



Architectural Drawings for Planning Amendment

DA000	A	Coverpage
DA021	A	Ground Floor Plan
DA201_1	A	Mezzanine
DA202	A	1st Floor - Office
DA203	A	2nd Floor - Office
DA204	A	3rd Floor - Office
DA205	A	4th Floor - Office
DA206	A	5th Floor - Conference, Recreation & Staff Facilities
DA207	A	6th Floor - Hotel 1
DA208	A	7th, 10th & 11th (Hotel Levels 2, 5 & 6)
DA209	A	8th & 13th Floors (Hotel Levels 3 & 8)
DA210	A	9th & 12th Floors (Hotel Levels 4 & 7)
DA211	A	14th Floor Apartments (Hotel Level 9)
DA212	A	Roof Plan
DA301	A	Elevation 01
DA302	A	Elevation 02
DA303	A	Elevation 03
DA304	A	Elevation 04
DA305	A	Elevation 05
DA306	A	Elevation 06
DA401	A	Section A
DA402	A	Section B

Mixed Used Development

36 Argyle Street, Hobart
Raadas Property Pty Ltd

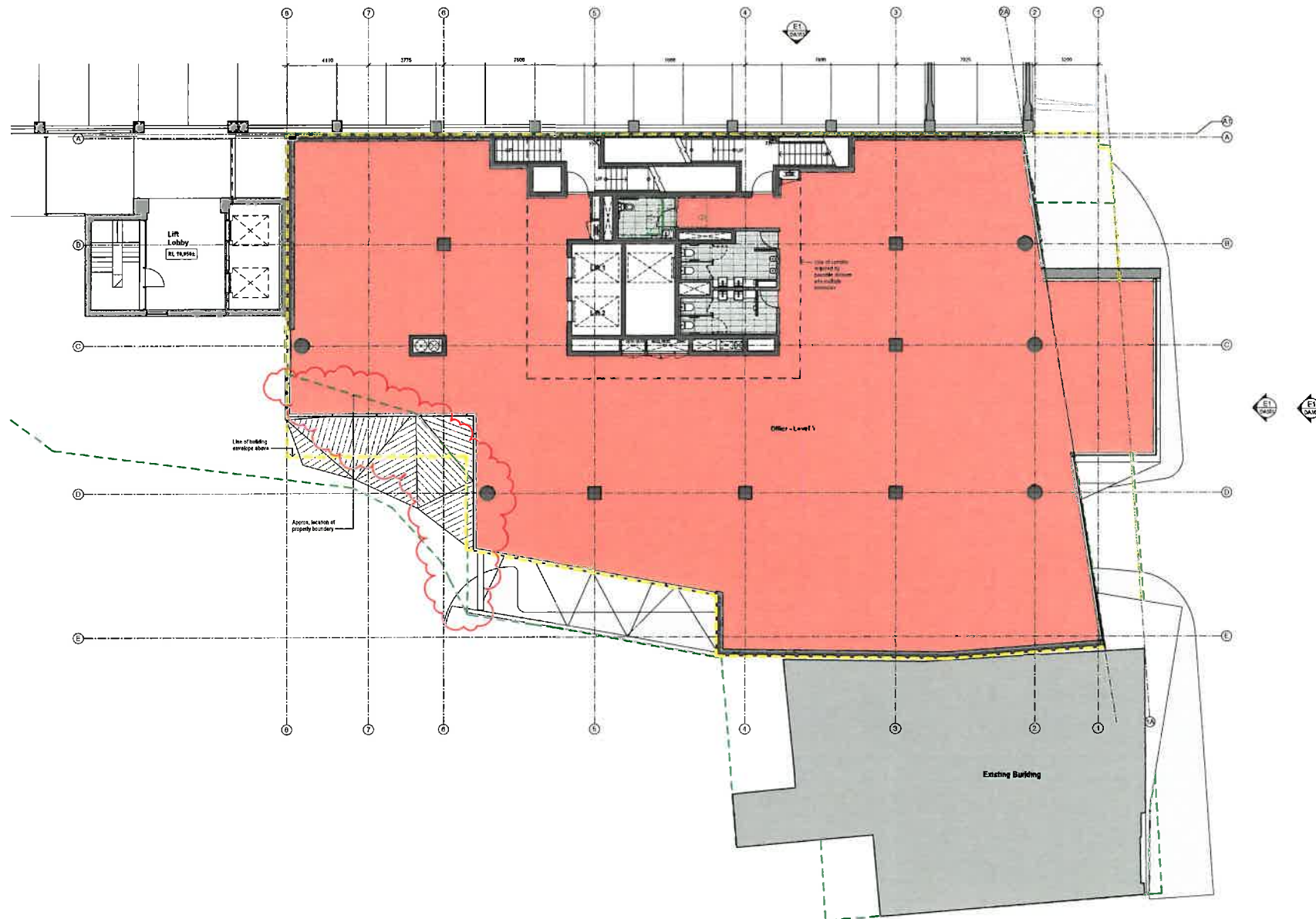
11/10/2016

**Planning
Amendment**



xsquared
ARCHITECTS

100/101, 102/103, 104/105, 106/107, 108/109, 110/111, 112/113, 114/115, 116/117, 118/119, 120/121, 122/123, 124/125, 126/127, 128/129, 130/131, 132/133, 134/135, 136/137, 138/139, 140/141, 142/143, 144/145, 146/147, 148/149, 150/151, 152/153, 154/155, 156/157, 158/159, 160/161, 162/163, 164/165, 166/167, 168/169, 170/171, 172/173, 174/175, 176/177, 178/179, 180/181, 182/183, 184/185, 186/187, 188/189, 190/191, 192/193, 194/195, 196/197, 198/199, 200/201, 202/203, 204/205, 206/207, 208/209, 210/211, 212/213, 214/215, 216/217, 218/219, 220/221, 222/223, 224/225, 226/227, 228/229, 230/231, 232/233, 234/235, 236/237, 238/239, 240/241, 242/243, 244/245, 246/247, 248/249, 250/251, 252/253, 254/255, 256/257, 258/259, 260/261, 262/263, 264/265, 266/267, 268/269, 270/271, 272/273, 274/275, 276/277, 278/279, 280/281, 282/283, 284/285, 286/287, 288/289, 290/291, 292/293, 294/295, 296/297, 298/299, 300/301, 302/303, 304/305, 306/307, 308/309, 310/311, 312/313, 314/315, 316/317, 318/319, 320/321, 322/323, 324/325, 326/327, 328/329, 330/331, 332/333, 334/335, 336/337, 338/339, 340/341, 342/343, 344/345, 346/347, 348/349, 350/351, 352/353, 354/355, 356/357, 358/359, 360/361, 362/363, 364/365, 366/367, 368/369, 370/371, 372/373, 374/375, 376/377, 378/379, 380/381, 382/383, 384/385, 386/387, 388/389, 390/391, 392/393, 394/395, 396/397, 398/399, 400/401, 402/403, 404/405, 406/407, 408/409, 410/411, 412/413, 414/415, 416/417, 418/419, 420/421, 422/423, 424/425, 426/427, 428/429, 430/431, 432/433, 434/435, 436/437, 438/439, 440/441, 442/443, 444/445, 446/447, 448/449, 450/451, 452/453, 454/455, 456/457, 458/459, 460/461, 462/463, 464/465, 466/467, 468/469, 470/471, 472/473, 474/475, 476/477, 478/479, 480/481, 482/483, 484/485, 486/487, 488/489, 490/491, 492/493, 494/495, 496/497, 498/499, 500/501, 502/503, 504/505, 506/507, 508/509, 510/511, 512/513, 514/515, 516/517, 518/519, 520/521, 522/523, 524/525, 526/527, 528/529, 530/531, 532/533, 534/535, 536/537, 538/539, 540/541, 542/543, 544/545, 546/547, 548/549, 550/551, 552/553, 554/555, 556/557, 558/559, 560/561, 562/563, 564/565, 566/567, 568/569, 570/571, 572/573, 574/575, 576/577, 578/579, 580/581, 582/583, 584/585, 586/587, 588/589, 590/591, 592/593, 594/595, 596/597, 598/599, 600/601, 602/603, 604/605, 606/607, 608/609, 610/611, 612/613, 614/615, 616/617, 618/619, 620/621, 622/623, 624/625, 626/627, 628/629, 630/631, 632/633, 634/635, 636/637, 638/639, 640/641, 642/643, 644/645, 646/647, 648/649, 650/651, 652/653, 654/655, 656/657, 658/659, 660/661, 662/663, 664/665, 666/667, 668/669, 670/671, 672/673, 674/675, 676/677, 678/679, 680/681, 682/683, 684/685, 686/687, 688/689, 690/691, 692/693, 694/695, 696/697, 698/699, 700/701, 702/703, 704/705, 706/707, 708/709, 710/711, 712/713, 714/715, 716/717, 718/719, 720/721, 722/723, 724/725, 726/727, 728/729, 730/731, 732/733, 734/735, 736/737, 738/739, 740/741, 742/743, 744/745, 746/747, 748/749, 750/751, 752/753, 754/755, 756/757, 758/759, 760/761, 762/763, 764/765, 766/767, 768/769, 770/771, 772/773, 774/775, 776/777, 778/779, 780/781, 782/783, 784/785, 786/787, 788/789, 790/791, 792/793, 794/795, 796/797, 798/799, 800/801, 802/803, 804/805, 806/807, 808/809, 810/811, 812/813, 814/815, 816/817, 818/819, 820/821, 822/823, 824/825, 826/827, 828/829, 830/831, 832/833, 834/835, 836/837, 838/839, 840/841, 842/843, 844/845, 846/847, 848/849, 850/851, 852/853, 854/855, 856/857, 858/859, 860/861, 862/863, 864/865, 866/867, 868/869, 870/871, 872/873, 874/875, 876/877, 878/879, 880/881, 882/883, 884/885, 886/887, 888/889, 890/891, 892/893, 894/895, 896/897, 898/899, 900/901, 902/903, 904/905, 906/907, 908/909, 910/911, 912/913, 914/915, 916/917, 918/919, 920/921, 922/923, 924/925, 926/927, 928/929, 930/931, 932/933, 934/935, 936/937, 938/939, 940/941, 942/943, 944/945, 946/947, 948/949, 950/951, 952/953, 954/955, 956/957, 958/959, 960/961, 962/963, 964/965, 966/967, 968/969, 970/971, 972/973, 974/975, 976/977, 978/979, 980/981, 982/983, 984/985, 986/987, 988/989, 990/991, 992/993, 994/995, 996/997, 998/999, 1000/1001, 1002/1003, 1004/1005, 1006/1007, 1008/1009, 1010/1011, 1012/1013, 1014/1015, 1016/1017, 1018/1019, 1020/1021, 1022/1023, 1024/1025, 1026/1027, 1028/1029, 1030/1031, 1032/1033, 1034/1035, 1036/1037, 1038/1039, 1040/1041, 1042/1043, 1044/1045, 1046/1047, 1048/1049, 1050/1051, 1052/1053, 1054/1055, 1056/1057, 1058/1059, 1060/1061, 1062/1063, 1064/1065, 1066/1067, 1068/1069, 1070/1071, 1072/1073, 1074/1075, 1076/1077, 1078/1079, 1080/1081, 1082/1083, 1084/1085, 1086/1087, 1088/1089, 1090/1091, 1092/1093, 1094/1095, 1096/1097, 1098/1099, 1100/1101, 1102/1103, 1104/1105, 1106/1107, 1108/1109, 1110/1111, 1112/1113, 1114/1115, 1116/1117, 1118/1119, 1120/1121, 1122/1123, 1124/1125, 1126/1127, 1128/1129, 1130/1131, 1132/1133, 1134/1135, 1136/1137, 1138/1139, 1140/1141, 1142/1143, 1144/1145, 1146/1147, 1148/1149, 1150/1151, 1152/1153, 1154/1155, 1156/1157, 1158/1159, 1160/1161, 1162/1163, 1164/1165, 1166/1167, 1168/1169, 1170/1171, 1172/1173, 1174/1175, 1176/1177, 1178/1179, 1180/1181, 1182/1183, 1184/1185, 1186/1187, 1188/1189, 1190/1191, 1192/1193, 1194/1195, 1196/1197, 1198/1199, 1200/1201, 1202/1203, 1204/1205, 1206/1207, 1208/1209, 1210/1211, 1212/1213, 1214/1215, 1216/1217, 1218/1219, 1220/1221, 1222/1223, 1224/1225, 1226/1227, 1228/1229, 1230/1231, 1232/1233, 1234/1235, 1236/1237, 1238/1239, 1240/1241, 1242/1243, 1244/1245, 1246/1247, 1248/1249, 1250/1251, 1252/1253, 1254/1255, 1256/1257, 1258/1259, 1260/1261, 1262/1263, 1264/1265, 1266/1267, 1268/1269, 1270/1271, 1272/1273, 1274/1275, 1276/1277, 1278/1279, 1280/1281, 1282/1283, 1284/1285, 1286/1287, 1288/1289, 1290/1291, 1292/1293, 1294/1295, 1296/1297, 1298/1299, 1300/1301, 1302/1303, 1304/1305, 1306/1307, 1308/1309, 1310/1311, 1312/1313, 1314/1315, 1316/1317, 1318/1319, 1320/1321, 1322/1323, 1324/1325, 1326/1327, 1328/1329, 1330/1331, 1332/1333, 1334/1335, 1336/1337, 1338/1339, 1340/1341, 1342/1343, 1344/1345, 1346/1347, 1348/1349, 1350/1351, 1352/1353, 1354/1355, 1356/1357, 1358/1359, 1360/1361, 1362/1363, 1364/1365, 1366/1367, 1368/1369, 1370/1371, 1372/1373, 1374/1375, 1376/1377, 1378/1379, 1380/1381, 1382/1383, 1384/1385, 1386/1387, 1388/1389, 1390/1391, 1392/1393, 1394/1395, 1396/1397, 1398/1399, 1400/1401, 1402/1403, 1404/1405, 1406/1407, 1408/1409, 1410/1411, 1412/1413, 1414/1415, 1416/1417, 1418/1419, 1420/1421, 1422/1423, 1424/1425, 1426/1427, 1428/1429, 1430/1431, 1432/1433, 1434/1435, 1436/1437, 1438/1439, 1440/1441, 1442/1443, 1444/1445, 1446/1447, 1448/1449, 1450/1451, 1452/1453, 1454/1455, 1456/1457, 1458/1459, 1460/1461, 1462/1463, 1464/1465, 1466/1467, 1468/1469, 1470/1471, 1472/1473, 1474/1475, 1476/1477, 1478/1479, 1480/1481, 1482/1483, 1484/1485, 1486/1487, 1488/1489, 1490/1491, 1492/1493, 1494/1495, 1496/1497, 1498/1499, 1500/1501, 1502/1503, 1504/1505, 1506/1507, 1508/1509, 1510/1511, 1512/1513, 1514/1515, 1516/1517, 1518/1519, 1520/1521, 1522/1523, 1524/1525, 1526/1527, 1528/1529, 1530/1531, 1532/1533, 1534/1535, 1536/1537, 1538/1539, 1540/1541, 1542/1543, 1544/1545, 1546/1547, 1548/1549, 1550/1551, 1552/1553, 1554/1555, 1556/1557, 1558/1559, 1560/1561, 1562/1563, 1564/1565, 1566/1567, 1568/1569, 1570/1571, 1572/1573, 1574/1575, 1576/1577, 1578/1579, 1580/1581, 1582/1583, 1584/1585, 1586/1587, 1588/1589, 1590/1591, 1592/1593, 1594/1595, 1596/1597, 1598/1599, 1600/1601, 1602/1603, 1604/1605, 1606/1607, 1608/1609, 1610/1611, 1612/1613, 1614/1615, 1616/1617, 1618/1619, 1620/1621, 1622/1623, 1624/1625, 1626/1627, 1628/1629, 1630/1631, 1632/1633, 1634/1635, 1636/1637, 1638/1639, 1640/1641, 1642/1643, 1644/1645, 1646/1647, 1648/1649, 1650/1651, 1652/1653, 1654/1655, 1656/1657, 1658/1659, 1660/1661, 1662/1663, 1664/1665, 1666/1667, 1668/1669, 1670/1671, 1672/1673, 1674/1675, 1676/1677, 1678/1679, 1680/1681, 1682/1683, 1684/1685, 1686/1687, 1688/1689, 1690/1691, 1692/1693, 1694/1695, 1696/1697, 1698/1699, 1700/1701, 1702/1703, 1704/1705, 1706/1707, 1708/1709, 1710/1711, 1712/1713, 1714/1715, 1716/1717, 1718/1719, 1720/1721, 1722/1723, 1724/1725, 1726/1727, 1728/1729, 1730/1731, 1732/1733, 1734/1735, 1736/1737, 1738/1739, 1740/1741, 1742/1743, 1744/1745, 1746/1747, 1748/1749, 1750/1751, 1752/1753, 1754/1755, 1756/1757, 1758/1759, 1760/1761, 1762/1763, 1764/1765, 1766/1767, 1768/1769, 1770/1771, 1772/1773, 1774/1775, 1776/1777, 1778/1779, 1780/1781, 1782/1783, 1784/1785, 1786/1787, 1788/1789, 1790/1791, 1792/1793, 1794/1795, 1796/1797, 1798/1799, 1800/1801, 1802/1803, 1804/1805, 1806/1807, 1808/1809, 1810/1811, 1812/1813, 1814/1815, 1816/1817, 1818/1819, 1820/1821, 1822/1823, 1824/1825, 1826/1827, 1828/1829, 1830/1831, 1832/1833, 1834/1835, 1836/1837, 1838/1839, 1840/1841, 1842/1843, 1844/1845, 1846/1847, 1848/1849, 1850/1851, 1852/1853, 1854/1855, 1856/1857, 1858/1859, 1860/1861, 1862/1863, 1864/1865, 1866/1867, 1868/1869, 1870/1871, 1872/1873, 1874/1875, 1876/1877, 1878/1879, 1880/1881, 1882/1883, 1884/1885, 1886/1887, 1888/1889, 1890/1891, 1892/1893, 1894/1895, 1896/1897, 1898/1899, 1900/1901, 1902/1903, 1904/1905, 1906/1907, 1908/1909, 1910/1911, 1912/1913, 1914/1915, 1916/1917, 1918/1919, 1920/1921, 1922/1923, 1924/1925, 1926/1927, 1928/1929, 1930/1931, 1932/1933, 1934/1935, 1936/1937, 1938/1939, 1940/1941, 1942/1943, 1944/1945, 1946/1947, 1948/1949, 1950/1951, 1952/1953, 1954/1955, 1956/1957, 1958/1959, 1960/1961, 1962/1963, 1964/1965, 1966/1967, 1968/1969, 1970/1971, 1972/1973, 1974/1975, 1976/1977, 1978/1979, 1980/1981, 1982/1983, 1984/1985, 1986/1987, 1988/1989, 1990/1991, 1992/1993, 1994/1995, 1996/1997, 1998/1999, 2000/2001, 2002/2003, 2004/2005, 2006/2007, 2008/2009, 2010/2011, 2012/2013, 2014/2015, 2016/2017, 2018/2019, 2020/2021, 2022/2023, 2024/2025, 2026/2027, 2028/2029, 2030/2031, 2032/2033, 2034/2035, 2036/2037, 2038/2039, 2040/2041, 2042/2043, 2044/2045, 2046/2047, 2048/2049, 2050/2051, 2052/2053, 2054/2055, 2056/2057, 2058/2059, 2060/2061, 2062/2063, 2064/2065, 2066/2067, 2068/2069, 2070/2071, 2072/2073, 2074/2075, 2076/2077, 2078/2079, 2080/2081, 2082/2083, 2084/2085, 2086/2087, 2088/2089, 2090/2091, 2092/2093, 2094/2095, 2096/2097, 2098/2099, 2100/2101, 2102/2103, 2104/2105, 2106/2107, 2108/2109, 2110/2111, 2112/2113, 2114/2115, 2116/2117, 2118/2119, 2120/2121, 2122/2123, 2124/2125, 2126/2127, 2128/2129, 2130/2131, 2132/2133, 2134/2135, 2136/2137, 2138/2139, 2140/2141, 2142/2143, 2144/2145, 2146/2147, 2148/2149, 2150/2151, 2152/2153, 2154/2155, 2156/2157, 2158/2159, 2160/2161, 2162/2163, 2164/2165, 2166/2167, 2168/2169, 2170/2171, 2172/2173, 2174/2175, 2176/2177, 2178/2179, 2180/2181, 2182/2183, 2184/2185, 2186/2187, 2188/2189, 2190/2191, 2192/2193, 2194/2195, 2196/2197, 2198/2199, 2200/2201, 2202/2203, 2204/2205, 2206/2207, 2208/2209, 2210/2211, 2212/2213, 2214/2215, 2216/2217, 2218/2219, 2220/2221, 2222/2223, 2224/2225, 2226/2227, 2228/2229, 2230/2231, 2232/2233, 2234/2235, 2236/2237, 2238/2239, 2240/2241, 2242/2243, 2244/2245, 2246/2247, 2248/2249, 2250/2251, 2252/2253, 2254/2255, 2256/2257, 2258/2259, 2260/2261, 2262/2263, 2264/2265, 2266/2267, 2268/2269, 2270/2271, 2272/2273, 2274/2275, 2276/2277, 2278/2279, 2280/2281, 2282/2283, 2284/2285, 2286/2287, 2288/2289, 2290/2291, 2292/2293,



1 1st Floor - Office

1:100

Disclaimer:

Disclaimer: Xsquared Architects Pty Ltd accepts no liability whatsoever for the accuracy or integrity of the electronic data transmitted herewith, whether by corruption of data due to faulty equipment, viruses, and the like, or due to incompatibility of computer systems hardware and/or software. In addition, the data is for information only, and it is to be used by the recipient only if they have satisfied themselves that the data is useful, accurate, and appropriate for its intended purpose.

PLANNING APPLICATION

REVISIONS
1. 21/01/16 (21/01/16)

DRAWING
1st Floor - Office

PROJECT TITLE
Mixed Used Development

PREPARED BY
Roades Property Pty Ltd

PROJECT ADDRESS
36 Argyle Street, Hobart

DATE
11/10/2016

SCALE
1:100

DRAWN
CC

CHECKED
RF

DA202 A



x squared
ARCHITECTS

REGISTERED
11/10/2016, 12/10/2016, 13/10/2016, 14/10/2016, 15/10/2016, 16/10/2016, 17/10/2016, 18/10/2016, 19/10/2016, 20/10/2016, 21/10/2016, 22/10/2016, 23/10/2016, 24/10/2016, 25/10/2016, 26/10/2016, 27/10/2016, 28/10/2016, 29/10/2016, 30/10/2016, 31/10/2016, 01/11/2016, 02/11/2016, 03/11/2016, 04/11/2016, 05/11/2016, 06/11/2016, 07/11/2016, 08/11/2016, 09/11/2016, 10/11/2016, 11/11/2016, 12/11/2016, 13/11/2016, 14/11/2016, 15/11/2016, 16/11/2016, 17/11/2016, 18/11/2016, 19/11/2016, 20/11/2016, 21/11/2016, 22/11/2016, 23/11/2016, 24/11/2016, 25/11/2016, 26/11/2016, 27/11/2016, 28/11/2016, 29/11/2016, 30/11/2016, 01/12/2016, 02/12/2016, 03/12/2016, 04/12/2016, 05/12/2016, 06/12/2016, 07/12/2016, 08/12/2016, 09/12/2016, 10/12/2016, 11/12/2016, 12/12/2016, 13/12/2016, 14/12/2016, 15/12/2016, 16/12/2016, 17/12/2016, 18/12/2016, 19/12/2016, 20/12/2016, 21/12/2016, 22/12/2016, 23/12/2016, 24/12/2016, 25/12/2016, 26/12/2016, 27/12/2016, 28/12/2016, 29/12/2016, 30/12/2016, 31/12/2016, 01/01/2017, 02/01/2017, 03/01/2017, 04/01/2017, 05/01/2017, 06/01/2017, 07/01/2017, 08/01/2017, 09/01/2017, 10/01/2017, 11/01/2017, 12/01/2017, 13/01/2017, 14/01/2017, 15/01/2017, 16/01/2017, 17/01/2017, 18/01/2017, 19/01/2017, 20/01/2017, 21/01/2017, 22/01/2017, 23/01/2017, 24/01/2017, 25/01/2017, 26/01/2017, 27/01/2017, 28/01/2017, 29/01/2017, 30/01/2017, 31/01/2017, 01/02/2017, 02/02/2017, 03/02/2017, 04/02/2017, 05/02/2017, 06/02/2017, 07/02/2017, 08/02/2017, 09/02/2017, 10/02/2017, 11/02/2017, 12/02/2017, 13/02/2017, 14/02/2017, 15/02/2017, 16/02/2017, 17/02/2017, 18/02/2017, 19/02/2017, 20/02/2017, 21/02/2017, 22/02/2017, 23/02/2017, 24/02/2017, 25/02/2017, 26/02/2017, 27/02/2017, 28/02/2017, 29/02/2017, 01/03/2017, 02/03/2017, 03/03/2017, 04/03/2017, 05/03/2017, 06/03/2017, 07/03/2017, 08/03/2017, 09/03/2017, 10/03/2017, 11/03/2017, 12/03/2017, 13/03/2017, 14/03/2017, 15/03/2017, 16/03/2017, 17/03/2017, 18/03/2017, 19/03/2017, 20/03/2017, 21/03/2017, 22/03/2017, 23/03/2017, 24/03/2017, 25/03/2017, 26/03/2017, 27/03/2017, 28/03/2017, 29/03/2017, 30/03/2017, 31/03/2017, 01/04/2017, 02/04/2017, 03/04/2017, 04/04/2017, 05/04/2017, 06/04/2017, 07/04/2017, 08/04/2017, 09/04/2017, 10/04/2017, 11/04/2017, 12/04/2017, 13/04/2017, 14/04/2017, 15/04/2017, 16/04/2017, 17/04/2017, 18/04/2017, 19/04/2017, 20/04/2017, 21/04/2017, 22/04/2017, 23/04/2017, 24/04/2017, 25/04/2017, 26/04/2017, 27/04/2017, 28/04/2017, 29/04/2017, 30/04/2017, 01/05/2017, 02/05/2017, 03/05/2017, 04/05/2017, 05/05/2017, 06/05/2017, 07/05/2017, 08/05/2017, 09/05/2017, 10/05/2017, 11/05/2017, 12/05/2017, 13/05/2017, 14/05/2017, 15/05/2017, 16/05/2017, 17/05/2017, 18/05/2017, 19/05/2017, 20/05/2017, 21/05/2017, 22/05/2017, 23/05/2017, 24/05/2017, 25/05/2017, 26/05/2017, 27/05/2017, 28/05/2017, 29/05/2017, 30/05/2017, 31/05/2017, 01/06/2017, 02/06/2017, 03/06/2017, 04/06/2017, 05/06/2017, 06/06/2017, 07/06/2017, 08/06/2017, 09/06/2017, 10/06/2017, 11/06/2017, 12/06/2017, 13/06/2017, 14/06/2017, 15/06/2017, 16/06/2017, 17/06/2017, 18/06/2017, 19/06/2017, 20/06/2017, 21/06/2017, 22/06/2017, 23/06/2017, 24/06/2017, 25/06/2017, 26/06/2017, 27/06/2017, 28/06/2017, 29/06/2017, 30/06/2017, 01/07/2017, 02/07/2017, 03/07/2017, 04/07/2017, 05/07/2017, 06/07/2017, 07/07/2017, 08/07/2017, 09/07/2017, 10/07/2017, 11/07/2017, 12/07/2017, 13/07/2017, 14/07/2017, 15/07/2017, 16/07/2017, 17/07/2017, 18/07/2017, 19/07/2017, 20/07/2017, 21/07/2017, 22/07/2017, 23/07/2017, 24/07/2017, 25/07/2017, 26/07/2017, 27/07/2017, 28/07/2017, 29/07/2017, 30/07/2017, 31/07/2017, 01/08/2017, 02/08/2017, 03/08/2017, 04/08/2017, 05/08/2017, 06/08/2017, 07/08/2017, 08/08/2017, 09/08/2017, 10/08/2017, 11/08/2017, 12/08/2017, 13/08/2017, 14/08/2017, 15/08/2017, 16/08/2017, 17/08/2017, 18/08/2017, 19/08/2017, 20/08/2017, 21/08/2017, 22/08/2017, 23/08/2017, 24/08/2017, 25/08/2017, 26/08/2017, 27/08/2017, 28/08/2017, 29/08/2017, 30/08/2017, 31/08/2017, 01/09/2017, 02/09/2017, 03/09/2017, 04/09/2017, 05/09/2017, 06/09/2017, 07/09/2017, 08/09/2017, 09/09/2017, 10/09/2017, 11/09/2017, 12/09/2017, 13/09/2017, 14/09/2017, 15/09/2017, 16/09/2017, 17/09/2017, 18/09/2017, 19/09/2017, 20/09/2017, 21/09/2017, 22/09/2017, 23/09/2017, 24/09/2017, 25/09/2017, 26/09/2017, 27/09/2017, 28/09/2017, 29/09/2017, 30/09/2017, 01/10/2017, 02/10/2017, 03/10/2017, 04/10/2017, 05/10/2017, 06/10/2017, 07/10/2017, 08/10/2017, 09/10/2017, 10/10/2017, 11/10/2017, 12/10/2017, 13/10/2017, 14/10/2017, 15/10/2017, 16/10/2017, 17/10/2017, 18/10/2017, 19/10/2017, 20/10/2017, 21/10/2017, 22/10/2017, 23/10/2017, 24/10/2017, 25/10/2017, 26/10/2017, 27/10/2017, 28/10/2017, 29/10/2017, 30/10/2017, 31/10/2017, 01/11/2017, 02/11/2017, 03/11/2017, 04/11/2017, 05/11/2017, 06/11/2017, 07/11/2017, 08/11/2017, 09/11/2017, 10/11/2017, 11/11/2017, 12/11/2017, 13/11/2017, 14/11/2017, 15/11/2017, 16/11/2017, 17/11/2017, 18/11/2017, 19/11/2017, 20/11/2017, 21/11/2017, 22/11/2017, 23/11/2017, 24/11/2017, 25/11/2017, 26/11/2017, 27/11/2017, 28/11/2017, 29/11/2017, 30/11/2017, 01/12/2017, 02/12/2017, 03/12/2017, 04/12/2017, 05/12/2017, 06/12/2017, 07/12/2017, 08/12/2017, 09/12/2017, 10/12/2017, 11/12/2017, 12/12/2017, 13/12/2017, 14/12/2017, 15/12/2017, 16/12/2017, 17/12/2017, 18/12/2017, 19/12/2017, 20/12/2017, 21/12/2017, 22/12/2017, 23/12/2017, 24/12/2017, 25/12/2017, 26/12/2017, 27/12/2017, 28/12/2017, 29/12/2017, 30/12/2017, 31/12/2017, 01/01/2018, 02/01/2018, 03/01/2018, 04/01/2018, 05/01/2018, 06/01/2018, 07/01/2018, 08/01/2018, 09/01/2018, 10/01/2018, 11/01/2018, 12/01/2018, 13/01/2018, 14/01/2018, 15/01/2018, 16/01/2018, 17/01/2018, 18/01/2018, 19/01/2018, 20/01/2018, 21/01/2018, 22/01/2018, 23/01/2018, 24/01/2018, 25/01/2018, 26/01/2018, 27/01/2018, 28/01/2018, 29/01/2018, 30/01/2018, 31/01/2018, 01/02/2018, 02/02/2018, 03/02/2018, 04/02/2018, 05/02/2018, 06/02/2018, 07/02/2018, 08/02/2018, 09/02/2018, 10/02/2018, 11/02/2018, 12/02/2018, 13/02/2018, 14/02/2018, 15/02/2018, 16/02/2018, 17/02/2018, 18/02/2018, 19/02/2018, 20/02/2018, 21/02/2018, 22/02/2018, 23/02/2018, 24/02/2018, 25/02/2018, 26/02/2018, 27/02/2018, 28/02/2018, 29/02/2018, 01/03/2018, 02/03/2018, 03/03/2018, 04/03/2018, 05/03/2018, 06/03/2018, 07/03/2018, 08/03/2018, 09/03/2018, 10/03/2018, 11/03/2018, 12/03/2018, 13/03/2018, 14/03/2018, 15/03/2018, 16/03/2018, 17/03/2018, 18/03/2018, 19/03/2018, 20/03/2018, 21/03/2018, 22/03/2018, 23/03/2018, 24/03/2018, 25/03/2018, 26/03/2018, 27/03/2018, 28/03/2018, 29/03/2018, 30/03/2018, 31/03/2018, 01/04/2018, 02/04/2018, 03/04/2018, 04/04/2018, 05/04/2018, 06/04/2018, 07/04/2018, 08/04/2018, 09/04/2018, 10/04/2018, 11/04/2018, 12/04/2018, 13/04/2018, 14/04/2018, 15/04/2018, 16/04/2018, 17/04/2018, 18/04/2018, 19/04/2018, 20/04/2018, 21/04/2018, 22/04/2018, 23/04/2018, 24/04/2018, 25/04/2018, 26/04/2018, 27/04/2018, 28/04/2018, 29/04/2018, 30/04/2018, 01/05/2018, 02/05/2018, 03/05/2018, 04/05/2018, 05/05/2018, 06/05/2018, 07/05/2018, 08/05/2018, 09/05/2018, 10/05/2018, 11/05/2018, 12/05/2018, 13/05/2018, 14/05/2018, 15/05/2018, 16/05/2018, 17/05/2018, 18/05/2018, 19/05/2018, 20/05/2018, 21/05/2018, 22/05/2018, 23/05/2018, 24/05/2018, 25/05/2018, 26/05/2018, 27/05/2018, 28/05/2018, 29/05/2018, 30/05/2018, 31/05/2018, 01/06/2018, 02/06/2018, 03/06/2018, 04/06/2018, 05/06/2018, 06/06/2018, 07/06/2018, 08/06/2018, 09/06/2018, 10/06/2018, 11/06/2018, 12/06/2018, 13/06/2018, 14/06/2018, 15/06/2018, 16/06/2018, 17/06/2018, 18/06/2018, 19/06/2018, 20/06/2018, 21/06/2018, 22/06/2018, 23/06/2018, 24/06/2018, 25/06/2018, 26/06/2018, 27/06/2018, 28/06/2018, 29/06/2018, 30/06/2018, 01/07/2018, 02/07/2018, 03/07/2018, 04/07/2018, 05/07/2018, 06/07/2018, 07/07/2018, 08/07/2018, 09/07/2018, 10/07/2018, 11/07/2018, 12/07/2018, 13/07/2018, 14/07/2018, 15/07/2018, 16/07/2018, 17/07/2018, 18/07/2018, 19/07/2018, 20/07/2018, 21/07/2018, 22/07/2018, 23/07/2018, 24/07/2018, 25/07/2018, 26/07/2018, 27/07/2018, 28/07/2018, 29/07/2018, 30/07/2018, 31/07/2018, 01/08/2018, 02/08/2018, 03/08/2018, 04/08/2018, 05/08/2018, 06/08/2018, 07/08/2018, 08/08/2018, 09/08/2018, 10/08/2018, 11/08/2018, 12/08/2018, 13/08/2018, 14/08/2018, 15/08/2018, 16/08/2018, 17/08/2018, 18/08/2018, 19/08/2018, 20/08/2018, 21/08/2018, 22/08/2018, 23/08/2018, 24/08/2018, 25/08/2018, 26/08/2018, 27/08/2018, 28/08/2018, 29/08/2018, 30/08/2018, 31/08/2018, 01/09/2018, 02/09/2018, 03/09/2018, 04/09/2018, 05/09/2018, 06/09/2018, 07/09/2018, 08/09/2018, 09/09/2018, 10/09/2018, 11/09/2018, 12/09/2018, 13/09/2018, 14/09/2018, 15/09/2018, 16/09/2018, 17/09/2018, 18/09/2018, 19/09/2018, 20/09/2018, 21/09/2018, 22/09/2018, 23/09/2018, 24/09/2018, 25/09/2018, 26/09/2018, 27/09/2018, 28/09/2018, 29/09/2018, 30/09/2018, 01/10/2018, 02/10/2018, 03/10/2018, 04/10/2018, 05/10/2018, 06/10/2018, 07/10/2018, 08/10/2018, 09/10/2018, 10/10/2018, 11/10/2018, 12/10/2018, 13/10/2018, 14/10/2018, 15/10/2018, 16/10/2018, 17/10/2018, 18/10/2018, 19/10/2018, 20/10/2018, 21/10/2018, 22/10/2018, 23/10/2018, 24/10/2018, 25/10/2018, 26/10/2018, 27/10/2018, 28/10/2018, 29/10/2018, 30/10/2018, 31/10/2018, 01/11/2018, 02/11/2018, 03/11/2018, 04/11/2018, 05/11/2018, 06/11/2018, 07/11/2018, 08/11/2018, 09/11/2018, 10/11/2018, 11/11/2018, 12/11/2018, 13/11/2018, 14/11/2018, 15/11/2018, 16/11/2018, 17/11/2018, 18/11/2018, 19/11/2018, 20/11/2018, 21/11/2018, 22/11/2018, 23/11/2018, 24/11/2018, 25/11/2018, 26/11/2018, 27/11/2018, 28/11/2018, 29/11/2018, 30/11/2018, 01/12/2018, 02/12/2018, 03/12/2018, 04/12/2018, 05/12/2018, 06/12/2018, 07/12/2018, 08/12/2018, 09/12/2018, 10/12/2018, 11/12/2018, 12/12/2018, 13/12/2018, 14/12/2018, 15/12/2018, 16/12/2018, 17/12/2018, 18/12/2018, 19/12/2018, 20/12/2018, 21/12/2018, 22/12/2018, 23/12/2018, 24/12/2018, 25/12/2018, 26/12/2018, 27/12/2018, 28/12/2018, 29/12/2018, 30/12/2018, 31/12/2018, 01/01/2019, 02/01/2019, 03/01/2019, 04/01/2019, 05/01/2019, 06/01/2019, 07/01/2019, 08/01/2019, 09/01/2019, 10/01/2019, 11/01/2019, 12/01/2019, 13/01/2019, 14/01/2019, 15/01/2019, 16/01/2019, 17/01/2019, 18/01/2019, 19/01/2019, 20/01/2019, 21/01/2019, 22/01/2019, 23/01/2019, 24/01/2019, 25/01/2019, 26/01/2019, 27/01/2019, 28/01/2019, 29/01/2019, 30/01/2019, 31/01/2019, 01/02/2019, 02/02/2019, 03/02/2019, 04/02/2019, 05/02/2019, 06/02/2019, 07/02/2019, 08/02/2019, 09/02/2019, 10/02/2019, 11/02/2019, 12/02/2019, 13/02/2019, 14/02/2019, 15/02/2019, 16/02/2019, 17/02/2019, 18/02/2019, 19/02/2019, 20/02/2019, 21/02/2019, 22/02/2019, 23/02/2019, 24/02/2019, 25/02/2019, 26/02/2019, 27/02/2019, 28/02/2019, 29/02/2019, 01/03/2019, 02/03/2019, 03/03/2019, 04/03/2019, 05/03/2019, 06/03/2019, 07/03/2019, 08/03/2019, 09/03/2019, 10/03/2019, 11/03/2019, 12/03/2019, 13/03/2019, 14/03/2019, 15/03/2019, 16/03/2019, 17/03/2019, 18/03/2019, 19/03/2019, 20/03/2019, 21/03/2019, 22/03/2019, 23/03/2019, 24/03/2019, 25/03/2019, 26/03/2019, 27/03/2019, 28/03/2019, 29/03/2019, 30/03/2019, 31/03/2019, 01/04/2019, 02/04/2019, 03/04/2019, 04/04/2019, 05/04/2019, 06/04/2019, 07/04/2019, 08/04/2019, 09/04/2019, 10/04/2019, 11/04/2019, 12/04/2019, 13/04/2019, 14/04/2019, 15/04/2019, 16/04/2019, 17/04/2019, 18/04/2019, 19/04/2019, 20/04/2019, 21/04/2019, 22/04/2019, 23/04/2019, 24/04/2019, 25/04/2019, 26/04/2019, 27/04/2019, 28/04/2019, 29/04/2019, 30/04/2019, 01/05/2019, 02/05/2019, 03/05/2019, 04/05/2019, 05/05/2019, 06/05/2019, 07/05/2



1 6th Floor - Hotel (18 rooms)

Disclaimer:

This document is prepared by the Architect for the use of the client and is not to be used for any other purpose. The Architect is not responsible for the accuracy or completeness of the information provided by the client. The Architect is not responsible for the accuracy or completeness of the information provided by the client. The Architect is not responsible for the accuracy or completeness of the information provided by the client.

PLANNING APPLICATION

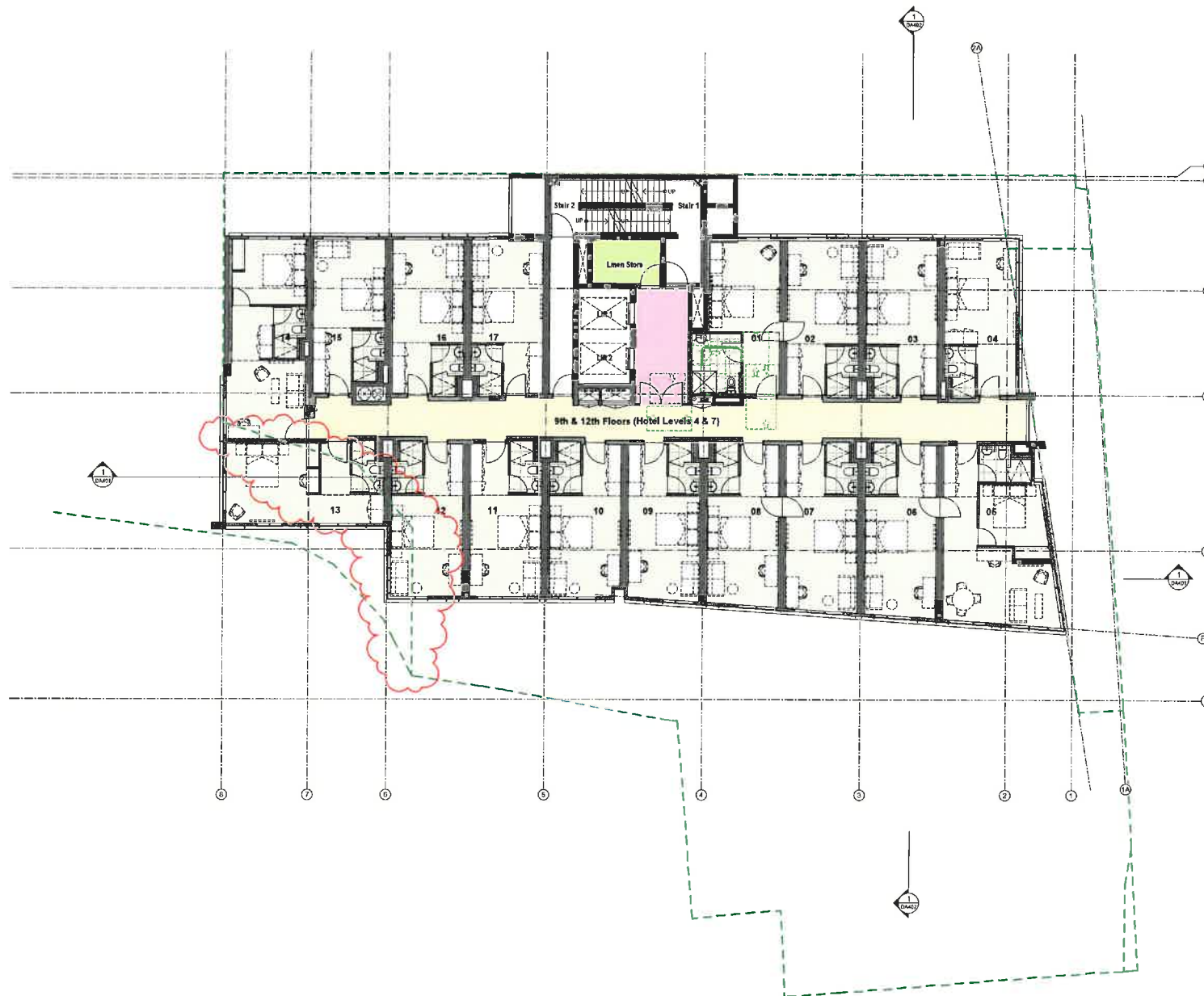
DRAWING: 6th Floor - Hotel 1	
PROJECT TITLE: Mixed Use Development	
PREPARED BY: Roadas Property Pty Ltd	
PROJECT ADDRESS: 36 Argyle Street, Hobart	
PREPARED BY: CC	DATE: 11/10/2016
PROJECTED: RFP	DA207



1:100

11/10/2016

11/10/2016



1 9th Floor - Hotel 4 1:100

Disclaimer:

"We, the undersigned, accept no liability whatsoever for the accuracy or reliability of the electronic data transmitted herein, whether by computer or other means, or for any loss or damage, or for any delay, or for any other consequence, arising from the use of the data. The data is for information only, and it is to be used by the recipient only for the purposes for which it is intended. The data is to be used by the recipient only for the purposes for which it is intended."

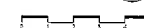
PLANNING APPLICATION

DRAWING 9th & 12th Floors (Hotel Levels 4 & 7)	
INDUSTRY Mixed Used Development	
CLIENT Randles Property Pty Ltd	
PROJECT ADDRESS 33 Argyle Street, Hobart	
APP NUMBER 1450	DATE 15/10/2018
SCALE IN AT 1:100	
DATE CC	DA210 A
DATE CC	



x squared
ARCHITECTS

CONTACT
33 Argyle Street, Hobart
T: 03 6221 5500
F: 03 6221 5501
E: info@xsquared.com.au
W: www.xsquared.com.au





1 14th Floor - Apartment Level
1:100

Disclaimer:

Disclaimer: X-squared Architects Pty Ltd accepts no liability whatsoever for the accuracy or integrity of the electronic data transmitted hereunder, whether by computer or other means, or for any equipment, system, and the like, or due to any other cause. The data is provided as a guide only and is not intended to be used for any purpose other than that for which it is provided. The data is not intended to be used for any purpose other than that for which it is provided. The data is not intended to be used for any purpose other than that for which it is provided.

PRELIMINARY

DRAWING 14th Floor Apartments (Hotel Level 9)	
PROJECT NAME Mead Lived Development	
CLIENT Rendax Property Pty Ltd	
PROJECT ADDRESS 28 Argyle Street, Hobart	
PROJECT NO. 1450	DATE 11/10/2016
SCALE 1:100	
OWNER CC	
DESIGNED BY RF	DA211 A



x-squared
ARCHITECTS
100/101 Argyle Street
Hobart, Tasmania 7000
T: 03 6224 9370
F: 03 6224 9371
www.xsquaredarchitects.com.au





1 Roof Plan

1:100

Disclaimer:

This document is prepared by the Architect for the use of the client. The Architect does not accept any liability whatsoever for the accuracy or integrity of the information contained herein, whether or not the same is derived from the Architect's own records or from other sources. The client is responsible for the accuracy and integrity of the information contained herein. The client is responsible for the accuracy and integrity of the information contained herein. The client is responsible for the accuracy and integrity of the information contained herein.

PLANNING APPLICATION

PROJECT NO.	
Roof Plan	
PROJECT TITLE	
Mixed Use Development	
PREPARED BY	
Rasdan Property Pty Ltd	
PROJECT ADDRESS	
36 Argyle Street, Hobart	
DATE SUBMITTED	DATE
14/03/16	11/10/2016
SCALE	
1:100	
DRAWN BY	
QC	
CHECKED BY	DA212 A
RF	

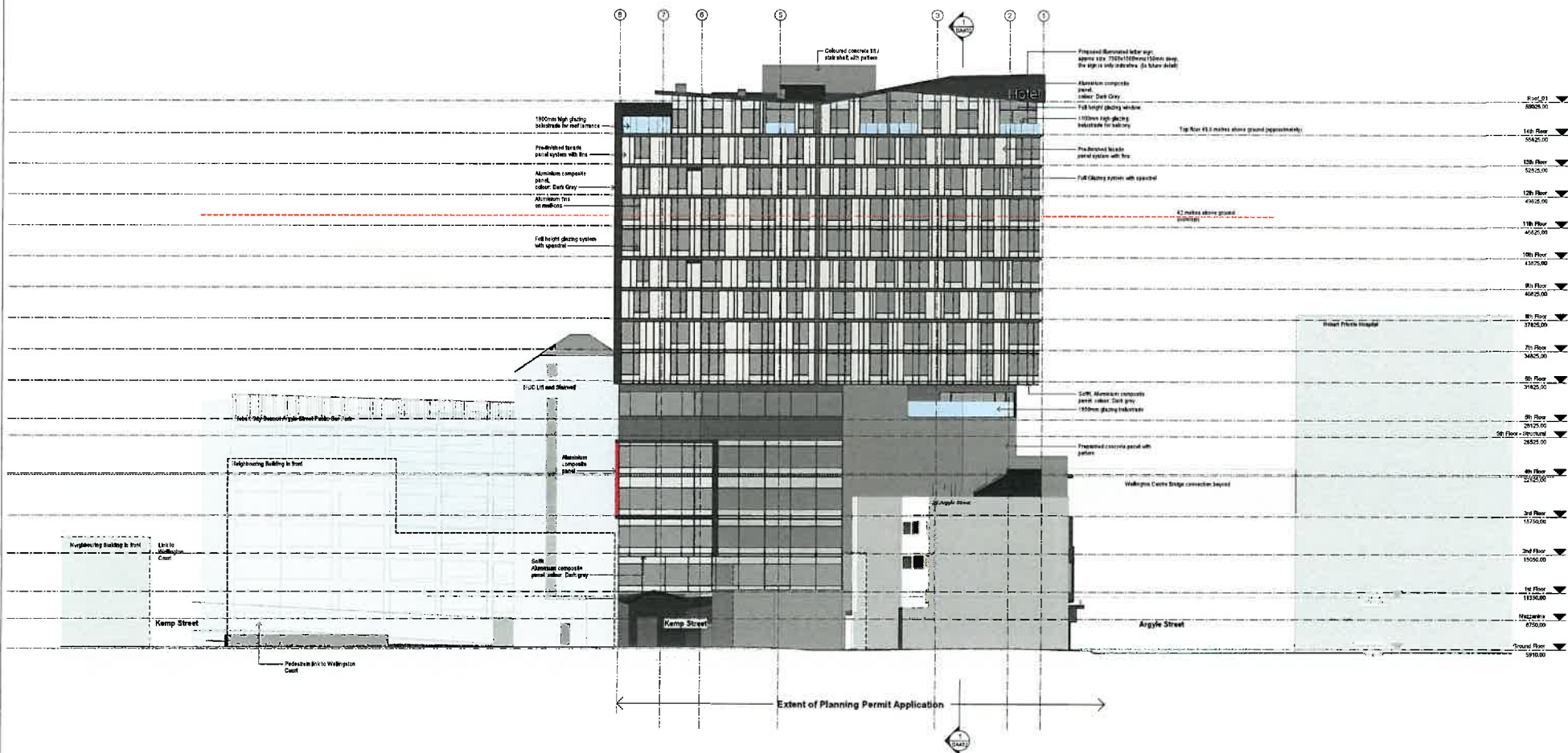


x.squared
ARCHITECTS

100/100
100/100
100/100

100/100
100/100
100/100

100/100
100/100
100/100



1 Elevation 02 - DA Amendment
1:200

Disclaimer:

Disclaimer: Xsquared Architects Pty Ltd accepts no liability whatsoever for the accuracy or integrity of the electronic data transmitted herewith, whether by computer or otherwise, or the accuracy of any data or information received by any person or system, and the use of the data or information received by any person or system is at their own risk. The data is for information only, and it is to be used by the recipient only if they have satisfied the disclaimer that the data is useful, accurate, and appropriate for its intended purpose.

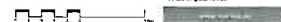
PLANNING APPLICATION

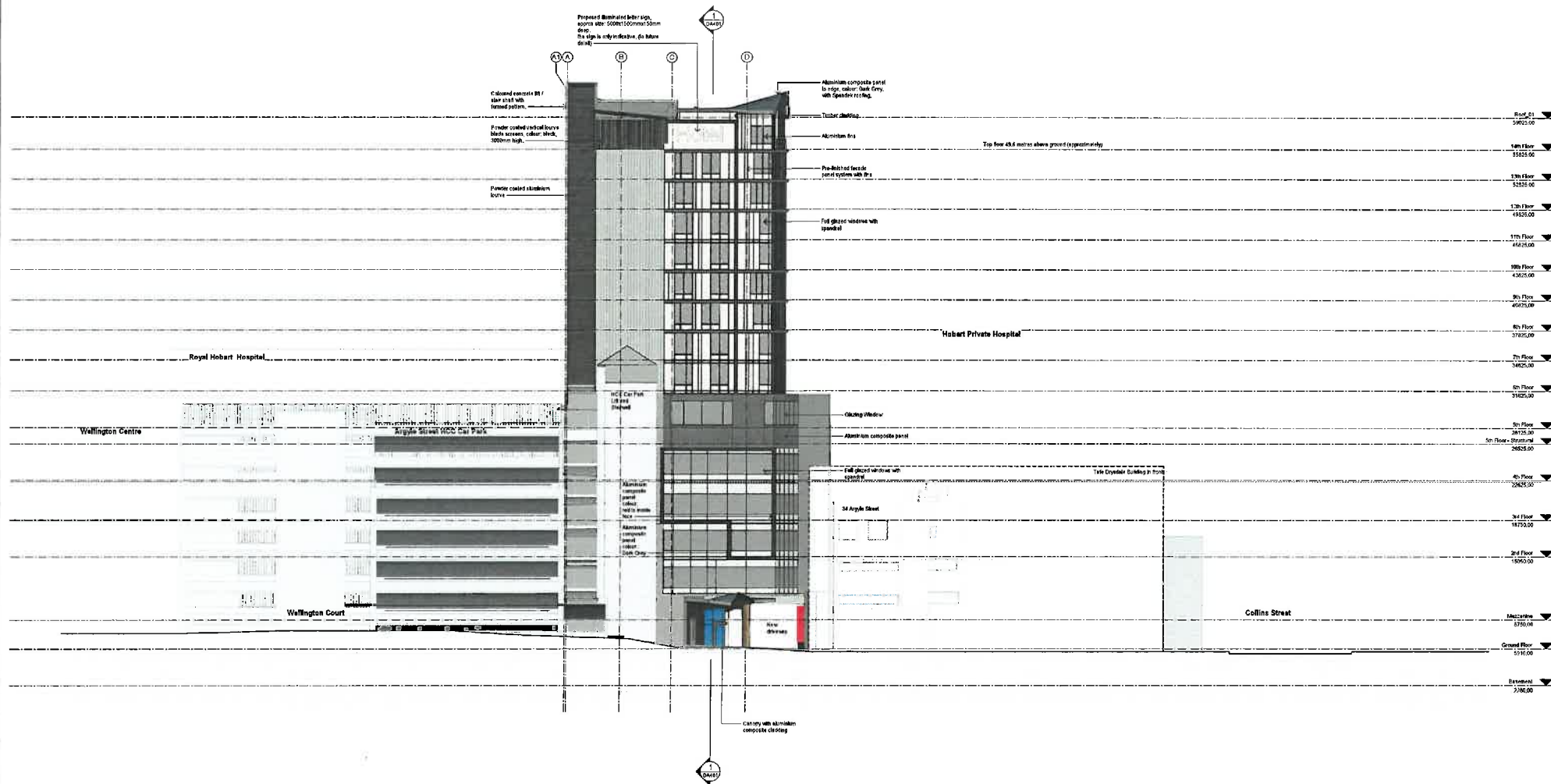
DRAWING Elevation 02	
PROJECT TITLE Mixed Use Development	
CLIENT Randas Property Pty Ltd	
PROJECT ADDRESS 36 Argyle Street, Hobart	
DA NUMBER 14230	DATE 11/10/2016
DRAWING CC	
DRAWING RF	
DA302 A	



x-squared
ARCHITECTS

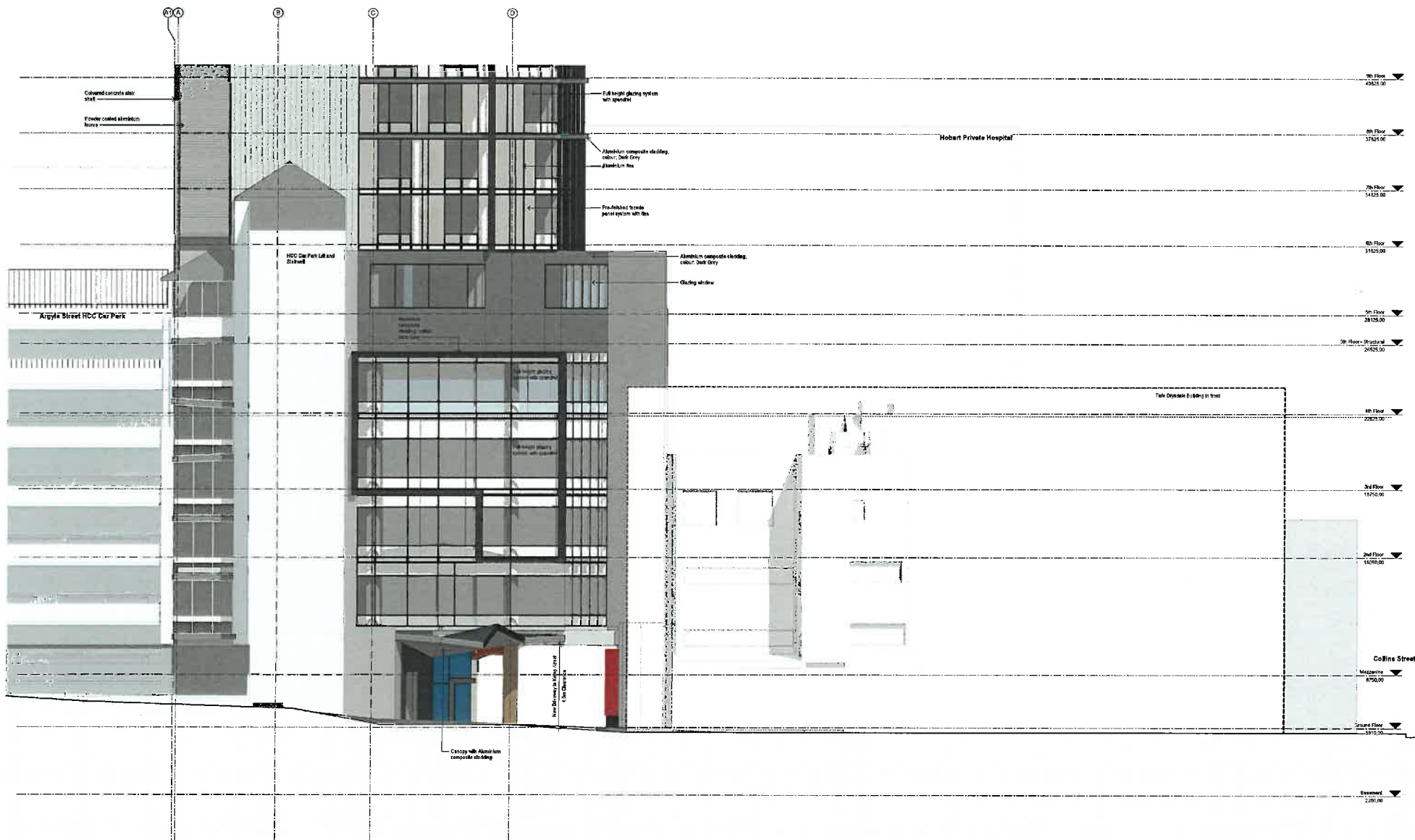
100 ROBERTSON STREET
HOBART TASMANIA 7000
T 03 6214 8370
F 03 6214 8370
E info@xsquared.com.au
W www.xsquared.com.au





PLANNING APPLICATION

REVISIONS	
1. 2/20/07 10/10/2015 1/1	



PLANNING APPLICATION

PROPOSAL
A 2007/101 50 November 1

DRAWING
Elevation 06

PROJECT TITLE
Mixed Used Development

PRINCIPAL
Readas Property Pty Ltd

PROJECT ADDRESS
36 Argyle Street, Hobart

DRAWN BY
1430

DATE
11/10/2016

SCALE # AT
1: 100

DRAWN
CC

CHECKED
RF

DA306 A

x-squared
ARCHITECTS

10/10/16 135 Collins Street
Hobart Tasmania 7000
T 03 621 8178

10/10/16 135 Collins Street
Hobart Tasmania 7000
T 03 621 8178

10/10/16 135 Collins Street
Hobart Tasmania 7000
T 03 621 8178

10/10/16 135 Collins Street
Hobart Tasmania 7000
T 03 621 8178

1 Elevation 06 - DA Amendment

1: 100

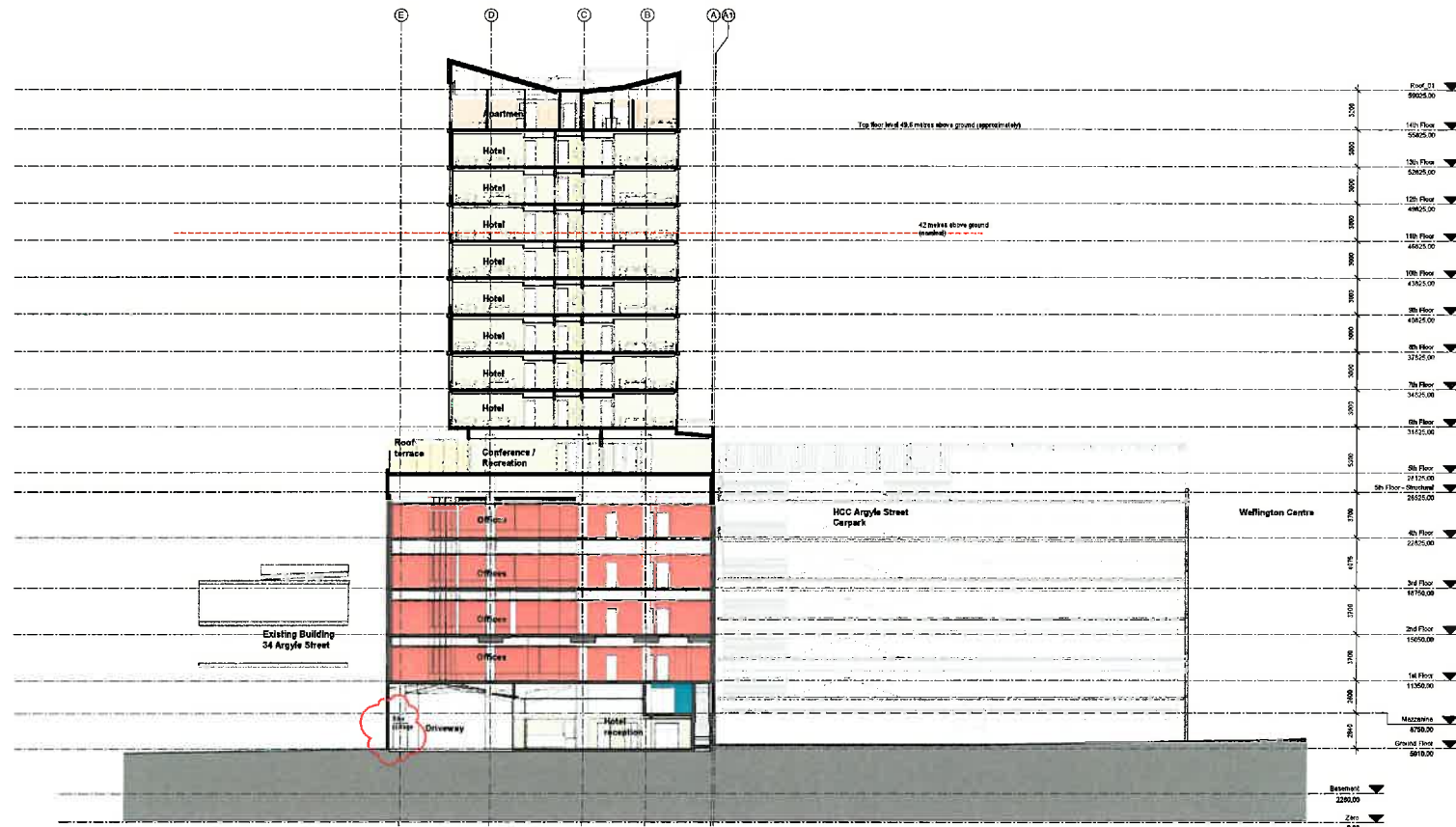
Disclaimer:
The owner, X-squared Architects Pty Ltd, accepts no liability whatsoever for the accuracy or integrity of the electronic data transmitted herewith, whether by computer or data due to faulty equipment, viruses, and the like, or due to the availability of computer systems, hardware and software. It is advised that the data is for information only, and it is to be used by the recipient only if they have satisfied themselves that the data is usable, accurate, and appropriate for its intended purposes.



1 Section B - DA Amendment
1:200

Disclaimer:

This disclaimer is provided by x-squared architects Pty Ltd to accept no liability whatsoever for the accuracy or integrity of the electronic data transmitted to the recipient, whether by computer or other means, or for any loss or damage, whether direct or indirect, arising from the use of the data. The data is for information only, and is to be used by the recipient only if they have satisfied themselves that the data is correct, accurate, and appropriate for its intended purpose.



PLANNING
APPLICATION

REVISION
1: 2017/10/20 (Amendment)

DRAWING
Section B

PROJECT TITLE
Mixed Use Development

CLIENT
Raddes Property Pty Ltd

PROJECT ADDRESS
36 Argyle Street, Hobart

REVISION
1: 2017/10/20

DATE
11/10/2019

SCALE
1:200

PROJECT
DA402

PROJECT
DA402

PROJECT
DA402

PROJECT
DA402

PROJECT
DA402

PROJECT
DA402

PROJECT
DA402

PROJECT
DA402

PROJECT
DA402

PROJECT
DA402

36 Argyle Street Alterations to approved development Planning Report

October 2016

Table of contents

1.	Introduction	2
1.1	Project Background and Existing Redevelopment Planning Permit.....	2
1.2	Statutory Status.....	2
2.	Proposal and Surrounds.....	3
2.1	The Site.....	4
3.	Planning Scheme.....	5
3.1	Statutory References	5
3.2	Use	5
3.3	Use Standards	6
3.4	Building Height (22.4.1)	6
3.5	Building Setback (22.4.2)	6
3.6	Design (22.4.3)	7
3.7	Passive Surveillance (22.4.4)	8
3.8	Outdoor Storage Areas (22.4.6)	9
3.9	Fencing (22.4.7)	9
3.10	Pedestrian Links (22.4.8)	9
3.11	Road and Railway Assets Code	10
3.12	Parking and Access Code	11
3.13	Historic Heritage Code	14
4.	Conclusion.....	14

1. Introduction

This planning assessment has been prepared by All Urban Planning Pty Ltd to accompany a development application to Hobart City Council for alterations and change of use to the approved but not yet constructed development at 36 Argyle Street under PLN-14-00952-01 (Redevelopment Permit).

The principal change is a reconfiguration of the ground floor to use the existing vehicle entries from Argyle and Kemp Streets to include a vehicle access and drop off through the site. This change will significantly improve vehicle circulation, deliveries and drop offs around the site.

The proposed vehicle access and egress is to include a public ROW and footway and has been designed to accommodate a change in traffic direction in Kemp Street if Council were to propose that in the future.

A service easement is also proposed within the boundaries of the proposed driveway.

The report is to be read in conjunction with:

- Plans, elevations, sections and montages prepared Xsquared Architects, 12 October 2016; and
- Traffic Impact Assessment prepared by Howarth Fisher, 12 October 2016.

1.1 Project Background and Existing Redevelopment Planning Permit

The proposal follows land owner discussion with Hobart City Council in relation to a number of adjacent Council owned parcels of land that are included within the development site. A letter from Council's General Manager 25 February 2014, confirming the sale of some of this land to the developer and confirming that Council will give land owner consent for a development application affecting the land is provided as Appendix A to this report.

The Redevelopment Permit has been subject to three separate Section 56 amendments as follows:

- Amendment 1 - Removal of Tas Water head works conditions (Approved 3 February 2016);
- Amendment 2 - External alterations (Approved 27 September 2016); and
- Amendment 3 - Changes to the Kemp Street road reservation.

The consolidated set of drawings submitted to Council 24 June 2016 and approved under Amendment 2 - 27 September 2016, form the 'existing plans' for the purposes of this application for alterations to the approved but as yet unconstructed development.

The application form accompanying this proposal is signed by the General Manager of Council.

1.2 Statutory Status

The development application is made pursuant to Section 57 of the Land Use Planning and Approvals Act 1993 (the Act). The proposal requires discretionary consideration in relation to Clause E5.5.1 P3 of the Road and Railway Assets Code of the Hobart Interim Planning Scheme 2015 (Planning Scheme).

2. Proposal and Surrounds

The proposal is to use the existing vehicle access points to Argyle and Kemp Street and reconfigure the ground floor to include a vehicle access and drop off through the site along with associated external changes to the lower levels of the building and amendments to the use of the upper floors.

The proposed access is to include a public ROW, footway and a service easement.

The changes are summarised as follows:

Floor	Proposed Additions/Amendment from Approved	Proposed Removal/Deletion from Approved
Ground	<ul style="list-style-type: none"> • New Driveway from Argyle Street to Kemp Street with foot path • New service easement • Demolition and Alteration of existing partial canopy and ramp - 34 Argyle Street • Existing fire booster of 38 Argyle street will be open from opposite side (driveway). • Restaurant and bar • Storage • Amenities • Substation • Secure bike racks 	<ul style="list-style-type: none"> • HCC Amenities • Internal Retail Arcade • Retail space
Mezzanine	<ul style="list-style-type: none"> • No change 	
1 st Floor	<ul style="list-style-type: none"> • Office Space with amenities • Amended form of the front/ rear canopies 	<ul style="list-style-type: none"> • Café/Bar & Retail Space • Parenting room
2 nd and 3 rd Floor	<ul style="list-style-type: none"> • Minor internal layout updated 	
4 th Floor	<ul style="list-style-type: none"> • Office with amenities 	<ul style="list-style-type: none"> • Childcare centre
5 th Floor	<ul style="list-style-type: none"> • Hotel conference room • Hotel staff amenities 	<ul style="list-style-type: none"> • Office
6 th Floor	<ul style="list-style-type: none"> • 1 additional hotel room (16 rooms) 	<ul style="list-style-type: none"> • Staff Amenities.
7 th to 13 th Floor	<ul style="list-style-type: none"> • minor internal layout change for hotel 	

14 th Floor	<ul style="list-style-type: none"> 1 additional hotel suite and minor internal layout update (7 suites) 	
------------------------	--	--

Further descriptions of the traffic and pedestrian movement aspects of the proposal are detailed in the Traffic Impact Assessment prepared by Howarth Fisher. As noted in that assessment, the proposed vehicle access and egress has been designed to accommodate a change in traffic direction in Kemp Street if Council were to propose that in the future.

2.1 The Site

The 'site' for the purposes of the application includes:

- 34-36 Argyle Street - CT 125255/1 including the existing four storey office building occupied as medical consulting rooms – 868m²
- CT 156236/6 (an elongated title along the Argyle Street frontage of the site owned by Hobart City Council) – 85m²
- A portion of 38 Argyle Street - CT 164485/1 – Argyle Street Carpark owned by Hobart City Council including the existing walkway 83m², HCC Public amenities site 194m²
- A portion of 38 Argyle Street – CT164485/0 – which is effectively above and below the strata lot owned by Hobart City Council above and owned as common property by the Wellington Centre Body Corporate, Strata Corporation Number 164485.
- A portion of HCC land on Kemp Street – 70m²
- An encroachment over Argyle Street owned by Hobart City Council for the proposed cantilevered office

Changes to the property title approved under the Redevelopment Permit are unchanged by this proposal.

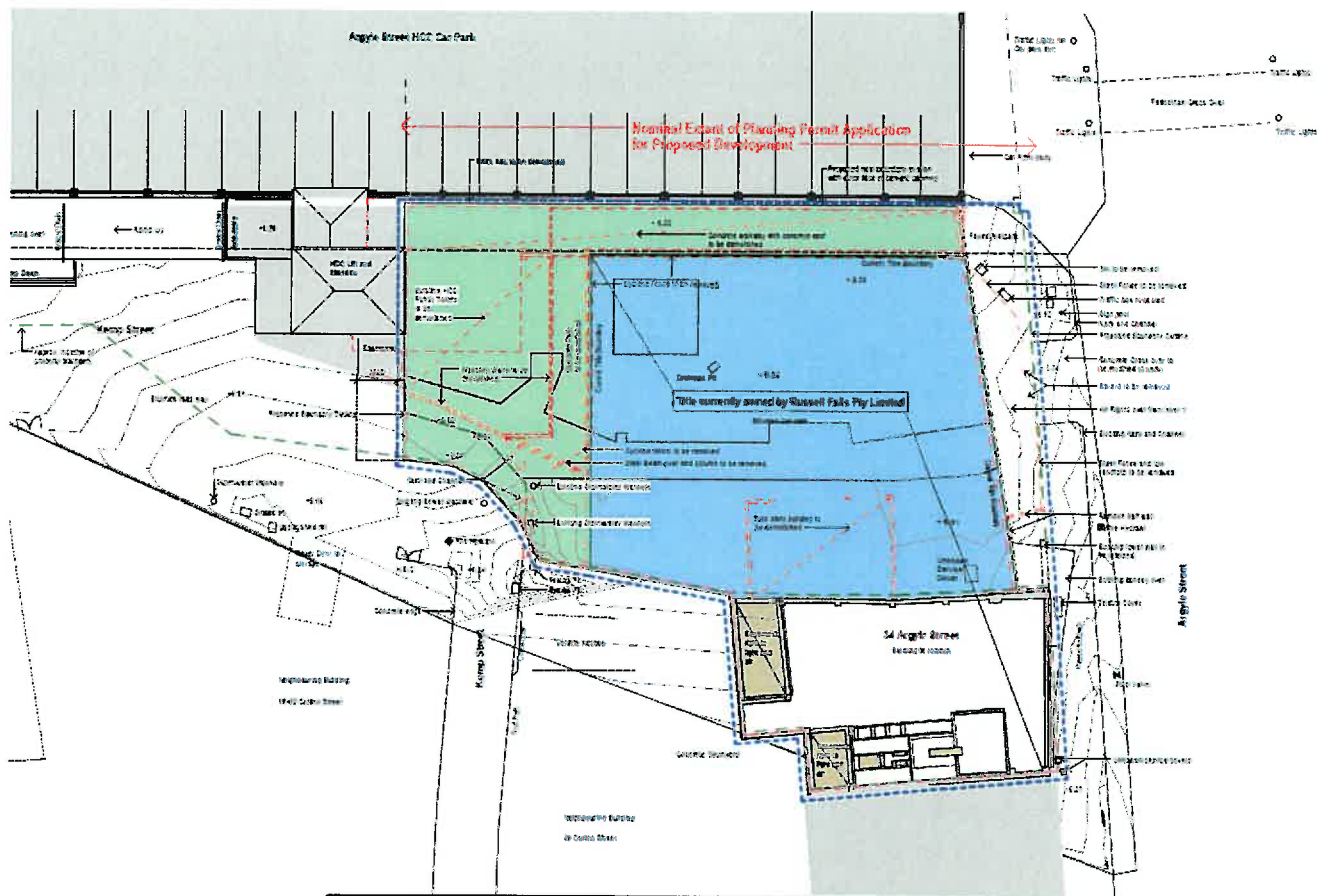


Figure 1 - Development Site (Source: XSA)

3. Planning Scheme

3.1 Statutory References

The proposal is subject to the following provisions of the Planning Scheme in particular:

- The provisions of the Central Business Zone;
- Active Frontage Overlay under Figure 22.1;
- Road and Railway Assets Code;
- Traffic and Access Code; and
- Historic Heritage Code

3.2 Use

In terms of Use the proposal involves:

- Ground Floor – new driveway, hotel lobby, café, bar, office and substation
- Mezzanine – hotel meeting areas

- 1st -4th floor – office
- 5th floor – hotel conference, swimming pool and amenities
- 6th floor – increase from 15 to 16 hotel rooms;
- 7th -13th floor – minor layout changes to hotel layout (17 rooms per floor);
- 14th floor – increase from 6 to 7 hotel suites

These uses translate to the following use definitions and use status under the Planning Scheme:

Use description	Planning Scheme Use Class	Use Status Table A1 CHPS 1982
hotel	Visitor Accommodation	Permitted (above ground floor level except for access)
café	Food Services	Permitted
bar	Hotel Industry	Permitted
office	Business and professional services	Permitted
substation	Utilities	No Permit required (minor utilities)

The proposed uses including the ground floor hotel lobby are all Permitted in the zone.

3.3 Use Standards

Use Standards 22.3.1 – 22.3.4 do not apply to this site that is well removed from a residential zone.

Use Standards 22.3.5, 22.3.6 and 22.3.8 do not apply.

The proposed ground floor bar will not operate beyond the hours of 7am to 12am and therefor complies with the Use Standard 22.3.7 for Hotel Industries.

3.4 Building Height (22.4.1)

The proposal does not alter the height or external building form above the lower levels and the Development Standards for Height do not apply.

3.5 Building Setback (22.4.2)

The proposal will not alter the building setback to Argyle Street or Kemp Street frontages. The proposal will continue to comply with A1 of 22.4.2.

3.6 Design (22.4.3)

The proposal complies with these criteria as follows:

Development Standard	Assessment
<p>A1</p> <p><i>Building design must comply with all of the following:</i></p> <p>(a) <i>provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;</i></p> <p>(b) <i>for new building or alterations to an existing façade provide windows and door openings at ground floor level in the front façade no less than 40% of the surface area of the ground floor level façade;</i></p> <p>(c) <i>for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is not greater than 30% of the length of the facade;</i></p> <p>(d) <i>screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces;</i></p> <p>(e) <i>incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof;</i></p> <p>(f) <i>not include security shutters over windows or doors with a frontage to a street or public place;</i></p>	<p>a) The main pedestrian entry will be clearly visible from both Argyle and Kemp Streets and satisfies this requirement;</p> <p>b) The proposal will continue to comply with this requirement with at least 40% window and door openings in the surface area of the ground floor frontage to Argyle Street;</p> <p>c) The proposal does not include large expanses of blank wall facing public space and satisfies this requirement;</p> <p>d) The proposal does not include plant or equipment visible from the Argyle, Kemp Streets or other public spaces and satisfies this requirement;</p> <p>e) The proposal does not involve changes to roof top infrastructure and this criteria therefore does not apply;</p> <p>f) The proposal does not involve security shutters and therefore satisfies this requirement.</p>
<p>A2</p> <p><i>Walls of a building facing a residential zone must be coloured using colours with a light reflectance value not greater than 40 percent.</i></p>	<p>The site is well removed from a residential zone and this Standard does not apply.</p>
<p>A3</p> <p><i>The facade of buildings constructed within 15m of a frontage and not separated from a place listed in the Historic Heritage Code by another building, full lot (excluding right of ways and lots less than 5m width) or road (refer figure 22.5 i), must:</i></p> <p>(a) <i>include building articulation to avoid a flat facade appearance through evident horizontal and vertical lines achieved by setbacks, fenestration</i></p>	<p>The proposal complies with these requirements in that the façade on Argyle Street (within 15m of the Heritage Place at 53-57 Collins Street) is articulated and there is no relevant awning on the heritage building that must align.</p>

<p><i>alignment, design elements, or the outward expression of floor levels; and</i></p> <p><i>(b) have any proposed awnings the same height from street level as any awnings of the adjacent heritage building.</i></p>	
<p>A4</p> <p><i>For new buildings or alterations to existing façades within the Active Frontage Overlay (Figure 22.1) provide windows with clear glazing and door openings at ground floor level in the front façade and façades facing other public space boundaries no less than 80% of the surface area;</i></p>	<p>The proposal complies with this requirement in that it does not reduce the area of door openings or glazing on the building surface of the Argyle Street frontage.</p>
<p>A5</p> <p><i>For new buildings or alterations to existing façades within the Active Frontage Overlay (Figure 22.1) awnings must be provided over public footpaths.</i></p>	<p>The proposal continues to provide an awning over the footpaths on Argyle and Kemp Streets and therefore satisfies this requirement.</p>

3.7 Passive Surveillance (22.4.4)

The proposal complies with these criteria as follows:

Development Standard	Assessment
<p>A1</p> <p><i>Building design must comply with all of the following:</i></p> <p><i>(a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;</i></p> <p><i>(b) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the front façade which amount to no less than 40 % of the surface area of the ground floor level facade;</i></p> <p><i>(c) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the façade of any wall which faces a public space or a car park which amount to no less than 30 % of the surface area of the ground floor level facade;</i></p> <p><i>(d) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces;</i></p>	<p>a) The main pedestrian entry will be clearly visible from both Argyle and Kemp Streets and satisfies this requirement;</p> <p>b) The proposal will continue to comply with this requirement with at least 40% window and door openings in the surface area of the ground floor frontage to Argyle Street;</p> <p>c) Similar to b) above, the proposal will continue to comply with this requirement with at least 30% window and door openings in the surface area of the ground floor frontage to Argyle Street;</p> <p>d) The proposal satisfies this requirement in that it will improve pedestrian permeability of the site and will not create any concealed alcoves or entrapment spaces;</p> <p>e and f) The proposed Argyle / Kemp Street vehicle and pedestrian links will be lit to comply with Australian Standard. The proposal therefore satisfies these requirements.</p>

<p>(e) provide external lighting to illuminate car parking areas and pathways;</p> <p>(f) provide well-lit public access at the ground floor level from any external car park.</p>	
--	--

3.8 Outdoor Storage Areas (22.4.6)

Development Standard	Assessment
<p>A1</p> <p>Outdoor storage areas for non-residential uses must comply with all of the following:</p> <p>(a) be located behind the building line;</p> <p>(b) all goods and materials stored must be screened from public view;</p> <p>(c) not encroach upon car parking areas, driveways or landscaped areas.</p>	<p>The proposal does not involve any outdoor storage areas and this Standard does not apply.</p>

3.9 Fencing (22.4.7)

Development Standard	Assessment
<p>A1</p> <p>Fencing must comply with all of the following:</p> <p>(a) fences, walls and gates of greater height than 1.5m must not be erected within 4.5m of the frontage;</p> <p>(b) fences along a frontage must be at least 50% transparent above a height of 1.2m;</p> <p>(c) height of fences along a common boundary with land in a residential zone must be no more than 2.1m and must not contain barbed wire.</p>	<p>The proposal does not involve any fencing and this Standard does not apply.</p>

3.10 Pedestrian Links (22.4.8)

Development Standard	Assessment
<p>A1</p> <p>Existing malls, arcades and through-site links must be retained.</p>	<p>The proposal will continue to accommodate a through site pedestrian link and satisfies this requirement.</p>

3.11 Road and Railway Assets Code

Under Clause E.5.2.1, this Code applies to this proposal that involves the intensification of the existing Argyle and Kemp Street accesses to the site.

Development Standard	Assessment
<p>A3</p> <p><i>The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.</i></p>	<p>The proposed new Argyle to Kemp Street access is likely to generate more than 40 vehicles movements per day and therefore must satisfy the corresponding Performance Criteria P3 below.</p>
<p>P3</p> <p><i>Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of 60km/h or less, must be safe and not unreasonably impact on the efficiency of the road, having regard to:</i></p> <ul style="list-style-type: none"> <i>(a) the increase in traffic caused by the use;</i> <i>(b) the nature of the traffic generated by the use;</i> <i>(c) the nature and efficiency of the access or the junction;</i> <i>(d) the nature and category of the road;</i> <i>(e) the speed limit and traffic flow of the road;</i> <i>(f) any alternative access to a road;</i> <i>(g) the need for the use;</i> <i>(h) any traffic impact assessment; and</i> <i>(i) any written advice received from the road authority.</i> 	<p>The accompanying Traffic Impact Assessment prepared by Howarth Fisher confirms that the proposal satisfies these criteria. On the basis of that assessment the proposal meets the requirements of P3.</p>

E5.6.2 Road accesses and junctions

Development Standard	Assessment
<p>A2</p> <p><i>No more than one access providing both entry and exit, or two accesses providing separate entry and exit, to roads in an area subject to a speed limit of 60km/h or less.</i></p>	<p>The proposal for separate entry and exit points, complies with this requirement.</p>

3.12 Parking and Access Code

In accordance with Clause E6.6.5 there is no onsite parking requirement for this site in the Central Business Zone.

E6.7.1 Number of Vehicular Accesses

Development Standard	Assessment
<p>A1</p> <p><i>The number of vehicle access points provided for each road frontage must be no more than 1 or the existing number of vehicle access points, whichever is the greater.</i></p>	<p>The proposal will continue to include a single entry from Argyle Street and exit to Kemp Street and complies with this requirement.</p>
<p>A2</p> <p><i>In the Central Business Zone and Particular Purpose Zone 10 (Royal Hobart Hospital) no new vehicular access is provided unless an existing access point is removed.</i></p>	<p>The site has existing vehicle access points on Argyle and Kemp Streets and the proposal therefore complies with this Standard in that there is no net increase in the number of accesses.</p>

E6.7.2 Design of Vehicular Accesses

Development Standard	Assessment
<p>A1</p> <p><i>Design of vehicle access points must comply with all of the following:</i></p> <p><i>(a) in the case of non-commercial vehicle access; the location, sight distance, width and gradient of an access must be designed and constructed to comply with section 3 – “Access Facilities to Off-street Parking Areas and Queuing Areas” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking;</i></p> <p><i>(b) in the case of commercial vehicle access; the location, sight distance, geometry and gradient of an access must be designed and constructed to comply with all access driveway provisions in section 3 “Access</i></p>	<p>The proposal is assessed in relation to these requirements in the accompanying TIA.</p>

Driveways and Circulation Roadways" of AS2890.2 - 2002 Parking facilities Part 2: Off-street commercial vehicle facilities.

E6.7.3 Vehicular Passing Areas Along an Access

Development Standard	Assessment
<p>A1</p> <p><i>Vehicular passing areas must:</i></p> <p><i>(a) be provided if any of the following applies to an access:</i></p> <p><i>(i) it serves more than 5 car parking spaces;</i></p> <p><i>(ii) is more than 30 m long;</i></p> <p><i>(iii) it meets a road serving more than 6000 vehicles per day;</i></p> <p><i>(b) be 6 m long, 5.5 m wide, and taper to the width of the driveway;</i></p> <p><i>(c) have the first passing area constructed at the kerb;</i></p> <p><i>(d) be at intervals of no more than 30 m along the access.</i></p>	<p>The proposal is assessed in relation to these requirements in the accompanying TIA.</p>

E6.7.4 On-Site Turning

Development Standard	Assessment
<p>A1</p> <p><i>On-site turning must be provided to enable vehicles to exit a site in a forward direction, except where the access complies with any of the following:</i></p> <p><i>(a) it serves no more than two dwelling units;</i></p> <p><i>(b) it meets a road carrying less than 6000 vehicles per day.</i></p>	<p>The proposed through site link from Argyle to Kemp Streets will allow vehicles to enter and exit in a forward direction as required by this Standard.</p>

E6.7.5 Layout of Parking Areas

Development Standard	Assessment
<p>A1</p> <p><i>The layout of car parking spaces, access aisles, circulation roadways and ramps must be designed and constructed to comply with section 2 “Design of Parking Modules, Circulation Roadways and Ramps” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking and must have sufficient headroom to comply with clause 5.3 “Headroom” of the same Standard.</i></p>	<p>The proposal is assessed in relation to these requirements in the accompanying TIA.</p>

E6.7.6 Surface Treatment of Parking Areas

Development Standard	Assessment
<p>A1</p> <p><i>Parking spaces and vehicle circulation roadways must be in accordance with all of the following;</i></p> <p><i>(a) paved or treated with a durable all-weather pavement where within 75m of a property boundary or a sealed roadway;</i></p> <p><i>(b) drained to an approved stormwater system, unless the road from which access is provided to the property is unsealed.</i></p>	<p>The proposed drop off parking areas will be sealed in accordance with this Standard.</p>

E6.7.7 Lighting of Parking Areas

Development Standard	Assessment
<p>A1</p> <p><i>Parking and vehicle circulation roadways and pedestrian paths serving 5 or more car parking spaces, used outside daylight hours, must be provided with lighting in accordance with clause 3.1 “Basis of Design” and clause 3.6 “Car Parks” in AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting.</i></p>	<p>The proposed vehicle access and drop off parking area will be lit to Australian Standards and therefore complies with this requirement.</p>

E7.8 Landscaping of Parking Areas

Development Standard	Assessment
A1 <i>Landscaping of parking and circulation areas must be provided where more than 5 car parking spaces are proposed. This landscaping must be no less than 5 percent of the area of the car park, except in the Central Business Zone where no landscaping is required.</i>	This standard does not apply to the Central Business Zone.

Other requirements of the Code are addressed in the accompanying TIA.

3.13 Historic Heritage Code

The proposal does not alter the extent of excavation of the approved development and does not affect archaeological values.

4. Conclusion

The proposed alterations and change of use to the approved redevelopment under PLN-14-00952-01 use the existing vehicle accesses to Argyle and Kemp Streets to provide a through site vehicle and pedestrian link.

The proposed Uses are Permitted in the Central Zone and the building alterations comply with the applicable Development Standards under the Planning Scheme.

The proposed vehicle access is technically discretionary as vehicle generation to the site may exceed the 40 vpd threshold under the Road and Railway Assets Code. However, as set out in the accompanying Traffic Impact Assessment, the proposal will bring significant improvements to traffic and pedestrian access, convenience and safety. On this basis the proposal is assessed to satisfy the relevant performance standards of the Code.

In my assessment the proposal complies with the requirements of the Planning Scheme and should be approved pursuant to Section 57 of the Act.

Appendix A
HCC Land Owner Letter



Enquiries to: Tim Short

☎: 6238 2940

✉: shortt@hobartcity.com.au

Our Ref: p7589890 & p/34/316

ar:AR

(s:\council support\council and committees\finance and corporate services\letters\2014\34-36argylestreet_development_240214.docx)

25 February 2014

Mr Richard Doedens
Managing Director
raadas Property
Unit 1a/26 Mornington Road
MORNINGTON 7018

Dear Mr Doedens

34-36 ARGYLE STREET, HOBART - PROPOSED DEVELOPMENT

I refer to your request to purchase Council owned land adjacent to the Argyle Street Car Park.

I write to advise that the Council considered your proposal at its meeting held on Monday 24 February 2014 whereat it resolved the following:

- That:*
- 1. The Council provide in-principle agreement to the request from Mr Richard Doedens to sell Council owned land adjacent to the Argyle Street car park for the purposes of the development as described in Attachment A to item 6 of the Closed Finance and Corporate Services Committee agenda of 18 February 2014.*
 - 2. The Council authorise the General Manager to negotiate a final agreement for the sale of the land and access to the completed development through the Council's Argyle Street car park.*
 - 3. The final agreements be referred to the Council for approval, including the proposed commercial arrangements for the sale of Council land.*
 - 4. The Council grant land owner consent for a development application to be lodged for the development which includes the affected pieces of Council owned land.*

Please contact the Council's Group Manager Executive and Economic Development,
Mr Tim Short on the above details to progress these arrangements.

Yours sincerely

A handwritten signature in black ink, appearing to read 'N. Heath', written in a cursive style.

(N D Heath)

GENERAL MANAGER

2 November 2016

Neil Noye
Director City Planning
Hobart City Council
GPO Box 503
HOBART 7001

Dear Neil

**PLN-16-1069 - 34-38 Argyle Street – Alterations to approved development
Further Information**

I refer to our discussions on this application and Council's email request for information 27 October 2016.

Firstly, I confirm that this proposal is for alterations to the approved mixed use development of this site. These changes relate mainly to the use of the ground floor and new driveway. Council's consideration relates only to the issues relevant to the scope of this application under the Planning Scheme. Importantly this application does not 'reopen' issues from the previous approval that are unchanged by this proposal.

With this context in mind, I respond in relation to each of the items in that request as follows:

Sw 1	A concept servicing plan to demonstrate how stormwater from the proposed development (including roofed areas and impervious surfaces) will be disposed of via gravity to public stormwater infrastructure, taking into account the limited receiving capacity of the system. The plan must show: existing service connection points to be abandoned; proposed service connection points to Council infrastructure (separate to each lot, with proposed title boundaries clearly shown); concept drainage for all hardstand including the right-of-way.
------	--

Response

Please see attached drawing DA201.2 showing concept stormwater drainage, connections and concept drainage for the driveway.

Sw 7	Details of how the overland flow from Kemp St associated with a 1%AEP (at 2100 including climate change loading) rainfall event will be managed through the site. Please provide a long section and several indicative cross-sections of the ROW between Kemp Street and Argyle Street, showing existing and proposed ground surface levels. Please show and clearly differentiate existing and finished surface spot levels through the site, especially along the low-side of the proposed RoW and at the intersection of the RoW with the low point in Kemp St.
------	---

Response

The proposed levels of the overland flow path from Kemp Street are shown on DA201.1 and DA403.

The accompanying letter from Dr Colin Terry advises that the final flood levels within the building and on surrounding properties will be a function of the stormwater pipe sizing and its hydraulic performance, in particular when the Hobart Rivulet is pressurised. This is a matter of detailed design that we expect would be required as a condition on the permit.

Subject to the final pipe sizing there would still be a risk to the building being flooded. This will mean flood management is required for the building, such as flood gates/panels to be installed in

entries of the driveway after a trigger condition is met (prior to the floodwaters entering the building). A flood management plan, to be developed in detailed design, would have triggers and infrastructure to make sure the occupants and property was adequately protected. Flood responses would include installing the flood gates/panels, decisions on when to leave the building or shelter in place.

INFsw1 A site plan showing all existing Council stormwater infrastructure (including the Rivulet inner and outer walls) within and adjacent to the site. Please clearly label any mains or pits to be abandoned as public infrastructure. Please show any new or altered public infrastructure that may be necessitated by the development, including indicative long sections and cross sections.

Response

Drawing DA201.2 shows existing and proposed stormwater drainage adjacent to the site.

INFsw2A A site plan showing indicative footing locations and indicative cross-sections showing all minimum vertical and horizontal clearances from structures (including buildings, ramps, retaining walls, footings) to any Council stormwater infrastructure within 5m of the works (including the Rivulet).

Response

Indicative footing locations and stormwater infrastructure is shown in the accompanying plan DA201.2.

Please note that this application does not involve any changes to the approved development footings within 5m of the Rivulet. It is expected that the detailed design of the footings and infrastructure will be subject to detailed design as a condition on the permit.

INDsw1 An inundation risk management plan and associated indicative calculations prepared by a suitably qualified engineer in accordance with best practice guidelines that details:

- the risk of inundation of the site, proposed buildings and building floor levels (based on a predicted 1% annual exceedance probability flood event for the year 2100, including consideration of climate change (i.e. 25% increase in rainfall intensity));
- the impact of the proposed development upon the risk of inundation of other land, buildings and infrastructure (including extent, depth and velocity); and
- any inundation control measures or design features proposed to be employed to reduce the risk, and the resultant level of risk.

Response

Please see the attached letter and flood study from Dr Colin Terry addressing the risk of inundation of the site and likely overland flow levels in the vicinity. It should be noted that the approved proposal was to be built across the site and relied on either the prevention of overland flow or directing flows through the internal retail arcade. The proposal to direct overland flow from Kemp Street through the external driveway is a positive change for reducing flood risk as it provides a wider and so higher capacity hydraulic conveyance for any overland flow. There is also a redirection proposed for the pipe that connects the sag in Kemp Street, to change where it connects to the Hobart Rivulet. The redirection of this pipe to be under the driveway through to Argyle Street with a surge pit in Argyle Street before connecting to the Rivulet, will help reduce the flood risk in Kemp Street and for the building. This is because the Rivulet will surcharge in Argyle Street instead of Kemp Street. Argyle Street drains into Collins Street and towards the River Derwent.

ENGR FI 1	<p>Driveway to TSD</p> <p>1. State on the plans if the driveway access within the Argyle Street and Kemp Street highway reservation will be constructed as a driveway crossover or similar to an intersection standard with kerbing and access ramps.</p> <p>a) If the driveway access within the Argyle Street and Kemp Street highway reservation are to be constructed as a driveway crossover, then state on the plans that it will be designed and constructed in accordance with TSD-R09-v1 – Urban Roads Driveways and TSD R16-v1 Type KCR&B1 (heavy vehicles) vehicular crossing.</p> <p>b) If the driveway access within the Argyle Street and Kemp Street highway reservation are to be constructed similar to an intersection, then state this on the plans and show the location of the access ramps to be in accordance with TSD-R18-v1.</p> <p>2. State on plans that the redundant driveway crossover within the Argyle Street highway reservation will be reinstated to footpath, kerb and gutter in accordance with Tasmanian Standard Drawings (IPWEA) –TSD-R14-v1 and TSD-R15-v1 Type KC (Kerb and Channel) and Urban Roads Footpaths TSD-R11-v1 to match existing footpath (concrete or asphalt or pavers)</p>
--------------	---

Response

The attached plan shows that driveway crossovers are to be designed and constructed in accordance with TSD- R09-v-1 – Urban Roads Driveways and TSD R16-v1 Type KCR&B1 (heavy vehicles) vehicular crossing.

Any redundant crossovers will be reinstated to standard Council requirements.

ENGR FI 2	<p>To ensure that the Council's road infrastructure is protected please provide:</p> <p>Infrastructure</p> <p>1. Show and label the location of infrastructure within the Argyle Street highway reservation adjoining the development, in particular the traffic box, bins and existing fencing for the car park.</p> <p>2. State on the plan that the traffic signal box, bin and existing fencing within the Argyle Street highway reservation are to be relocated to the back of the footpath along the building line or removed/placed underground at the developers cost.</p>
-----------	--

Response

The attached plan DA201.1 shows existing infrastructure along Argyle Street in the vicinity of the development. The existing fence, traffic box and bin to be removed or relocated are marked on the plan. Please note that the use and development under this application will not impact on this infrastructure.

Some minor pole signage in the vicinity of the proposed Argyle Street driveway access will require relocation to an alternate suitable location in consultation with Council.

S a7	<p>The application proposes a public Right of Way and footway from Argyle Street to Kemp Street, however no details are provided showing where this will be located. Please show clearly on the Ground Floor Plan proposed boundaries for the Right of Way and Footway. Any building columns located on the footpath should be excluded from the right of footway. The proposed Right of Way and footway will need to be limited in height but no indication of these height limits is shown on the plans. Please clearly show on the ground floor elevations locations of the vertical height limit boundaries for the Right of Way and Footway.</p> <p>The application proposes a service easement within the proposed driveway but does not provide any location details or information regarding the beneficiary of the easement. The proposed horizontal and vertical boundaries of the service easement will need to be shown on the Ground Floor Plan, suitable ground floor elevation and the easement beneficiary should be clarified.</p> <p>The Traffic Impact Assessment Report states that the new link road between Argyle Street and Kemp Street will be for the sole use of hotel users and also by small service vehicles however the proposal now is for a public right of way over the link road. Clarification will be required if this change to a public right of way will cause a potential increase in traffic movements in Kemp Street or if the public vehicular use of the right of way is to be restricted.</p> <p>Please clearly label on the Ground Floor Plan the existing and proposed title boundaries and the extent of the proposed road widening in Kemp and Argyle Streets. The approximately diamond shaped portion of CT 164485/0 and CT 164485/1 at the north-western end of CT 163236/1 that is occupied by the footpath should be shown as proposed road widening.</p> <p>The application proposes service and maintenance access via the fifth floor of the Argyle Street car park. As this is through Council's property that is part of the Wellington Centre strata titled development, the means of legalising this access will need to be clarified.</p>
------	--

Response

The attached plan DA201.1 and sections DA403 show the path of the proposed public vehicle and pedestrian right of ways.

The vehicle ROW is to be 3000mm wide and 4500mm high. The pedestrian footway ROW is to be 2500mm wide by 3000mm high (see DA201.1)

The proposed structural columns adjacent to the driveway will be setback 300mm from the edge of curb in accordance with the relevant off street parking standard for a one way road.

Please see the attached updated TIA confirming public use of the ROW.

The proposed title boundaries and road widening are shown on DA201.1.

This application does not propose any changes to the 5th floor maintenance access connection to the Argyle Street Carpark approved under the existing planning permit.

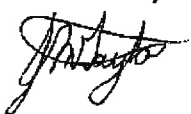
I would be pleased to discuss as necessary

Yours sincerely



Frazer Read
Principal
All Urban Planning Pty Ltd

Submission to Planning Authority Notice

Council Planning Permit No.	PLN-16-1069	Council notice date	26/10/2016
TasWater details			
TasWater Reference No.	TWDA 2016/01598-HCC	Date of response	1 Nov 2016
TasWater Contact	Greg Clausen	Phone No.	(03) 6237 8242
Response issued to			
Council name	HOBART CITY COUNCIL		
Contact details	coh@hobartcity.com.au		
Development details			
Address	34 ARGYLE ST, HOBART	Property ID (PID)	3260764
Description of development	Partial demolition, alterations and partial change of use to business and professional services and visitor accommodation		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Rev No.	Date of Issue
All Urban Planning	Planning Application for Alterations to Approved Development		13 Oct 2016
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater does not object to the proposed development and no conditions are imposed.			
Advice			
Declaration			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.			
Authorised by  Jason Taylor Development Assessment Manager			
TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au