is used to service the proposed visitor facilities.	(l) The provisions of this specific area plan relevant to this precinct.

### F2.7.3 Use Table

<b>No Permit Required</b>	
<b>Use Class</b>	<b>Qualification</b>
Natural and cultural values management	
Passive recreation	
Utilities	Only for minor utilities

<b>Permitted</b>	
<b>Use Class</b>	<b>Qualification</b>
Nil	Nil
<b>Discretionary</b>	
<b>Use Class</b>	<b>Qualification</b>
Community meeting and entertainment	
Food services	
Tourist operation	
Utilities	Except where no permit required
<b>Prohibited</b>	
<b>Use Class</b>	<b>Qualification</b>
All other uses	

#### F2.7.4 Use Standards

There are no use standards for this precinct.

#### F2.7.5 Development Standards for Buildings and Works

##### F2.7.5.1 Building Design

###### Objective:

To ensure that building design contributes positively to the parkland setting and the amenity and safety of the public.

###### Acceptable Solutions

###### A1

No acceptable solution.

###### Performance Criteria

###### P1

Buildings must satisfy all of the following:

- (a) be freestanding and designed in the round;
- (b) address and be accessible from both the Brooker Highway frontage and the DEC carpark;
- (c) provide protection from the elements around the building curtilage;
- (d) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the building.

### F2.7.5.2 Building Height

**Objective:**

To ensure that building height contributes positively to the scale of the setting and maintains the visual dominance of the DEC.

**Acceptable Solutions****A1**

Building height must be all of the following:

- (a) not less than two storeys;
- (b) within the range of 7.2m to 10m.

**Performance Criteria****P1**

Building height must satisfy all of the following:

- (a) be consistent with any Desired Future Character Statements provided for the area;
- (b) be compatible with the scale of the setting;
- (c) not unreasonably overshadow adjacent public space;
- (d) allow for a transition in height to the DEC;
- (e) may contain an architectural element of greater height provided that such element contributes positively to the building and the parkland setting.

### F2.7.5.3 Setback from Frontage

**Objective:**

To reinforce the role of the space as parkland where buildings are treated in the round while reinforcing its appearance as part of a landscaped highway frontage rather than a street edge.

**Acceptable Solutions****A1**

Buildings set back from a frontage must be not less than 10m.

**Performance Criteria****P1**

Buildings must be set back sufficiently from the Brooker Highway so that:

- (a) public pedestrian and bicycle access past the site is not inhibited; and
- (b) the development of a landscaped space between the building edge and the Highway is enabled.

### F2.7.5.4 Passive Surveillance

**Objective:**

To ensure buildings are designed and sited to minimise opportunities for crime and anti-social behaviour.

**Acceptable Solutions**

**A1**

No acceptable solution.

**Performance Criteria**

**P1**

Buildings must satisfy all of the following:

- (a) be designed and sited to provide natural surveillance of pedestrian routes and car parks;
- (b) be free of concealment and entrapment spots;
- (c) be lit to a level that is adequate to ensure a reasonable level of security;
- (d) have access and egress points that are clearly visible from the public domain;
- (e) be constructed of materials that are hardy or easily replaceable and resistant to vandalism.

**F2.7.5.5 Access to State road**

**Objective:**

To restrict development of new accesses to the Brooker Highway to protect the safety and efficiency of the State road network.

**Acceptable Solutions**

**A1**

Access or egress must only be by way of existing access points to the Brooker Highway.

**Performance Criteria**

**P1**

A second access from the Brooker Highway adjacent to the existing easternmost exit must not to be created without the prior approval of the State road authority.

**F2.7.5.6 Parking Location**

**Objective:**

To ensure parking required to serve a building is provided within the existing DEC carpark to prevent further erosion of the Precinct's landscaped character.

**Acceptable Solutions**

**A1**

Parking must be provided only within the existing DEC car parking area.

**Performance Criteria**

**P1**

No performance criteria.

**F2.7.5.7 Landscaping**

**Objective:**

To ensure publicly accessible spaces between buildings are landscaped to a high standard and integrate with other public open spaces.

**Acceptable Solutions**

**A1**

No acceptable solution.

**Performance Criteria**

**P1**

A landscaping plan, prepared by a suitably qualified landscape architect must demonstrate to the satisfaction of the planning authority that publicly accessible spaces between and around buildings are landscaped to a high standard and integrate with other public open spaces, with a shared palette of urban detail such as paving materials, street furniture and lighting throughout the Precinct.

**F2.7.6 Development Standards for Subdivision**

**F2.7.6.1 Subdivision**

**Objective:**

To ensure that subdivision is suitable for the intended use and development and to restrict the carrying out of subdivision within the Precinct to the Council or a public authority.

**Acceptable Solutions**

**A1**

Subdivision must be by or for the Council or a public authority.

**A2**

No acceptable solution.

**A3**

Where a subdivision creates a road, the minimum reservation width must be 20m.

**Performance Criteria**

**P1**

No performance criteria.

**P2**

Each lot must have sufficient area, suitable proportions, adequate services and sufficient frontage to a road or access by right of way to satisfy its intended use and development.

**P3**

No performance criteria.

**F2.8 Derwent Entertainment Centre Precinct**

**F2.8.1 Local Area Objective**

Local Area Objectives	Implementation Strategy
Derwent Entertainment Centre Precinct	

<p>(a) To enhance the role and function of the DEC as a major entertainment, events and conference facility for the City, region and State.</p>	<p>(a) The provisions of this specific area plan relevant to this precinct.</p>
---	---

**F2.8.2 Desired Future Character Statements**

Desired Future Character Statements	Implementation Strategy
Derwent Entertainment Centre Precinct	
<p>(a) A pavilion might be developed on the grassed land to the west of the DEC to extend the DEC's capacity to provide a food and wine experience in relation to events, new meeting and conference break-out space and possibly booking services. The site could also be an alternative location for the proposed visitor information centre, booking and related visitor services if these uses are not suited to the Brooker Highway Frontage Precinct.</p>	<p>(a) The provisions of this specific area plan relevant to this precinct.</p>
<p>(b) New buildings are of contemporary design, addressing environmental sustainability design principles (e.g. energy efficiency and water management) and recognise the landmark quality of the site and their relationship with the existing DEC building as a freestanding building in a parkland setting.</p>	<p>(b) The provisions of this specific area plan relevant to this precinct.</p>
<p>(c) New development does not impede the panoramic vistas out from the main entry level of the DEC.</p>	<p>(c) The provisions of this specific area plan relevant to this precinct.</p>
<p>(d) New buildings are designed 'in the round' as if viewed from all sides and are orientated to the DEC, public space created by the primary access road and promenade spaces.</p>	<p>(d) The provisions of this specific area plan relevant to this precinct.</p>
<p>(e) The foreshore is enhanced and upgraded as attractive open space with the linear shared trail.</p>	<p>(e) The provisions of this specific area plan relevant to this precinct.</p>

(f) The road to Wilkinsons Point is realigned to improve the amenity of the street environment, facilitate traffic flow, create better development site opportunities and cater for car parking.	(f) The provisions of this specific area plan relevant to this precinct.
(g) The tunnel into the Tattersalls Park Racecourse is used to increase capacity for car parking during major events (both at the DEC or the Racecourse).	(g) The provisions of this specific area plan relevant to this precinct.
(h) Parking is provided within existing or redesigned parking areas adequate for the general needs (not the maximum need) of the DEC's operations.	(h) The provisions of this specific area plan relevant to this precinct.
(i) Public infrastructure around the DEC (i.e. pathways, boardwalks, ecological restoration, park furniture, etc.) is developed or redeveloped to enhance the DEC's role as an events, entertainment and conferencing venue.	(i) The provisions of this specific area plan relevant to this precinct.
(j) Adaptive strategies are undertaken to mitigate the impacts of expected sea level rise on public and private infrastructure, which may include additional material to raise ground level at the edge.	(j) The provisions of this specific area plan relevant to this precinct.

### F2.8.3 Use Table

<b>No Permit Required</b>	
<b>Use Class</b>	<b>Qualification</b>
Natural and cultural values management	
Passive recreation	
Utilities	Only for minor utilities
<b>Permitted</b>	
<b>Use Class</b>	<b>Qualification</b>
Community meeting and entertainment	Only if at the DEC or associated with a function centre (e.g. food and wine pavilion) or for occasional sporting, social and cultural events

Food services	Only if at the DEC or associated with a function centre (e.g. food and wine pavilion) or for occasional sporting, social and cultural events
Sports and recreation	Only if at the DEC or associated with a function centre (e.g. food and wine pavilion)
<b>Discretionary Use Class</b>	<b>Qualification</b>
Community meeting and entertainment	Except where permitted
Food services	Except where permitted
Sports and recreation	Except where permitted
Tourist operation	
Utilities	Except where no permit required
<b>Prohibited Use Class</b>	<b>Qualification</b>
All other uses	

## F2.8.4 Use Standards

### F2.8.4.1 Relationship with DEC

**Objective:**

To ensure that any use in the Precinct supports the operation of the DEC as a major events, entertainment and conferencing venue.

**Acceptable Solutions**

**A1**

No acceptable solution.

**Performance Criteria**

**P1**

All uses must support the operation of the DEC as a regional events, entertainment and conference venue.

## F2.8.5 Development Standards for Buildings and Works

### F2.8.5.1 Building Design

**Objective:**

To ensure that building design contributes positively to the parkland setting and the amenity and safety of the public.

**Acceptable Solutions**

**Performance Criteria**

**A1**

No acceptable solution.

**P1**

Buildings must satisfy all of the following:

- (a) be freestanding and designed in the round;
- (b) must not read as an extension to the DEC;
- (c) provide protection from the elements around the building curtilage;
- (d) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the building.

**F2.8.5.2 Building Height****Objective:**

To ensure buildings are of low profile in keeping with the Wilkinsons Point landform and the visual dominance of the DEC.

**Acceptable Solutions****A1**

Building height must not be more than 8m.

**Performance Criteria****P1**

Building height must not be more than 8 metres, except for an architectural element which may be of greater height provided that such element:

- (a) contributes positively to the architectural quality of the building;
- (b) does not clash visually with the Wilkinsons Point landform;
- (c) does not obstruct views from the main entry level of the DEC, and
- (d) does not compromise the visual dominance of the DEC.

**F2.8.5.3 Passive Surveillance****Objective:**

To ensure buildings are designed and sited to minimise opportunities for crime and anti-social behaviour.

**Acceptable Solutions****Performance Criteria**

**A1**

No acceptable solution.

**P1**

Buildings must satisfy all of the following:

- (a) be designed and sited to provide natural surveillance of pedestrian routes and car parks;
- (b) be free of concealment and entrapment spots;
- (c) be lit to a level that is adequate to ensure a reasonable level of security;
- (d) have access and egress points that are clearly visible from the public domain;
- (e) be constructed of materials that are hardy or easily replaceable and resistant to vandalism.

**F2.8.5.4 Landscaping****Objective:**

To ensure publicly accessible spaces between buildings are landscaped to a high standard and integrate with other public open spaces.

**Acceptable Solutions****A1**

No acceptable solution.

**Performance Criteria****P1**

A landscaping plan, prepared by a suitably qualified landscape architect, must demonstrate to the satisfaction of the planning authority that publicly accessible spaces between buildings are landscaped to a high standard and integrate with other public open spaces, with a shared palette of urban detail such as paving materials, street furniture and lighting throughout the Precinct.

**F2.8.6 Development Standards for Subdivision****F2.8.6.1 Subdivision****Objective:**

To ensure that subdivision is suitable for the intended use and development and to restrict the carrying out of subdivision within the Precinct to the Council or a public authority.

**Acceptable Solutions****Performance Criteria**

<p><b>A1</b></p> <p>Subdivision must be by or for the Council or a public authority.</p>	<p><b>P1</b></p> <p>No performance criteria.</p>
<p><b>A2</b></p> <p>No acceptable solution.</p>	<p><b>P2</b></p> <p>Each lot must have sufficient area, suitable proportions, adequate services and sufficient frontage to a road or access by right of way to satisfy its intended use or development.</p>
<p><b>A3</b></p> <p>Where a subdivision creates a road, the minimum reservation width must be 20m.</p>	<p><b>P3</b></p> <p>No performance criteria.</p>

**Table F2.1 Building height in the Wilkinsons Point Visitor Service Precinct**

Sub-precinct	Location of control	Minimum building height of predominant building elements	Minimum wall height	Maximum building height
A	N/A	6m	4.5m	Two storeys or 1 storey plus mezzanine to a maximum height of 7.2m.
B	Less than 3.5m from a frontage:	6m	4.5m	Two storeys or 1 storey plus mezzanine to a maximum height of 7.2m.
	Between 3.5m and 15m of a frontage:	8.4m	7.2m	9m
	More than 15m from a frontage:	14m	12.8m	17.5 m
C1	N/A	6m	4.5m	Two storeys or 1 storey plus mezzanine to a maximum height of 7.2m.
C2	N/A	10m	N/A	12.5m
C3	N/A	14m	N/A	20m

## F2.9 Wilkinsons Point Visitor Service Precinct

### F2.9.1 Local Area Objectives

Local Area Objectives	Implementation Strategy
Wilkinsons Point Visitor Service Precinct	

<p>(a) To create a vibrant public open space with provision for future development opportunities that will allow Wilkinsons Point to become a major waterfront destination, attracting visitors and residents.</p>	<p>(a) The provisions of this specific area plan relevant to this precinct.</p>
--	---

### F2.9.2 Desired Future Character Statements

Desired Future Character Statements	Implementation Strategy
Wilkinsons Point Visitor Service Precinct	
<p>(a) The primary entry road to Wilkinsons Point is a street that provides attractive public space onto which commercial and public use is oriented.</p>	<p>(a) The provisions of this specific area plan relevant to this precinct.</p>
<p>(b) Buildings are of high quality, contemporary design in form, materials and finishes.</p>	<p>(b) The provisions of this specific area plan relevant to this precinct.</p>
<p>(c) Commercial and public development in sub-Precincts A and B is sited along and addressing the primary entry road.</p>	<p>(c) The provisions of this specific area plan relevant to this precinct.</p>
<p>(d) In sub-Precinct A, building heights are 2 storeys or 1 storey plus mezzanine.</p>	<p>(d) The provisions of this specific area plan relevant to this precinct.</p>
<p>(e) In sub-Precinct B, building heights step upwards across the site from 2 storeys at the frontage up to 5 storeys at the rear. Visitor accommodation or residential development is developed at first floor and above, with ground floor restaurant/café/ gallery uses, car parking behind and landscaped areas below it.</p>	<p>(e) The provisions of this specific area plan relevant to this precinct.</p>
<p>(f) In sub-Precinct C, an extensive linear pedestrian space continues beyond the road, acting as a public promenade giving access to the civic space at the end of Wilkinsons Point.</p>	<p>(f) The provisions of this specific area plan relevant to this precinct.</p>

<p>(g) In sub-Precinct C1, commercial and public development pavilion forms with a height of 2 storeys or 1 storey plus mezzanine are sited to the west of the linear pedestrian space.</p>	<p>(g) The provisions of this specific area plan relevant to this precinct.</p>
<p>(h) In sub-precincts C2 and C3, major commercial and public development is sited to the east of the linear pedestrian space each comprising a significant building height in space with the higher of the two buildings to be in sub-precinct C3. Building massing in both sub-precincts C2 and C3 is to be oriented inland and not towards the end of the Point.</p>	<p>(h) The provisions of this specific area plan relevant to this precinct.</p>
<p>(i) Building height in sub-precinct C3 is not to significantly exceed approximate equivalence with the building height of the DEC.</p>	<p>(i) The provisions of this specific area plan relevant to this precinct.</p>
<p>(j) The opportunity is provided for redevelopment of existing car parking areas to the north-east of the DEC provided the supply of parking available to the DEC is not diminished in any such redevelopment.</p>	<p>(j) The provisions of this specific area plan relevant to this precinct.</p>
<p>(k) Opportunities for a mix of outdoor and covered car parking are identified within the Precinct.</p>	<p>(k) The provisions of this specific area plan relevant to this precinct.</p>
<p>(l) Access to the ferry berthing and jetty facilities at Wilkinsons Point is improved to better cater for visitor access and transport to other attractions on the river.</p>	<p>(l) The provisions of this specific area plan relevant to this precinct.</p>

### F2.9.3 Use Table

<p><b>No Permit Required</b></p>	
<p><b>Use Class</b></p>	<p><b>Qualification</b></p>
<p>Natural and cultural values management</p>	
<p>Passive recreation</p>	

Utilities	Only for minor utilities
<b>Permitted Use Class</b>	<b>Qualification</b>
Nil	Nil
<b>Discretionary Use Class</b>	<b>Qualification</b>
Community meeting and entertainment	Only if an art and craft centre, public art gallery, museum or occasional, social and cultural events
Food services	Only if:  (a) a café or restaurant, or  (b) a take away food premises if for occasional sporting, social and cultural events
General retail and hire	Only if a commercial art gallery
Hotel industry	Except for a bottleshop
Residential	Only for apartments that are located on the southern side of the primary access road to Wilkinsons Point.
Sports and recreation	
Tourist operation	
Utilities	Except where no permit required
Visitor accommodation	Only if a motel or serviced apartments
<b>Prohibited Use Class</b>	<b>Qualification</b>
All other uses	

#### **F2.9.4 Use Standards**

There are no use standards for this Precinct.

#### **F2.9.5 Development Standards for Buildings and Works**

##### **F2.9.5.1 Building Design**

###### **Objective:**

To ensure that building design contributes positively to the streetscape or linear pedestrian space (as appropriate) within the broader parkland setting and to the amenity and safety of the public.

**Acceptable Solutions****A1**

No acceptable solution.

**Performance Criteria****P1**

In sub-precinct A, building design must satisfy the following:

- (a) be consistent with all relevant desired future character statements for the precinct;
- (b) provide an active frontage;
- (c) be freestanding pavilion forms;
- (d) be designed in the round;
- (e) breaks between buildings must be small enough to ensure effective definition of the public street space and to provide a level of protection from northerly winds, while at the same time being large enough to allow for view corridors and pedestrian passage without being detrimental to a sense of continuous street edge;
- (f) provide protection from the elements around the building curtilage;
- (g) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the building.

**A2**

No acceptable solution.

**P2**

In sub-Precinct B, building design must satisfy the following:

- (a) be consistent with all relevant desired future character statements for the precinct;
- (b) provide an active frontage;
- (c) building form addresses and aligns with the frontage;
- (d) building form is stepped back to reduce its apparent mass;
- (e) provide a designed roofscape for lower buildings elements as they will be in the view field of higher building elements to their rear;
- (f) provide protection from the elements around the building curtilage;
- (g) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the building.

**A3**

No acceptable solution.

**P3**

In sub-precincts C1, C2 and C3, building design must satisfy all of the following, where relevant:

(a) in all parts of the sub-precinct:

- (i) be consistent with all applicable desired future character statements for the precinct;
- (ii) provide an active frontage;
- (iii) provide a designed roofscape for lower buildings elements as they will be in the view field of higher building elements to their rear;
- (iv) provide protection from the elements around the building curtilage;
- (v) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the building;

(b) in sub-precinct C1:

- (i) freestanding pavilion forms;
- (ii) designed in the round;
- (iii) breaks between buildings must be small enough to ensure effective definition of the linear pedestrian space and to provide a level of protection from northerly winds, while at the same time being large enough to allow for view corridors and pedestrian passage;

(c) in sub-precincts C2 & C3:

- (i) a building or buildings in space;
- (ii) designed in the round;
- (iii) building massing is oriented inland and not towards the end of the Point.

**Objective:**

To ensure buildings are of a scale and profile in keeping with the Wilkinsons Point landform.

**Acceptable Solutions****A1**

Building height must be in accordance with Table F2.9.5.2.

**Performance Criteria****P1**

Building height must be consistent with all applicable desired character statements for the precinct in F2.9.2.

**F2.9.5.3 Siting****Objective:**

To ensure buildings are sited in accordance with the requirements of the particular sub-precinct in order to provide for spatial definition for streets or linear public space.

**Acceptable Solutions****A1**

In sub-precincts A and B, buildings must have a setback from frontage of 0m.

**A2**

In sub-precinct C3, buildings must have a setback from frontage no less than 10m.

**A3**

In sub-precincts C1, C2 and C3, buildings must provide for, align with and address a central and public pedestrian space, 20m wide, that extends the curved alignment of the road reservation through the southern part of the Precinct to the Point and its shelter and wharf.

**Performance Criteria****P1**

Building setback from frontage must comply with all applicable desired future character statements in F2.9.2.

**P2**

In sub-precinct C3, building setback from frontage must comply with all applicable desired future character statements in F2.9.2.

**P3**

In sub-precinct C, buildings must provide for, align with and address a central and public pedestrian space, no less than 15m wide, that extends the curved alignment of the road reservation through the southern part of the Precinct.

The pedestrian space must be of sufficient width to accommodate emergency vehicle access, pedestrian passage, landscaping and urban detail, including lighting and seating.

**F2.9.5.4 Passive Surveillance****Objective:**

To ensure buildings are designed and sited to minimise opportunities for crime and anti-social behaviour.

**Acceptable Solutions****A1**

No acceptable solution.

**Performance Criteria****P1**

Buildings must satisfy all of the following:

- (a) be designed and sited to provide natural surveillance of pedestrian routes and car parks;
- (b) be free of concealment and entrapment spots;
- (c) be lit to a level that is adequate to ensure a reasonable level of security;
- (d) have access and egress points that are clearly visible from the public domain;
- (e) be constructed of materials that are hardy or easily replaceable; and resistant to vandalism.

**F2.9.5.5 Landscaping****Objective:**

To ensure publicly accessible spaces between buildings are landscaped to a high standard and integrate with other public open spaces.

**Acceptable Solutions****A1**

No acceptable solution.

**Performance Criteria****P1**

A landscaping plan, prepared by a suitably qualified landscape architect demonstrates to the satisfaction of the planning authority that publicly accessible spaces between buildings are landscaped to a high standard and integrate with other public open spaces, with a shared palette of paving materials, street furniture, lighting, etc. throughout the Precinct.

**F2.9.5.6 Limit on Parking****Objective:**

To limit the proportion of the Precinct which is devoted to car parking.

**Acceptable Solutions****Performance Criteria**

**A1**

Additional uncovered car parking spaces must not be provided in the Precinct.

**P1**

Additional parking spaces may be provided within the building envelope of a building which predominantly serves a non-parking related purpose, provided such provision does not prevent the building meeting the applicable desired future character statements in F2.9.2.

**F2.9.5.7 Private Open Space****Objective:**

To ensure that dwellings and serviced apartments are provided with sufficient private open space to meet the recreational needs of residents or occupants.

**Acceptable Solutions****A1**

Each dwelling or serviced apartment above ground floor level must have a balcony which must have the following characteristics:

- (a) directly accessible from and adjacent to a habitable room (other than a bedroom);
- (b) an area no less than 12 m<sup>2</sup>;
- (c) a width of not less than 2m.

**Performance Criteria****P1**

Each dwelling or serviced apartment above ground floor level must have sufficient private open space to meet the reasonable recreation needs of residents or occupants, having regard to either of the following:

- (a) provision of private open space, other than balconies;
- (b) the availability of communal open space or recreation facilities.

**F2.9.6 Development Standards for Subdivision****F2.9.6.1 Subdivision****Objective:**

To ensure that subdivision is suitable for the intended use and development and to restrict the carrying out of subdivision within the Precinct to the Council or a public authority.

**Acceptable Solutions****A1**

Subdivision must be by or for the Council or a public authority.

**Performance Criteria****P1**

No performance criteria.

**A2**

No acceptable solution.

**A3**

Where a subdivision creates a road, the minimum reservation width must be 20m.

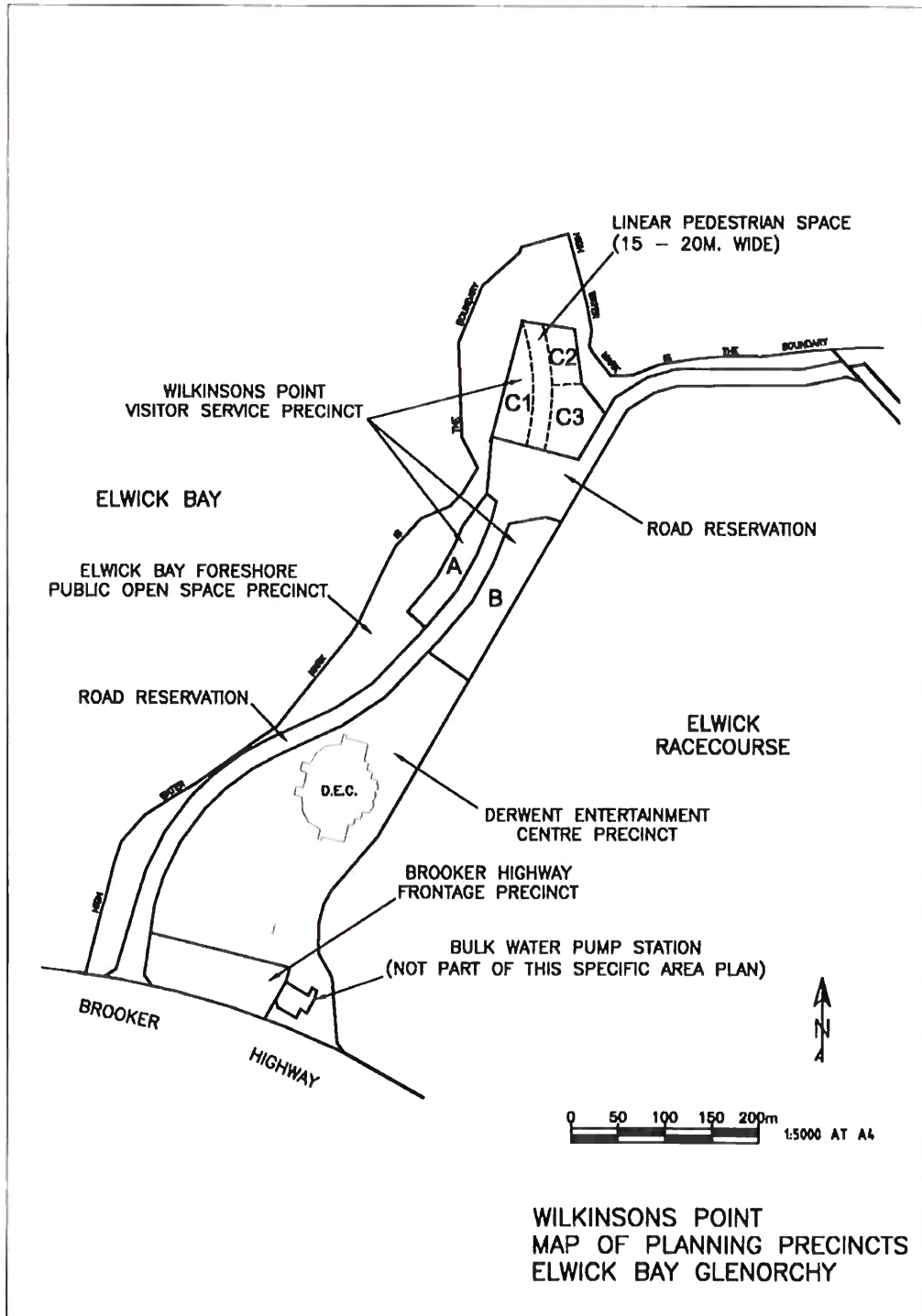
**P2**

Each lot must have sufficient area, suitable proportions, adequate services and sufficient frontage to a road or access by right of way to satisfy its intended use and development.

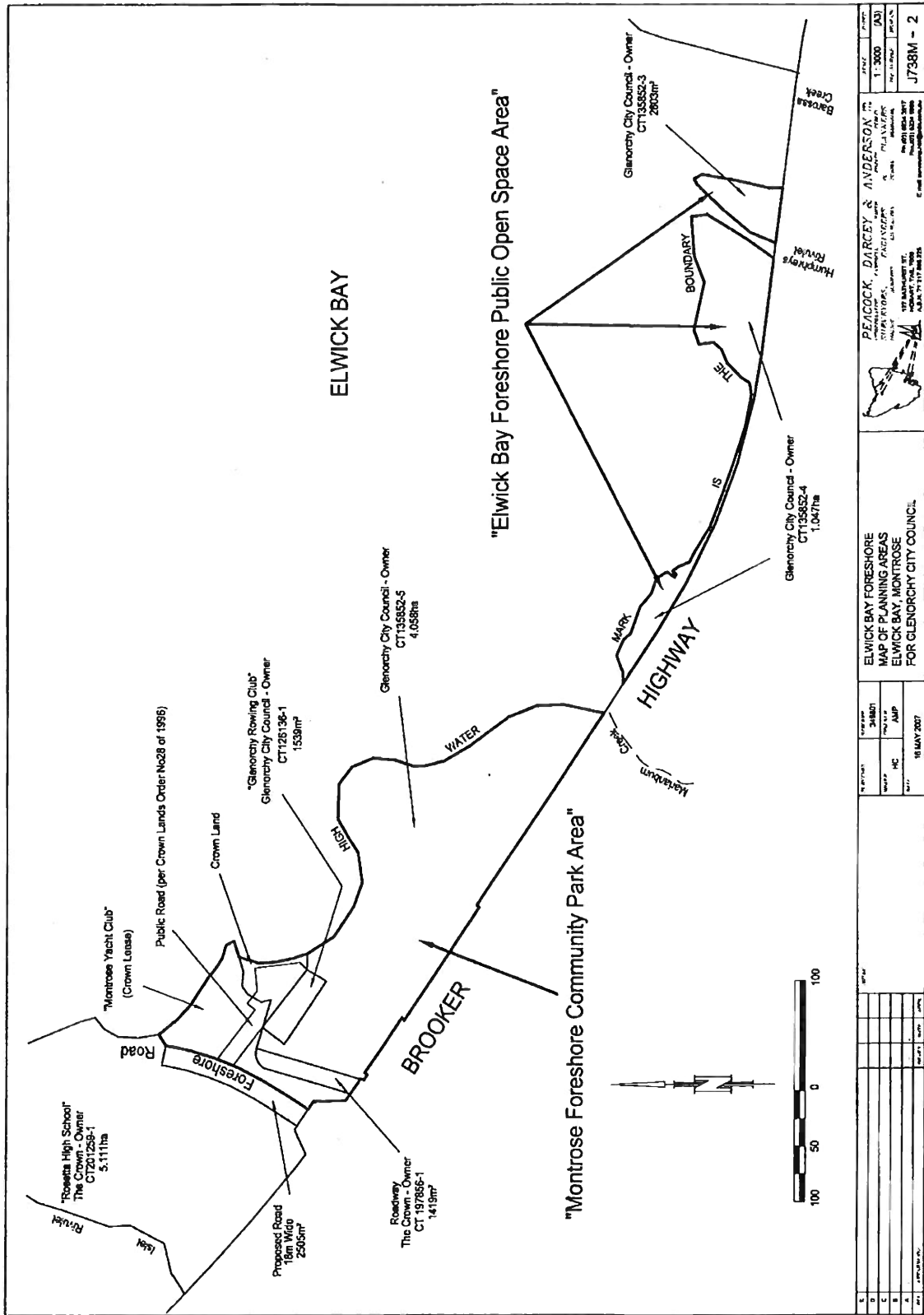
**P3**

No performance criteria.

**Figure F2.1 Wilkinsons Point Precinct Map**



**Figure F2.2 Elwick Bay Precinct Map**



**Map F2 Wilkinsons Point and Elwick Bay Specific Area Plan - LISTmap**  
 Open the full map extent (link to the interactive map)

