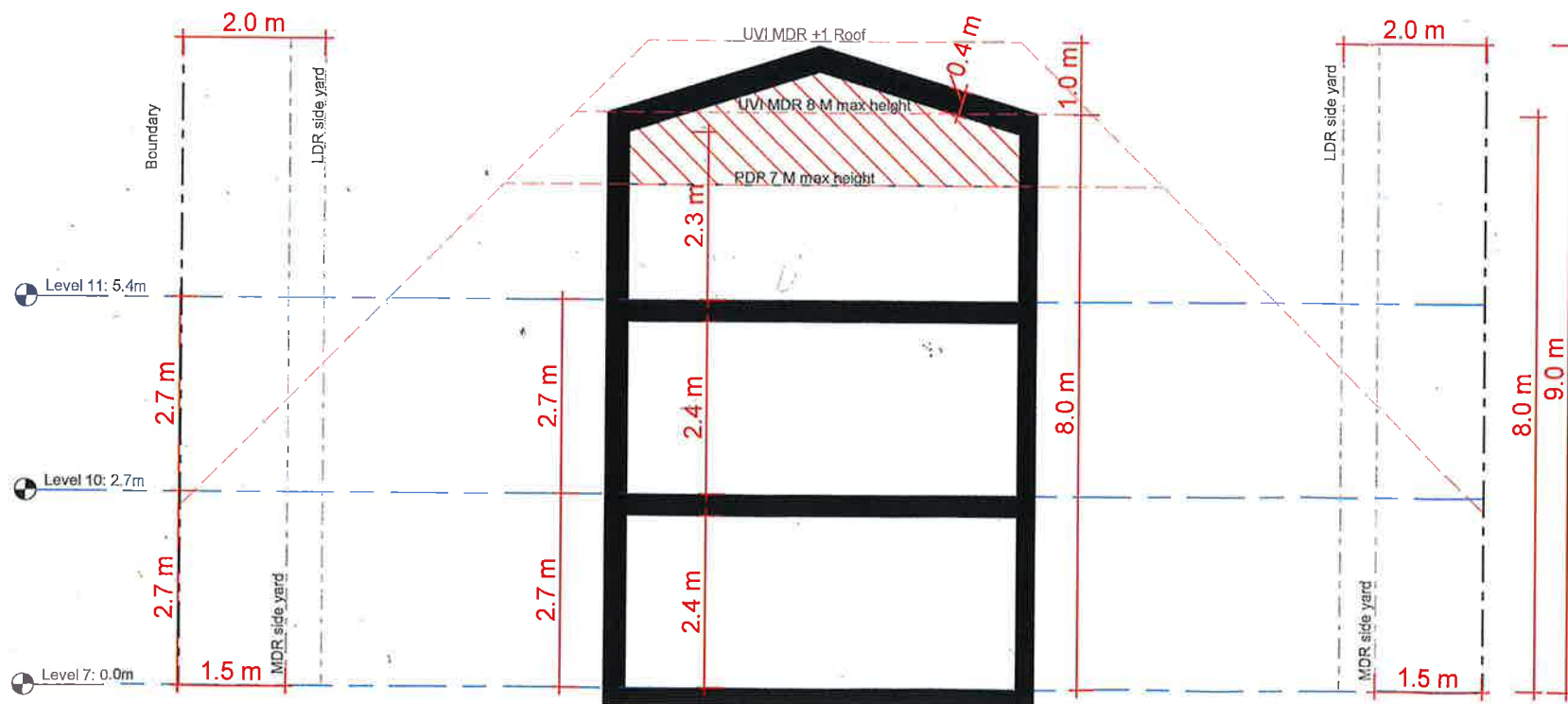
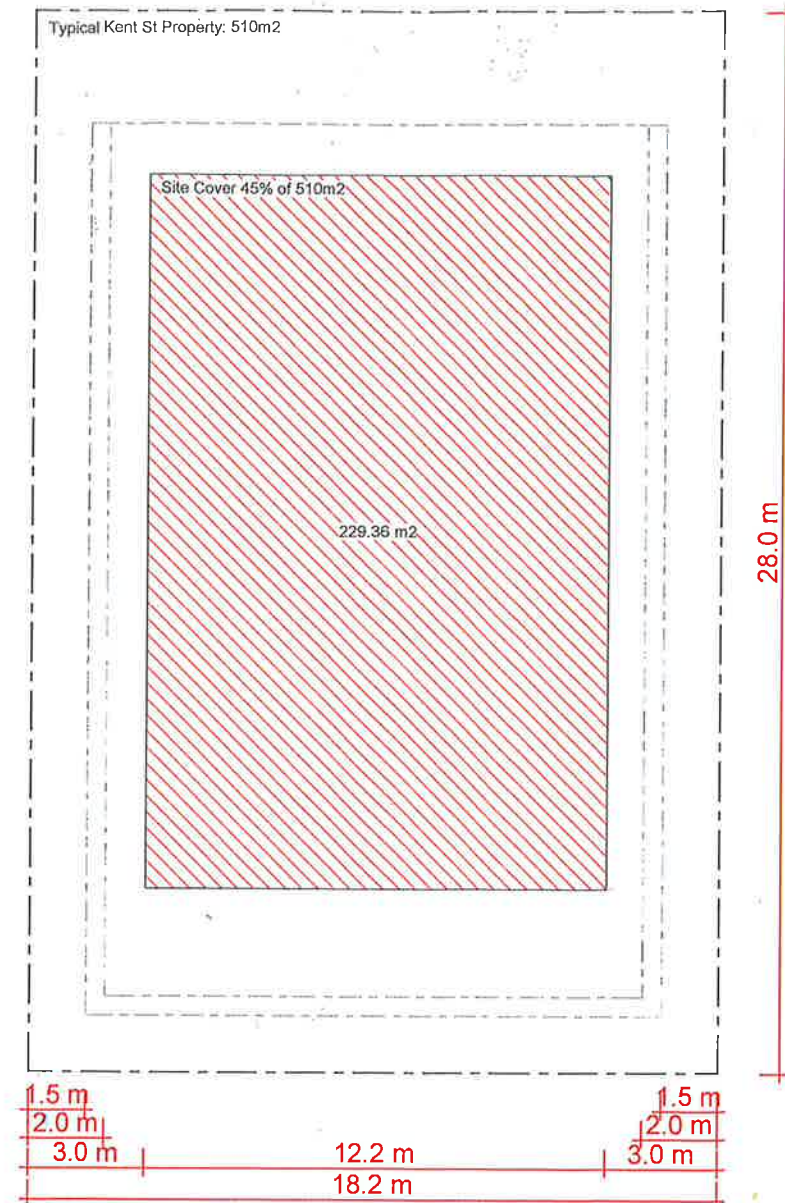


1 Typical Kent St Section Habitable Area
1: 50 @ A1



2 3 Story Potential
1: 50 @ A1



3 Plan - Typical Kent St Section
1: 100 @ A1

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7.1 There remains some differences in opinion as to the type of development that may be enabled by Council's s42A recommendations in the MDRZ, but Mr Knott and Ms Bowbyes have responded to this and consider the standards are enabling of two-storey development only, albeit with more flexibility as to developing at that height.

In submission 747 we advised that the increase in height results in no additional development capacity.

Richard Knott Rebuttle

4.3 I disagree. I consider that the s42A height limits will more easily allow the design and construction of two storey dwellings, and will likely allow a more usable first floor area than could be achieved under the PDP.

Architects are experts in the design and construction of dwellings.

These diagrams use dimensions provided by Mr Knott for floor to floor heights, which we accept is correct.

3.6 In relation to the likelihood of a three-storey building being designed within the 8m height standard, in my experience I would anticipate that new houses would have a floor to ceiling height of 2.4m, and a floor-to-floor height of 2.7m:

- (a) Ground floor - floor to floor 2.7m
- (b) First floor - floor to floor height 2.7m

Drawing 1 shows the habitable area of a 2.4m stud on a typical Kent St Section. This demonstrates that combined with the 45% site cover and set backs, the second story habitable area is unaffected by the heights.

Architects regularly assess the development potential of land. Development capacity is the measure of the developable Gross Floor Area of building.

GFA = Site Area x Site Cover x Number of Stories
Site Area = a constant defined by the land title.
Max Site Cover = 45%, defined by the pdp rules.
Number of Stories is 2, as Mr Knott and Ms Bowbyes insist.

Therefore for the typical Kent St Site,
510m2 (site Area) x 45% (PDP max cover) x 2 Stories = 459m2 the max developable floor area.
The GFA capacity is unaffected by the 7M or 8+1M height.

These are true and provable mathematical facts about the geometry of space. The difference in height limit between the PDP and UIV Section 42 recommendations have no impact on the development capacity of this site.

The expert advice is three stories has significant adverse effects on both heritage and character.
At the least a maximum height that prevents three stories (not permits limited cases) is the appropriate measure.

Therefore the 7M max height is more appropriate height to meet the Arrowtown Specific Objectives of the PDP.