

SHEET SCHEDULE

- A0 of 9 COVER SHEET
- A1 of 9 TITLE PLAN DIAGRAM
- A2 of 9 -**BASEMENT FLOOR PLAN**
- A3 of 9 -**GROUND FLOOR PLAN**
- A4 of 9 1st FLOOR PLAN
- A5 of 9 2nd FLOOR PLAN
- A6 of 9 3rd FLOOR PLAN
- A7 of 9 SECTIONS
- A8 of 9 -**ELEVATIONS & PERSPECTIVES - COLLINS ST**
- A9 of 9 INTERNAL ELEVATIONS & PERSPECTIVES CLOCK TOWER

APPENDIX: EXIStiNG PLANS

- **BASEMENT FLOOR PLANS E1** -
- GROUND FLOOR PLAN **E2**
- **E3** - 1ST FLOOR PLAN **E4** - 2ND FLOOR PLAN
- **ROOF PLAN** E5 -
- SHADOW DIAGRAM SDO1 -



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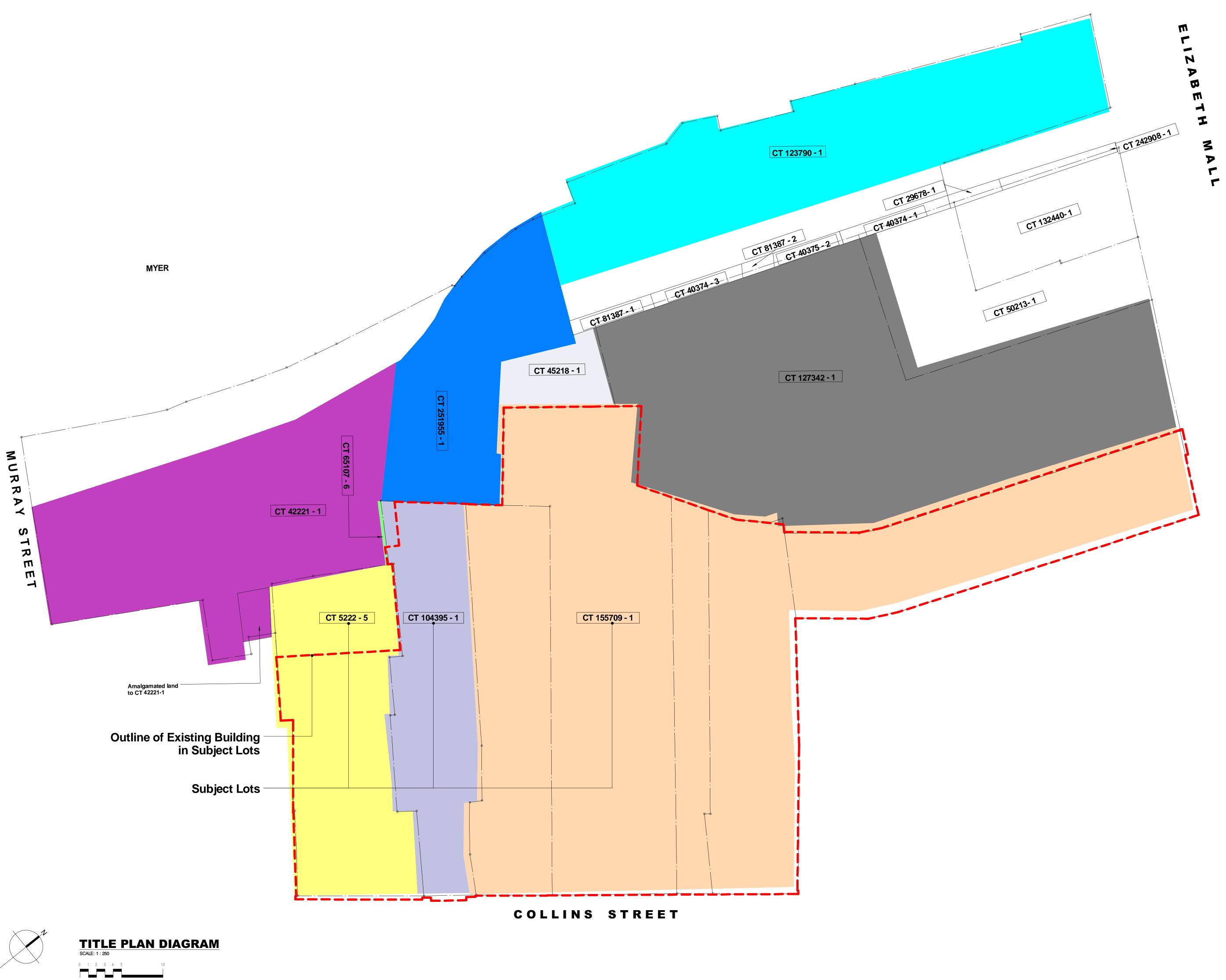
PROJECT No 8035 SKETCH No SK016a SHEET NO A 0 OF 9 SCALE DATE

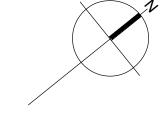
@ B1 NOV 2016



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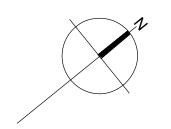
PROJECT No 8035 SKETCH No SK016a NEET No A 1 OF 9 NEE 1 : 250 @ B1 DATE

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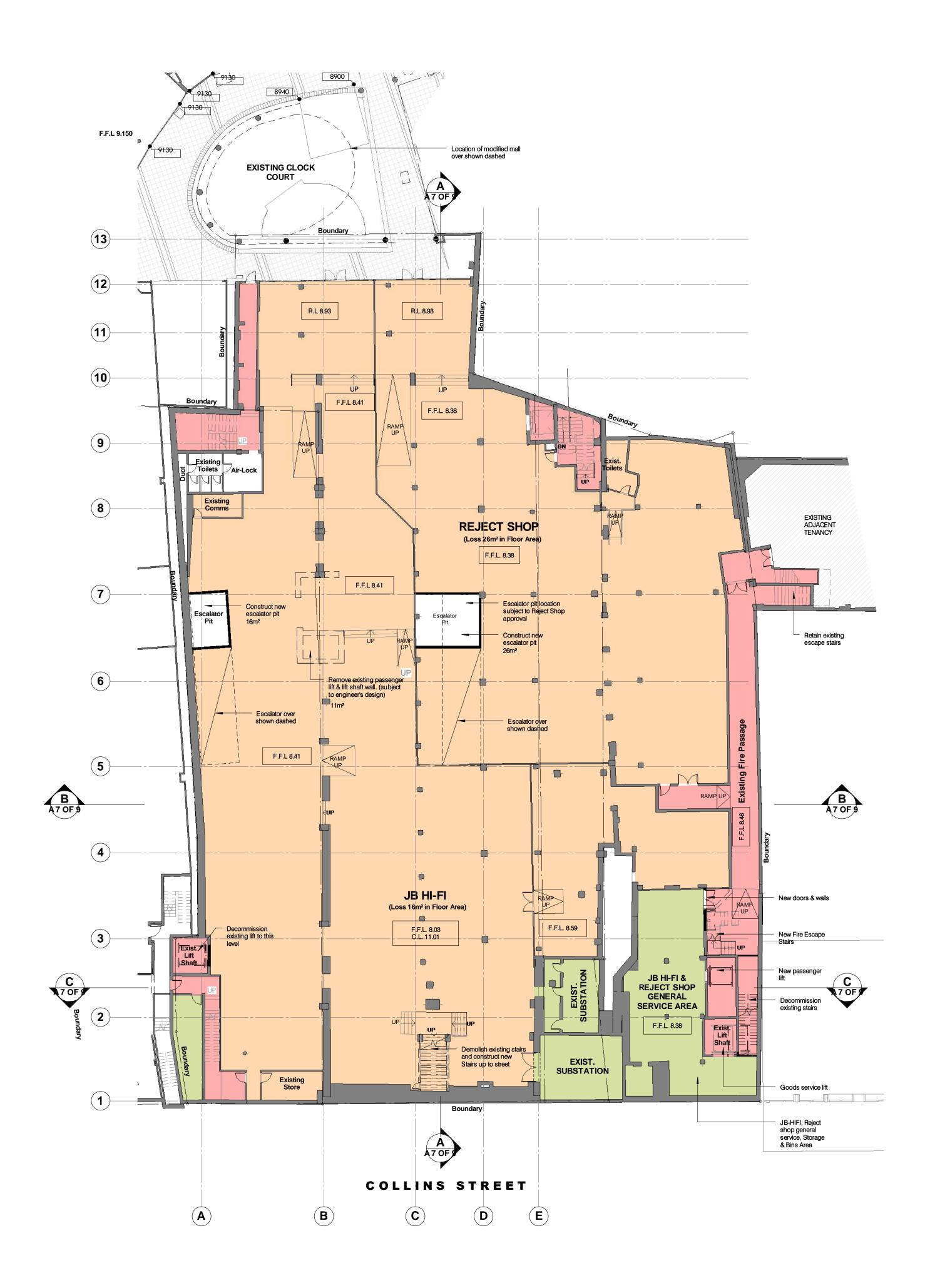
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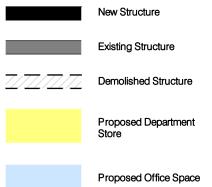


0 1 2 3 4 5

BASEMENT FLOOR PLAN: COLLINS ST LEVEL SCALE: 1:200



LEGEND



NOTE 1: <u>PRELIMINARY PLAN</u> Plans for floor area purposes R.L. are indicative Final layout, location of walls, columns and floor level will subject to structural engineer's input and solutions.

NOTE 2:

Final location of lifts still to be determined. NOTE 3:

Final location of toilets yet to be located.

NOTE 4: Final location of Escalators to be determined.

NOTE 5: Existing walls dotted to be removed. Final tenancy layouts will determine if some may stay.



A 2 OF 9

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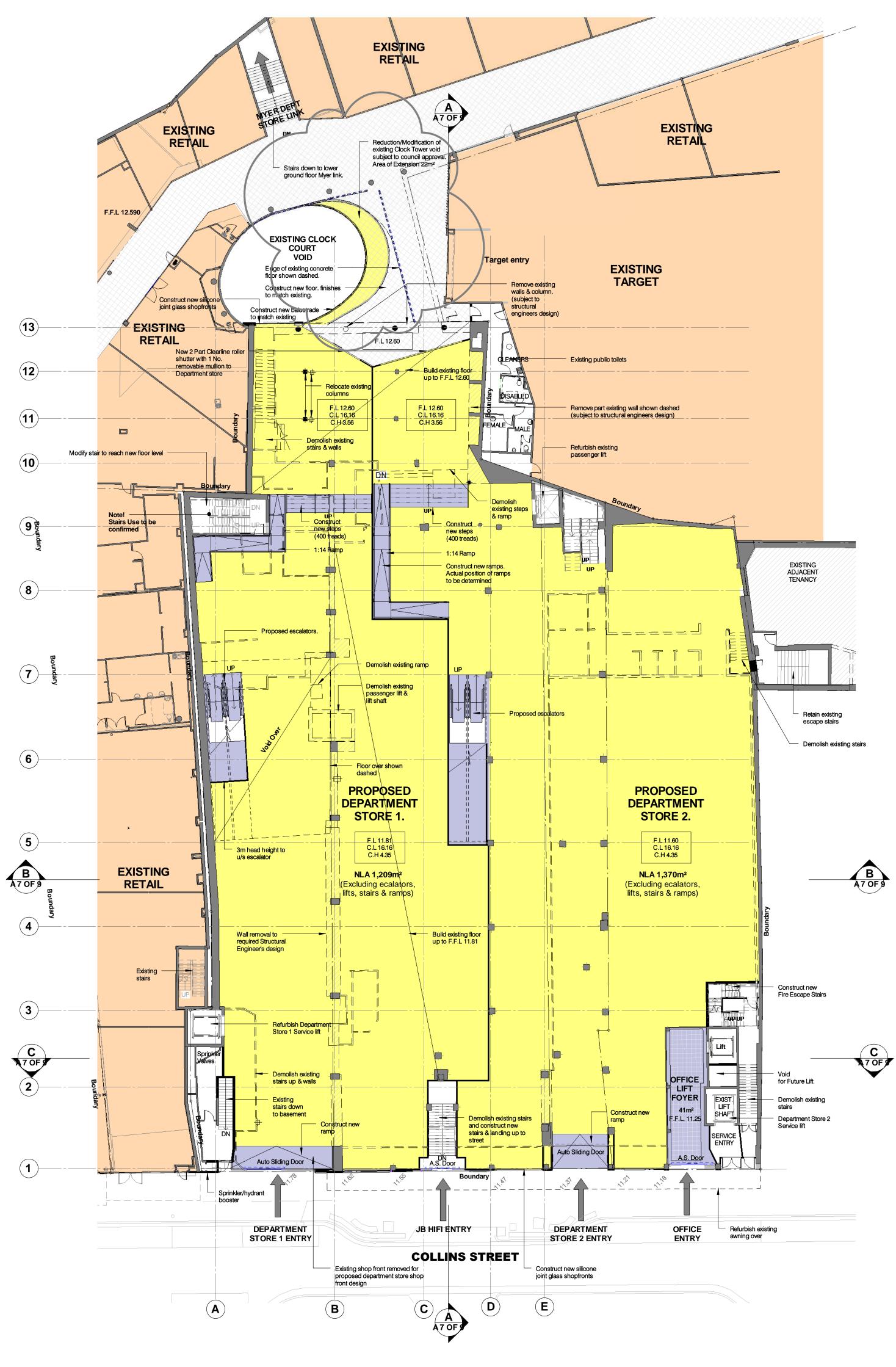
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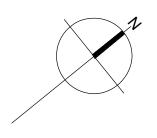
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Floor Area Comparison Existing & Proposed

Floor Level	Existing Area	Proposed Area		
Basement	2,370m ²	2,349m²		
Ground Floor	2,629m ² 2,809m ²			
1st Floor	2,096m ²	3,278m²		
2nd Floor	1,743m²	1,886m²		
3rd Floor	Roof	Roof/Plant Area		
TOTAL	8,838m²	10,322m² (Increase of 1,519m²)		
Clock Tower Void	122m²	100m² (Extension of 22m² into existing void)		

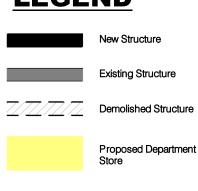






GROUND FLOOR PLAN: COLLINS ST LEVEL

LEGEND



Proposed Office Space

Department Store 1 + 2 Floor Area

i.	Department Store 1 Ground Floor First Floor	Total
ii.	Department Store 2 Ground Floor First Floor	Total

Note!

Above mentioned areas exclude excalators, stairs, lifts & external walls over 2 floors

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NOTE 1:

Final layout, location of walls, columns and floor level will subject to structural engineer's input and solutions.

NOTE 2:

Existing walls dotted to be removed. Final tenancy layouts will determine if some may stay.

NOTE 3:

Fire Engineering & Fire Engineered Solutions to be determined.

NOTE 4: Buildings to be fully fire sprinkler-ed.

Floor Area Comparison Existing & Proposed

Floor Level	Existing Area	Proposed Area		
Basement	2,370m ²	2,349m ²		
Ground Floor	2,629m ²	2,809m ²		
1st Floor	2,096m ²	3,278m ²		
2nd Floor	1,743m²	1,886m ²		
3rd Floor	Roof	Roof/Plant Area		
TOTAL	8,838m²	10,322m² (Increase of 1,519m²)		
Clock Tower Void	122m²	100m² (Extension of 22m² into existing void)		

PROJECT No 8035 SKETCH No SK016a SHEET No SCALE DATE

A 3 OF 9 As indicated @ B1 NOV 2016



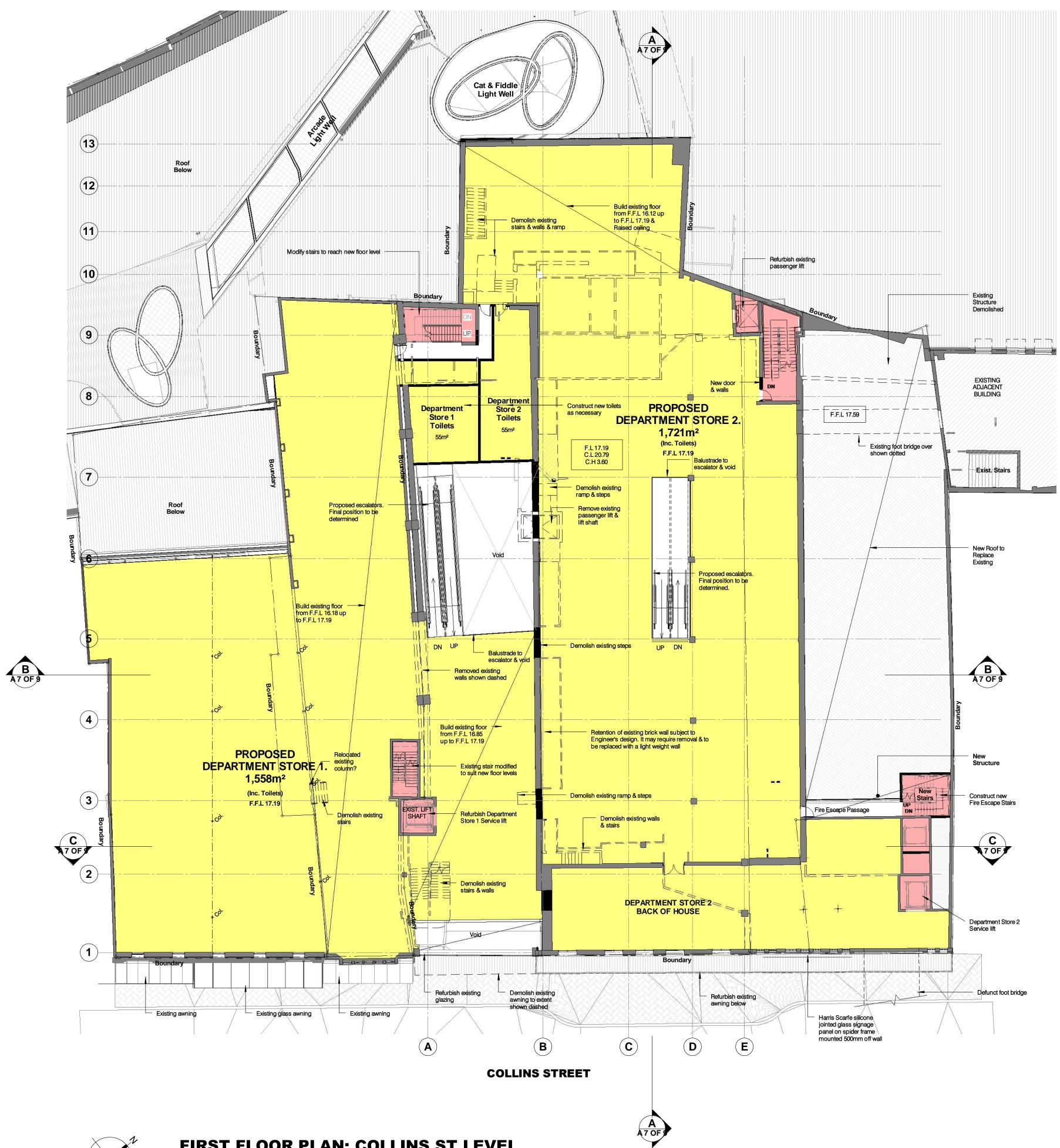
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1,209m² <u>1,557m²</u> 2,766m²

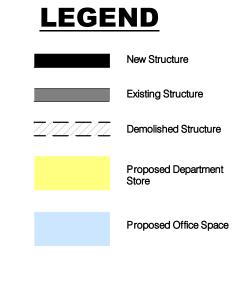
1,370m² <u>1,721m²</u> 3,091m²





FIRST FLOOR PLAN: COLLINS ST LEVEL SCALE: 1:200

0 1 2 3 4 5



Department Store 1 + 2

Floor Area

- Department Store 1 Ground Floor First Floor
- ii. Department Store 2 Ground Floor First Floor

Note!

external walls over 2 floors

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Total

1,209m² <u>1,557m²</u> 2,766m²

1,370m²

<u>1,721m²</u> 3,091m² Total

Above mentioned areas exclude excalators, stairs, lifts &

NOTE 1: Final layout, location of walls, columns and floor level will subject to structural engineer's input and solutions.

NOTE 2:

- Existing walls dotted to be removed. Final tenancy layouts will determine if some may stay. NOTE 3:
- Fire Engineering & Fire Engineered Solutions to be determined.

NOTE 4:

Buildings to be fully fire sprinkler-ed.

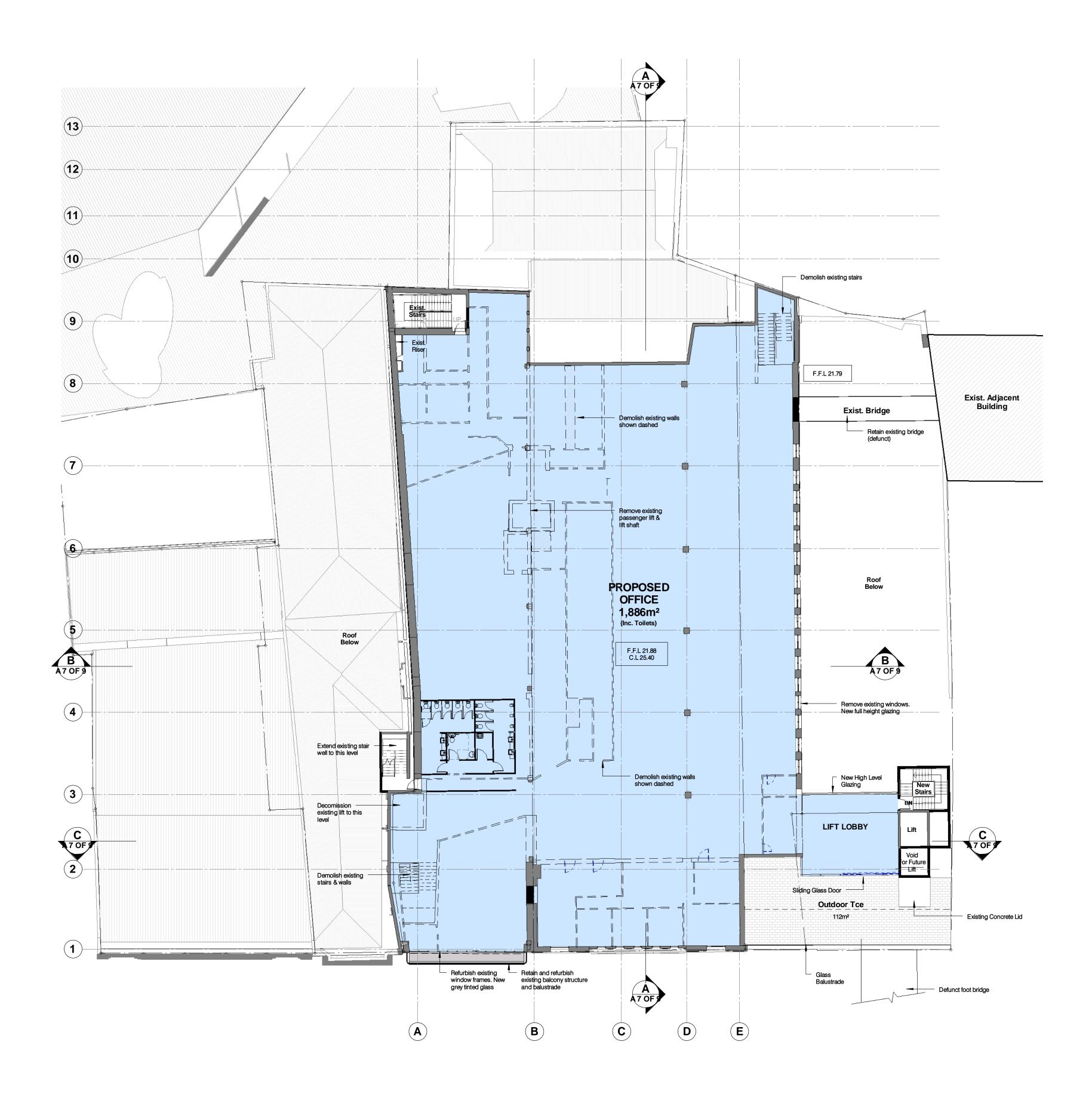
PROJECT No 8035 SKETCH No SHEET No SCALE DATE

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SECOND FLOOR PLAN: COLLINS ST LEVEL

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LEGEND



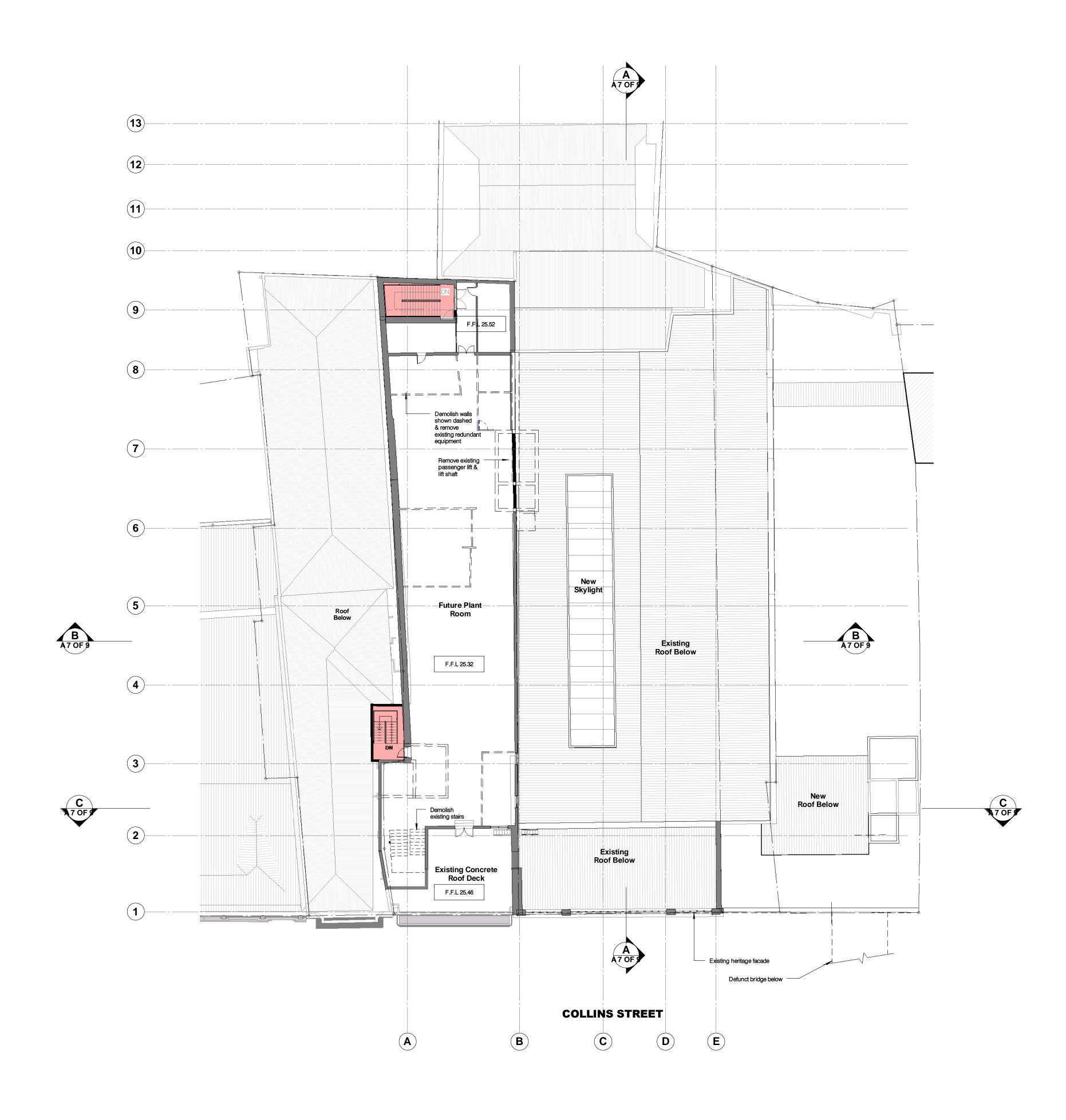
Existing Structure

New Structure

Demolished Structure
Proposed Department
Store

Proposed Office Space





THIRD FLOOR PLAN: COLLINS ST LEVEL SCALE: 1:200 0 1 2 3 4 5 10

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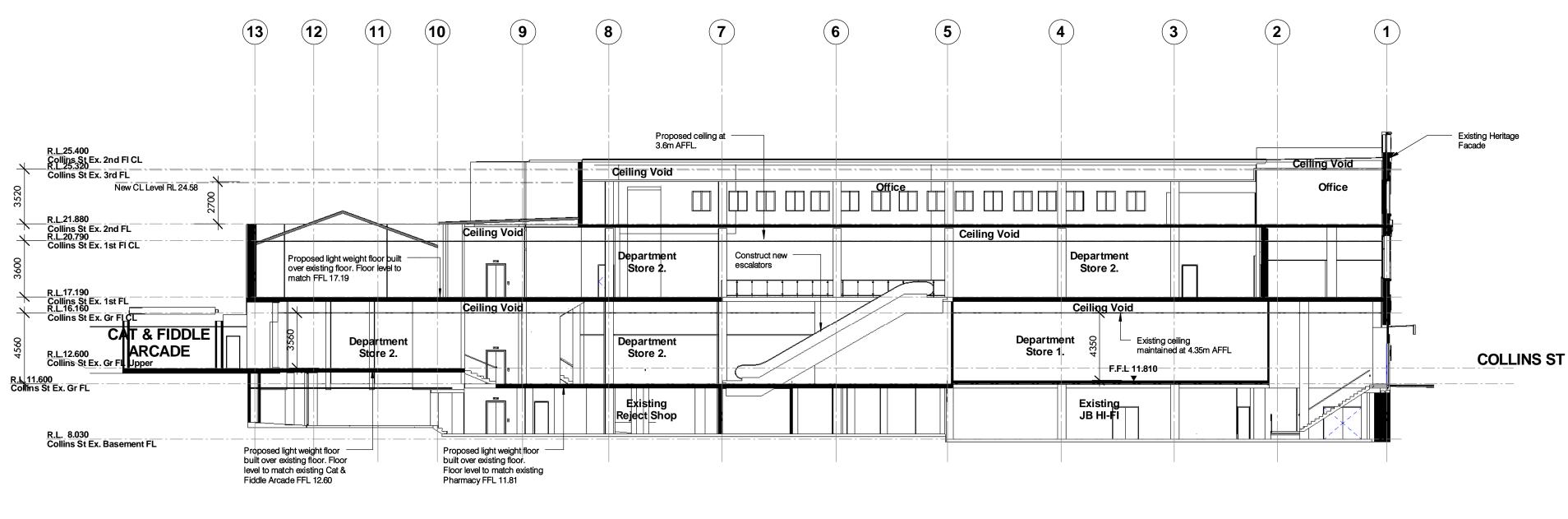
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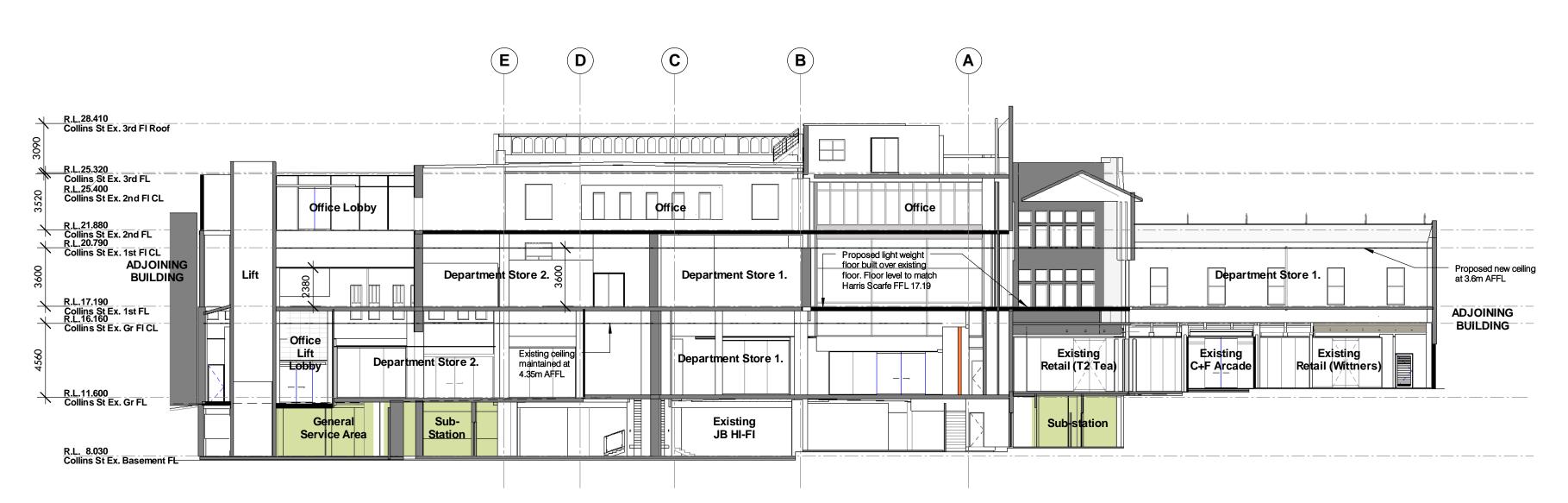
SECTION AA SCALE: 1:200

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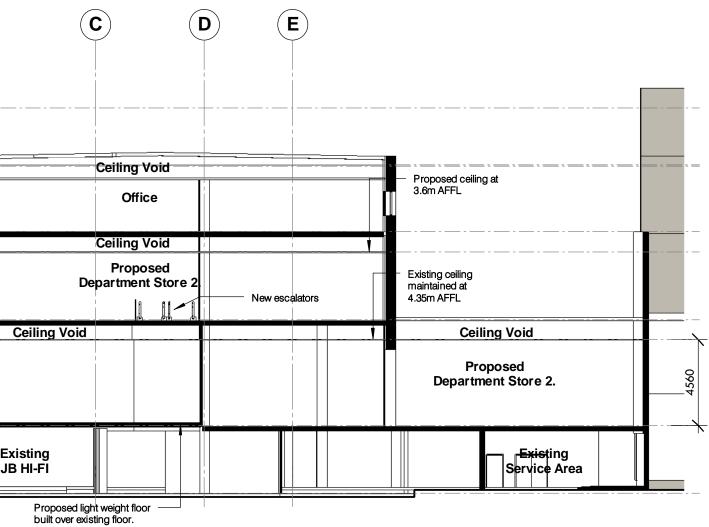
 (\mathbf{A}) **B** R.L.28.410 Collins St Ex. 3rd FI Roof R.L.25.400 2nd Fl Existing CL Future Plant Room R.L.25.320 Collins St Ex. 3rd FL Collins St New Ceiling Level RL 24.58 R.L.25.400 Collins St Ex. 2nd Fl CL R.L.21.880 Collins St Ex. 2nd FL R.L.20.790 Collins St Ex. 1st FI C Ceiling Void Proposed light weight floor built over existing floor. Floor level to Proposed Department Store 1. match FEL 17.19 R.L.17.190 Collins St Ex. 1st FL R.L.16.160 Collins St Ex. Gr FI CL Existing Retail Tenancies Proposed Department Store 1. R.L.11.600 Collins St Ex. Gr FL Existing JB HI-FI Existing decommissioned stairs R.L. 8.030 Collins St Ex. Basement FL

SECTION BB





SECTION CC SCALE: 1:200 0 1 2 3 4 5



Floor level to match existing Pharmacy FFL 11.81

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PROJECT No 8035 SKETCH No SK016a SHEET No SCALE DATE

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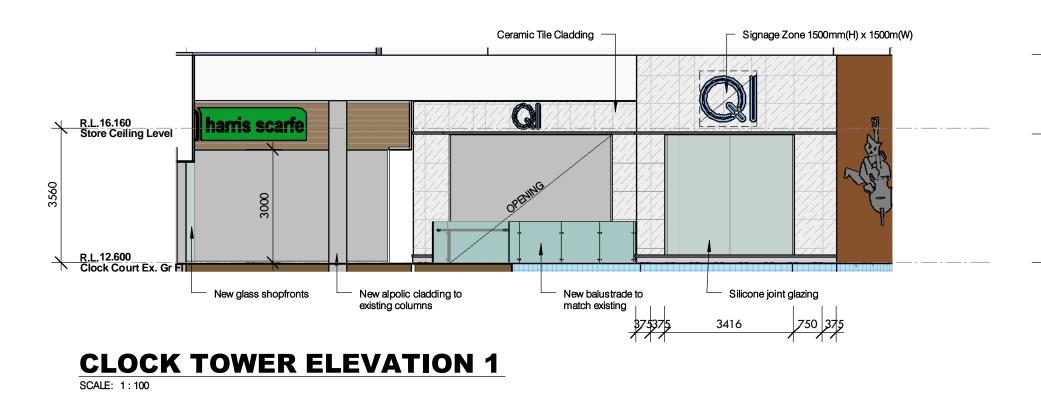


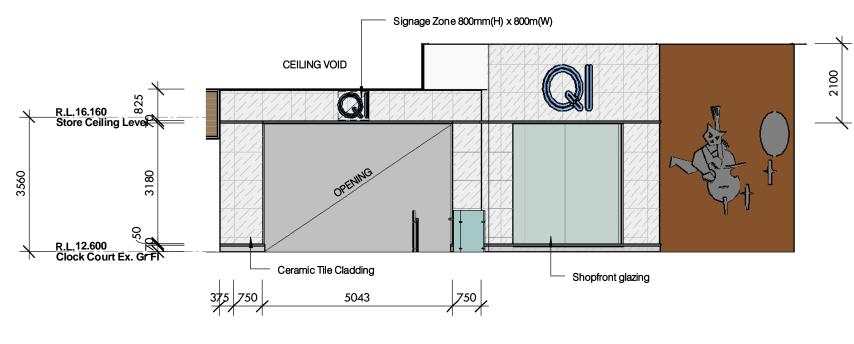
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VIEW FROM CLOCK TOWER 2





CLOCK TOWER ELEVATION 2 SCALE: 1:100

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18th November 2016



Hobart City Council GPO Box 503 Hobart TAS 7001

Attention: Rohan Probert, Planning Department

Dear Rohan,

RE: PROPOSED CAT & FIDDLE ARCADE REFURBISHMENT COLLINS STREET & ELIZABETH MALL, HOBART CITY OF HOBART REF N° PLN-416-839 MSA PROJECT REF N° 8035 – 3.01

Following the teleconference earlier this week and your email correspondence dated 16th November, please find attached the following documents to amend the current planning application:

1. Sketch plans SK016a, Sheets A0-A9

The amendments to the application are summarised below:

- The Quest Apartments component of the development has proven unfeasible and will not be proceeding. This has been deleted from the current plans. Note there are no works proposed to the 'Cotton On' building at 48/50 Elizabeth Street.
- The scope of works to the lower ground/basement, ground and first floor levels of the Collins Street building remains unchanged.
- The second floor level of the Collins Street will be modified to create an open floor plate for commercial offices.
- The green tinted Harris Scarfe signage panel has been deleted.
- Proposed signage zones are shown on the elevation and shall be included in the amended application.
- Details of proposed colours and materials are noted on the elevations.
- The façade of the 1955 component of FitzGerald's Department Store at 99 Collins Street will be retained and refurbished as follows:
 - Existing awning to be removed
 - o All masonry above 'awning' height to be made good and painted white
 - Existing balcony structure to be made good and painted white

Partners

Stephen Shircore Malcolm Jones T. Mark Baker Marc Bishop Jarrad Nightingale Suite 2, 437 Roberts Road Subiaco WA 6008 Postal Address PO Box 1294 Subiaco WA 6904 T 08 9381 8511 F 08 9388 1339 E msa@meyershircore.com.au

meyershircore.com.au



ACN 115 189 216 ABN 32 872 749 643 ATF Meyer Shircore Unit Trust T/A Meyer Shircore & Associates G:8035103. Authorities 3.01 160894L.JT.City of Hobart.Amended DA.mo.docx

- o Existing balustrade to balcony to be refurbished and painted metallic silver
- Second floor window framing to be refurbished. New grey tinted glass
- First floor window framing to be replaced with stainless steel of the same profile to recreate the original nine panels. New grey tinted glass.
- Void/atrium area to be retained
- Existing stair and glass balustrade to be completely removed. We appreciate the significance of the stair, in particular the flight between levels 1 and 2 which is visible from the street, however the stair does not suit the proposal for the following reasons:
 - 1. The stair is open between ground and second floor level which does not allow for vertical separation of multiple tenants.
 - 2. The location of the stair at the street entry does not work for the proposed ground/first level tenant.
 - 3. A new raised floor is proposed at level 1 to create an open retail floor space (across four separate buildings) at a single level. This does not work with the levels of the existing stair.

Please note a revised Heritage Impact Statement is being prepared by Phillip Griffiths Architects and will be submitted on Monday 21st November. We trust this will not delay the timeframe for readvertising in order to meet the Planning Committee Meeting scheduled for December 12th.

Should you require any further information, please do not hesitate to contact the undersigned.

Yours faithfully,

JULIAN TAN MEYER SHIRCORE & ASSOCIATES





SEARCH OF TORRENS TITLE

VOLUME 155709	FOLIO 1
EDITION	DATE OF ISSUE
2	09-Aug-2012

SEARCH DATE : 28-Jan-2015 SEARCH TIME : 10.07 AM

DESCRIPTION OF LAND

City of HOBART Lot 1 on Plan 155709 Derivation : Part of 25 Perches (Section N) Gtd. to O. Smith and Part of (Sec. N) Located to G. Hopwood, Part of OA-1R-2Ps., Gtd to Benjamin Jones, Whole of OA-1R-5Ps.(Sec.N) Gtd to G. Dexter, Part of OA-1R-3Ps.(Sec.N) Gtd to J. Williams, Whole of 13.2/3ps (Sec.N) Gtd to J. McConnell, Whole of 0.3/10Ps (Sec. N) Gtd to AL Erskine and part of 13.2/3ps (Sec.N) Gtd to J Robertson Prior CTs 32498/1, 32498/2, 63632/1, 106065/1 and 106072/1

SCHEDULE 1

C576794 TRANSFER to REYNE PTY LTD Registered 03-Aug-2005 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any B671150 Easement set forth in instrument. (MF:2103/320) BENEFITING EASEMENT: (appurtenant to the land marked P.JJ.EE. NN.MM.O on P.155709) the right for the registered proprietors and their successors and assigns the free and uninterrupted access of light and air at all times hereafter over the two piece of land marked W.X. Y.BB and CC.DD.EE.HH on the said P.155709 to the buildings of whatever height and in whatsoever position which are or shall for the time being be erected or stand on the land comprised herein or any part thereof and to all windows and opeings which may from time to time exist in such buildings and with liberty to the registered proprietors and their successors and assigns from time to time to increase the height of the said buildings and to rebuild add to or alter the same in such position and manner and with such windows and openings for light and air as may be thought fit.

BENEFITING EASEMENT: (appurtenant to the land marked P.JJ.EE.



RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



NN.MM.O on P.155709) the right (when required by the registered proprietors) to have the said two pieces of land marked W.X.Y.BB and CC.DD.EE.HH. cleared by Annie Laurie Erskine Crawford her heirs executors administrators or assigns or other the owner or owners for the time being hereof of all erections now existing thereon and at all times hereafter to be kept open and unbuilt upon above the present level of Collins Street and that no erection or thing shall at any time be placed thereon which may in any degree obstruct or interfere with such access of light and air as aforesaid.

- BURDENING EASEMENT: similar rights for the said Annie Laurie Erskine Crawford her heirs executors administrators or assigns the owners for time being of 27.7/10Ps. of land comprised in Folio of the Register Volume 2440 Folio 7 over two pieces of land marked BB.Y.Z.AA and HH.EE.FF.GG on P.155709
- BENEFITING EASEMENT: (appurtenant to the land marked P.JJ.EE. NN.MM.O on P.155709) full and free right and liberty for the Registered Proprietors and their successors and assigns and their under tenants and servants at all times hereafter by day or by night and for all purposes whatsoever to go pass and repass along over and upon the Right of Way marked "Roadway 0.91 wide" on P.155709
- C79903 BENEFITING EASEMENT: (appurtenant to the land marked XX, UU,YY,ZZ on P.155709)Party wall rights over the party wall 0.30 wide marked TT.UU.XX.SS on P.155709 (Subject to covenants and provisions) Registered 16-Feb-1998 at 12.02 PM (MF:25150/1392)
- C79904 BURDENING EASEMENT: Party wall rights (appurtenant to Lot 1 on P.127342) over the party wall 0.30 wide marked UU.VV.WW.XX. on P.155709 (Subject to covenants and provisions) Registered 16-Feb-1998 at 12.03 PM (MF:25150/1391)
- BENEFITING EASEMENT: (appurtenant to the land marked H.J.K.L.M. N.O.P.Q.C. on P.155709) the full and free right to the uninterrupted access transmission and enjoyment of light appurtenant thereto over and across the land marked A.B.C.D on P.155709
- BENEFITING EASEMENT: (appurtenant to the land marked H.J.K.L.M. N.O.P.Q.C on P.155709)a right of carriageway over along and upon the land marked A.B.C.D on P.155709 BENEFITING EASEMENT: (appurtenant to the land marked H.J.K.L.M.
 - N.O.P.Q.C. on P.155709) together with in common with all other persons who have or may hereafter have the like right with full and free right and liberty at all times hereafter by day or by night and for all purposes and for a height of 4.57 metres from thesurface of the strip of land marked `Roadway 3.35

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Wide' marked F.G.D.E. (14/7 N.S.) on P.155709 (herein called "the said strip of land") with or without horses carts waggons or carriages laden or unladen to go pass and repass and drive cattle sheep and other animals over along and upon the said strip of land Together with in common with all other persons who have or may hereafter have the like right, the right to lay steam gas water and other pipes under the said strip of land from the said land within described to Elizabeth Lane for business and other purposes such steam gas water and other pipes to be laid at a depth of not less than 0.25 metres from the surface of the said strip of land

Together with full power to alter repair and maintain the said steam gas water and other pipes and of laying down fresh pipes in place thereof on condition that the surface of the soil is restored without any unreasonable delay and without making compensation for any temporary damage or inconvenience to Charles Davis Limited

Together with in common with all other persons who have or may hereafter have the like right the right to hang all gates and doors leading into the said land within described from the said strip of land so that such gates and doors may open outwards on to and over the said strip of land and be fastened back along the side of the Eastern or South Eastern boundary of the said strip of land but so that such gates and doors shall not be allowed to obstruct the passage along and over the said strip of land

- BURDENING EASEMENT: the full and free right for Charles Davis Limited to the uninterrupted access transmission and enjoyment of light appurtenant to the adjoining land of the said Charles Davis Limited over and across the strip of land marked C.R.S.T. on P.155709
- C361808 BENEFITING EASEMENT: (appurtenant to the land marked HJKLMNOPQC on P.155709)a right of carriageway over the Right of Way 3.60 Wide (Limited In Height to 2.74 Above Existing Pavement) on P.155709 Registered 23-May-2002 at 12.01 PM
- BENEFITING EASEMENT: (appurtenant to the land marked JJ.KK.LL. MM.NN.EE on P.155709) the right for the registered proprietors and their successors and assigns the free and uninterrupted access of light and air at all times hereafter over the two piece of land marked BB. Y.Z.AA and HH.EE.FF.GG. on P.155709 to the buildings of whatever height and in whatsoever position which are or shall for the time being be erected or stand on the land comprised herein or any part thereof and to all windows and openings which may from time to time exist in such buildings and with liberty to the



RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



registered proprietors and their successors and assigns from time to time to increase the height of the said buildings and to rebuild add to or alter the same in such position and manner and with such windows and openings for light and air as may be thought fit.

- BENEFITING EASEMENT: (appurtenant to the land marked JJ.KK.LL. MM.NN.EE. on P.155709) the right (when required by the registered proprietors) to have the said two pieces of land marked BB.Y.Z.AA and HH.EE.FF.GG cleared by Harold Claude Little his heirs executors administrators or assigns or other the owner or owners for the time being hereof of all erections now existing thereon and at all times hereafter to be kept open and unbuilt upon above the present level of Collins Street and that no erection or thing shall at any time be placed thereon which may in any degree obstruct or interfere with such access of light and air as aforesaid.
- BURDENING EASEMENT similar rights for the said Harold Claude Little, his heirs executors administrators or assigns the owners for time being of 13.9/10Ps. of land on Diagram No. 22/21 & 22 NS over the two pieces of land marked W.X.Y.BB. and CC.DD.EE.HH. on P.155709
- BURDENING EASEMENT full and free right and liberty for the said Harold Claude Little his heirs executors administrators and assigns the owners or occupiers of the said 13.9/10Ps of land and his and their under tenants and servants at all times hereafter by day or by night and for all purposes whatsoever to go pass and repass along over and upon the Right of Way marked "Roadway 0.91 wide" on P.155709
- B138595 LEASE to H.E.C. of portion of the said land within described for a term of 99 years from 1-Jul-1961 (over those portions of the said lands marked M.N.OO. PP.QQ.RR. and P.JJ.EE.NN.MM.O. on P.155709) Registered 22-Sep-1987 at noon (MF:1891/462)
- C576797 MORTGAGE to Westpac Banking Corporation Registered 03-Aug-2005 at 12.01 PM
- C857726 ADHESION ORDER under Section 110 of the Local Government (Building and Miscellaneous Provisions) Act 1993 Registered 12-Nov-2008 at noon
- C970320 LEASE to DICK SMITH ELECTRONICS PTY LIMITED of a leasehold estate for the term of 10 years from 4 June 2009 (of that part of the said land within described shown hatched on Annexure Plan B attached to the said Lease) Registered 09-Aug-2012 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS



RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

No unregistered dealings or other notations



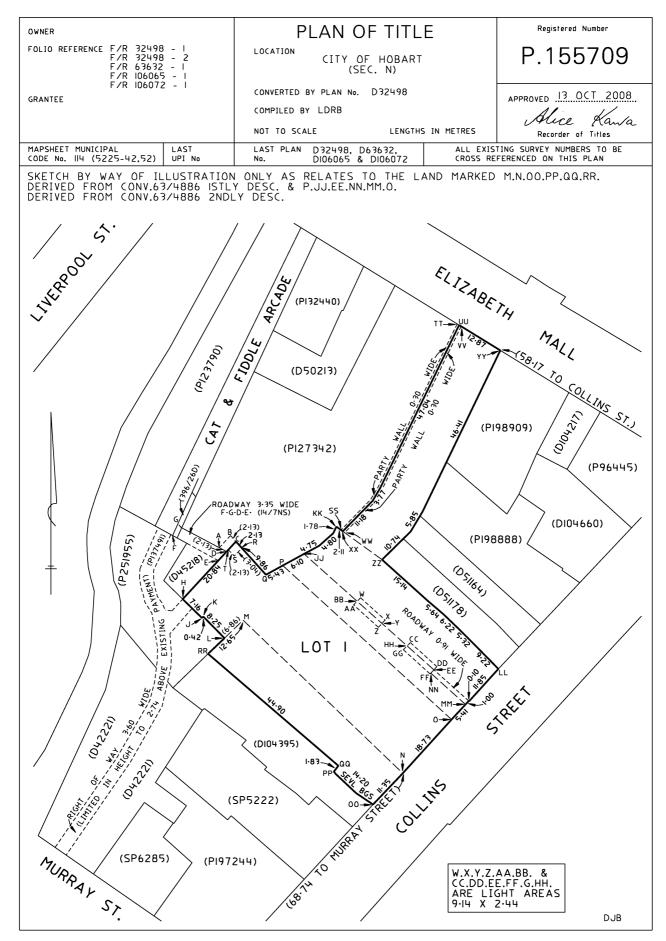


FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980









SEARCH OF TORRENS TITLE

	and the state of t
VOLUME	FOLIO
104395	1
EDITION	DATE OF ISSUE
11	25-Mar-2011

SEARCH DATE : 08-Oct-2013 SEARCH TIME : 11.47 AM

DESCRIPTION OF LAND

City of HOBART Lot 1 on Diagram 104395 Derivation : Part of 26 Perches Section N. Granted to J. Solomon and Part of 0A-3R-16Ps Section N. Granted to R. Pitcairn & Anor Prior CT 3296/44

SCHEDULE 1

C948541 TRANSFER to SILVERLEAF INVESTMENTS PTY LTD Registered 25-Mar-2011 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any SP 3548 EASEMENTS in Schedule of Easements B831946 NOTICE: This Folio is affected as to amended easements/covenants pursuant to Request to Amend No B831946 made under Section 103 of the Local Government (Building and Miscellaneous Provisions)

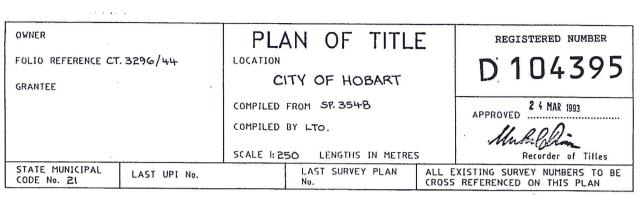
Act 1993. Search Sealed Plan No 65107 D8959 MORTGAGE to Westpac Banking Corporation Registered 25-Mar-2011 at 12.02 PM

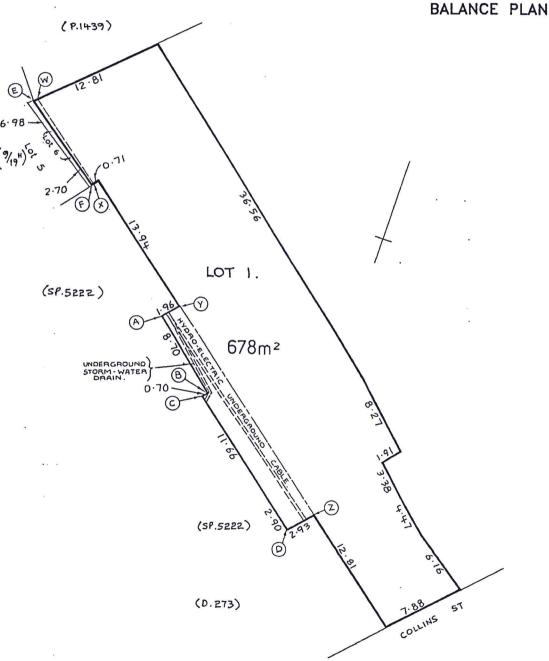
UNREGISTERED DEALINGS AND NOTATIONS

M322971 PRIORITY NOTICE reserving priority for 60 days D/MORTGAGE Westpac Banking Corporation to CPT Custodian Pty Limited TRANSFER CPT Custodian Pty Limited to Silverleaf Investments Pty Limited MORTGAGE Silverleaf Investments Pty Limited to Westpac Banking Corporation Lodged by HENRY WHERRETT on 09-Feb-2011 BP: M322971









Volume Number: 104395





SEARCH OF TORRENS TITLE

VOLUME	FOLIO		
5222	5		
EDITION	DATE OF ISSUE		
8 25-Mar-2011			

SEARCH DATE : 08-Oct-2013 SEARCH TIME : 12.19 PM

DESCRIPTION OF LAND

City of HOBART Lot 5 on Sealed Plan 5222 (Formerly Lots 1 & 4 on SP 5222) Derivation : Part of 0A-3R-16Ps. Sec.N. Gtd. to R. Pitcairn & Anr. Prior CT 3411/77

SCHEDULE 1

C948541 TRANSFER to SILVERLEAF INVESTMENTS PTY LTD Registered 25-Mar-2011 at 12.01 PM

SCHEDULE 2

Reservat	ions and conditions in the Crown Grant if	any
SP 5222	EASEMENTS in Schedule of Easements	
D8959	MORTGAGE to Westpac Banking Corporation	Registered
	25-Mar-2011 at 12.02 PM	

UNREGISTERED DEALINGS AND NOTATIONS

M322971 PRIORITY NOTICE reserving priority for 60 days D/MORTGAGE Westpac Banking Corporation to CPT Custodian Pty Limited TRANSFER CPT Custodian Pty Limited to Silverleaf Investments Pty Limited MORTGAGE Silverleaf Investments Pty Limited to Westpac Banking Corporation Lodged by HENRY WHERRETT on 09-Feb-2011 BP: M322971



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SCHEDULE OF EASEMENTS

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SCHEDULE OF EASEMENTS PLAN NO.

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification. S.P. 5222

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

Lot 4 is

TOGETHER WITH full right and privilege for ever hereafter for CHARLES DAVIS LIMITED (herein called "The Company") its successors and assigns to have the building erected on the said Lot 4 or any building hereafter to be erected in place thereof continuously supported for a distance of thirty six feet by the wall being portion of the North East boundary of the land delineated in Certificate of Title Volume 3172 Folio 78 in the name of P. & B. Properties Pty. Limited as the same is shown marked N.P. hereon SUBJECT TO the right for the Minister of the Crown to whom administration of "The Complex Ores Act 1909" and its amendments is committed and the easements, rights, privileges, reservations, conditions or restrictions which were formerly more fully set forth in Certificate of Title Volume 392 Folio 140 over the land marked "Hydro Electric Underground Cable" hereon SUBJECT TO the right for Thomas Arthur Okines and Albert George Ogilvie to defin storm water from the buildings erected on the land adjoining the South Western boundary of the said Lot 4 through the drain pipe the position of which is shown marked "Underground Storm Water Drain" hereon and subject to the right of the Company to determine such right at any time TOGETHER WITH the full free and unrestricted right at all times to run water soil gas oil electricity and the like through all sewers channels water courses power lines cables wires water mains water pipes and all other pipes passing during the Period (herein defined) in upon or under any part of Lts 1,2,5 and 6 on Sealed Plan No. 3548. SUBJECT TO the full free and unrestricted right (appurtenant to Lots 1 and 3 on Sealed Plan No. 3548) at all times to run water soil gas oil electricity and the like through all sewers channels water courses power lines cables wires water mains water pipes and all other pipes passing during the Period in upon or under any part of the said Lot 4 and a right at all times to enter upon the said Lot 4 for the purpose of repairing maintaining and making connection to the said sewers channels water courses power lines cables wires water mains water pipes and other pipes the person or persons exercising such rights making good all damage thereby occasioned SUBJECT TO the full free and unrestricted right (appurtenant to Lots 1 and 2 on Sealed Plan No.3548) to use the wall of the existing building erected on the said Lot 4 (the Easterly faces of which are indicated by the lines marked F.X. and Y.A.B. C.D.Z hereon) for the purpose of inserting and supporting joists beams flooring boards and other timber iron reinforced concrete and other materials and to use such wall for the support of such materials inserted therein and for the support of any building during the Period erected wholly or partially on the said Lots 1 and 2 TOGETHER WITH the full free and unrestricted right to maintain and keep on Lot 1 on Sealed Plan No.3548 the overhanging eaves downpipes gutterings and spoutings serving the existing buildings erected on the said Lot 4 and the right at all times hereafter to enter upon Lot 1 on Sealed Plan No.3548 for the purpose of repairing maintaining and making connection to the said eaves downpipers gutterings and





spouting as may be reasonable and proper in that behalf the person or persons exercising such rights making good all damage thereby occasioned. Interpretation: - "the Period" means: "the period between the date on which Sealed Plan No. 3548 takes effect and the date which falls twenty one years after the date of the death of the last surviving descendant of His Majesty the late King George VI who is alive at the date on which the said Sealed Plan takes effect."

Lot 1 is

TOGETHER WITH and SUBJECT TO the conditions created by Indenture No. 15/2215 and more fully set forth therein relating to the land marked R.S.T.U hereon

PARTY WALLS

The Wall shown on the plan as "Party Wall" is a party wall as defined by Section 34B of The Conveyancing and Law of Property Act 1884, and Lot 4 and the land in Certificate of Title Volume 3172 Folio 78 are affected by easements and rights as mentioned in that section.

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THE COMMON SEAL OF P. & B.

PROPERTIES PTY. LIMITED the Beneficial Owner of the land comprised in Certificate of Title Vol. 3172 Folio 78 was hereun to/ fixed in the presence and and of ... Director letury. .. Secretary



THE COMMON SEAL of the HOBART)
SAVINGS BANK the Mortgagee under)
Mortgage No.A.425172 was hereunto)
affixed by Order of the Executive
Committee in the presence of.)
Members of
Executive Committee
Maand General Manager

THE COMMON SEAL OF CHARLES DAVIS)
LIMITED the Beneficial Owner of) ·)
the land comprised in Certificate)
of Title Vol. 3296 Folio 45 was)
hereunto affixed in the presence of:)
DiRe DiRe	etoR
Shuith, SKORK	TARY



RECORDER OF TITLES



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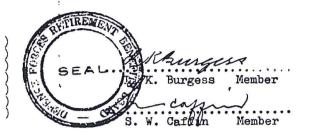
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 THE CONMON SEAL of the <u>DEFENCE FORCES RETIREMENT</u> <u>BENEFITS BOARD</u> was hereunto affixed in the presence of:

the



AUSTRALIA AND NEW ZEALAND BANKING GROUP LINITED as Mortgagee under Mortgage No. A440326 by its Attorney JACK JARVIS CRAVE (who hereby certifies that he has received no notice of revocation of POWER OF ATTORNEY NO. 20556 under which this instrument is signed) in the presence of:

Bank Officer Hohart

AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED By Its stormey

Search Date: 09 Oct 2013 Search Time: 12:08 PM

Volume Number: 5222

Revision Number: 01

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Certified correct for the purposes of the Real Property Act 1862, as amended. BUTLER, MC INTYRE & BUTLER

Tr pef. 1 Sublimiter /Solicitor for the Subdivider

This is the schedule of easements attached to the plan of ...Lots 1 and 4

C.T. 3172/78 and C.T. 3296/45 (Insert Title Reference)

20 Rent RichtTown Clerk

Search Date: 09 Oct 2013

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Search Time: 12:08 PM Volume Number: 5222 Department of Primary Industries, Parks, Water and Environment

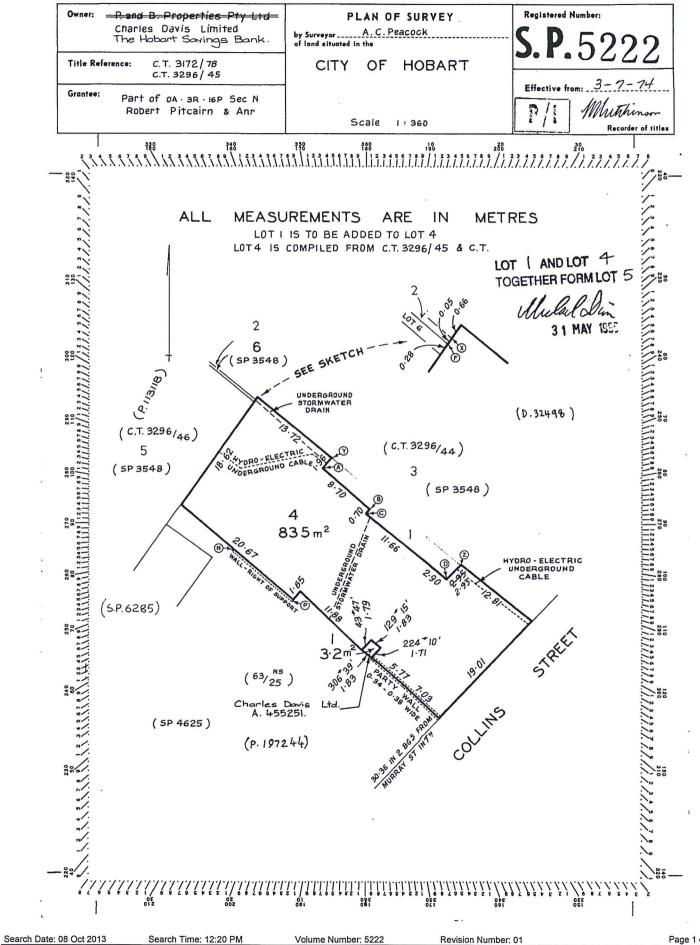
Revision Number: 01



FOLIO PLAN RECORDER OF TITLES

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Department of Primary Industries, Parks, Water and Environment

Page 1 of 1

www.thelist.tas.gov.au

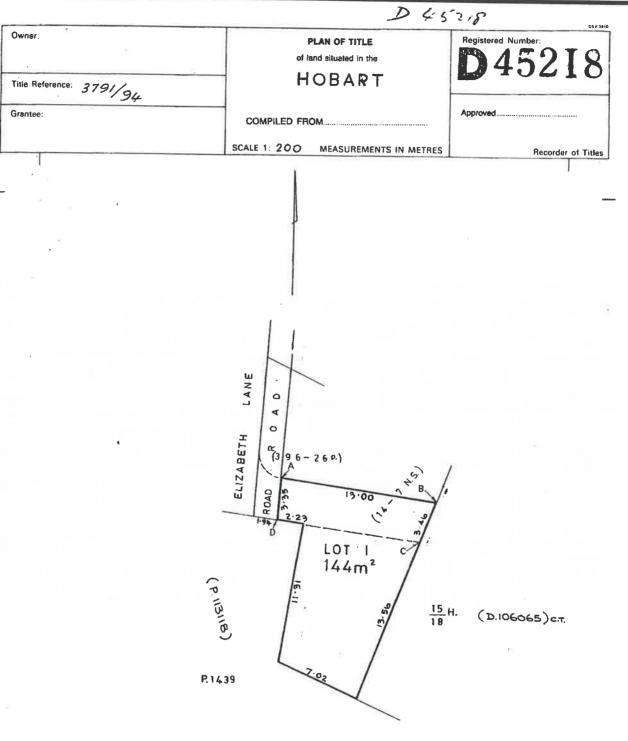


FOLIO PLAN

RECORDER OF TITLES

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Page 1 of 1

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SEARCH OF TORRENS TITLE

VOLUME 45218	FOLIO 1	
EDITION	DATE OF ISSUE	
8	25-Mar-2011	

SEARCH DATE : 06-Oct-2016 SEARCH TIME : 09.08 AM

DESCRIPTION OF LAND

City of HOBART Lot 1 on Diagram 45218 Derivation : Part of OA-1R-3Ps. (Section No.) Granted to J. Williams Prior CT 3791/94

SCHEDULE 1

C948541 TRANSFER to SILVERLEAF INVESTMENTS PTY LTD Registered 25-Mar-2011 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any BURDENING EASEMENT: Right to go pass and repass for the registered proprietor of the land comprised in Certificate of Title Volume 303 Folio 192 over the land marked A.B.C.D. on Diagram No. 45218 limited to a height of 4.57 metres from the surface of the said land marked A.B.C.D.

- BURDENING EASEMENT: Right for the said registered proprietors to lay repair and maintain steam gas water and other pipes under the said land marked A.B.C.D at a depth of not less than 0.30 metres
- BURDENING EASEMENT: Right for the said registered proprietors to hang gates and doors leading into the land in the said Certificate of Title so that such gates and doors may open on to and over the said land marked A. B.C.D. but so that such gates and doors do not obstruct passage along and over the said land marked A.B.C.D.
- D8959 MORTGAGE to Westpac Banking Corporation Registered 25-Mar-2011 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

M322971 PRIORITY NOTICE reserving priority for 60 days D/MORTGAGE Westpac Banking Corporation to CPT

the **list**...

RESULT OF SEARCH

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Custodian Pty Limited TRANSFER CPT Custodian Pty Limited to Silverleaf Investments Pty Limited MORTGAGE Silverleaf Investments Pty Limited to Westpac Banking Corporation Lodged by HENRY WHERRETT on 09-Feb-2011 BP: M322971

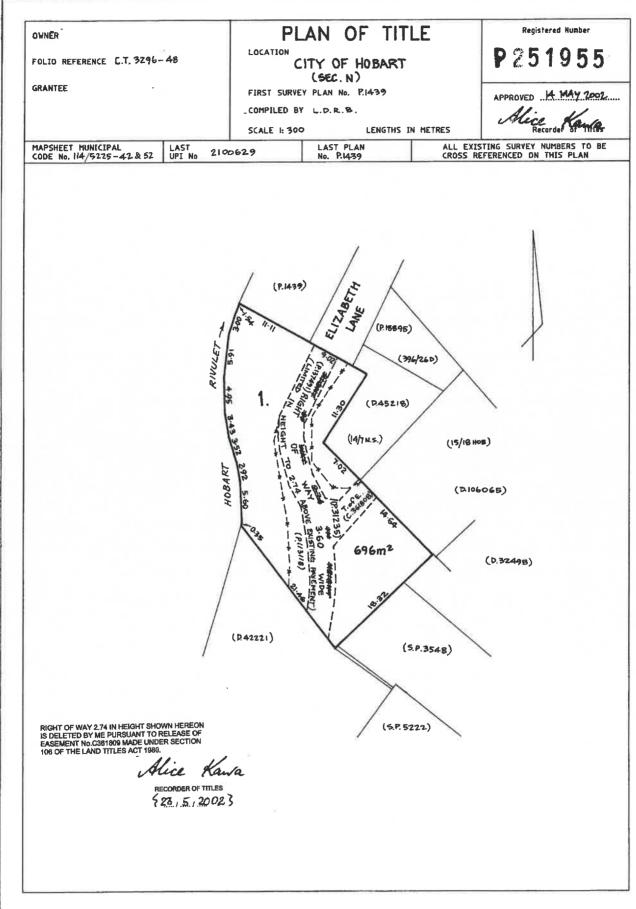


FOLIO PLAN

RECORDER OF TITLES

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RECORDER OF TITLES Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME	FOLIO		
251955	1		
EDITION	DATE OF ISSUE		
14	10-Aug-2015		

SEARCH DATE : 06-Oct-2016 SEARCH TIME : 09.10 AM

DESCRIPTION OF LAND

City of HOBART Lot 1 on Plan 251955 Derivation : Whole of 1.2/10ps and 10ps Sec N Gtd to B Williams; Whole of 18 perches Sec N Gtd to D Bird; Whole of 2. 3/10ps Sec N Gtd to Charles Davis Ltd.; Part of 10.4/10ps and OA-1R-3P Sec N Gtd to J Williams. Prior CT 3296/48

SCHEDULE 1

C948541 TRANSFER to SILVERLEAF INVESTMENTS PTY LTD Registered 25-Mar-2011 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any C361808 BURDENING EASEMENT: a right of carriageway (appurtenant to Lot 1 on D.106065) over the Right of Way 3.60 Wide (Limited In Height to 2.74 Above Existing Pavement) on P.251955 Registered 23-May-2002 at 12.01 PM

Indenture dated the 11th day of July, 1927 between the Minister administering the Complex Ores Act, 1909 and Charles Davis Limited related to the laying of an underground conduit containing electric cable through parts of the said lands and rights of entry for the purpose of inspection maintenance and alteration which rights are more particularly set forth in the said Indenture

- B787289 Order Modifying site of Right of Way 2.74 metres in height shown on D.106065 as is more fully delineated on P.113118 pursuant to Section 84c of the Conveyancing & Law of Property Act 1884 Registered 06-Feb-1995 at 12.01 PM
- D8959 MORTGAGE to Westpac Banking Corporation Registered 25-Mar-2011 at 12.02 PM
- E17531 LEASE to J.L. FOOTWEAR PTY LTD of a leasehold estate for the term of 5 years from 06-May-2015 (of portion



RECORDER OF TITLES

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of a building erected upon the said land within described being Shop 22 on Annexure pages 67 & 68 on the attached plan to the said lease) Registered 10-Aug-2015 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

M322971 PRIORITY NOTICE reserving priority for 60 days D/MORTGAGE Westpac Banking Corporation to CPT Custodian Pty Limited TRANSFER CPT Custodian Pty Limited to Silverleaf Investments Pty Limited MORTGAGE Silverleaf Investments Pty Limited to Westpac Banking Corporation Lodged by HENRY WHERRETT on 09-Feb-2011 BP: M322971 23rd November 2016



Hobart City Council GPO Box 503 Hobart TAS 7001

Attention: Rohan Probert, Planning Department

Dear Rohan,

RE: PROPOSED CAT & FIDDLE ARCADE REFURBISHMENT COLLINS STREET & ELIZABETH MALL, HOBART CITY OF HOBART REF N^o PLN-416-839 MSA PROJECT REF N^o 8035 – 3.01

In response to your request for further information dated November 22nd, please find attached revision 3 of the Heritage Impact Statement amended to includes further assessment of the conservation and partial demolition of the 1955 façade.

With regard to the correspondence from Lee Tyers Building Surveyors, we provide the following comments:

- The existing stair is open on three sides for the flights between ground and second floor level. From second to third floor the stair is closed on three sides and open to the landings only. The stair currently serves as a required exit for the Harris Scarfe tenancy which occupies the first, second and third floors of the building and discharges through a loading area that is separated from the ground floor tenancy.
- A redevelopment of this scale will trigger the requirement for compliant exits under the National Construction Code. D1.3 of the NCC allows for non fire-isolated exits to serve a maximum of three consecutive storeys in a sprinklered building. Therefore the existing stair cannot serve as a required exit.
- Under the proposed development, ground and first floor will remain as retail spaces and occupied by a single tenant. The second floor will be converted to offices, and the third floor will be used as a mechanical plant room. If the existing stair were to be retained as a nonrequired stair, flight between the first and second floors is redundant. Enclosing the stair to provide vertical separation between the retail and office tenancies will have a negative impact on the aesthetic values of the stair.
- The existing first floor level of building C48 is lower than that of building C61 and it is proposed to raise the level by building a lightweight false floor to create an open space at a single level. The landings of the existing stair will no longer work.
- It is therefore proposed to demolish the stair and construct a compliant fire-isolated stair (on the other side of the lift shaft) that will meet there requirements of the redevelopment.

Partners

Stephen Shircore Malcolm Jones T. Mark Baker Marc Bishop Jarrad Nightingale Suite 2, 437 Roberts Road Subiaco WA 6008 Postal Address PO Box 1294 Subiaco WA 6904 T 08 9381 8511 F 08 9388 1339 E msa@meyershircore.com.au

meyershircore.com.au



ACN 115 189 216 | ABN 32 872 749 643 | ATF Meyer Shircore Unit Trust | T/A Meyer Shircore & Associates G:8035103, Authorities 3.01 160910LJT.City of Hobart Amended DA AddInl Info.mo.docx We trust this is sufficient to resolve this matter so the proposal can be advertised. Please call with any queries.

Regards,

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JULIAN TAN MEYER SHIRCORE & ASSOCIATES



CAT AND FIDDLE ARCADE

85 – 99 Collins Street, and 49 – 51 Murray Street, Hobart.

Heritage Impact Statement

Prepared for Meyer Shircore Architects on behalf

of the Silverleaf Investments

November 2016 (revised 03)

Griffiths Architects



Griffiths Architects



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Western Australia 6008

Telephone 08 9381 1666

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mail@griffithsarchitects.com.au

www.griffithsarchitects.com.au

Cover: Cat and Fiddle Arcade. Meyer Shircore Architects May 2016

Revision History

Date of this revision: 23 November 2016

Document	Version	Author	Status	Date	Distribution
HIS	01	Griffiths Architect	s Draft	05 October 16	Meyer Shircore
HIS	02	Griffiths Architect	s Draft	21 Nov 16	Meyer Shircore
HIS	03	Griffiths Architect	s Final	23 Nov 16	Meyer Shircore

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References	18



Introduction

The Cat and Fiddle Arcade project involves a diverse range of buildings in the heart of Hobart, representing over a century of heritage. The street addresses of the landholdings include 85-99 Collins Street, 44-48 Elizabeth Street and 49-51 Murray Street, Hobart, though there is no work proposed to the Murray Street address in this application.

The group lies outside the city heritage precinct and does not include any places that are on the Tasmanian Heritage Register. However, a number of places in and adjacent to the proposed development are included in the City of Hobart Scheme List. This Heritage Impact Statement (HIS) deals with the places that are the subject of the development application.

The buildings were built over the course of a century and over time, they have been refurbished, joined together in part, re-fitted, had much original details removed from their interiors and their presentation has been obscured externally by over-painting the original brick and render details, together with numerous changes to shopfronts, verandahs and awnings.

This HIS deals with the current development application that seeks to combine and better present the spaces to improve the store business spaces, upgrade street presentation, and improve circulation.

Building references in this report are the same as those used in the Hobart City Council Heritage Place data sheets.

The revised version of this heritage impact statement takes into account the retention of the front portion of the 1955 section as noted in the following report and includes an additional response to the matters raised by the City's Senior Cultural Heritage Officer dated 22 November 2016.

Authorship

Griffiths Architects prepared this HIS for Meyer Shircore Architects on behalf of Silverleaf Investments.



Philip Griffiths

Philip Griffiths is the practice principal of Griffiths Architects a practice with specialist expertise delivering heritage architectural services. The practice carries out heritage and architectural services for all building types.

Professional Affiliations: Architects Registration Council of the United Kingdom, Architects Board of Western Australia, Royal Institute of British Architects Member and WA Chapter president, Royal Australian Institute of Architects – Fellow, Heritage Council of Western Australia - Councillor (1992-to the present), Fremantle Prison Advisory Trust, (appointed 1991), Member Representing the Heritage Council & Related Professions, Australia ICOMOS, and Docomomo.

Philip was appointed Australian Institute of Architects Board in 2016.

Brandon Pratley

Brandon Pratley shares design responsibility for Griffiths Architects projects as practice Director.

Brandon projects include alterations and additions to the Government House Ballroom and Supper Room, repair works to the Old Treasury Buildings, residential adaptations to Steve's Hotel in Nedlands as well as refurbishments to the Office of the Premier and Cabinet in Perth.

He has been responsible for a number of cultural projects around Western Australia, including expansion to the administration facilities at Cottesloe Civic Centre and refurbishment works to the Parliament House Legislative Assembly and Council.

Brandon has won awards in Urban Revitalisation from the AIA for the refurbishment and upgrade of the William Street Properties as well as a citation from UNESCO in 2012.

Method

The method used in preparing this HIS is based on the Western Australian State Heritage Office Guide for preparing a Heritage Impact Statement.



The report has its foundation in the values expressed in the place records, considers the impacts on significance and the measures taken to mitigate and balance the impacts, and draws conclusions on the overall outcome of the project in terms of the heritage values expressed in the place records.

Conclusion

The buildings that form part of the frontage on Collins Street between Murray Street and Elizabeth Street Mall play a significant role in the heritage values of Hobart. Over time, their presentation has been somewhat diminished by change and by maintenance regimes of a relatively ad hoc nature. With the exception of recently installed shopfronts, the intent is to upgrade and re-present the most important frontages of these buildings, unify street level shopfronts and generally make the whole of the presentation to Collins Street more complex by revealing the materials and design that underlie the present layers of paint.

Since the previous development application was lodged, the Quest Apartments part of the development has been withdrawn.

The project strikes a positive balance between heritage conservation, improved presentation and renewal. The heritage gains are above canopy level, while the presentation improvements include canopies and shopfronts. The latter are part of an evolving story of retail development and much of what is proposed is readily reversible, should that be so desired.



Cat and Fiddle Arcade Intent

Architectural Statement Cat and Fiddle Arcade Development

Context

The subject sites represent a part of Hobart's commercial and retail heritage in terms of aesthetic, social and historic fabric, stretching over a century of building development and over a century and a half of the City's commercial life. The Collins Street frontages are a part of the City's rich heritage.

Architecture

The buildings included in the development on Collins Street are diverse in architectural expression. However, there is commonality in the treatment of decorative brick and render presentation of the building facades and classically derived decorative treatments. The above awning elements have changed little since their construction and adverse impacts are largely confined to maintenance and decorative treatments over time.

Canopy and below canopy levels have been much impacted by change and apart from recent upgrades to awnings and shopfronts, much of this change has detracted from the fabric and presentation of these buildings.

Development Summary

The proposal comprises of two major components being the reconfiguration of existing retail spaces in the existing Collins Street buildings over numerous levels.

A large part of the retail development is centred on modernising and simplifying the the interiors of the commercial spaces to accommodate contemporary retail uses. The interiors have been subjected to numerous changes over time, and there is little of the original interior presentation and fabric in any of the subject buildings. The development includes demolition of existing partition walls, escalotors and stairs, and the installation of new escalators and lifts.



Development within the arcade is minimal and is designed to improve frontage presence and circulation through and between the retail spaces of the Cat and Fiddle Arcade.

Though previously considreed for demolition in the first iteration, the 1955 Fitzgerald's Department Store front portion will be retained and conserved as further explained in the following sections. The remaining buildings on Collins Street will also undergo significant conservation works to reveal original fabric above the canopy level.

Heritage Listings

Heritage listings are limited to the City of Hobart Scheme List and for the proposed development area these include: -

Fitzgerald's Department Store (former), 85-99 Collins Street in Collins Street, which includes buildings C48, C61 and C 81

C48 Part of Fitzgerald's Department Store designed by Hartley and Wilson in the Post War International style and completed in 1955 at 99 Collins Street, C61 Fitzgerald's Department Store façade, a three storey Federation Free Classical style c 1911, C81 a two-storey Inter-War Art Deco style building completed c 1939.

Cat and Fiddle Arcade C70 at 49-51 Collins Street, which includes C62: -

C62 49-51 Murray Street comprising a two-storey Victorian Free Classical style building completed in c 1845.

The Precinct

The area has not been included in a heritage precinct.

Statement of Significance



The values attributed to these buildings are summarised in relation to each place included in the place data sheets. The language has been made consistent where there is commonality, but is expressed in different ways on the data sheets.

Collins Street

The whole group is said to make a contribution to the streetscape on the north side of Collins Street.

C48 Part of Fitzgerald's Department Store designed by Hartley and Wilson in the Post War International style;

Historic value for its ability to demonstrate the evolution and development of long established Tasmanian retail business and part of a group of commercial buildings dating from the early to mid twentieth century that reflect the prosperity and resultant expansion of GP Fitzgerald's Department Store.

Representative value as of its ability to demonstrate the principal characteristics of the threestorey painted masonry Post War International style department store.

Social value for its contribution in conjunction with its neighbours to a diverse and largely intact streetscape.

C61 Fitzgerald's Department Store façade, a three-storey Federation Free Classical style

Contributes to a streetscape as one of three former Fitzgerald's Department Store buildings on the northern side of Collins Street and dominates the streetscape in the immediate area. It is an important element of this largely intact streetscape composed of buildings from the nineteenth to mid twentieth century.

Historic value as a physical reminder of the evolution of a successful and historic Tasmanian business, as it is one of three buildings that once formed part of Fitzgerald's Department Store.



Research value for its archaeological potential to contribute to a greater knowledge of the retail industry in Hobart.

Social value for its contribution in conjunction with its neighbours to a diverse and largely intact streetscape.

Associational value for its long running link with Fitzgerald's Department Store of over 80 years.

Research value for its archaeological potential to contribute to a greater knowledge of the retail industry in Hobart.

Social value for its contribution in conjunction with its neighbours to a diverse and largely intact streetscape.

C81 Fitzgerald's Department Store façade a two-storey Inter-War Art Deco style building

Contributes to a streetscape as one of three former Fitzgerald's Department Store buildings on the northern side of Collins Street and dominates the streetscape in the immediate area. It is an important element of this largely intact streetscape composed of buildings from the nineteenth to mid twentieth century.

Research value for its archaeological potential to contribute to a greater knowledge of the retail industry in Hobart.

Social value for its contribution in conjunction with its neighbours to a diverse and largely intact streetscape.

The building is of historic significance because of its ability to demonstrate the principal characteristics of a two-storey stuccoed masonry Inter-War Art Deco department store

C62 Club Chambers a two-storey Victorian Free Classical style building



It makes a contribution to the streetscape on the northern side of Murray Street, and it is one of a largely intact commercial premises dating from the nineteenth/early twentieth centuries. The building is unique, as it is one of a small number of commercial buildings dating from the 1840s located in this area.

It has research potential to yield important information of an archaeological nature that may contribute to a greater understanding of early commercial enterprises established in Hobart's central area from the mid-nineteenth century.

It is representative of a two-storey stuccoed brick Victorian Free Classical style commercial building.

It has strong meaning for the community because it contributes in conjunction with its neighbours, to a relatively intact nineteenth to mid twentieth century commercial streetscape.

C70 a square constructed in 1962 in the Modernist style

Contributes as an urban space contained by three buildings and an important focal point since its construction.

Has historic value for its ability to illustrate the evolution of the retail industry in Hobart from the establishment of small-scale retail outlets to the subsequent development of large scale, expansive shopping arcades. Complete with designed urban space to provide entertainment and relaxation for the shopping public.

It is a rare example of its type.

It has research potential to yield important information of an archaeological nature that may contribute to a greater understanding of early commercial enterprises established in Hobart's central area from the mid-nineteenth century.



The square is representative of a designed Modernist urban space, which was created by way of an agreement between private enterprise and local government.

It has creative value for the animated mural, which is a focal point of the square.

It has community value as a meeting place for over 40 years.

C78 Commercial Building a three-storey brick and render building in the Inter-War style

The building is located on the northern side of Collin Street and is part of a largely intact group of commercial buildings dating from the nineteenth/early twentieth centuries. The building is an important element within an historic streetscape.

The building is of historic significance because of its ability to demonstrate the principle characteristics of a three-storey stuccoed masonry Inter-War commercial building.

The place has strong meaning for the community because it contributes, in conjunction with its neighbours, to a relatively intact nineteenth/ early twentieth century commercial streetscape.

Collecting all of these values together then, a summary of significance might then read: -

The collection of buildings is part of a largely intact group of commercial buildings dating from the nineteenth/early twentieth centuries.

All buildings other than C48 are noted as having aesthetic value related to their time, style and purpose. C48 is cited as being representative of its time and style.

All are noted for their social value in relation to Fitzgerald's Department Store and related retail uses.

Some are noted as having archaeological potential in relation to revealing information about the retail industry in Hobart.

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Proposals Details

A) Demolition

Demolition includes an amount of internal wall removal to make the retail spaces function better as a whole for retailing.

Demolition of internal stair, and lift.

The front sections of C48 in Collins Street will be conserved, but the existing curved stair will be removed to achive compliance and improved flow of the retail space.

Development Context

The existing buildings contribute and are a part of an historic context. All of the buildings have been subject to change ranging from painting over finishes that were intented to be left unpainted, to extensive removal of interior fabric in response to changing practices in retail.



Collins Street, (left to right) buildings C78, C 48, C61 and C81.

Meyer Shircore Architects May 2016

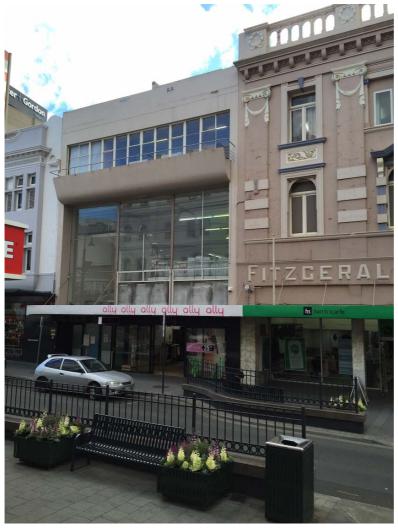
Griffiths Architects



Detail of Fitzgerald's Department Store C61.

Meyer Shircore Architects May 2016





Detail of the 1955 section of Fitzgerald's Department Store C48.

This section is to be retained as part of the project, but have the awning removed.

The fenstration of 9 panes below the balcony will be maintained and the balustrade, handrail and windows will be conserved. The panes on the right have been insensitvely modified and the orignal pattern will be recovered by the proposed work.

Meyer Shircore Architects May 2016

Griffiths Architects





Collins Street Building C62, Cat and Fiddle Arcade entry and Club Chambers

Meyer Shircore Architects May 2016

B) Construction

A full summary of the proposals is included in Meyer Shircore Architects' development application drawings.

Major Features

The major features that are of interest in terms of heritage impact in Collins Street include the conservation of the façade of building C62, Cat and Fiddle Arcade, the conservation of the façade of building C78 and conservation of the frontage of C48, the conservation of the façade of buildings C61 and C81. The major impact of this work will result in the better revealing of the aesthetic values and condition of buildings C62, C78, C61 and C81 and a significant positive impact on the streetscape.

Taking each building in turn then: -

C62 Cat and Fiddle Arcade Entry

Recently installed shopfronts and canopy remain, paint will be removed from masonry and the tuck-pointed brick and stucco revealed and conserved. Joinery will be conserved.



C78

Recently installed shopfronts and canopy remain, paint will be removed from masonry and the tuck-pointed brick and stucco revealed and conserved. Joinery will be conserved.

C48 Part of Fitzgerald' Department Store

The façade of the building is to be retained and conserved, but the awning removed. The 9 pane glazed panel which was an important feature of the original design has been compromised by some intrusive modifications that have obscured this clarity. Façade elements will be assessed at documentation stage and a determination made on what can be retained. The original 9 pane lower portion of glazing will be retained in terms of the pattern of glazing and the framing changed to stainless steel. This will recover the original design intent and remove intrusive elements. The design intent will be more closely reflected. The balustrade, balustrade railings and handrail will be retained and conserved.

The internal stair and balcony is to be removed and will have an adverse impact on heritage values, but is nonetheless required to achieve flow within the floor space and to achieve compliance.

C61 Fitzgerald's Department Store

The current shopfronts are set behind the columns and are an amalgam of a variety of periods of construction. New shopfronts will be brought to the front of the building and a more unified design implemented. There will be a new awning in place of the current suspended box fascia awning.

The masonry work will retain all its detail and be conserved and then repainted in a white or near white colour. Joinery will be conserved.



C81 Part of Fitzgerald' Department Store

The current shopfronts are set behind the columns and new shopfronts will be brought to the front of the building and a more unified design implemented. The box fascia awning will be refurbished.

The masonry work will retain its detail and be conserved and then repainted in a white or near white colour. Joinery will be conserved.

Works on the Cat and Fiddle Arcade internally are limited to store frontages for the proposed two department stores and improve access to the entrances with limited impact on the clock court, which will require an adjustment to the well around the clock. It also includes and extension into the arcade void.



Enhancement of Significance

As noted in the outline of the development proposal, the presentation of Buildings C62, C78, C48, C61 and C81 will be enhanced by the conservation of facades and revealing their features that are currently obscured by paint, or repainted in the manner noted above. This will add to their visual richness as well as revealing the intent of their original authors. Shopfronts are all replacements, so that upgrading of the present arrangements while not enhancing significance necessarily, will improve presentation.

Detrimental Impact and Mitigation

In reviewing the statement of significance summary for the group of places, the proposed works will have no impact on the values identified.

The Elizabeth Street Mall frontage has not been ascribed any significance.

Value	Impact	Mitigation
The collection of buildings is	The main values in this statement lie in	The impact will be
part of a largely intact group	the fabric above awning level and it is	overwhelmingly positive with
of commercial buildings	proposed to conserve and reveal the	most or all of all building
dating from the	original fabric in this zone.	frontage elements retained
nineteenth/early twentieth		and conserved.
centuries.		

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Value	Impact	Mitigation
All buildings, other than C48,	Apart from work to canopy and below	No mitigation further
are noted as having aesthetic	canopy level, which has low heritage	required, other than
value related to their time,	value, the upper levels will be	interpretation of the internal
style and purpose. C48 is	conserved and the outcome will be	fabric loss and awning of
cited as being representative	positive.	C48.
of its time and style.	There will be some internal fabric loss	
	in C48 as noted above and the awning	
	is to be removed.	
The group has social value in	This is a social value that will be	No mitigation further
relation to Fitzgerald's	sustained by the continued retails use	required.
Department Store and	of the buildings, together with the	
related retail uses.	historic reminder provided by the	
	retention of the Fitzgerald' Department	
	Store sign.	
The buildings have	This is a research or scientific value and	No mitigation further
archaeological potential in	is unlikely to be impacted by the	required.
relation to revealing	proposed works.	
information about the retail		
industry in Hobart		

Conclusion

The buildings that form part of the frontage on Collins Street and Murray Street play a significant role in the heritage values of the City.

Over time, the presentation of this group has been somewhat diminished by change and by maintenance regimes of a relatively ad hoc nature. With the exception of more recent shopfronts,

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the intent is to upgrade and re-present the most important frontages of these buildings, unify street level shopfronts and generally make the whole of the presentation to Collins Street more complex in heritage terms by revealing the materials and design that underlie the present layers of paint.

The project strikes a very positive balance between heritage conservation, improved presentation and renewal. The heritage gains are all above canopy level while the presentation improvements include canopies and shopfronts. The latter are part of an evolving story of retail development and much of what is proposed is readily reversible should that be so desired.

The amount of significant fabric loss is quite modest and might be dealt with by interpretation.



References

Hobart City Council Heritage Data Sheets

Meyer Shircore Architects Development Application drawing set 8035 dated November 2016

Drawings:

- A0a Cover Sheet
- A1a Title Plan Diagram
- A2a Basement Floor Plan (Collins Street Level)
- A3a Ground Floor Plan (Collins Street Level)
- A4a 1st Floor Plan
- A5a 2nd Floor Plan
- A6a 3rd Floor Plan
- A7a Sections
- A8a Elevations & Perspectives Collins Street
- A9a Internal Elevations & Perspectives Clock Tower
- Appendix: Existing Plans
- E1 Basement Floor Plans
- E2 Ground Floor Plan
- E3 1st Floor Plan
- E4 2nd Floor Plan
- E5 Roof Plan
- D01 Ground Floor Demolition Plan: Collins Street Level
- D02 First Floor Demolition Plan: Collins Street Level
- D03 Second Floor Demolition Plan: Collins Street Level
- D04 Roof Demolition Plan: Collin Street Level

21 November 2016



To Whom it may Concert

Dear Sir/Madam

Re: Harris Scarfe Redevelopment

There are 3 areas of non-compliance with the existing stairs at the Collins Street end of Harris Scarfe:

- The existing open stairway connects 4 consecutive stores of this building. This represents a non-compliance with Part D1.3 of the National Construction Code of Australia (NCC) Volume Number 1 where the stairway should be fire isolated in order to enable safe egress from the building.
- Similar the existing open stairway discharges within the building. A building of this size and use would normally have a fire isolated stairway that would discharge directly to a road or open space in accordance with Part D1.7 of NCC Vol. No. 1 to ensure the life safety of the occupants are not compromised.
- The current stairs do not need meet current community expectations in term of equal access within the building as per Australian Standard AS 1428.1 2009.

Please contact me on (03) 6229 2440 or email <u>admin@ltbs.com.au</u> if you wish to discuss.

Yours sincerely

Lee Tyers BUILDING SURVEYOR



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-16-839		Council notice date	8/08/2016	
TasWater details					
TasWater Reference No.	TWDA 2016/	/01111-HCC		Date of response	19/08/2016
TasWater Contact	Phil Papps	Phone No.		(03) 6237 8246	
Response issued t	to				
Council name	HOBART CITY COUNCIL				
Contact details	coh@hobartcity.com.au				
Development details					
Address	49-51 MURR	9-51 MURRAY ST, HOBART		Property ID (PID)	3321248
Description of development	Cat & Fiddle Arcade refurbishment including partial change of use to visitor accommodation				
Schedule of drawings/documents					
Prepared by Drawing/document No.		Revision No.	Date of Issue		
Meyer Shircore Architects Plans / 8035 / SK013 / Shts A0-14		Shts A0-14		July 2016	
Conditions					

Pursuant to the *Water and Sewerage Industry Act* 2008 (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:

CONNECTIONS, METERING & BACKFLOW

- 1. Any modification to existing and/or new water property connections required to service the additional domestic and/or fire demands (if applicable) generated by the proposed development must be in accordance with TasWater standards.
- 2. Any modification to existing and/or new sewer property connections required to service the proposed development must be in accordance with TasWater standards.

BOUNDARY TRAP AREA

3. The proposed development is within a boundary trap area and the developer must ensure a boundary trap device is provided that prevents noxious gases or persistent odours back venting into the property's sanitary drains. The boundary trap must be contained within the property boundaries and the property owner is responsible for the ownership, operation and maintenance of the boundary trap device.

DEVELOPMENT ASSESSMENT FEES

4. The applicant or landowner as the case may be, must pay a development assessment fee of \$201.93 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date it is paid to TasWater.

Advice

For information on TasWater development standards, please visit <u>http://www.taswater.com.au/Development/Development-Standards</u>

For application forms please visit <u>http://www.taswater.com.au/Development/Forms</u>

The developer is responsible for arranging to locate existing TasWater infrastructure and clearly showing it on any drawings. Existing TasWater infrastructure may be located by TasWater (call 136 992) on site at



the developer's cost, alternatively a surveyor and/or a private contractor may be engaged at the developers cost to locate the infrastructure.

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