



CITY OF HOBART

SUPPORTING INFORMATION

COUNCIL MEETING

OPEN PORTION OF THE MEETING

MONDAY, 5 JULY 2021

AT 5:00 PM

VENUE: COUNCIL CHAMBER, TOWN HALL

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**7.2 APPLICATIONS UNDER THE HOBART INTERIM PLANNING
SCHEME 2015**

**7.2.1 79 COLLINS STREET, HOBART AND ADJACENT ROAD RESERVE
- PARTIAL DEMOLITION AND NEW BUILDING FOR VISITOR
ACCOMMODATION, HOTEL INDUSTRY, FOOD SERVICES, AND
COMMUNITY MEETING AND ENTERTAINMENT, AND ASSOCIATED
WORKS
PLN-20-911 - FILE REF: F21/60432**

| | |
|--------------------|--|
| Address: | 79 Collins Street, Hobart and Adjacent Road Reserve |
| Proposal: | Partial Demolition and New Building for Visitor Accommodation, Hotel Industry, Food Services and Community Meeting and Entertainment, and Associated Works |
| Expiry Date: | 6 July 2021 |
| Extension of Time: | Not applicable |
| Author: | Cameron Sherriff |

RECOMMENDATION

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council refuse the application for partial demolition and new building for visitor accommodation, hotel industry, food services, and community meeting and entertainment, and associated works, at 79 Collins Street, Hobart for the following reasons:

1. The proposal does not meet the acceptable solution or the performance criteria with respect to clause E 13.7.1 P1 (a) to (d) of the *Hobart Interim Planning Scheme 2015* because the proposed demolition will result in the loss of 19th century and 20th century significant fabric, items and form that contribute to the historic cultural heritage significance of the place and it has not been reasonably demonstrated that: there are environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place; or that there are no prudent or feasible alternatives; or that important structural or facade elements that can feasibly be retained and reused in a new structure are retained or that significant fabric has been documented before









demolition.

2. The proposal does not meet the acceptable solution or the performance criteria with respect to clause E 13.7.2 P1 (a) and (b) of the *Hobart Interim Planning Scheme 2015* because it is an incompatible design through its height, scale, bulk, form, fenestration and siting behind a three storey heritage listed building and it also results in the substantial diminution of heritage values through the loss of features, fabric and items that contribute to the significance of the place.
3. The proposal does not meet the acceptable solution or the performance criteria with respect to clause E 13.7.2 P2 (a) to (d) of the *Hobart Interim Planning Scheme 2015* because it will not be subservient and complementary to the listed place due to its bulk, scale, materials, built form, setback and siting in respect to listed elements.
4. The proposal does not meet the acceptable solution or the performance criteria with respect to clause E 13.7.2 P3 of the *Hobart Interim Planning Scheme 2015* because it does not respond to the dominant heritage characteristics of the listed place in its materials, fenestration and built form.
5. The proposal does not meet the acceptable solution or the performance criteria with respect to clause E 13.7.2 P4 of the *Hobart Interim Planning Scheme 2015* because as an extension to the existing building, it detracts from the historic cultural heritage significance of the place as a consequence of its height, scale, bulk siting and facade treatment.
6. The proposal does not meet the acceptable solution or the performance criteria with respect to clause 22.4.1 A5 or P5 of the *Hobart Interim Planning Scheme 2015* because its height within 15m of the frontage unreasonably dominates existing buildings of cultural heritage significance and has a materially adverse impact on the historic heritage significance of adjacent heritage listed places.

Item No. 7.2.1

Agenda (Open Portion)
City Planning Committee Meeting
28/6/2021

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City of **HOBART****APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015**

| | |
|-----------------------|---|
| Type of Report: | Committee |
| Council: | 5 July 2021 |
| Expiry Date: | 6 July 2021 |
| Application No: | PLN-20-911 |
| Address: | 79 COLLINS STREET , HOBART ADJACENT ROAD RESERVE |
| Applicant: | Monica Cameron (ERA Planning and Environment) 7 Commercial Road |
| Proposal: | Partial Demolition and New Building for Visitor Accommodation, Hotel Industry, Food Services, and Community Meeting and Entertainment, and Associated Works |
| Representations: | Five (5) |
| Performance criteria: | Central Business Zone Development Standards; Parking and Access Code Historic Heritage Code |

1. Executive Summary

- 1.1 Planning approval is sought for Partial Demolition and New Building for Visitor Accommodation, Hotel Industry, Food Services, and Community Meeting and Entertainment, and Associated Works, at 79 Collins Street, Hobart.

- 1.2 More specifically the proposal includes:
- Demolition, replacement and retention of aspects of the existing building on the site, the construction of a new 14 storey hotel behind and above its facade, with a bar/restaurant and hotel services/amenities in the basement, the hotel reception, gym and further hotel amenities at ground floor, and 175 hotel rooms located across levels 1 to 13.
 - The existing façade is to be retained above street level, and the upper levels of the new building will have arched windows that echo the fenestration of the original building. At street level the façade will be altered to allow for pedestrian and service access.
 - The development provides amenity for pedestrians and incorporates an awning over the footpath, and promotes visual interest through providing a well-defined front entry and glazing to allow permeability and opportunities for passive surveillance.
 - Pedestrian and service access to the hotel will be via Collins Street. There is no car parking proposed for the development, however bike parking and end of trip facilities are provided for staff and customers. Waste will be stored on site and removed via Collins Street through part of the altered street level façade.
 - The building is proposed to have a maximum height of approximately 49.31 metres above natural ground level measured to the top of its rooftop plant. This height occurs at the back (north-western) side of the roof plant.
 - The total gross floor area of the proposed building is 6,883m².
 - External materials are listed as comprising a range of external materials including dark metal fins; dark metal canopy; light metal; applied finishes in clear, light grey, dark matt and a light textured finish; tinted and clear glass; painted brick.
- 1.3 The proposal relies on performance criteria to satisfy the following standards and codes:
- 1.3.1 Central Business Zone - Building Height; Design; Passive Surveillance; Waste Storage and Collection
 - 1.3.2 Parking and Access Code - Design of Bicycle Parking Facilities
 - 1.3.3 Historic Heritage Code - Heritage Place - Demolition; Buildings and Works; Building, Works and Demolition (Place of Archaeological Potential)
- 1.4 Five (5) representations (4 objecting/1 supporting) to the proposal were received within the statutory advertising period between 12/05 - 26/05/2021.

- 1.5 The proposal was considered by the Council's Urban Design Advisory Panel at its meeting on 26 May 2021. The Panel were broadly supportive of the proposal. The Panel's minutes are provided as an attachment to this report.
- 1.6 The proposal is recommended for refusal.
- 1.7 The final decision is delegated to the Council, because the application is for a major development of more than three storeys and 2000m² in floor area; involves Council owned land; and is recommended for refusal.

2. Site Detail



Fig. 1: Aerial view of the subject property and surrounds.

- 2.1 79 Collins Street, Hobart (Figure 1) is made up of two titles with a combined area approximately of 624m². The site is a generally flat and rectangular in shape. It has a 15.41m frontage to Collins Street and a maximum depth of 42.43m. The subject site contains an existing three-storey building, known as Coogan's Department Store. The existing building is predominantly built to all boundaries. The building is currently occupied for retail use. Pedestrian and service access is via Collins Street and there is no existing vehicular parking on the site.

3. Proposal

- 3.1 Planning approval is sought for Partial Demolition and New Building for Visitor Accommodation, Hotel Industry, Food Services, and Community Meeting and Entertainment, and Associated Works, at 79 Collins Street, Hobart.

3.2 More specifically the proposal is for:

- Demolition, replacement and retention of aspects of the existing building on the site, the construction of a new 14 storey hotel behind and above its facade, with a bar/restaurant and hotel services/amenities in the basement, the hotel reception, gym and further hotel amenities at ground floor, and 175 hotel rooms located across levels 1 to 13.
- The existing façade is to be retained above street level, and the upper levels of the new building will have arched windows that echo the fenestration of the original building. At street level the façade will be altered to allow for pedestrian and service access.
- The development provides amenity for pedestrians and incorporates an awning over the footpath, and promotes visual interest through providing a well-defined front entry and glazing to allow permeability and opportunities for passive surveillance.
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- The building is proposed to have a maximum height of approximately 49.31 metres above natural ground level measured to the top of its rooftop plant. This height occurs at the back (north-western) side of the roof plant.
- The total gross floor area of the proposed building is 6,883m².
- External materials are listed as comprising a range of external materials including dark metal fins; dark metal canopy; light metal; applied finishes in clear, light grey, dark matt and a light textured finish; tinted and clear glass; painted brick.

3.3 An Architect's visualisation of the proposed development is included at Figure 2, below:



Fig. 1: Architect's visualisation of the proposed development.

4. Background

- 4.1 The application includes works (awnings) over the Council's road. As such, General Manager Consent for the making of the application was sought, and provided on 10 February 2021.
- 4.2 The application was considered by the Urban Design Advisory Panel at its meeting of 26 May 2021. The Panel was broadly supportive of the proposal. The Panel's comments are included where relevant in section 6 of this report, and are discussed in section 7. The Panel's comments are provided in full as an attachment to this report.

5. Concerns raised by representors

- 5.1 Five (5) representations (4 objecting/1 supporting) to the proposal were received within the statutory advertising period between 12/05 - 26/05/2021.
- 5.2 The following table outlines the concerns raised in the representations received. Those concerns which relate to a discretion invoked by the proposal are addressed in Section 6 of this report.

| |
|---|
| <p>Design/Height Incompatibility:</p> <p>Modern design style not compatible with existing classical styles of the area.</p> <p>Height and scale excessive and not compatible with buildings in this part of Collins Street.</p> <p>Development should be set further back and reduced to seven storeys.</p> |
| <p>Construction Impacts:</p> <p>Physical impacts of construction impacts upon adjacent heritage properties. What measures will be put in places to manage and remediate these? How will adjoining buildings be protected and their condition preserved?</p> <p>Conservation and heritage management should extend beyond the site to address adjacent land and buildings.</p> <p>Amenity impacts arising from construction works. These must be limited to normal working hours.</p> <p>How will the security of the subject site, and those nearby, be managed during construction to prevent trespassing which is already a problem in the area?</p> |
| <p>Parking and Traffic Concerns:</p> <p>Lack of parking exacerbating current congestion issues and already high traffic volumes, with associated impacts stemming from the need for vehicles to service the hotel from the street.</p> <p>Development may exacerbate problems with illegal parking in and over adjacent laneway due to insufficient parking availability in the street.</p> |

6. Assessment

- 6.1 The *Hobart Interim Planning Scheme 2015* is a performance based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria relied on.
- 6.2 The site is located within the Central Business Zone of the *Hobart Interim Planning Scheme 2015*.
- 6.3 The existing use is General Retail and Hire. The proposed uses are Visitor Accommodation; Hotel Industry; Food Services and Community Meeting and Entertainment. The existing use is a Permitted use in the zone. The proposed uses are Permitted uses in the zone.
- 6.4 The proposal has been assessed against:
- 6.4.1 Part D - 22 Central Business Zone
 - 6.4.2 E6.0 Parking and Access Code
 - 6.4.3 E7.0 Stormwater Management Code
 - 6.4.4 E13.0 Historic Heritage Code
- 6.5 The proposal relies on the following performance criteria to comply with the applicable standards:
- 6.5.1 Central Business Zone:
 - Building Height - D22.4.1 P1.2; P5*
 - Design - D22.4.3 P1; P4*
 - Passive Surveillance - 22.4.4 P1*
 - Waste Storage and Collection - 22.4.10 P3*
 - 6.5.2 Parking and Access Code:
 - Design of Bicycle Parking Facilities - E6.7.10 P1; P2*
 - 6.5.3 Historic Heritage Code:
 - Demolition (Listed Place) - E13.7.1 P1*
 - Building and Works (Listed Place) - E13.7.2 P1; P2; P3; P4*

*Building, Works and Demolition (Place of Archaeological Potential) -
E13.10.1 P1*

- 6.6 Each performance criterion is assessed below.
- 6.7 Building Height - D22.4.1 P1.2
- 6.7.1 The acceptable solution A1 at clause D22.4.1 requires height within the Central Business Core Area, for a building on a site with a south-east facing frontage to be no more than 15m if on, or within 15m of the front boundary and 30m if set back more than 15m from the front boundary line.
- 6.7.2 The proposal includes the new building behind the retained front facade having a stepped form, approximately 27m high five metres back from the front boundary line, 40m high seven and a half metres back from the front boundary line and approximately 47m high extending through to a point three metres back from the rear property boundary. The building then drops dramatically down to step at a low height to the rear boundary line. The rooftop plant adds an additional 2.25m height to the roof of the proposed building. This plant element extends rearward for a length of approximately 17m beginning towards the front of the taller part of the building, and is sited to the south-western side of the building's roof.
- 6.7.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.
- 6.7.4 The performance criterion P1.2 at clause D22.4.1 provides as follows:
- Development outside the Amenity Building Envelope in Figure 22.3 must provide significant benefits for civic amenities such as public space, pedestrian links, public art or public toilets, unless a minor extension to an existing building that already exceeds the Amenity Building Envelope, and must make a positive contribution to the streetscape and townscape, having regard to:*
- (a) the height, bulk and design of existing and proposed buildings;*
- (b) the need to minimise unreasonable impacts on the view lines and view cones in Figure 22.6 and on the landform horizons to kunanyi/Mt Wellington and the Wellington Range from public spaces within the Central Business Zone and the Cove Floor;*
- (c) the need to minimise unreasonable impacts on pedestrian amenity*

from overshadowing of the public footpath for city blocks with frontage to a Solar Penetration Priority Street see Figure 22.2;

(d) the need to minimise unreasonable impacts on the amenity of public open space from overshadowing;

(e) the need to minimise unreasonable impacts on pedestrian amenity from adverse wind conditions; and

(f) the degree of consistency with the Desired Future Character Statements in clause 22.1.3.

- 6.7.5 The amenity building envelope for sites with south-east facing frontages allows a 15m height within 15m of the frontage, a 30m height from 15m to 30m back from the frontage and a 45m height 30m back from the frontage. The proposed development extends outside of the envelope, the extent to which it does shown on the following elevations (Figures 3 and 4) taken from the submitted documentation where the non-compliant portion of the building as seen from both sides has been outlined and hatched in red.

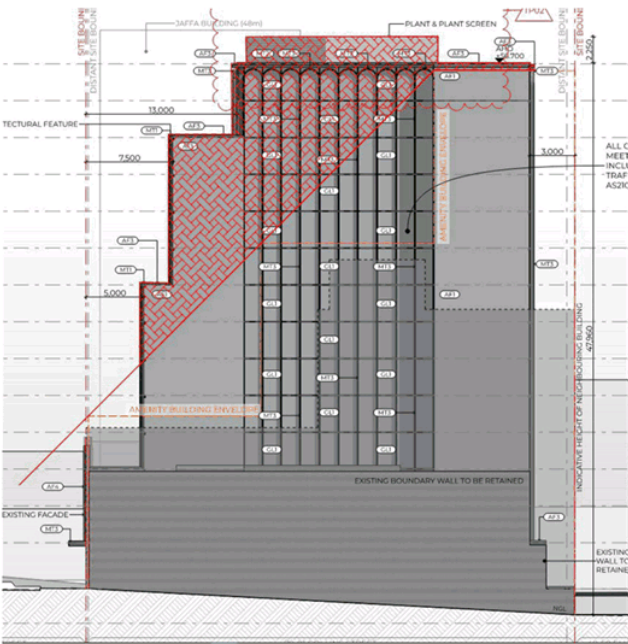


Fig. 3: The north-eastern elevation of the proposed development, with that part beyond the amenity building envelope hatched in red.

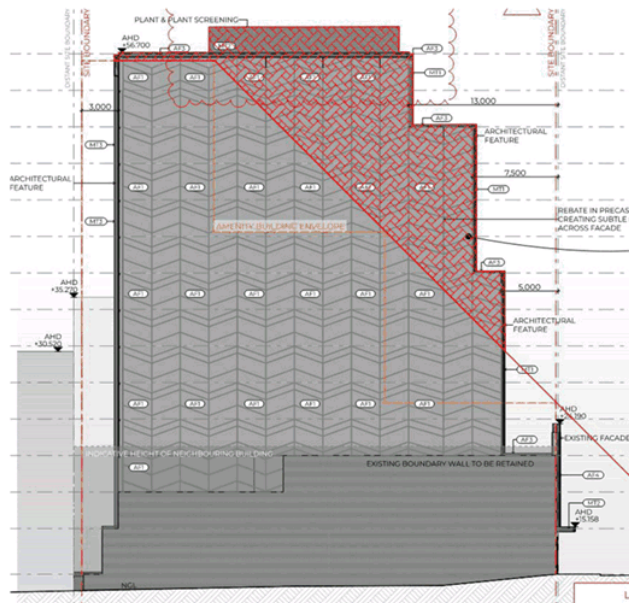


Fig. 4: The south-western elevation of the proposed development, with that part beyond the amenity building envelope hatched in red.

Benefits for Civic Amenity

Given the type of development proposed, occupying the entire footprint of the site which has no through connections to adjoining sites, as is the case with the existing building, there is little ability to provide pedestrian links, public space or any meaningful or accessible public art on site. Public art could indeed be provided on site as part of the development itself, however in kind support to public art elsewhere, which could be seen as more significant and better integrated to the surroundings is also a possibility. The proposal seeks to contribute \$200,000 which is a significant sum (1% of the cost of the development) to Council for public art projects, and in this case there is an opportunity for the contribution to assist in the realisation of an existing but currently unfunded Council public art project which has been developed as a continuation of the upgrade and improvement of the nearby Collins Court. Coincidentally, Collins Court is almost directly opposite the site on Collins Street and therefore provides a geographic connection to the subject site. The amount to be contributed has been considered by the Council's Public Art Coordinator

as appropriate and consistent with guidance provided to developers as to Council's general expectations in this regard. If the contribution were to be directed to this project it would ensure the realisation of what is an already fully designed project which would provide an interactive form of public art which, given its development as a Council project, would be of benefit to civic amenity for the City, and arguably of greater benefit than an art installation within the title boundaries of the subject site given its constraints. The proposed contribution is considered sufficient to be significant benefit to civic amenity. (It should be noted that the applicant has been advised that when the Council assesses this proposal as planning authority, it will do so without regard to any preference for the Collins Court art proposal to proceed based on funding provided by the applicant.)

The Council's Urban Design Advisory Panel commented:

The Panel were generally comfortable with the developer's contribution to public art identified in a public space in close proximity. The Panel also recognised the efforts to contribute to the public's experience by the opening up of views down in to the basement to passers-by.

Streetscape and Townscape Impacts

Submitted urban sections running along Collins Street and bisecting the block between Liverpool Street and Collins Street and beyond demonstrate the bulk and scale of the proposed building in context with the existing buildings adjacent and nearby (Figures 5 and 6, below). It is evident that the proposed building doesn't gain any immediate benefit from being immediately adjacent to any building of a similar scale. In fact, the block in which it is located is predominantly uniform in height scale apart from the Crowne Plaza building above Myer to the west and the 'Jaffa' building on the corner of Collins Street and Murray Street to the south-west. The taller section of building set to the rear of 77 Collins Street provides some transitional relief, however this building is still only approximately half the height of the proposed building. It is at least adjacent to the proposed building however. In its own right, when compared to its immediate surrounds, the building doesn't appear particularly complementary to buildings in the immediate area, however when viewed from slightly further afield at more of a townscape scale, as demonstrated by the urban sections, the building starts to 'fit' better with the scale of other taller buildings nearby.

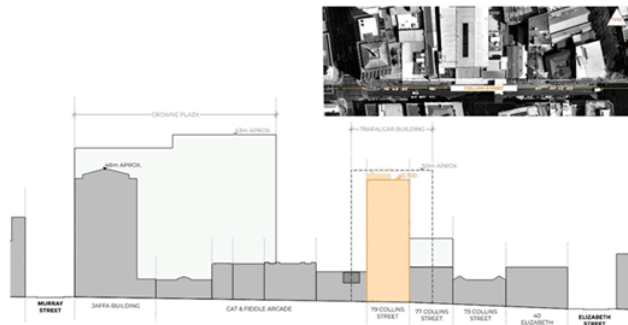


Fig. 5: Excerpt from the submitted urban section showing that section of Collins Street between Murray Street and Elizabeth Street. Note the Trafalgar Building is dotted in for context, being located on the opposite side of Collins Street.

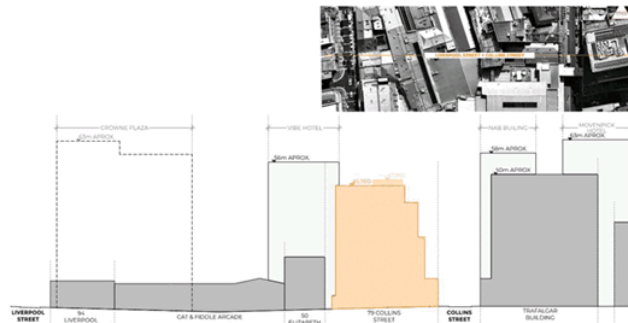


Fig. 6: Excerpt from the submitted urban section showing that section of the subject block between Liverpool Street and to just beyond Collins Street to include the nearby Trafalgar and NAB Buildings, and also the Movenpick Hotel.

At street level and at close quarters, particularly when viewed from immediately in front, the overall height of the proposed building may well be lost to the eye given the height occurs further to the rear with the stepping back of the building (Plate 1). Oblique views from street level from the opposite side of Collins Street, either up or down (Plate 2), would however start to reveal the height and bulk of the building once more without any real benefit of a built backdrop. In terms of streetscape impact, it is somewhat regrettable that the building will encroach upon existing outlooks to open sky from what are relatively close vantage

points, such as the view north from the southern side of the the Collins/Murray Street intersection (Plate 3), where the proposed building cannot be read with a background of taller buildings, even though several are not all that distant from the subject site. In this way, the proposed development will have an impact on the immediate streetscape of Collins Street (Refer also Figure 9, below).



Plate 1: The subject site as currently viewed from more or less in front from the opposite side of Collins Street.



Plate 2: As viewed from further down Collins Street the air space to the rear of the existing building where the proposed development will be located becomes more evident.



Plate 3: Looking towards the subject site from the south-western corner of the Murray/Collins Street intersection. The proposed development would extend into what is currently an uninterrupted outlook to the sky when viewed from this position, roughly into the area bounded by the two street lights (see also Figure 8, below).

Impact on View Lines and View Cones

Submitted documents include urban perspective montages of the proposed development within the existing townscape of Hobart and the surrounding landscape. These can be seen below in Figures 7 and 8.



Fig. 7: Looking west towards the site and city centre with kunanyi/Mt Wellington beyond from Hunter Street in Sullivans Cove.



Fig. 8: The view to the south-west towards along Collins Street and the subject site from the Cenotaph.



Fig. 9: The proposed building appears relatively prominent when viewed from street level close to the site.

Whilst Figure 9, above shows that the building does appear quite distinct from those around it when viewed from nearby, from distant vantage points the building blends well with the buildings on other blocks surrounding the subject site such that it is not immediately apparent in terms of height. It is clear in the earlier, Figure 7 that the proposed building generates little by way of impact upon the applicable view cone B1 of the scheme, as viewed from Hunter Street towards Kunanyi/Mount Wellington. The building is tucked comfortably below the height of buildings in the foreground and integrates well so as to appear part of these buildings, not being a distinct form in its own right. Similarly in terms of the view line A1 of Macquarie Street to/from the Cenotaph (Figure 8), the proposed building sits comfortably amongst buildings in front and behind and does not present additional height to produce a distinct form. The proposed building is therefore thought to be 'well-contained' within the existing townscape, does not present as an obvious

or distinct form higher than existing buildings or sitting alone and for these reasons is not considered to adversely impact the significant landform horizons to kunanyi/Mt Wellington and the Wellington Range from public spaces within the Central Business Zone and the Cove Floor.

Overshadowing Impacts - Streets and Public Open Spaces

Shadow diagrams prepared for the proposed development provide an indication of the additional degree of overshadowing generated by the proposed development onto nearby streets and public open spaces over and above what is already experienced in the area. Relatively small areas of footpath on the south-eastern side of Collins Street at the intersection with Murray Street are impacted by additional shadow from around 10am on June 21. At 11am, shadow is shown to be impacting almost all of the footpath on the south-eastern side of Collins Street between Collins Court and Murray Street. Currently this section of footpath is not shaded at this time. At 12pm, minimal additional shadow is generated save for an area at the entrance to Collins Court and a small section of footpath below the skybridge on this south-eastern side of Collins Street. At 1pm, additional shadow impacts a small section of footpath inside the entrance to Collins Court. At 2pm the proposed development is not contributing additional shadowing upon nearby footpaths or public spaces, as is the case at 3pm also. In general, there is minimal additional shadow generated beyond what is already occurring from existing buildings in and around the subject site. The greatest degree of additional impact is shown to be occurring after 10am and around 11am on June 21.

Subsequent to the proposal being considered by the Urban Design Advisory Panel, the applicant submitted additional shadow diagrams that show the extent of shadow cast by the shape produced by the Amenity Building Envelope (ABE). These additional diagrams demonstrate that a building compliant with the amenity building envelope would be shadowing marginally less of the footpath on the south-eastern side of the Collins Street footpath at 11am. At 12pm, the same amount of shadow is occurring at the entrance to Collins Court, along with a small amount of extra shadow on the Collins Street footpath further to the south. At 1pm there is no difference to the extent of shadow cast upon the entrance to Collins Court, and this is the case also for 2pm and 3pm. The new diagrams, which can be seen in Attachment X, also detail the extent of shadow cast on September 22. They show that the greatest extent of difference occurring between the proposed development and an ABE compliant building is around 11am and 12pm, where, primarily at 12pm a section of footpath outside the entrance to Collins Court is affected by

new shadow. At 1pm there is a small amount of additional shadow cast to the footpath on and around the skybridge on the south-eastern side of Collins Street. The proposed building casts marginally more shadow than an ABE compliant building at this time, however the ABE compliant building is shown to extend shadow further along the footpath to the east than the proposed. At 2pm there is very little difference between the two, with shadow shown reaching the area of footpath already under the skybridge, which would likely be already in shadow. At 3pm, an ABE compliant building is shown to cast more shadow to this south-eastern side footpath, to the east of the skybridge, than the proposed development and the extent of shadow already cast by existing buildings. On this day the greatest degree of new shadowing impact, albeit upon a smaller area than on June 21, occurs between 12pm and around and after 2pm.

Taking into account the extent of shadow already being cast upon the Collins Street footpath and nearby public open spaces, the proposed development, in particular its height and bulk, is not considered to unreasonably add to this, and as such is not considered to have an unreasonable impact upon pedestrian amenity or the amenity of public open spaces, particularly since the amenity value already being experienced is already compromised. The extra height and bulk of the proposed building beyond the limitations of the Amenity Building Envelope has been shown not to exacerbate the degree of impact over and above a building designed to the shape produced by the limitations of the envelope itself. It is evident therefore that, given the orientation of the subject site, it is not the height or forward bulk of the proposed building that has the most influence on the extent of shadow cast.

Wind Impacts on Pedestrian Amenity

A Wind Impact Assessment has been prepared for the proposed development. This assessment has been based on the design drawings prepared for the development application. The assessment finds that the development would be expected to generate wind conditions in the ground level footpath areas on Collins Street within the walking comfort criterion, and in terms of at the front of building entrances would be expected to generate wind conditions within the standing comfort criterion. Overall the assessment concludes that the development is expected to have an acceptable wind environment and no alterations of the proposed design are recommended. The recommendations and assessments in the report are based on experience of similar situations in Hobart and around the world. The assessment recommends a wind tunnel

study be carried out in the detail design phase to accurately quantify the wind conditions of the proposed development.

Consistency with Desired Future Character Statements

The Desired Future Character Statements under Part D 22.1.3 of the *Hobart Interim Planning Scheme 2015* state with regard to Townscape and Character:

22.1.3.1 Objectives:

- (a) That the Central Business Zone provides a compact built focus to the region, reflecting an appropriate intensity in its role as the heart of settlement.*
- (b) That the Central Business Zone develops in a way that reinforces the layered landform rise back from the waterfront, having regard to the distinct layers of the landform, respecting the urban amphitheatre, including the amphitheatre to the Cove, while providing a reduction in scale to the Queens Domain, the Domain and Battery Point headlands and the natural rise to Barracks Hill (see Figures 22.7 and 22.8).*
- (c) That the Central Business Zone consolidates within, and provides a transition in scale from, its intense focus in the basin, acknowledging also the change in contour along the Macquarie Ridge, including both its rising and diminishing grades, including to the low point of the amphitheatre to the Cove (see Figures 22.7, 22.8 and 22.9).*
- (d) That the historic cultural heritage values of places and precincts in the Central Business Zone be protected and enhanced in recognition of the significant benefits they bring to the economic, social and cultural value of the City as a whole.*

Viewed as part of a larger whole, the proposed development contributes to the layering of the urban amphitheatre as it is amplified in the city centre, without departing from it in any measurable way. The height of the proposed building does not seek to break the ceiling that is already set in the cbd of Hobart, and in a wider sense the building fits comfortably within the existing townscape character. The central site of the development is such that, at the height proposed, the development does not push the current boundaries or unreasonably exceed the limitations of the core area, and as such it does not diverge significantly from achieving the intent of the objectives set for the zone. As is evidenced in the imagery

provided with the application, the proposed building sits comfortably within the core of the city centre and does not become individually prominent when viewing the area as a whole. With specific regard to Objective (d), the Council's Cultural Heritage Officer provides the following comment:

The proposed development places a 13 storey building the built up area of the CBD. It provides a built focus of appropriate intensity – consistent with 22.1.3.1 (a). The proposed development respects the urban amphitheatre consistent with 22.1.3.1 (b). The proposed development consolidates the Central Business Zone consistent with 22.1.3.1 (c) but the proposed development does not protect and enhance a listed place in recognition of the significant benefits they bring to the economic, social and cultural value of the City as a whole 22.1.3.1 (d).

Despite the heritage concern here, the proposal's degree of consistency with the Desired Future Character Statements is on balance considered to be relatively sound. It is noted that the performance criteria simply require regard to be given to the degree of consistency with the statements and does not specify that they must be met. It also doesn't specify that one objective should be given greater weight than the others, rather that the degree of consistency with the statements as a whole be considered.

With regard to Building Siting, Bulk and Design, the Desired Future Character Statements include:

The siting, bulk and design of a building above the street wall and beyond the Amenity Building Envelope (see Figure 22.3) must be consistent with the objectives in clause 22.1.3.1, having regard to:

(a) the consolidation of the Central Business Zone in a manner which provides separate building forms and a layered visual effect rather than the appearance of a contiguous wall of towers;

(b) maintaining a level of permeability through city blocks by reductions in bulk as height increases allowing for sunlight into streets and public spaces;

(c) the building proportion and detail reflecting and reinforcing the streetscape pattern;

(d) the building not being an individually prominent building by virtue of its height or bulk, thus reinforcing a cohesive built form and the containment provided by the urban amphitheatre;

(e) reinforcing consistent building edges and height at the street wall allowing for solar penetration where possible;

(f) the provision of weather protection for footpaths to enhance pedestrian amenity and encourage, where appropriate, interior activity beyond the building entrance; and

(g) the provision of permeability in support of the open space network.

The proposed development assists to consolidate what is effectively the central block of the Hobart cbd. In its own right it is a separate building form, which can be seen as both a positive and a negative depending on the scale of view, however its presence amongst what are similar height and taller buildings, such as the Crowne Plaza Hotel, the Jaffa Building, the Trafalgar Building, the NAB building and the Vibe Hotel in relatively close proximity in the central core area, clearly demonstrates a consolidation of height in this area from an overall townscape perspective. The building's more or less individual presence within its immediate block allows it to fill gaps between buildings when viewed from particular directions but also assists in its contribution to the layers of the core area, however this is tempered by the incorporation of variations in setback and materials on the building's south-east, north-east and north-west elevations which assist to promote the the desired layered visual effect, particularly when the building is viewed from these directions.

The proposed development incorporates reductions in height through steps down to its site's front and also rear boundaries, and although not stepping as far as the amenity building envelope directs, it is evident that the development results in very little discernable difference in shadow than that which might be cast by a compliant development, and the degree of shadow is not considered to be unreasonable.

In maintaining the existing facade scale at streetscape level before stepping back and rising in height, the proposed development is able to maintain the existing scale of development at this level.

Although somewhat individual in terms of its position on its immediate block and relative to other tall buildings nearby, the development is not considered to be individually prominent when viewed as part of the city

centre as a whole and is comfortably contained within the defined urban amphitheatre defined for the city.

The proposed development maintains and promotes a consistency of building edge and height at the street wall, particularly in its retention of the existing facade and incorporation of a more defined edge at ground level on the front boundary of the site, and solar penetration is not compromised beyond existing at this level, and light levels at street level may be improved through the use of glazed materials over the public footpath.

The proposed development maintains an awning across the front of the building providing weather protection and a continuation of the existing pattern of at least one adjacent building. There is potential for this awning to achieve a greater degree of weather protection if increased in depth, and this is something raised by the Council's Urban Design Advisory Panel. This would also improve consistency with the scale of adjacent and nearby awnings on Liverpool Street and in general.

The proposed development encourages interior activity beyond the building entrance with the layout immediately within incorporating food business and the hotel lobby, which is likely to result in an increase in activity over that of the existing retail use of the site.

Given the closed off nature of the subject site where there are no existing connections through to properties adjacent, the proposed development does not compromise the existing open space network of the city in maintaining this the current arrangement.

Overall, the proposed development is considered to demonstrate an acceptable degree of consistency with the Desired Future Character Statements for the Central Business Zone, gives adequate regard to the tests of the performance criteria for non-compliant height and in turn results in an acceptable contribution to the streetscape and townscape.

The Council's Urban Design Advisory Panel also made the following general comment about the proposal:

Overall, the Panel were happy with the considered, careful design, and strongly encouraged the design finesse demonstrated to some elements be considered for other parts that are currently less fully resolved

6.7.6 The proposal complies with the performance criterion.

6.8 Building Height - D22.4.1 P5

6.8.1 The acceptable solution A5 at clause D22.4.1 requires building height of development within 15m of a frontage where adjacent to a Heritage-listed building to not exceed 1 storey or 4m (whichever is the lesser) higher than the facade building height of the Heritage building on the same street frontage; to not exceed the facade building height of the higher heritage building on the same frontage if the development is between two heritage places; or comply with the acceptable building height standards for the zone.

6.8.2 The proposal includes the stepped form of the front of the proposed building extending up to its maximum height, including the rooftop plant, within 15m of the frontage of the site. This height incorporates 14 storeys above ground level. Heritage-listed properties adjoin either side of the subject site, with the three-storey facade of 85-99 Collins Street having a height of approximately 11m, and the four storey facade of 77 Collins Street having an approximate height of 14m where abutting the subject site.

6.8.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.

6.8.4 The performance criterion P5 at clause D22.4.1 provides as follows:

Building height 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:

(a) not unreasonably dominate existing buildings of cultural heritage significance; and

(b) not have a materially adverse impact on the historic cultural heritage significance of the heritage place;

(c) for city blocks with frontage to a Solar Penetration Priority Street in Figure 22.2, not exceed the Amenity Building Envelope illustrated in Figure 22.3, unless it can be demonstrated that the overshadowing of the public footpath on the opposite side of the Solar Penetration Priority Street does not unreasonably impact on pedestrian amenity.

6.8.5 The Council's Cultural Heritage Officer states:

The Planning Scheme seeks to ameliorate the impact of taller buildings by establishing setbacks resulting in a hybrid building type with a 'podium' and 'tower'. A podium relates to the street, whilst a taller tower element is read in the round and from afar. The proposed design places arches across the types 'podium' and 'tower'. There is no architectural or typological distinction made. This is not best practice in relation to developing taller buildings within heritage streetscapes, and is not considered good outcome a listed place.

Part of the development would be within the 15m of the frontage, and is therefore assessable under the Planning Scheme. New fabric would exist in a mass which steps back three times. The pertinent portion of the building is considered to unreasonably dominate adjacent buildings which are just 3 stories in height. It is considered the impact of the proposed mass is unacceptable in relation to 22.4.1 P5 (a).

In relation to materially adverse impacts, the insertion of a 16x42mx13storey mass into the heritage listed place, adjacent to buildings of cultural heritage significance, requiring demolition of the majority of existing fabric, behind a very narrowly retained upper level facade is not considered an acceptable impact. All but a single view (eg a visual sense) of the heritage listed place will be lost. Heritage listed places have integral value. Buildings are more than their facades. Buildings are not photographs. They have depth, mass and volumetric qualities and all these things contribute to their significance. Proposed development fails to satisfy 22.4.1 P5 (b) because the proposed development retains only the façade and party walls of the Coogan's department store. The proposed portion of the development within 15m of the property boundary will be well in excess of the modest three story scale of both 85-99 and 77 Collins Street. The impact would be unacceptable in relation to 22.4.1 P5 (b).

6.8.6 The proposal does not comply with the performance criterion.

6.9 Design - D22.4.3 P1

6.9.1 The acceptable solution A1 at clause D22.4.3 requires building design to

(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; (b) 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; (c) 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; (d) 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; (e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof; (f) not include security shutters over windows or doors with a frontage to a street or public place;

6.9.2 The proposal includes 39.3% of the ground floor level facade made up of window and door openings and the roof-top service infrastructure is not incorporated within the design of the roof.

6.9.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.

6.9.4 The performance criterion P1 at clause D22.4.3 provides as follows:

Building design must enhance the streetscape by satisfying all of the following:

(a) provide the main access to the building in a way that addresses the street or other public space boundary;

(b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces;

(c) treat large expanses of blank wall in the front façade and facades facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space;

(d) ensure the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is insignificant when viewed from the street;

(e) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have insignificant visual impact;

(f) not provide awnings over the public footpath only if there is no benefit to the streetscape or pedestrian amenity or if not possible due to physical constraints;

(g) only provide shutters where essential for the security of the premises and other alternatives for ensuring security are not feasible;

(h) be consistent with any Desired Future Character Statements provided for the area.

- 6.9.5 The proposed altered facade maintains the building's main access point addressing the street, albeit shielded in part by the new archways introduced at ground level. Glazed units, including sliding doors into the air lock entrance and a glass void to the right-hand side line the inside of three of the archways. The two archways to the left-hand side providing access for services are screened with light-coloured vertical metal batten screen doors. There are no large expanses of blank wall in the front facade. The remainder of the facade within the original frontage of the building above ground level retains existing windows and architectural features. There is no mechanical plant or miscellaneous equipment able to be viewed from the street.

Rooftop infrastructure, incorporating a lift overrun is surrounded by dark metal horizontal fin screening, some 2.25m above the roof of the new building. This element covers a smaller area than the roof itself and given its colour treatment and scale relative to the main building form, should not generate a significant visual impact. It is noted that the Urban Design Advisory Panel commented as follows:

The Panel raised concerns regarding the positioning of the roof top plant as it is currently fully exposed. Should the application be approved, the Panel suggested that a condition be included to ensure the plant is fully enclosed to reduce its visibility. The panel reminded the applicant that Central Hobart is viewed down upon from the surrounding hill-sides, and accordingly the roof-scape provides an elevation that demands consideration in its own right.

As such, if Council were of a mind to approve the application, the full enclosure of the plant should be ensured by condition.

A new glass awning extending across the front of the building's facade, above ground level, is proposed to replace the current solid awning in the same location. There is an awning on the front of the adjacent building to

the left-hand side of the subject site, so the proposed will continue this pattern, and maintain the current treatment over the public footpath. The proposed awning, whilst matching the depth of existing awning, is shallower than the awning on the adjacent building, and in terms of providing shelter to the footpath provides minimal shelter from the elements. Commentary from the Council's Urban Design Advisory Panel focused on the benefits of having a wider awning over the footpath here, both in terms of providing better amenity, but also in terms of matching better with the adjacent awning and the typical depth of awnings nearby. The current in-set ground level facade of the building gives the impression of the existing awning being deeper than it is, however the in-set nature of the facade means that the awning provides shelter within the front boundary of the site, and then only extends a small way into the highway reservation. With the alterations proposed for the ground level front facade bringing the front wall of the building up to the front boundary line, the replacement awning shallowness will be accentuated and its benefits reduced. A recommendation of the Panel was that the awning be extended outwards to match the depth of the adjacent awning. This could be achieved by condition. This approach is supported by the Council's Cultural Heritage Officer who makes reference to an altered awning being acceptable in their comments against clause D22.4.3 A3, in terms of which the proposal complies with the acceptable solution.

No security shutters are proposed.

As discussed earlier with regard to height, the proposed development is not considered to be inconsistent with the Desired Future Character Statements provided for the area and this position remains as far as these statements relate to design.

6.9.6 The proposal complies with the performance criterion.

6.10 Design - D22.4.3 P4

6.10.1 The acceptable solution A4 at clause D22.4.3 requires for new buildings or alterations to existing façades within the Active Frontage Overlay, the provision of windows with clear glazing and door openings at ground floor level in the front façade and façades facing other public space boundaries covering no less than 80% of the surface area.

6.10.2 The proposal includes windows with clear glazing and door openings at ground level equating to 39.3% of the ground level facade which is to be altered with the introduction arched openings, both opened and screened,

for access.

6.10.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.

6.10.4 The performance criterion P4 at clause D22.4.3 provides as follows:

Provide windows in the front façade in a way that enhances the streetscape, provides for an active street frontage and passive surveillance of public spaces.

6.10.5 As previously described, the altered front facade seeks to enhance the streetscape whilst providing a balance between an active frontage and shielding the uses within. The proposed uses are not commercially active in the way that a shop, and the existing use of the site might normally be considered, however there would remain a streetscape presence with the ability for those within to look out to the street. The proposed layout provides the cafe/bar/restaurant/reception area directly behind the glazed airlock entrance and this use is considered to be sufficiently active during and outside of normal business hours, which would actually result in an increased level of activity over the current use which is confined to normally business hours. The increased hours of activity resulting from the proposed use is considered an acceptable justification for the reduced extent of openings/glazed areas in the proposed altered facade.

6.10.6 The proposal complies with the performance criterion.

6.11 Passive Surveillance - 22.4.4 P1

6.11.1 The acceptable solution A1 at clause D22.4.4 requires building design to (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; (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; (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; (d) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces; (e) provide external lighting to illuminate car parking areas and pathways; (f) provide well-lit public access at the ground floor level from any external car park.

- 6.11.2 The proposal includes windows with clear glazing and door openings at ground level equating to 39.3% of the ground level facade which is to be altered with the introduction of arched openings, both opened and screened, for access.
- 6.11.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.
- 6.11.4 The performance criterion P1 at clause D22.4.4 provides as follows:
- Building design must provide for passive surveillance of public spaces by satisfying all of the following:*
- (a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces;*
- (b) locate windows to adequately overlook the street and adjoining public spaces;*
- (c) incorporate shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa;*
- (d) locate external lighting to illuminate any entrapment spaces around the building site;*
- (e) provide external lighting to illuminate car parking areas and pathways;*
- (f) design and locate public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces;*
- (g) provide for sight lines to other buildings and public spaces.*
- 6.11.5 The main entrance of the building is clearly visible from the adjacent footpath and nearby buildings. Existing and proposed windows overlook the street. There are no adjoining public spaces other than the street itself. Shops and offices are not proposed, however the proposed use is considered to be sufficiently active at ground level. The ground floor would be sufficiently lit from within and there are no entrapment spaces, car parking areas or pathways proposed. Public access to the building is clearly visible at the front of the building, which is the only public access to

the building, and there are sufficient sight lines to other buildings and out onto the street.

6.11.6 The proposal complies with the performance criterion.

6.12 Waste Storage and Collection - D22.4.10 P3

6.12.1 The acceptable solution A3 at clause D22.4.10 requires bulk waste bins to be collected on site by private commercial vehicles, and access to storage areas must (a) in terms of the location, sight distance, geometry and gradient of an access, as well as off-street parking, manoeuvring and service area, be designed and constructed to comply with AS2890.2:2018: Parking Facilities - Off-Street Commercial Vehicle Facilities; (b) ensure the vehicle is located entirely within the site when collecting bins; and (c) include a dedicated pedestrian walkway, alongside or independent of vehicle access ways.

6.12.2 The proposal does not provide for on site collection of waste bins. Bins are to be stored in an areas in the basement and brought out to the street through a back of house area leading to the street through a screened archway in the altered ground level facade where they would be emptied into trucks parked on the street.

6.12.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.

6.12.4 The performance criterion P3 at clause D22.4.10 provides as follows:

A waste collection plan demonstrates the arrangements for collecting waste do not compromise the safety, amenity and convenience of surrounding occupants, vehicular traffic, cyclists, pedestrians and other road and footpath users, having regard to:

(a) the number of bins;

(b) the method of collection;

(c) the time of day of collection;

(d) the frequency of collection;

(e) access for vehicles to bin storage areas, including consideration of gradient, site lines, manoeuvring, direction of vehicle movement and

pedestrian access;

(f) distance from vehicle stopping point to bins if not collected on site;

(g) the traffic volume, geometry and gradient of the street; and

the volume of pedestrians using the street and whether it is a pedestrian priority street (Figure E6.7.12).

6.12.5 A detailed waste collection plan has been prepared for the development. This plan has been reviewed and endorsed by the Council's Cleansing and Solid Waste Officers. The plan details the expected waste generation of the proposed uses, and the servicing of the site by private contractor from on-street loading zones outside of peak periods (likely between 5:30am and 6:00am). Bin storage areas within the building are identified, and the internal servicing of individual rooms, bin size, number and individual bin provisions, and how waste from the hotel rooms and the other proposed on site uses is addressed. Given the limited area available for bins for collection on the street, and the need to store bins inside the building, it is in the best interests of the building's management to ensure efficient movement of bins in and out of the building to prevent disruption to internal uses and also users of the street, including pedestrians and vehicles. Outside of peak periods, there should be no unreasonable disruption to traffic or pedestrians, and the ability for collection vehicles to have easy access to the site should also be improved.

6.12.6 The proposal complies with the performance criterion.

6.13 Design of Bicycle Parking Facilities - E6.7.10 P1

6.13.1 The acceptable solution A1 at clause E6.7.10 requires the design of bicycle parking facilities to be (a) provided in accordance with the requirements of Table E6.2, which for the proposed uses requires a total of 22 spaces - eight for employees and 14 for visitors, and (b) be located within 30m of the main entrance to the building.

6.13.2 The proposal includes a provision of 23 bicycle parking spaces, with seven of these provided for staff and 16 provided for visitors, being a shortfall of one staff space and a surplus of two visitor spaces. The bicycle parking is located in three areas, one just inside the front entrance of the building the other two located between 26.5m and 33.6m into the development on the ground floor level.

6.13.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.

6.13.4 The performance criterion P1 at clause E6.7.10 provides as follows:

The design of bicycle parking facilities must provide safe, obvious and easy access for cyclists, having regard to all of the following:

(a) minimising the distance from the street to the bicycle parking area;

(c) providing clear sightlines from the building or the public road to provide adequate passive surveillance of the parking facility and the route from the parking facility to the building;

(d) avoiding creation of concealment points to minimise the risk.

6.13.5 The provision of bicycle parking within the development is considered acceptable given the use of separate parking areas, with these being reasonably located for ease of access, particularly for visitors at the front of the site. The other areas within the site are shared spaces. Whilst there is a minor shortfall for staff there is a surplus for visitors and it would be expected that the number of both users and therefore demands would fluctuate to the extent that the parking allocation is sufficient to meet the needs of the development/uses. The bicycle parking allocation and arrangement has also been reviewed by the Council's Development Engineer who has endorsed the proposed approach taking into account the associated mitigation strategies provided in the submitted Traffic Impact Assessment.

6.13.6 The proposal complies with the performance criterion.

6.14 Design of Bicycle Parking Facilities - E6.7.10 P2

6.14.1 The acceptable solution A2 at clause E6.7.10 requires the design of bicycle parking spaces must be to the class specified in table 1.1 of AS2890.3-1993 Parking facilities Part 3: Bicycle parking facilities in compliance with section 2 "Design of Parking Facilities" and clauses 3.1 "Security" and 3.3 "Ease of Use" of the same Standard.

6.14.2 The proposal includes bicycle parking in a mix of on-ground hoops and vertical racks within three storage areas on the ground floor level of the development. As only three of the total twenty-three spaces are provided

as on-ground hoops the requirement for 20% of spaces to be provided on-ground is not met.

- 6.14.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.

- 6.14.4 The performance criterion P2 at clause E6.7.10 provides as follows:

The design of bicycle parking spaces must be sufficient to conveniently, efficiently and safely serve users without conflicting with vehicular or pedestrian movements or the safety of building occupants.

- 6.14.5 The proposal emphasises the ability for bicycles to be parked and stored on site, and includes an immediate parking area at the front of the site as well as others further inside the building. It is considered that the proposed bicycle parking arrangement is convenient, efficient and safe and if managed appropriately will not generate conflict between vehicle or pedestrian movements or the safety of building occupants. The bicycle parking arrangement has also been reviewed by the Council's Development Engineer who has endorsed the proposed approach taking into account the associated mitigation strategies provided in the submitted Traffic Impact Assessment.

- 6.14.6 The proposal complies with the performance criterion.

6.15 Demolition (Listed Place) - E13.7.1 P1

- 6.15.1 There is no acceptable solution for Demolition in whole or in part on a listed place.

- 6.15.2 The proposal includes demolition of the majority of the listed place from behind the existing facade to the rear boundary

- 6.15.3 There is no acceptable solution; therefore assessment against the performance criterion is relied on.

- 6.15.4 The performance criterion P1 at clause E13.7.1 provides as follows:

Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic cultural heritage significance of the place unless all of the following are satisfied;

(a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;

(b) there are no prudent and feasible alternatives;

(c) important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained;

(d) significant fabric is documented before demolition.

6.15.5 The Council's Cultural Heritage Officer states:

Proposed demolition includes the majority of the existing building. In some ways it is simpler to describe the elements proposed to be retained. Party walls in the basement, concrete columns in the basement, and the primary facade (at level 1 and 2) are proposed to be retained in situ. Exactly how the upper level facade is to be retained and supported is not clear in the drawings.

Roof

The roof of the building is worth describing in some detail. The property has a roof which includes a double pitch. The width of this roof structure is indicative of the historic and narrow lots which date to at least the 1840s. Timber was the material used to span prior to the widespread introduction of steel in the early 20th century. As unoccupied spaces, roofs are often quite intact, unaltered and therefore most demonstrative of their period. Central Hobart is viewed from above by surrounding elevated land and offices. This roof is in many ways a '5th facade'. The roof of a building is considered an important structural element as per E13.7.1 P1 (c).

Facade/walls

The retention of only an upper portion of the primary facade and party walls, in isolation, at a heritage listed place is not considered to be a good cultural heritage outcome. The building has a re-entrant shopfront with terrazzo paving, large panes of glass and timber window frames. One external column exists which supports the ceiling over the re-entrant shopfront. This is not shown on the Demolition Plan but is presumed to be proposed to be demolished.

Interiors

Pressed metal tin ceiling panels and a bespoke metal sliding door

are proposed to salvaged for reuse. There are matching timber stairs and one of these is proposed to be demolished while the other is retained.

A site visit was undertaken to assess the significance of the extant elements. The pressed-tin ceiling panels exist in the back section of the ground floor room and also on the 1st floor. They are painted white and in relatively good condition. The panels match and feature a geometric pattern with a leaf motif which suggests a c1920s origin rather than for example the more ornate Victorian period. The Coogan's company was at its largest in the 1920s and it is likely these panels date to this time. The timber stairs also feature a leaf motif and are very likely from the 1920s when the Art Deco style was popular. It is not clear why one set of timber stairs is proposed to be demolished whilst the other is to be retained. Given the stairs appear to match, a rationale for selective demolition is not apparent. The sliding metal door, at ground floor, is an elaborate device which is a functional feature. A lift, non-structural partition walls, carpet and various internal doors would all be demolished. Timber framed sash window at the rear of the shop have been painted and obscured by graphics but are of heritage value and are proposed to be demolished.

Conservation architecture practice seeks to identify and celebrate historic fabric and retain this insitu. This has not been the approach taken by the applicant. Rather the functional requirements of inserting a 13 storey hotel appears to have taken precedence. The applicant has not indicated how, or where, the cargo door, or pressed tin ceilings, would be reused. One of the existing timber stairs is proposed to be demolished whilst the other is proposed to be retained insitu. The construction of the stairs appears to match. The applicant has not offered a heritage rationale for the selective demolition.

Given that the property is a heritage listed place, the extent of demolition is problematic. Building elements associated with the Coogan's Department Store (c1920) are proposed to be demolished and thus E13.7.1 A1 is not satisfied. Given the above, the Performance Criteria must be considered.

Performance Criteria

(a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage

values of the place;

The applicant has not articulated environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place. (a) is not satisfied.

(b) there are no prudent and feasible alternatives;

An alternative, albeit presumably less profitable, scenario would be to adapt/operate the three storey building with retail or food services at ground floor and other mixed uses in the basement and upper floors. In this scenario, the demolition of significant fabric could be avoided. (b) is not satisfied.

(c) important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained;

The upper level facade is proposed to be retained, whilst the ground floor c1950's re-entrant shopfront including a structural column would be demolished, (c) is only partially satisfied.

(d) significant fabric is documented before demolition.

Significant fabric has been photographed (but not professionally). The photography undertaken is not of an appropriate quality for archival purposes and thus (d) is only partially satisfied. This could be a condition of permit.

The proposed demolition is considered unable to satisfy E 13.7.1 P1, specifically roof, rooms, timber stairs and re-entrant shopfront including a structural column and terrazzo paving are all proposed to be demolished. The result will be a narrowly defined façade – in effect just a shell of the former building.

6.15.6 The proposal does not comply with the performance criterion.

6.16 Building and Works (Listed Place) - E13.7.2 P1

6.16.1 There is no acceptable solution for building and works on a listed place.

6.16.2 The proposal includes all of the proposed work upon the existing listed place.

6.16.3 There is no acceptable solution; therefore assessment against the performance criterion is relied on.

6.16.4 The performance criterion P1 at clause E13.7.2 provides as follows:

Development must not result in any of the following:

(a) loss of historic cultural heritage significance to the place through incompatible design, including in height, scale, bulk, form, fenestration, siting, materials, colours and finishes;

(b) substantial diminution of the historic cultural heritage significance of the place through loss of significant streetscape elements including plants, trees, fences, walls, paths, outbuildings and other items that contribute to the significance of the place.

6.16.5 The Council's Cultural Heritage Officer states:

The proposed design is purported to take its cues from the arched apertures of the first and second floor facade. An arch motif is proposed to be repeated at ground floor to form an arcade style shopfront, below the awning, and also upon the south and east facing elevations of the tower which will step back and rise to 13 floors.

The appropriation of the arch as a design motif appears to be visual strategy to unify what would be a tall, bulky and stepped form. A visual strategy might only appear more convincing than the likely three dimensional outcome, which would see arches applied to only certain faces of a stepped, multi-storey building.

The arch is a structural tradition of masonry which takes advantage of brickwork being strong in compression. The existing arches on the 1st and 2nd level facade are structural in the sense that they carry loads and enable glazing. Applied non-structural arches as part of fenestration design is curious architectural move with associations with the post-modern movement on the 1970's and 1980s.

The submitted documentation does not provide any detailed resolution with regard to the glazing design. A 'mood board' of other architects work is not an assurance that the proposed design will be of a similar quality. There is no historical evidence to suggest that the ground floor elevation, below awning, ever featured arches. The proposed design is misconstrued. The applicant has not demonstrated that the proposed design has any historical origins, nor is guaranteed to be a high quality, well resolved, contemporary

work of design. The proposed design fails to satisfy E13.7.2 P1 (a).

The proposed development involves the demolition of a c1950s re-entrant shop front featuring generous timber window frames and terrazzo paving. These elements were built during the operation of the Coogan's Department Store and provide a high degree of activation and transparency for the pedestrian. This period shopfront would be removed from the streetscape permanently and for this reason the proposed development fails to satisfy E13.7.2 P1 (b).

6.16.6 The proposal does not comply with the performance criterion.

6.17 Building and Works (Listed Place) - E13.7.2 P2

6.17.1 There is no acceptable solution for buildings and works on a listed place.

6.17.2 The proposal includes all of the proposed work upon the existing listed place.

6.17.3 There is no acceptable solution; therefore assessment against the performance criterion is relied on.

6.17.4 The performance criterion P2 at clause E13.7.2 provides as follows:

Development must be designed to be subservient and complementary to the place through characteristics including:

(a) scale and bulk, materials, built form and fenestration;

(b) setback from frontage;

(c) siting with respect to buildings, structures and listed elements;

(d) using less dominant materials and colours.

6.17.5 The Council's Cultural Heritage Officer states:

The proposed 13 storey building greatly exceeds the scale and bulk of the existing 3 storey structure. The scale and bulk of the upper 10 levels fail to satisfy (a).

The existing ground floor setback, features a re-entrant shopfront of approximately 2m. The proposed zero meter setback is at odds with

the existing arrangements, which have historic origins. The proposed setback of zero meters is considered inappropriate.

The siting of the proposed multi-level hotel in relation to the Coogans is not subservient or complementary. The proposal to insert a much bigger building is an imposition on the heritage listed place, (c) is not satisfied.

The proposed material palette is monochromatic. The existing building is painted black with white trim and in this regard the proposed design is similar to the heritage listed place.

The proposed development only partially satisfies E13.7.2 P2 (b), colours are acceptable but setbacks are questionable.

6.17.6 The proposal does not comply with the performance criterion.

6.18 Building and Works (Listed Place) - E13.7.2 P3

6.18.1 There is no acceptable solution for buildings and works on a listed place.

6.18.2 The proposal includes all of the proposed work upon the existing listed place.

6.18.3 There is no acceptable solution; therefore assessment against the performance criterion is relied on.

6.18.4 The performance criterion P3 at clause E13.7.2 provides as follows:

Materials, built form and fenestration must respond to the dominant heritage characteristics of the place, but any new fabric should be readily identifiable as such.

6.18.5 The Council's Cultural Heritage Officer states:

The proposed materials (concrete and steel) built form (13 storey) and fenestration (glazed curtain wall) are not responsive to the dominant heritage characteristics which are 3 storey masonry and timber construction with some concrete components. The arched fenestration design proposed at ground floor is unrelated to likely historic fabric. It is thematically associated with upper levels but with different proportions. New work may not be able to be readily identified, particularly from afar when the old and new arches have

the potential to 'read' very similarly. E13.7.2 P3 is not satisfied.

6.18.6 The proposal does not comply with the performance criterion.

6.19 Building and Works (Listed Place) - E13.7.2 P4

6.19.1 There is no acceptable solution for buildings and works on a listed place.

6.19.2 The proposal includes all of the proposed work upon the existing listed place.

6.19.3 There is no acceptable solution; therefore assessment against the performance criterion is relied on.

6.19.4 The performance criterion P4 at clause E13.7.2 provides as follows:

Extensions to existing buildings must not detract from the historic cultural heritage significance of the place.

6.19.5 The Council's Cultural Heritage Officer states:

The applicant is proposing a 10 storey extension to a 3 storey building. This is a bold proposition. In the domestic realm it is common practice to limit new development to the height of existing development. Whilst it is true that there are tall buildings quite close to the site of proposed development it is important to note that these were approved prior to the current Planning Scheme and/or are not located at a heritage listed place. It is considered a good cultural heritage outcome to adapt the heritage listed place for reuse rather than treat it as a thin 3 level 'mask' for a 13 storey building. E13.7.2 P4 is not satisfied.

6.19.6 The proposal does not comply with the performance criterion.

6.20 Building, Works and Demolition (Places of Archaeological Potential) - E13.10.1 P1

6.20.1 The acceptable solution A1 at clause E13.10.1 requires requires there to be no excavation or ground disturbance associated with proposed development in an area mapped as having archaeological potential.

6.20.2 The proposal includes excavation and ground disturbance as part of the development in an area of archaeological potential.

6.20.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.

6.20.4 The performance criterion P1 at clause E13.10.1 provides as follows:

Buildings, works and demolition must not unnecessarily impact on archaeological resources at places of archaeological potential, having regard to:

(a) the nature of the archaeological evidence, either known or predicted;

(b) measures proposed to investigate the archaeological evidence to confirm predictive statements of potential;

(c) strategies to avoid, minimise and/or control impacts arising from building, works and demolition;

(d) where it is demonstrated there is no prudent and feasible alternative to impacts arising from building, works and demolition, measures proposed to realise both the research potential in the archaeological evidence and a meaningful public benefit from any archaeological investigation;

(e) measures proposed to preserve significant archaeological evidence 'in situ'.

6.20.5 The Council's Cultural Heritage Officer states:

It is possible to place conditions to ensure the archaeological evidence is investigated and appropriate strategies are developed for consideration and approval by Council prior to the approval of any forthcoming building permits. Subject to conditions, the proposed excavation and site disturbance satisfies E.13.10.1 P1 (a), (b), (c), (d), and (e).

6.20.6 Subject to conditions the proposal can comply with the performance criterion.

7. Discussion

- 7.1 Planning approval is sought for Partial Demolition and New Building for Visitor Accommodation, Hotel Industry, Food Services, and Community Meeting and Entertainment, and Associated Works, at 79 Collins Street, Hobart.

- 7.2 The application was advertised and received five (5) representations. The representations raised concerns including the incompatible design and height of the building, taking into account existing heritage character; the impacts, including upon adjacent heritage buildings, caused from the construction process; and parking and traffic concerns.

In terms of traffic impacts, whilst there may well be an increase in traffic generated and in turn a greater strain placed upon the existing road network and parking availability in and around the subject site caused by the proposed development, the proposal demonstrates compliance with the standards of the *Hobart Interim Planning Scheme 2015* in terms of the ability to have no on-site car parking. The proposal is also satisfactory with regard to the servicing of the site and how this aspect of the development will be managed. The submitted traffic impact assessment and waste management plan for the servicing of the site have been reviewed and endorsed by the Council's Traffic and Development Engineers in so far as they are required to address planning scheme standards.

As part of any approval for a development of this scale, a Construction and Traffic Management Plan would be required to be prepared. This would go some way to addressing the concerns regarding impacts generated by the construction process. Damage to adjoining properties would need to be addressed as part of the certification process for the building works.

The Council's Cultural Heritage Officer has reviewed the representations raising heritage concerns and to some extent these concerns have been supported. The Cultural Heritage Officer states with regard to the representations:

In relation to the Historic Heritage Code the proposed extent of demolition, the scale and height of the proposed building and the 'style' of the architecture are relevant considerations.

- 7.3 The proposal was considered by the Council's Urban Design Advisory Panel at its meeting of 24 May 2021. The Panel's minutes are provided in full as an attachment to this report. The following is an excerpt of the minutes of that meeting as it relates to the proposed development:

The Panel ... were largely in support of the application as presented.

The Panel suggested that care is taken of the design of the altered level street façade, given the importance of this aspect of the development to the history of the commercial street frontage. It was suggested the applicant consider extending the width of the awning to improve functionality by maintaining the street's characteristic awning depth and the protection it provides over the footpath.

The Panel raised concerns regarding the positioning of the roof top plant as it is currently fully exposed. Should the application be approved, the Panel suggested that a condition be included to ensure the plant is fully enclosed to reduce its visibility. The panel reminded the applicant that Central Hobart is viewed down upon from the surrounding hill-sides, and accordingly the roof-scape provides an elevation that demands consideration in its own right.

The Panel had some concerns with the dark colour palette, and some materials and finishes proposed. Of particular interest was the extensive (unrelieved) south-west elevation and its proposed stencilled concrete panels. The panel noted that the precedents referred to in the presentation were substantially more detailed than what was proposed. The Panel suggested that a condition requesting further details of the colour palette, material and finishes be also included in any approval.

The Panel were generally comfortable with the developer's contribution to public art identified in a public space in close proximity. The Panel also recognised the efforts to contribute to the public's experience by the opening up of views down in to the basement to passers-by.

Overall, the Panel were happy with the considered, careful design, and strongly encouraged the design finesse demonstrated to some elements be considered for other parts that are currently less fully resolved.

Of the matters suggested as being able to be addressed by way of condition, none are considered particularly problematic in terms of their ability to be conditioned for. The condition regarding the alteration to the depth of the awning would result in an outcome substantially in accordance with the original proposal. Similarly, the revisions envisaged for the rooftop plant enclosure would result in a similar, albeit improved outcome. Materials, colours and finishes are generally always able to be refined post approval and prior to building consent being granted. As such, if Council were of a mind to approve the application, these matters should be conditioned for.

- 7.4 The proposal has been assessed against the relevant provisions of the planning scheme and is not considered to perform well with regard to heritage considerations.
- 7.5 The proposal has been assessed by other Council officers, including the Council's Development, Traffic, Roads and Environmental Engineers, Cultural Heritage Officer, Environmental Development Planner, Surveying Services Manager and Cleansing and Solid Waste Customer Liaison Officer. The Cultural Heritage Officer has raised objection to the proposal.
- 7.6 The proposal is recommended for refusal on heritage grounds.

8. Conclusion

- 8.1 The proposed Partial Demolition and New Building for Visitor Accommodation, Hotel Industry, Food Services, and Community Meeting and Entertainment, and Associated Works, at 79 Collins Street, Hobart does not satisfy the relevant provisions of the *Hobart Interim Planning Scheme 2015*, and as such is recommended for refusal.

9. Recommendations

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council refuse the application for Partial Demolition and New Building for Visitor Accommodation, Hotel Industry, Food Services, and Community Meeting and Entertainment, and Associated Works, at 79 Collins Street, Hobart for the following reasons:

- 1 The proposal does not meet the acceptable solution or the performance criteria with respect to clause E 13.7.1 P1 (a) to (d) of the *Hobart Interim Planning Scheme 2015* because the proposed demolition will result in the loss of 19th century and 20th century significant fabric, items and form that contribute to the historic cultural heritage significance of the place and it has not been reasonably demonstrated that: there are environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place; or that there are no prudent or feasible alternatives; or that important structural or facade elements that can feasibly be retained and reused in a new structure are retained or that significant fabric has been documented before demolition.
- 2 The proposal does not meet the acceptable solution or the performance criteria with respect to clause E 13.7.2 P1 (a) and (b) of the *Hobart Interim Planning Scheme 2015* because it is an incompatible design through its height, scale, bulk, form, fenestration and siting behind a three storey heritage listed building and it also results in the substantial diminution of heritage values through the loss of features, fabric and items that contribute to the significance of the place.
- 3 The proposal does not meet the acceptable solution or the performance criteria with respect to clause E 13.7.2 P2 (a) to (d) of the *Hobart Interim Planning Scheme 2015* because it will not be subservient and complementary to the listed place due to its bulk, scale, materials, built form, setback and siting in respect to listed elements.
- 4 The proposal does not meet the acceptable solution or the performance criteria with respect to clause E 13.7.2 P3 of the *Hobart Interim Planning Scheme 2015* because it does not respond to the dominant heritage characteristics of the listed place in its materials, fenestration and built form.

- 5 The proposal does not meet the acceptable solution or the performance criteria with respect to clause E 13.7.2 P4 of the *Hobart Interim Planning Scheme 2015* because as an extension to the existing building, it detracts from the historic cultural heritage significance of the place as a consequence of its height, scale, bulk siting and facade treatment.
- 6 The proposal does not meet the acceptable solution or the performance criteria with respect to clause 22.4.1 A5 or P5 of the *Hobart Interim Planning Scheme 2015* because its height within 15m of the frontage unreasonably dominates existing buildings of cultural heritage significance and has a materially adverse impact on the historic heritage significance of adjacent heritage listed places.



(Cameron Sherriff)
Development Appraisal Planner

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.



(Ben Ikin)
Senior Statutory Planner

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

Date of Report: 17 June 2021

Attachment(s):

Attachment B - CPC Agenda Documents

Attachment C - Planning Referral Officer Cultural Heritage Report

Attachment D - Urban Design Advisory Panel Minutes



DEVELOPMENT APPLICATION

| REV | DATE | REVISION | DRAWN | CHECKED |
|-----|------------|-------------------------|-------|---------|
| 001 | 01/07/2021 | DEVELOPMENT APPLICATION | 001 | 001 |
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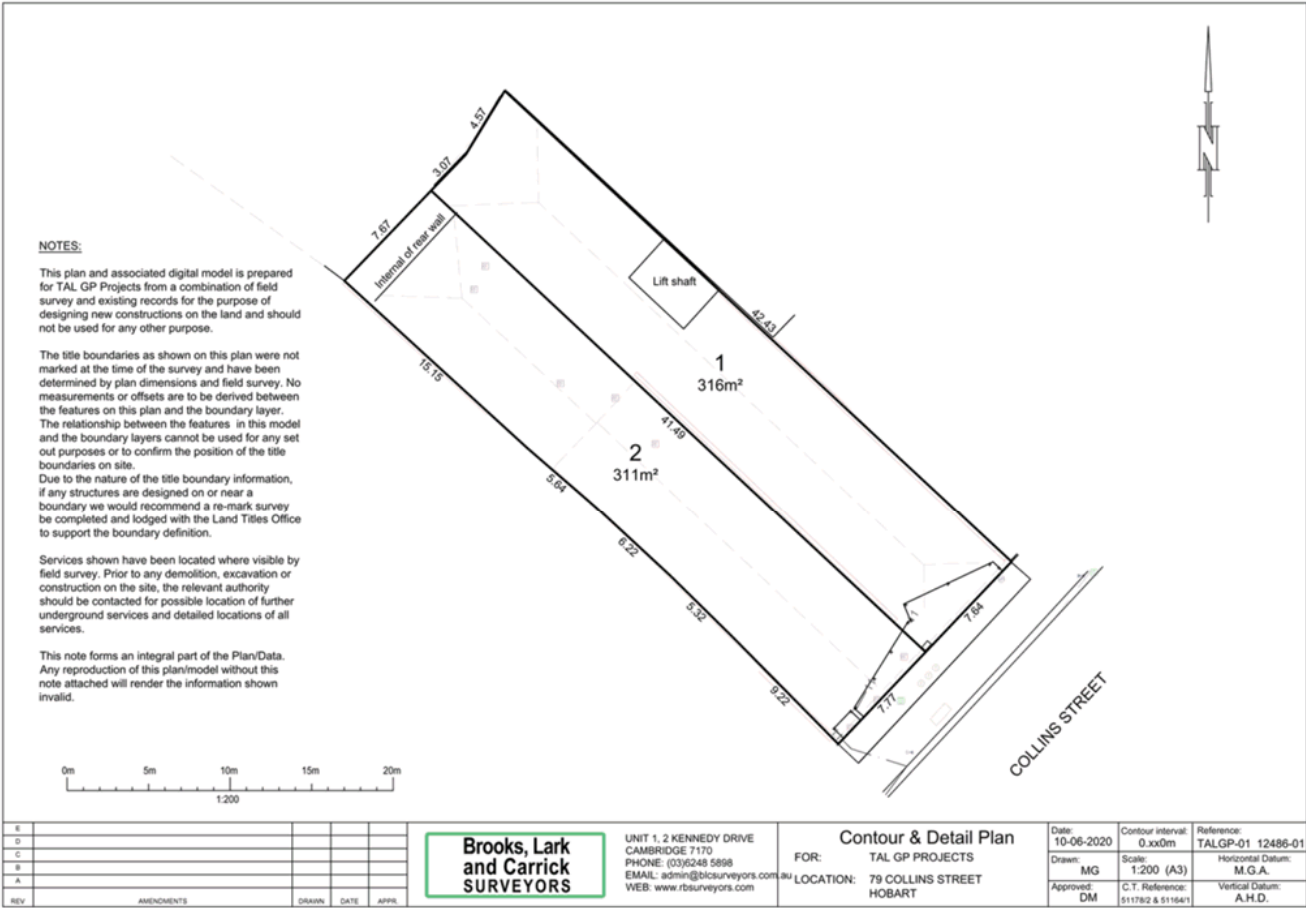
59 GARDEN STREET
SOUTH YARRA
VIC 3204
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PROJECT
Collins Street Hotel
10-12 Collins Street, Melbourne
VIC 3000

PROPOSAL
AERIAL

| DATE | BY | DATE | BY |
|-------|-------|-------|------|
| 20021 | TP1.2 | 20021 | TP02 |



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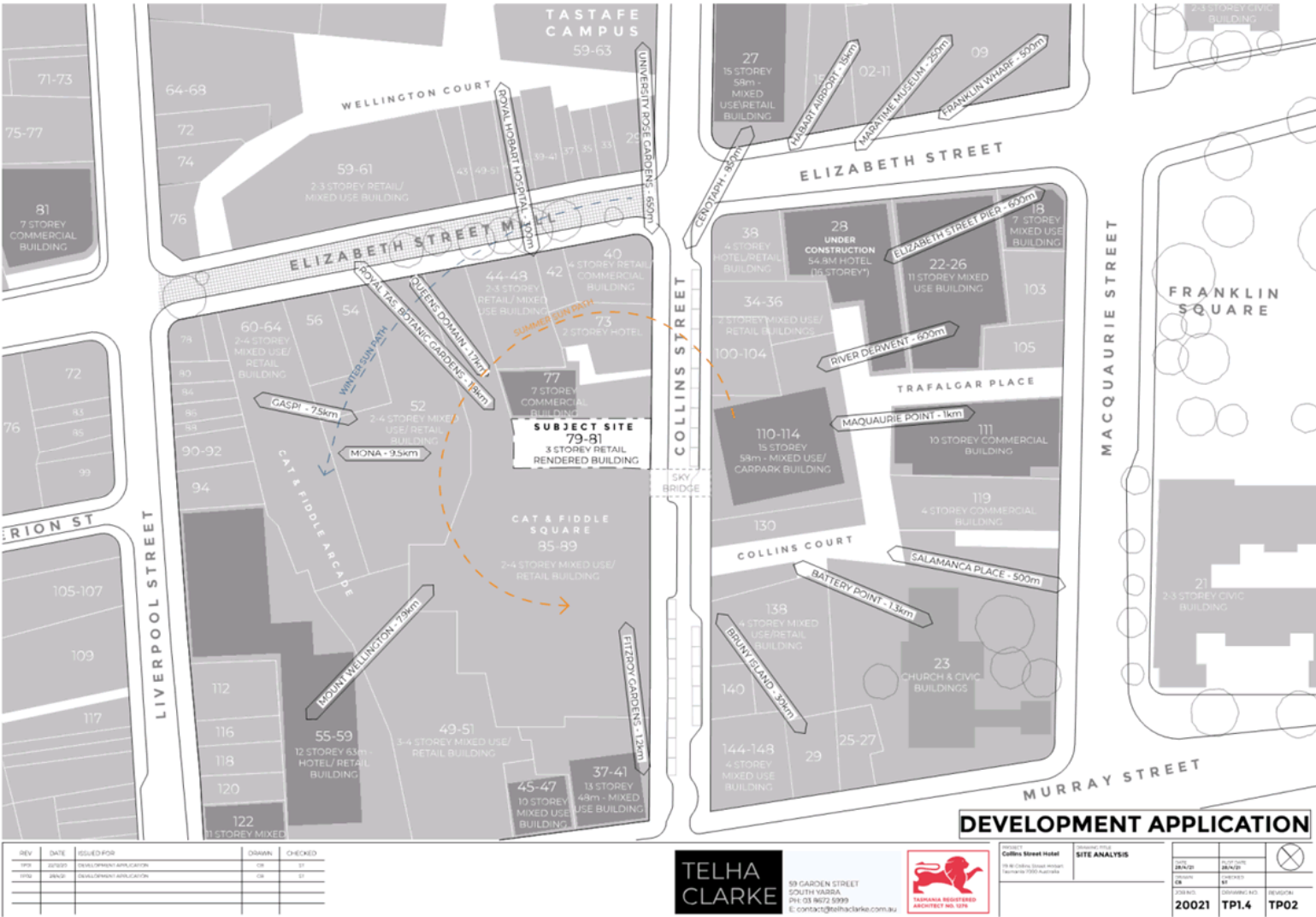
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DEVELOPMENT APPLICATION

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|---------------------------------|-------------------------------|------------------|----------|------------------|----------|
| PROJECT Collins Street Hotel | ISSUING OFFICE SITE SURVEY | DATE 28/06/20 | BY DM | DATE 28/06/20 | BY DM |
| 20021 | | TP1.3 | TP02 | | |







DEVELOPMENT APPLICATION

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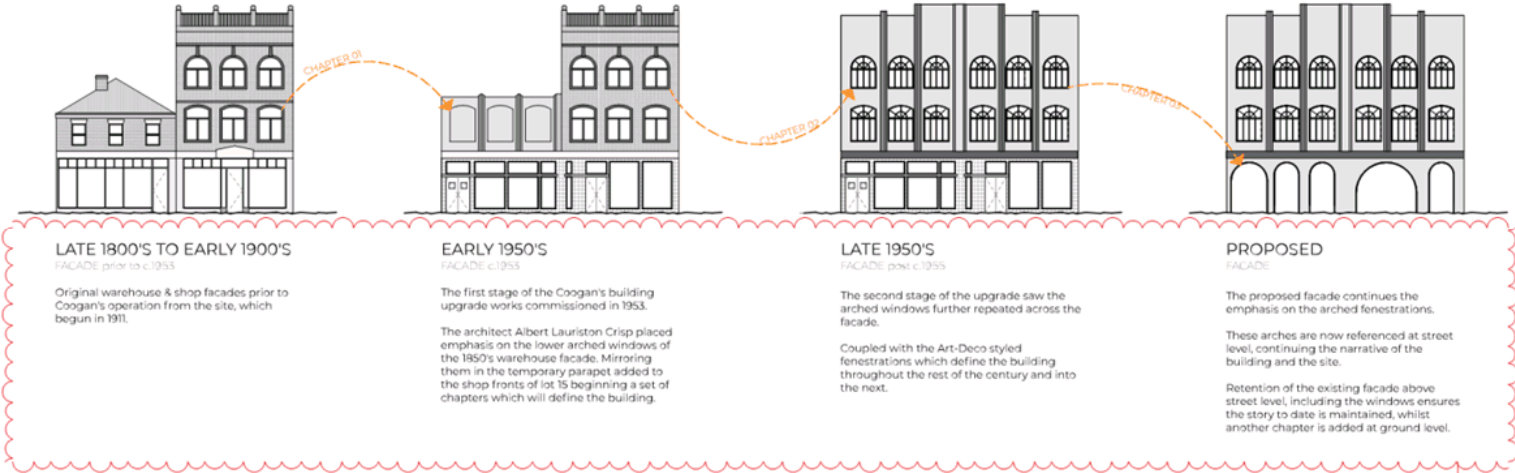
59 GARDEN STREET
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PROJECT
Collins Street Hotel
100 W Collins Street, West
Tasmania 7000 Australia

URBAN CONTEXT
ANALYSIS

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| STATUS 0.0000 0.0000 | |  |
| DATE 28/04/20 | PLANT NAME 28/04/20 | |
| REVISION 00 | CHECKED BY | |
| 2020 REV. | 2020 REV. | REVISION |
| 20021 | TP1.6 | TP02 |



LIST OF CHANGES
HER F14 | Dates updated to reflect Austral
Report & CMS

| REV | DATE | REVISION | DRAWN | CHECKED |
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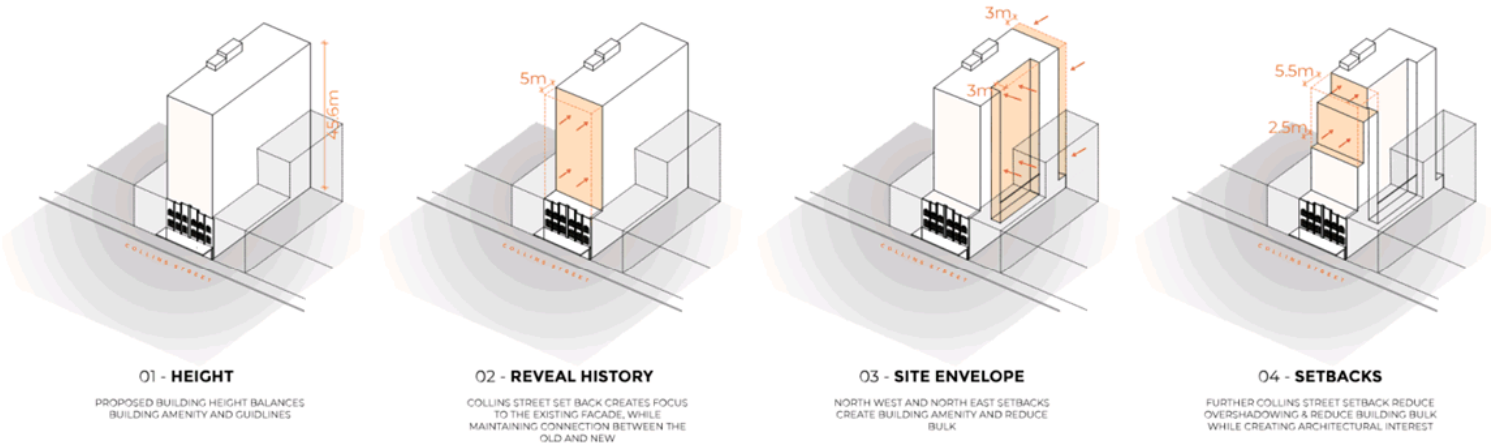
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DEVELOPMENT APPLICATION

| PROJECT | Colliers Street Hotel | PROPOSAL | HISTORIC RESPONSE |
|----------|-----------------------|----------|-----------------------|
| TO BE | Colliers Street Hotel | TO BE | Colliers Street Hotel |
| DATE | 28/06/21 | DATE | 28/06/21 |
| REVISION | 00 | REVISION | 00 |
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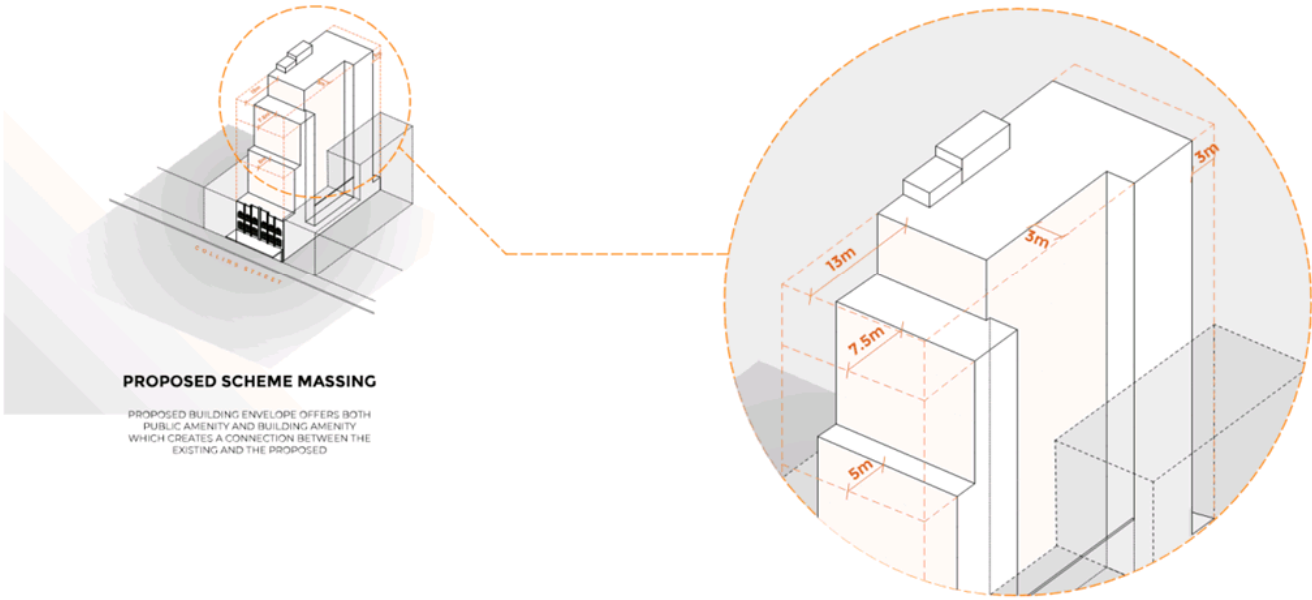
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DEVELOPMENT APPLICATION

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|--|---------------------------------------|--------------------|----------|--------------------|----------|
| PROJECT Collins Street Hotel 70-80 Collins Street, South Yarra Vic 3181 | PROPOSED URBAN CONTEXT RESPONSE | DATE 2021/01/21 | BY 00 | DATE 2021/01/21 | BY 01 |
| 20021 | TP1.8 | TP02 | | | |



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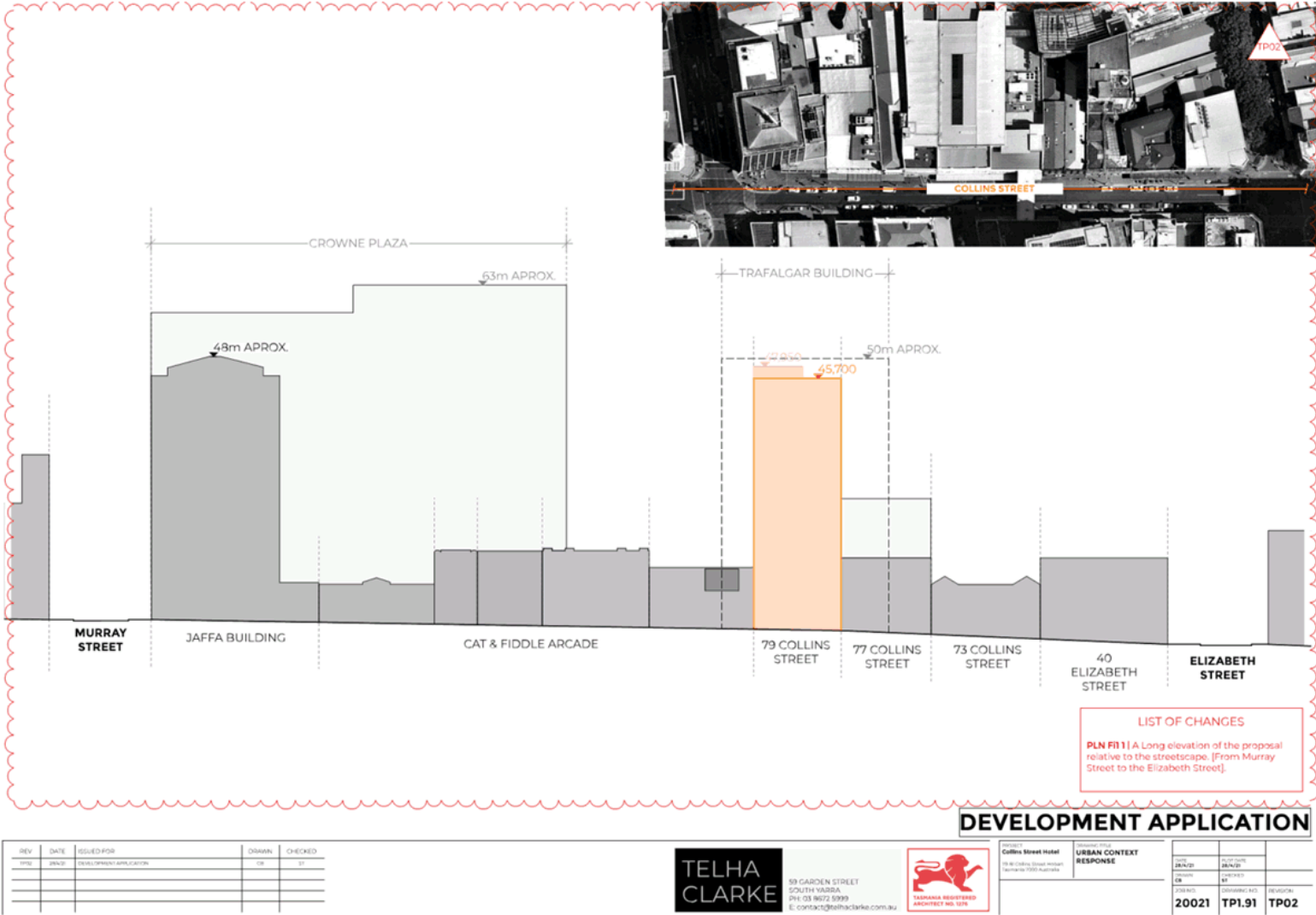


DEVELOPMENT APPLICATION

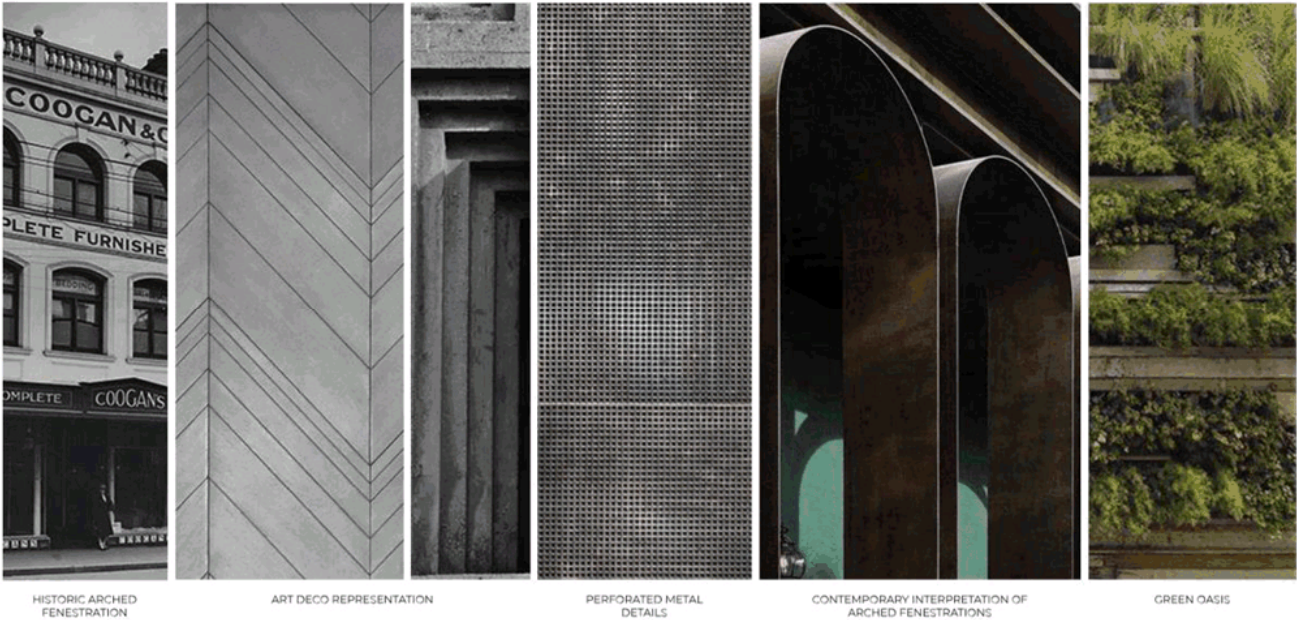
PROJECT
Collins Street Hotel

PROPOSED
URBAN CONTEXT
RESPONSE

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HISTORIC ARCHED
FENESTRATION

ART DECO REPRESENTATION

PERFORATED METAL
DETAILS

CONTEMPORARY INTERPRETATION OF
ARCHED FENESTRATIONS

GREEN OASIS

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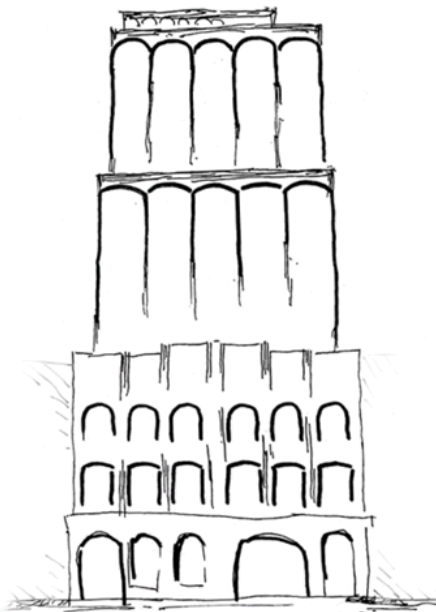
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DEVELOPMENT APPLICATION

| PROJECT | PROPOSED SITE | DATE | REVISION |
|---------------------------------|---------------|----------|----------|
| Collins Street Hotel | MATERIALITY | 28/06/21 | 001 |
| 10-12 Collins Street, Melbourne | | 28/06/21 | 002 |
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| 20021 | TP1.10 | TP02 | |



DESIGN STATEMENT

The design of the proposal for 79-81 Collins Street, the Coogan's Site, in Hobart's CBD, is an amalgamation between the site's heritage and context. Careful consideration has been given to the requirements and recommendations of the *Conservation Management Strategy*, *Heritage Impact Statement* and the *Statement of Archaeological Potential*, as well as the practical requirements of a functioning hotel, to ensure the future sustainability of the heritage place. The proposal aims to retain, enhance and reveal the heritage of the site, creating an opportunity for both visitors and the community to explore and learn about the built history of the site.

HISTORY, HERITAGE & ARCHAEOLOGY

The Coogan's name and brand is synonymous with Tasmania and is highly regarded as a quality local product. The proposal for the Coogan's Hobart CBD site takes cues from the Coogan's brand, and the history which is enveloped within the site. The key goal with the proposal is to offer Hobart and Tasmania a high quality hotel for its visitor and very importantly its community. This is achieved through an offering of event space and spaces and places within for food, beverage and workspace.

The spaces are enhanced by the dominant heritage characteristics such as the existing facade. The proposed retention of this key feature is important to us and we believe Tasmania as a collective.

The siting of the proposed tower behind and setback from the historically significant facade creates an architectural language which juxtaposes the heritage elements against the new intervention. Creating a dialogue between them.

The site itself throughout the 19th and 20th century has had multiple phases of mixed and commercial development. The existing Coogan's art-deco inspired facade, has acted as inspiration for the proposal, whose arches have informed the fenestration of the tower. Further to this the proposal aims to highlight the historic 'toughly worked stone walls' of the basement, through the locations of the public and common spaces.

Identified through both the Heritage and Archaeological report the proposal further retains significant historic fabric, such as the pressed metal ceilings and stair cases, along with structural and feature elements

FORM

Throughout the design development of the proposal consideration was given to ensuring the materiality, colour, texture, fenestration and design articulation would only aim to ensure that the values of the place and characteristics of the site are protected and enhanced.

The proposal takes cues from the existing facade and the surrounding local context along Collins St. Emphasis is placed on the arched fenestrations which extend up the tower and sit in front of the extensively glazed facade.

The towers general bulk is broken by setbacks, which aim to reduce the scale of the tower towards Collins Street. These setbacks, although outside of the amenity building envelope have been considered from multiple angles, in both an architectural, contextual and typological sense.

Overshadowing of Collins Street and the surrounding area was keenly considered throughout the initial design process, to ensure minimal new shadows were cast throughout the year. Further to this the impact of the form and bulk of the proposal was considered from multiple locations across Hobart to ensure the setback arrangements would not adversely impact the overall look and feel of the Hobart skyline.

There was consideration also given to the other buildings surrounding the proposal, which offer precedent for not only the height but the arrangement of setback. These surrounding buildings, specifically the Trafalgar Carpark, Crowne Plaza, Vibe Hotel and the newly built Movenpick Hotel create bulk through the skyline, which the proposal blends into.

The setbacks proposed, along with the overall building height aim to create a balance between the existing condition and a functioning hotel.

MATERIALITY

The proposal uses new and modern materials in the new built form, which emphasise and contrast with the existing facade and offer a sympathetic design response to the historically significant place.

The Collins Street frontage at street level aims to draw from both the heritage elements and the new built form. The intention to restore the historically significant art-deco inspired facade to its original lighter colouring further aims at creating a sympathetic design response. This is further amplified by bringing the metal, arches and the light render together which complements the juxtaposes the old and new elements of the design.

Around the rest of the facade, emphasis has been further placed on a simplified arched form, which sits with the glazing to create a fin which travels the height of the building, adding visual interest from any vantage point.

Where the proposal has been built to boundary, there has been careful consideration in regards to how the proposal could effect the surrounding landscape. To ensure that it does not negatively effect the views of the surrounding areas, and to add some visual interest an art-deco inspired pattern has been considered.

The careful and considered selection of materials reflect both the history of the site and the new intent for the site. Dark metals and glazing will ensure the historic facade will continue to be a prominent feature along Collins Street.

LIST OF CHANGES

PLN FIZ & HER FIS | Updated design statement which elaborates on the urban design response, and the retention of historic fabric.

DEVELOPMENT APPLICATION

| REV | DATE | REVISION | DRAWN | CHECKED |
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| 001 | 28/06/21 | DEVELOPMENT APPLICATION | CC | ST |
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PROJECT
Collins Street Hotel
79-81 Collins Street Hobart
Tasmania 7000 Australia

DESIGN STATEMENT
DATE
28/06/21
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| DATE | PLN FIZ | HER FIS |
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| PROJECT | | VISUALISATION | |
|------------------------------|--|---------------|--|
| Collins Street Hotel | | VISUALISATION | |
| 10-12 Collins Street, Hobart | | DATE | |
| 20021 | | 28/06/21 | |
| TP1.12 | | TP02 | |



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| 100 | 20/02/01 | DEVELOPMENT APPLICATION | 08 | 07 |
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DEVELOPMENT APPLICATION

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|--|---------------------------------------|---------------------------|-----------------------------------|------------------------|
| PROJECT Collins Street Hotel 79 Collins Street, Melbourne Victoria 3000, Australia | COMPANY TITLE VISUALISATION | DATE 28/04/21 | PLP OF DATE 28/04/21 | |
| | | DESIGNER CIB | CONTRACT NO. 67 | |
| | | TOTAL NO. 20021 | CONTRACTING RATE TP1.13 | REMARKS TP02 |



| REV | DATE | REVISION | DRAWN | CHECKED |
|-----|----------|-------------------------|-------|---------|
| 001 | 28/06/21 | DEVELOPMENT APPLICATION | TP | ST |
| 002 | 28/06/21 | DEVELOPMENT APPLICATION | TP | ST |
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TELHA
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TAS 5205
E: contact@telhac Clarke.com.au

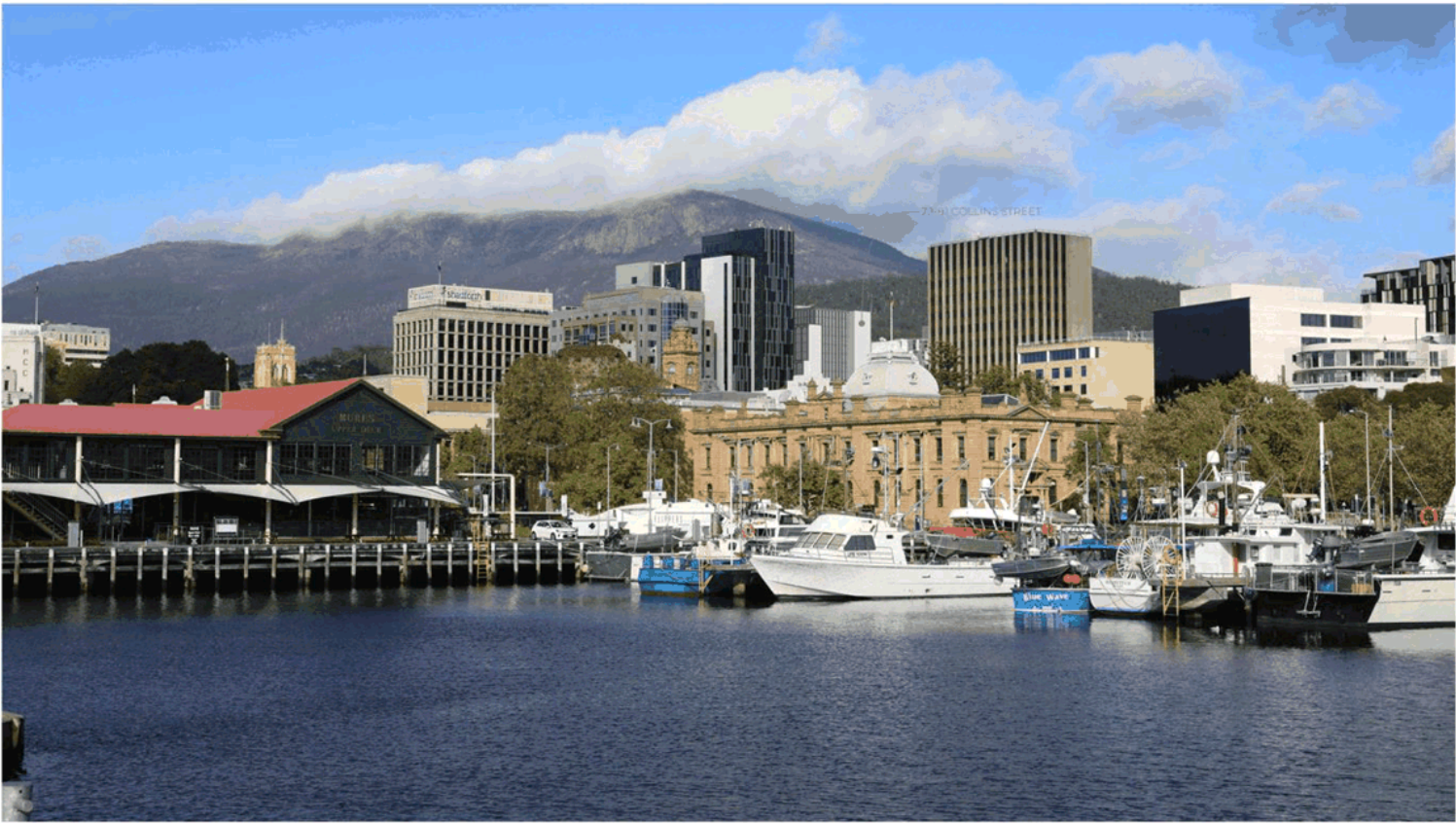


DEVELOPMENT APPLICATION

PROJECT
Collins Street Hotel
75-81 Collins Street, Hobart
Tasmania 7000 Australia

PROPOSED DEVELOPMENT
VISUALISATION

| DATE | BY | DATE |
|----------|--------|----------|
| 28/06/21 | TP | 28/06/21 |
| 28/06/21 | ST | 28/06/21 |
| 20021 | TP1.14 | TP02 |



URBAN PERSPECTIVE 01
VIEW FROM FRANKLIN WHARF
LOOKING WEST
© 2021 Telha Clarke Pty Ltd

| REV | DATE | ISSUED FOR | DRAWN | CHECKED |
|-----|----------|-------------------------|-------|---------|
| 001 | 08/07/21 | DEVELOPMENT APPLICATION | TC | ST |
| 002 | 08/07/21 | DEVELOPMENT APPLICATION | TC | ST |
| | | | | |
| | | | | |

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TAS 7950
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DEVELOPMENT APPLICATION

PROJECT
Collins Street Hotel

PROPOSAL TYPE
URBAN VISUALISATION

| DATE | BY | DATE |
|----------|----------|------|
| 20/07/21 | 20/07/21 | |
| | | |
| 20021 | TP1.15 | TP02 |



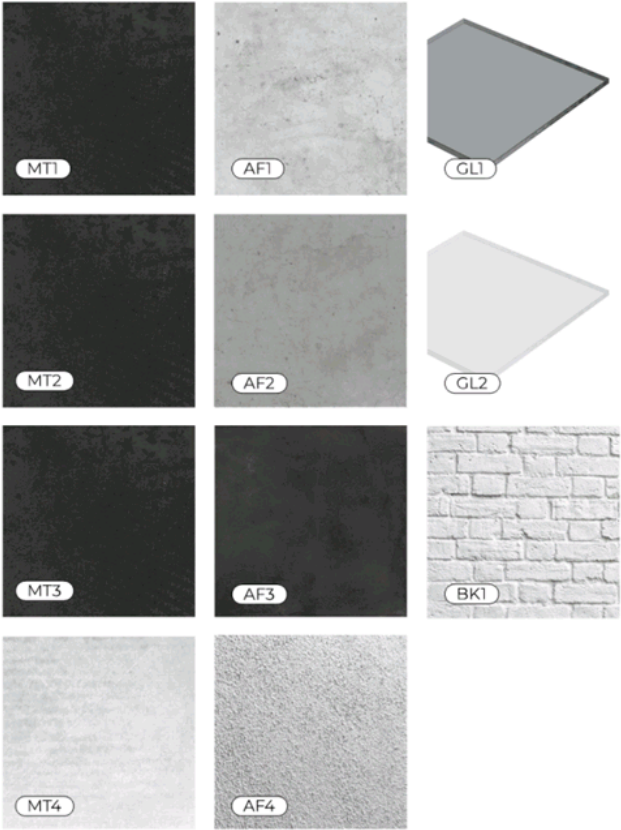
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|-----|----------|-------------------------|-------|---------|
| 001 | 01/07/21 | DEVELOPMENT APPLICATION | CB | ST |
| 002 | 01/07/21 | DEVELOPMENT APPLICATION | CB | ST |
| | | | | |
| | | | | |

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TASMANIA REGISTERED
ARCHITECT NO. 1276

| DEVELOPMENT APPLICATION | | | |
|---|--|--------------------------------------|--|
| PROJECT Collins Street Hotel | | DRAWING TITLE URBAN VISUALISATION | |
| 73-81 Collins Street, Launceston Tasmania 7850 Australia | | DATE 28/6/21 | |
| DRAWING NO. 03 | | ALLOT DATE 28/6/21 | |
| PROJECT NO. 20021 | | DEVELOPMENT NO. TP1.16 | |
| | | REVISION TP02 | |



- MT1 TEXTURED DARK METAL FIN
- MT2 DARK METAL FIN
- MT3 DARK METAL CANOPY
- MT4 LIGHT METAL
- AF1 CLEAR APPLIED FINISH
- AF2 LIGHT GREY APPLIED FINISH
- AF3 DARK MATT APPLIED FINISH
- AF4 LIGHT TEXTURED APPLIED FINISH
- GL1 TINTED GLASS
- GL2 CLEAR GLASS
- BK1 PAINTED BRICK

| REV | DATE | REVISION | DRAWN | CHECKED |
|-----|----------|-------------------------|-------|---------|
| 001 | 28/06/21 | DEVELOPMENT APPLICATION | 00 | 00 |
| 002 | 28/06/21 | DEVELOPMENT APPLICATION | 00 | 00 |
| | | | | |
| | | | | |

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SOUTH YARRA
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DEVELOPMENT APPLICATION

| PROJECT | Colliers Street Hotel | MATERIALS |
|--|-----------------------|-----------|
| 10-12 Colliers Street, South Yarra Vic 3141 | | |
| DATE | 28/06/21 | 28/06/21 |
| TIME | 00 | 00 |
| 20021 | TP2.0 | TP02 |



| REV | DATE | ISSUED FOR | DRAWN | CHECKED |
|-----|------|------------|-------|---------|
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PH: 03 8672 5999
E: contact@tellaclarke.com.au

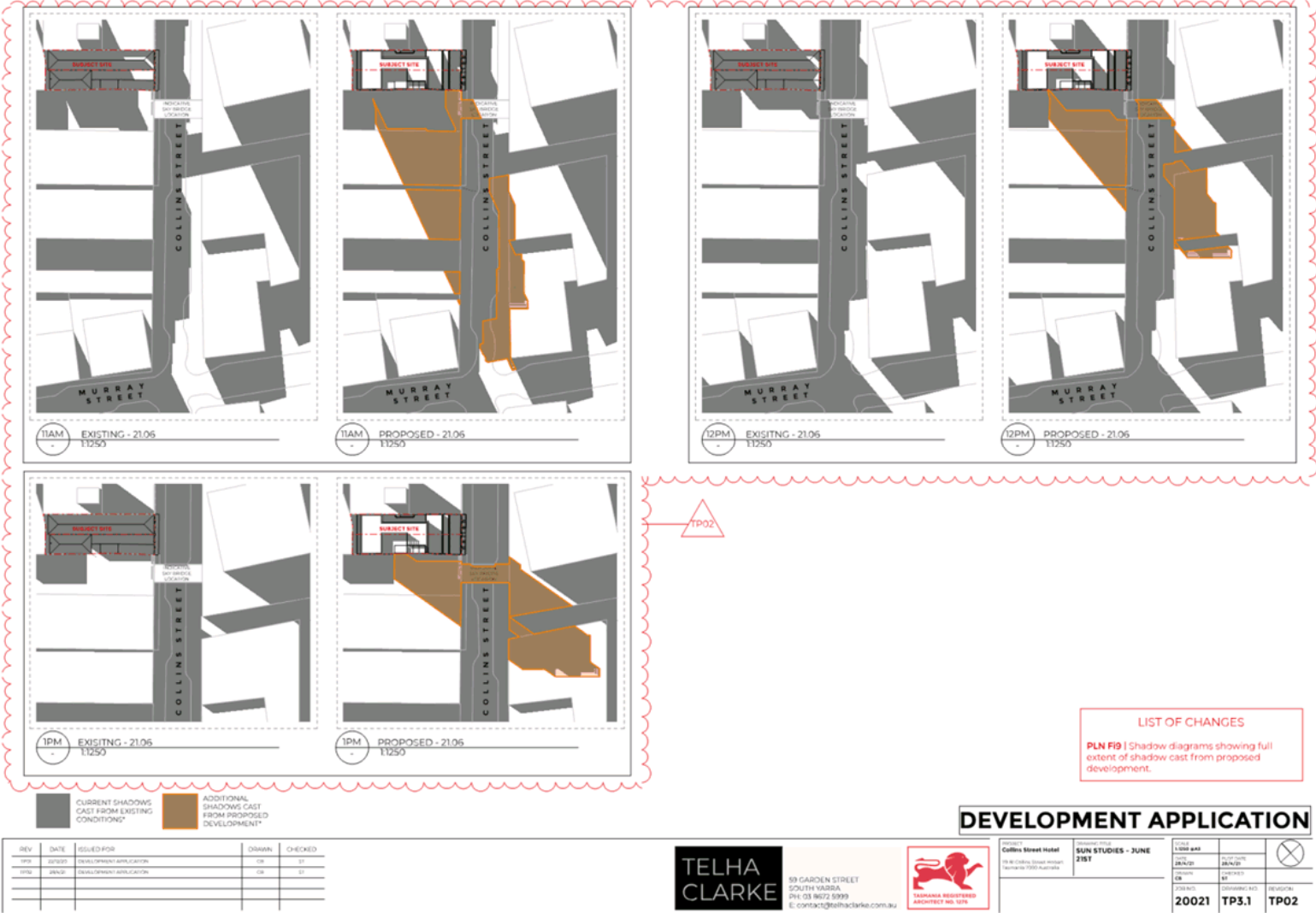


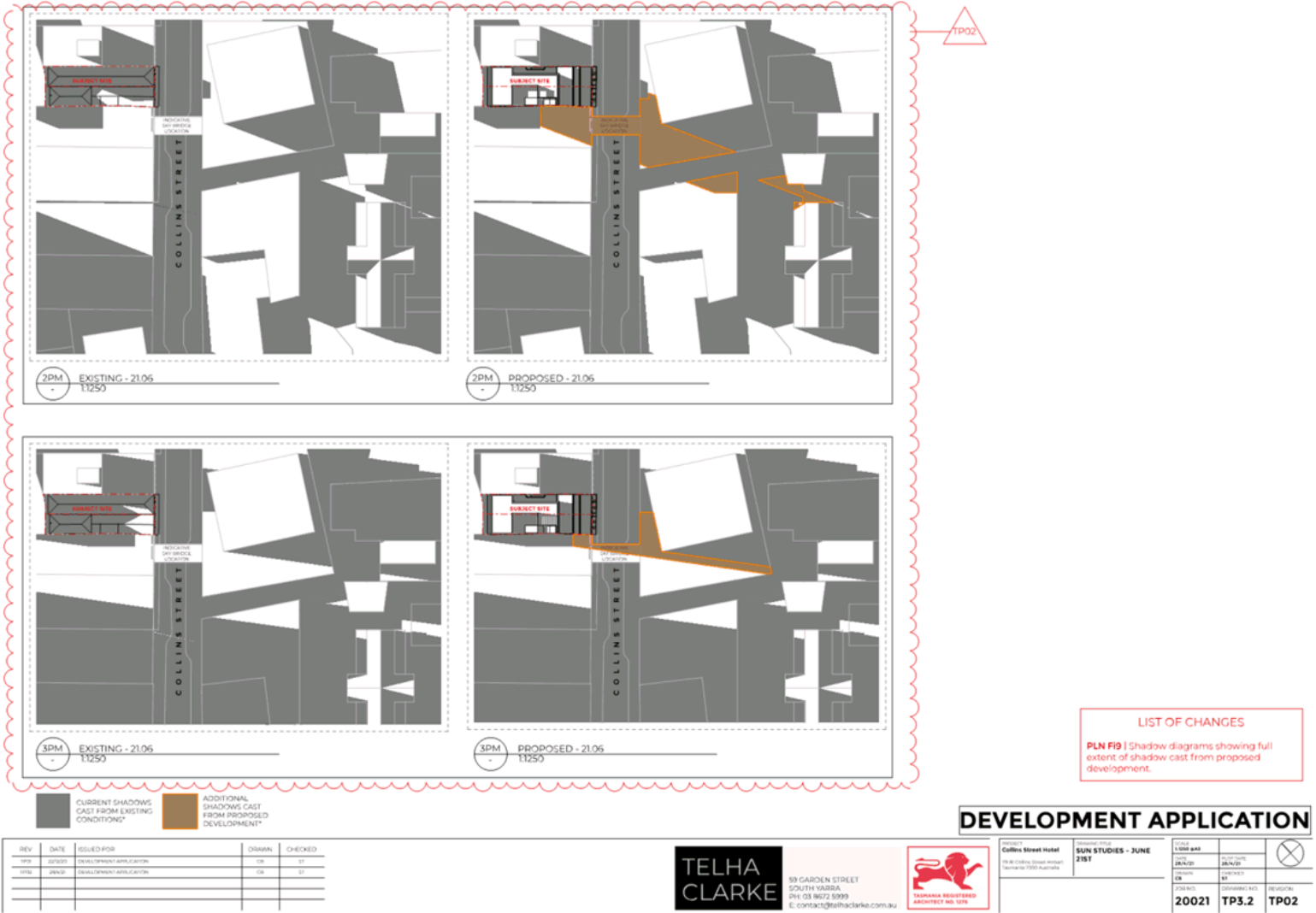
DEVELOPMENT APPLICATION

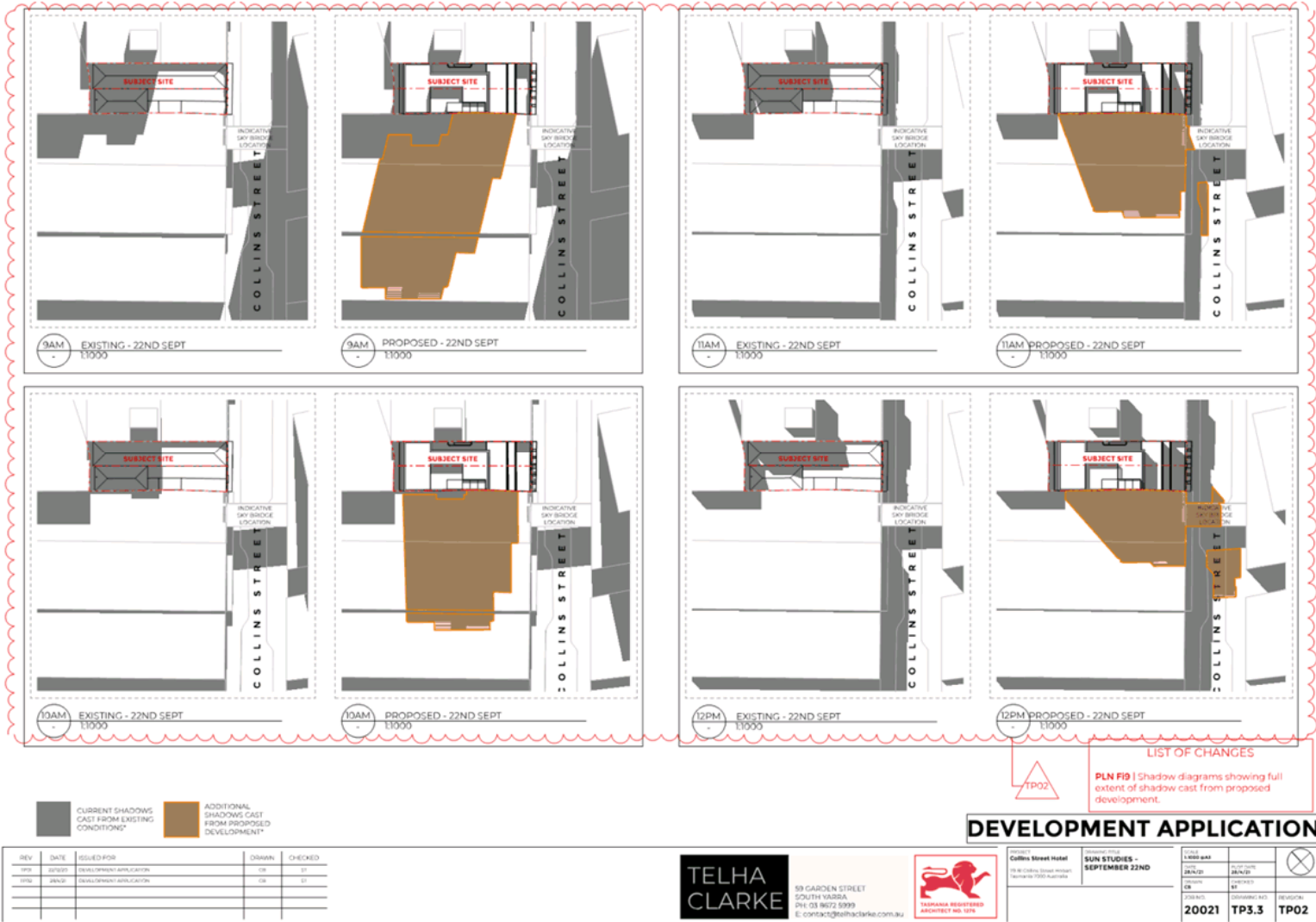
PROJECT
Collins Street Hotel
19 B-Collins Street, Melbourne
Tasmania 7000 Australia

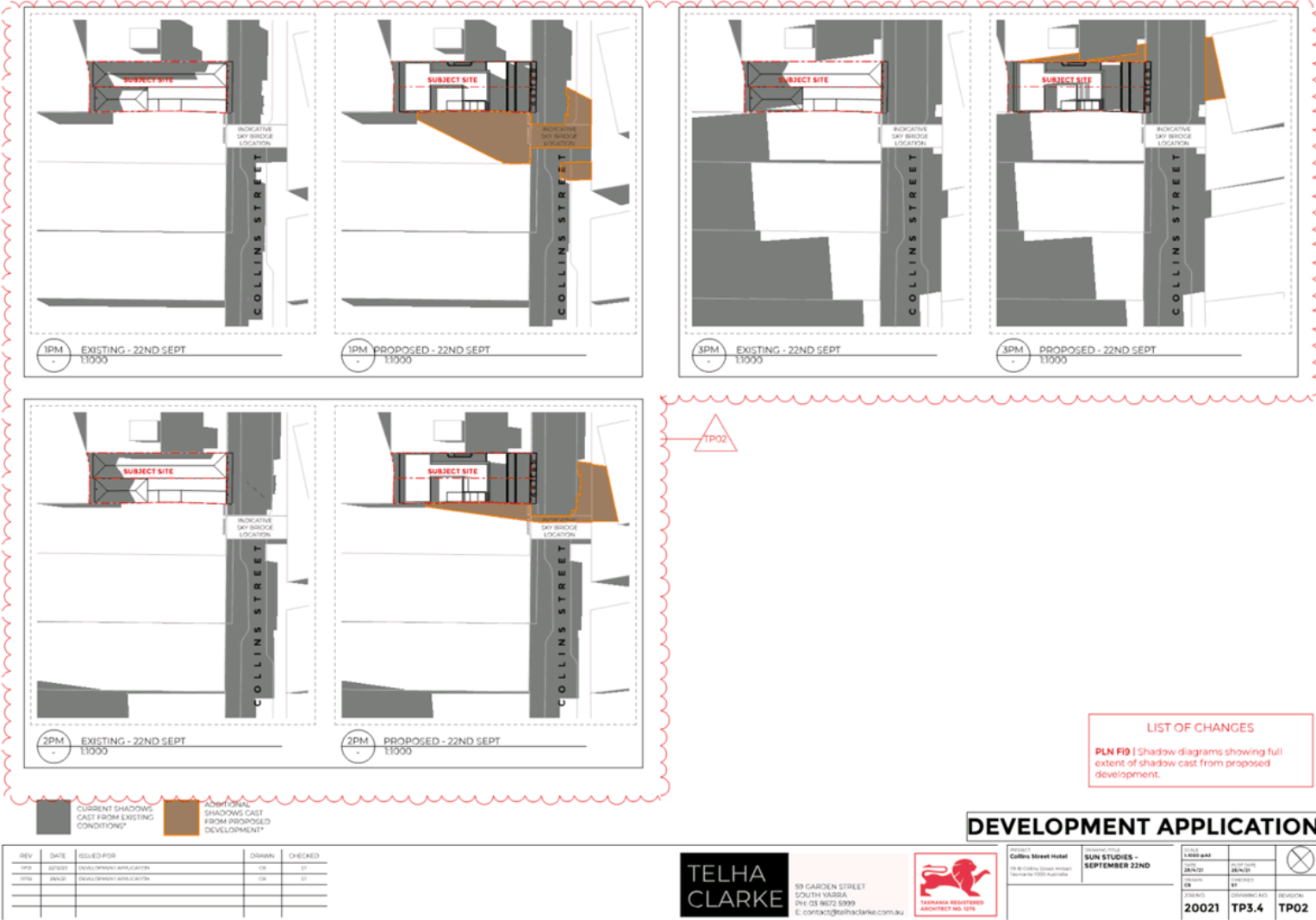
SUN STUDIES - JUNE 21ST

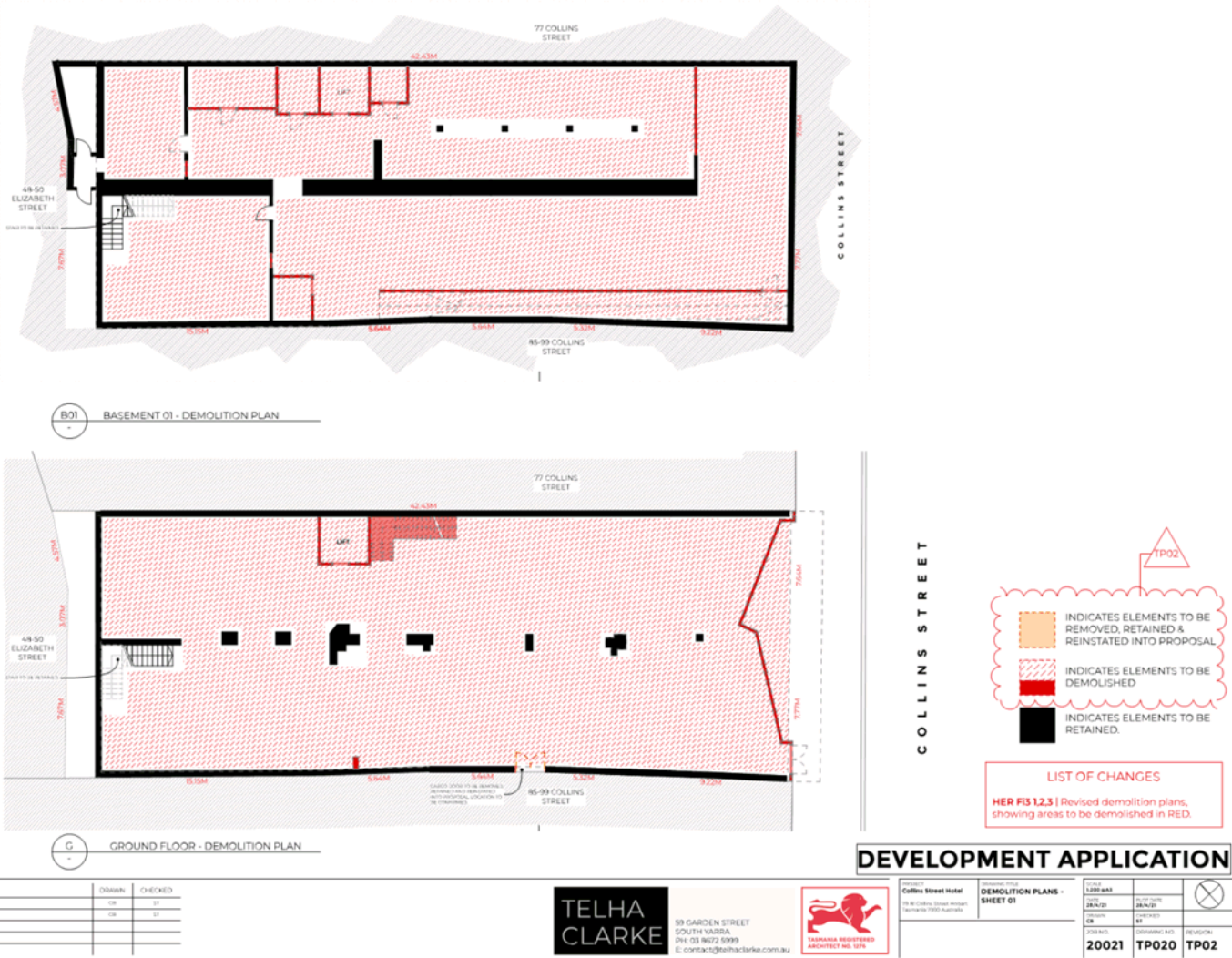
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|-------------------------|-------------------------------|-------------------------|---|
| SCALE 1:1000 (A3) | DATE 28/4/21 | PLANT NAME 28/4/21 |  |
| CONTRACT CS | PROJECT NO 61 | | |
| JOB NO. 20021 | DISCHARGE NO. TP3.0 | REVISION TP02 | |



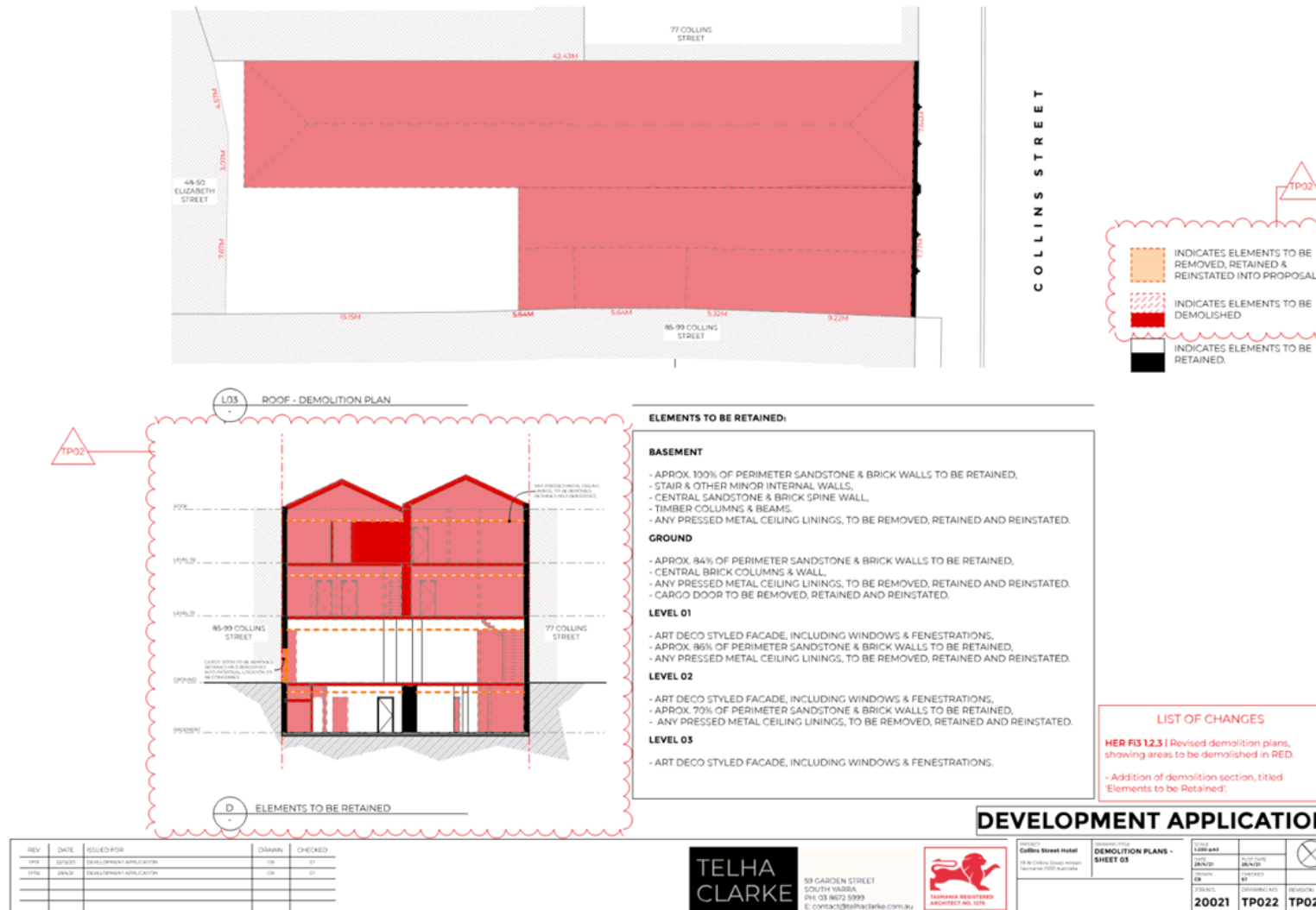


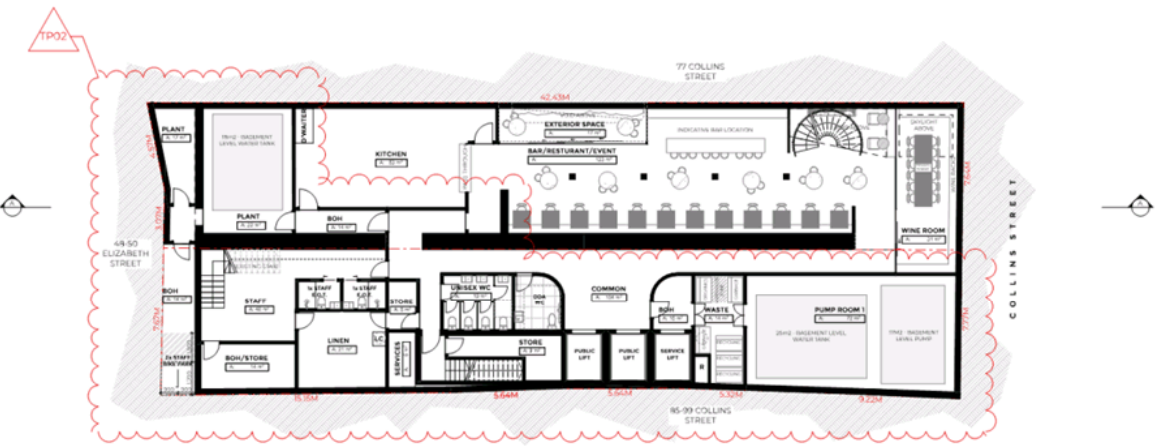












- LIST OF CHANGES
- PLN FI 6** | Addition of bike parking facilities
- Changes to services areas
 - Adjustment to public areas in relation to services changes
 - Adjustments to staff and back of house areas.

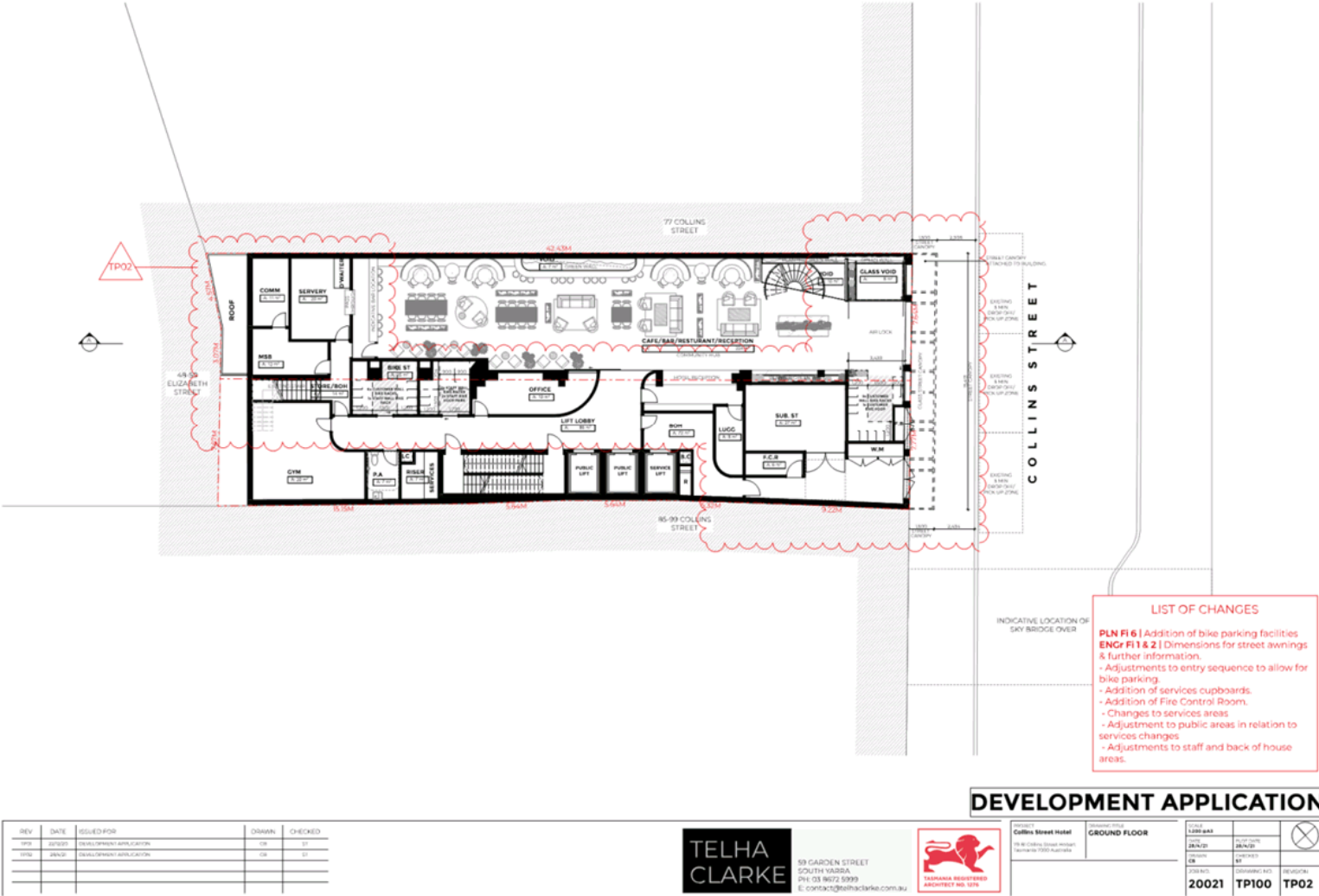
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|-----|----------|-------------------------|-------|---------|
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| 002 | 28/06/21 | DEVELOPMENT APPLICATION | CS | ST |
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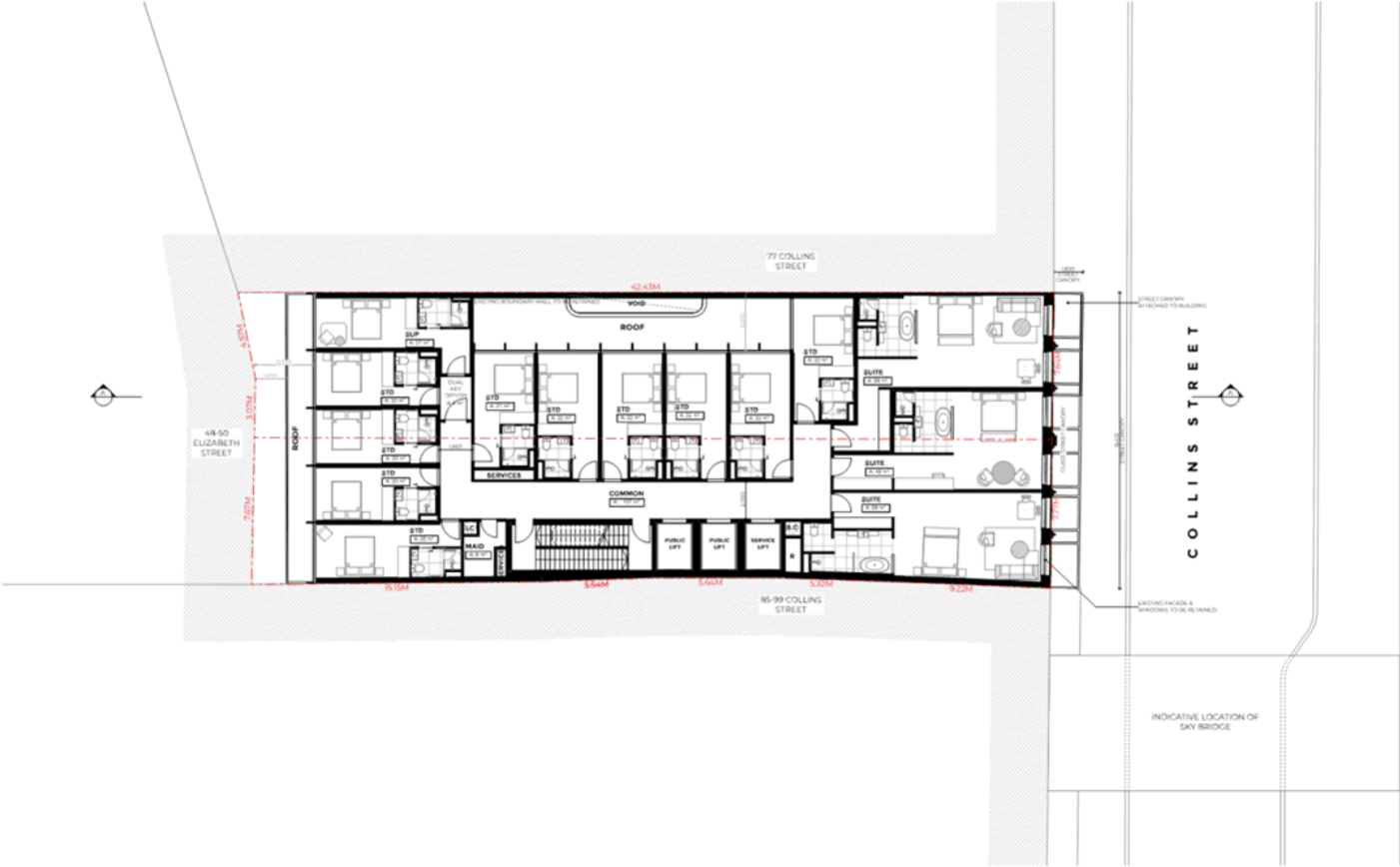
TELHA CLARKE
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DEVELOPMENT APPLICATION

| | | | | | | | |
|---|----------------------|-------------------|------------------|-----------------------|------------|------------|------------|
| PROJECT Collins Street Hotel | PROPOSAL BASEMENT | TITLE L100-045 | PLAN 28/06/21 | PLAN DATE 28/06/21 | PLAN 01 | PLAN 01 | PLAN 01 |
| 75-81 Collins Street, South Yarra Vic 3182 | | 20021 | | TP099 | TP02 | TP02 | TP02 |





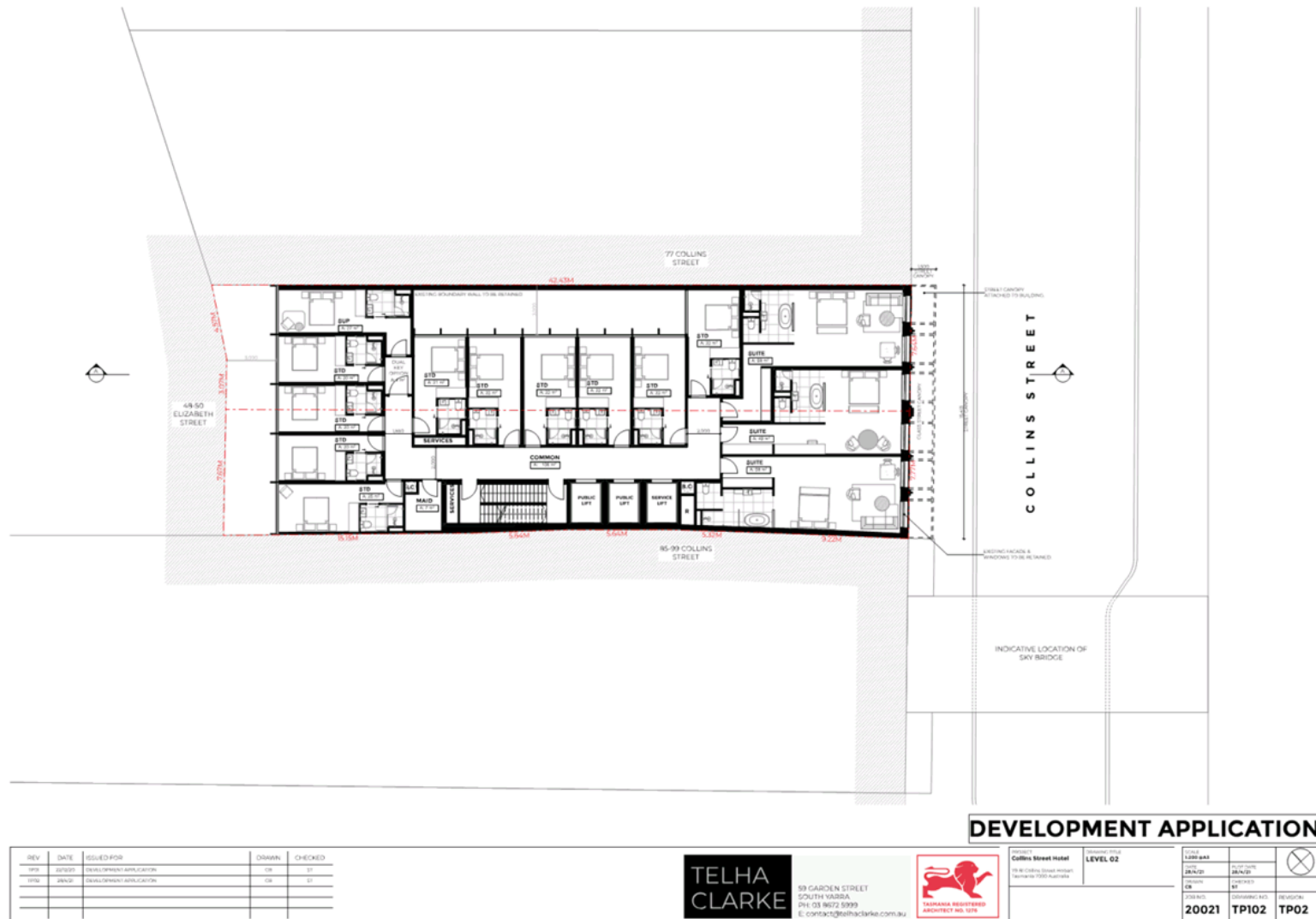
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|-----|----------|-------------------------|-------|---------|
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| 002 | 28/07/21 | DEVELOPMENT APPLICATION | 00 | 01 |
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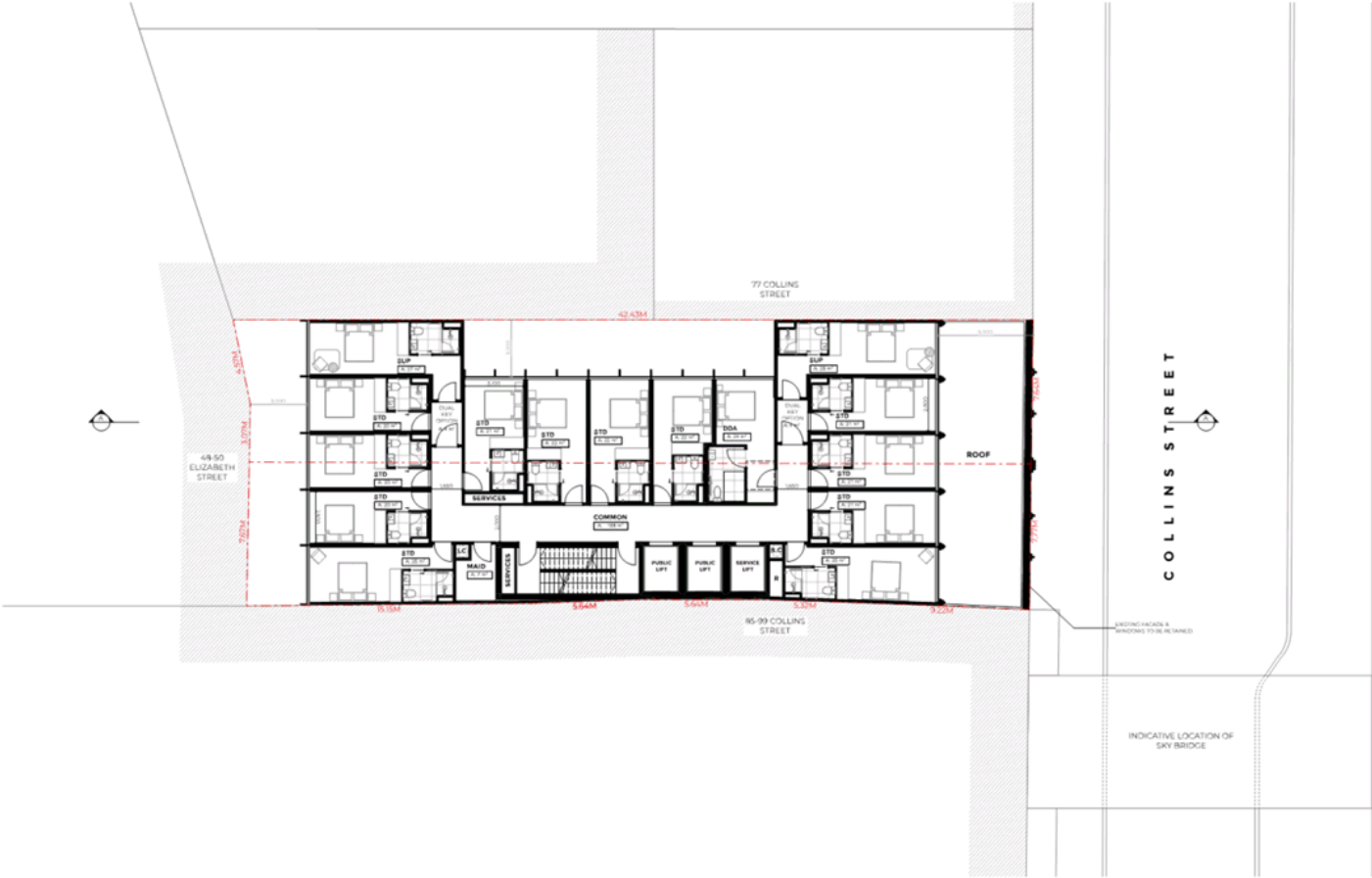
TELHA
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VIC 3181
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| DEVELOPMENT APPLICATION | | | |
|--|----------------------------|------------------|----------|
| PROJECT Collins Street Hotel | PROPOSED LEVEL LEVEL 01 | DATE 28/07/21 | BY 01 |
| TO BE CHECKED AGAINST Technical Code Requirements | | DATE 28/07/21 | BY 01 |
| 20021 | TP101 | TP02 | |





| REV | DATE | ISSUED FOR | DRAWN | CHECKED |
|-----|----------|-------------------------|-------|---------|
| 001 | 28/06/21 | DEVELOPMENT APPLICATION | CC | ST |
| 002 | 28/06/21 | DEVELOPMENT APPLICATION | CC | ST |
| | | | | |
| | | | | |

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DEVELOPMENT APPLICATION

PROJECT
Collins Street Hotel

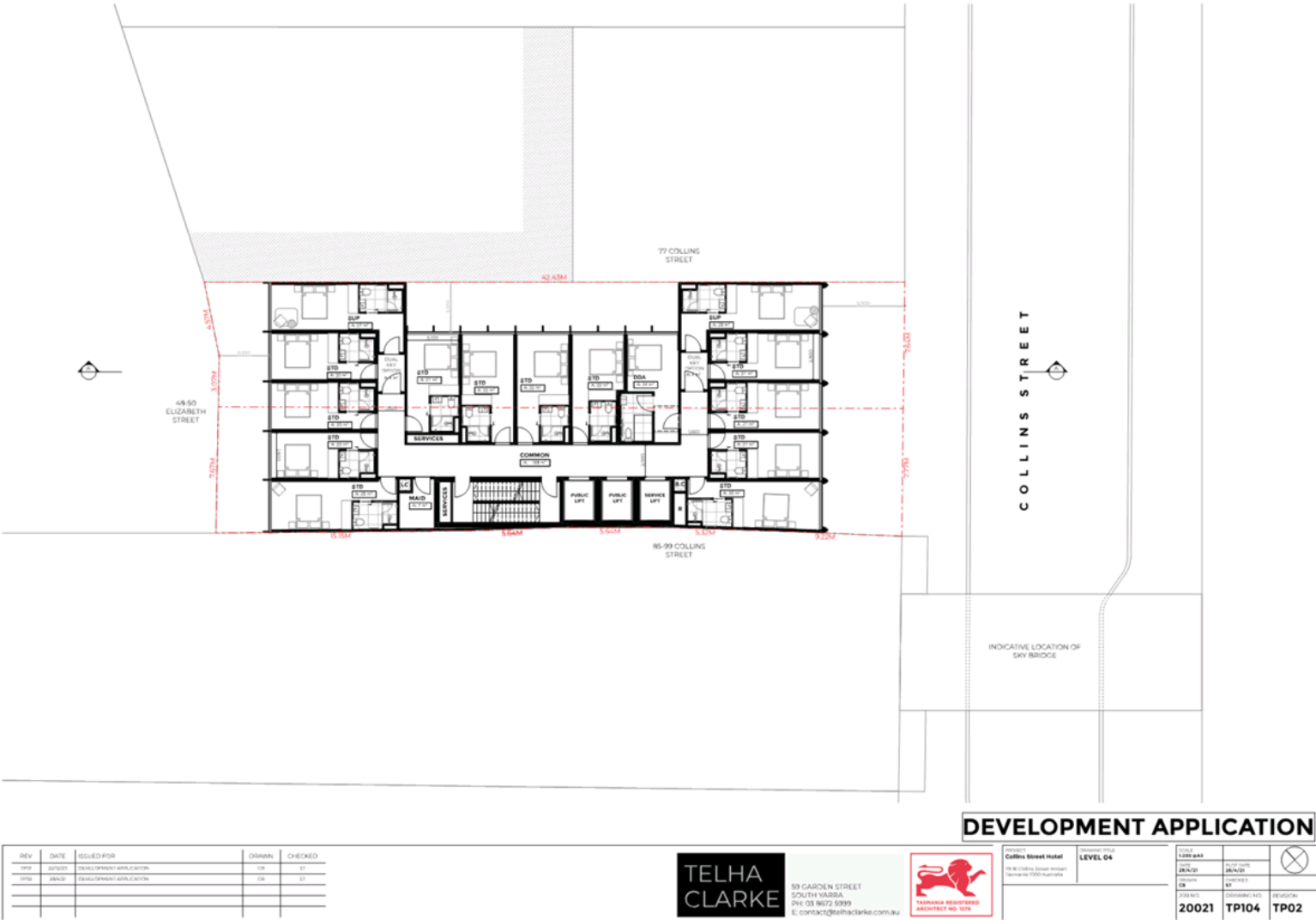
TO BE CLARKE DESIGN PROJECT
SOUTHERN CROSS TOWER

PROPOSED LEVEL
LEVEL 03

| | |
|------------------|----------|
| DATE 28/06/21 | BY ST |
| DATE 28/06/21 | BY ST |
| DATE 28/06/21 | BY ST |

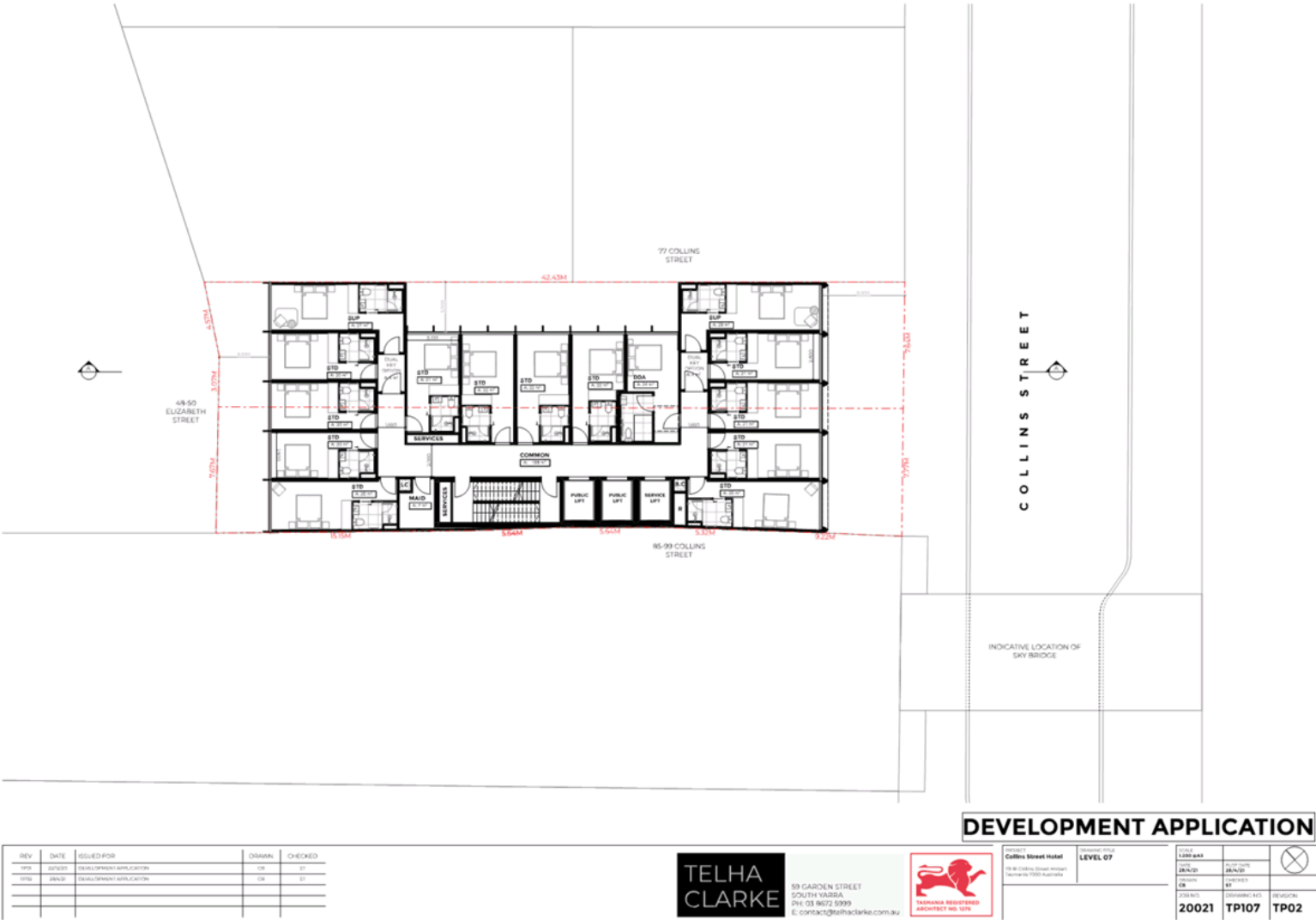
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| 20021 | TP103 | TP02 |
|-------|-------|------|



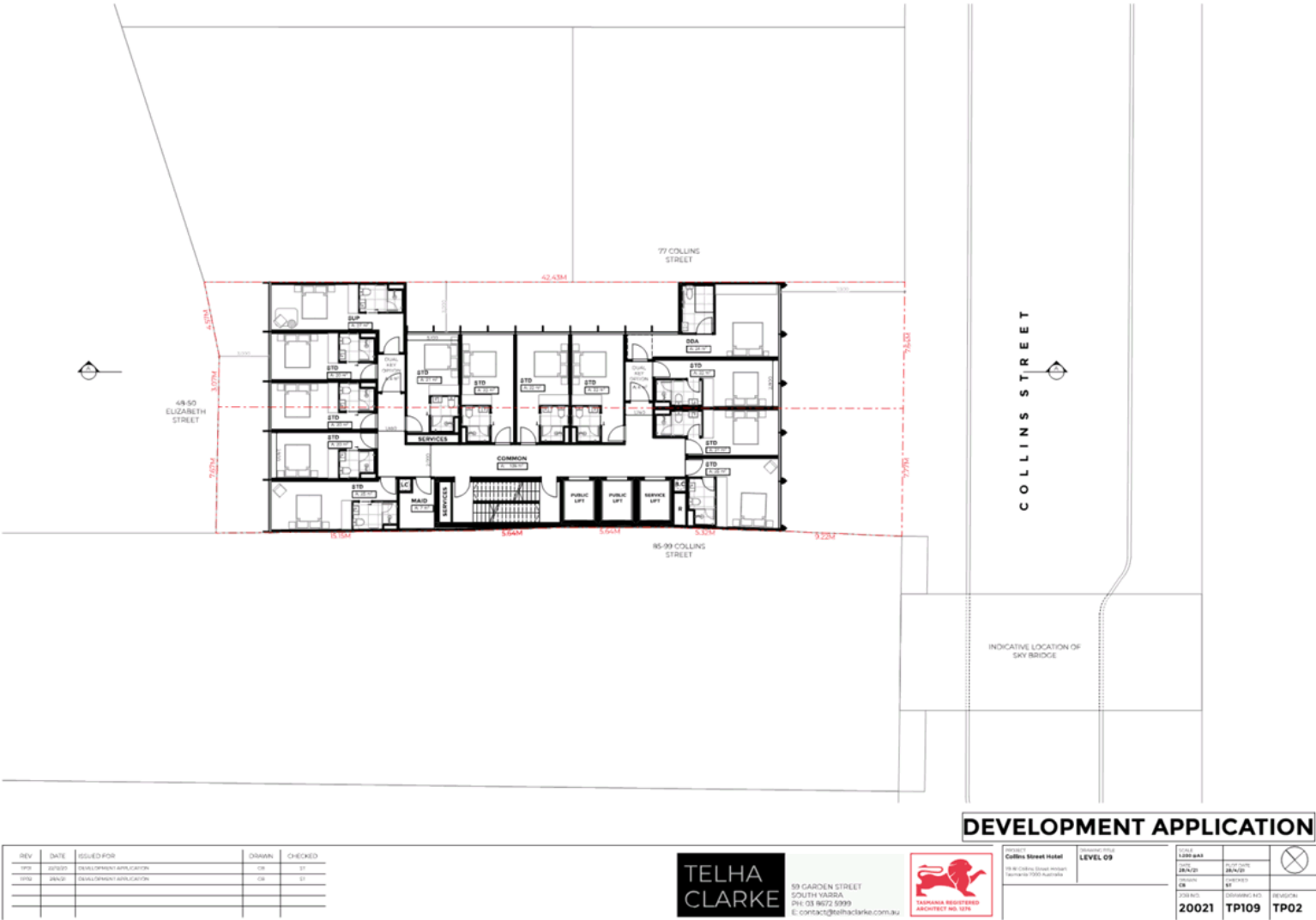


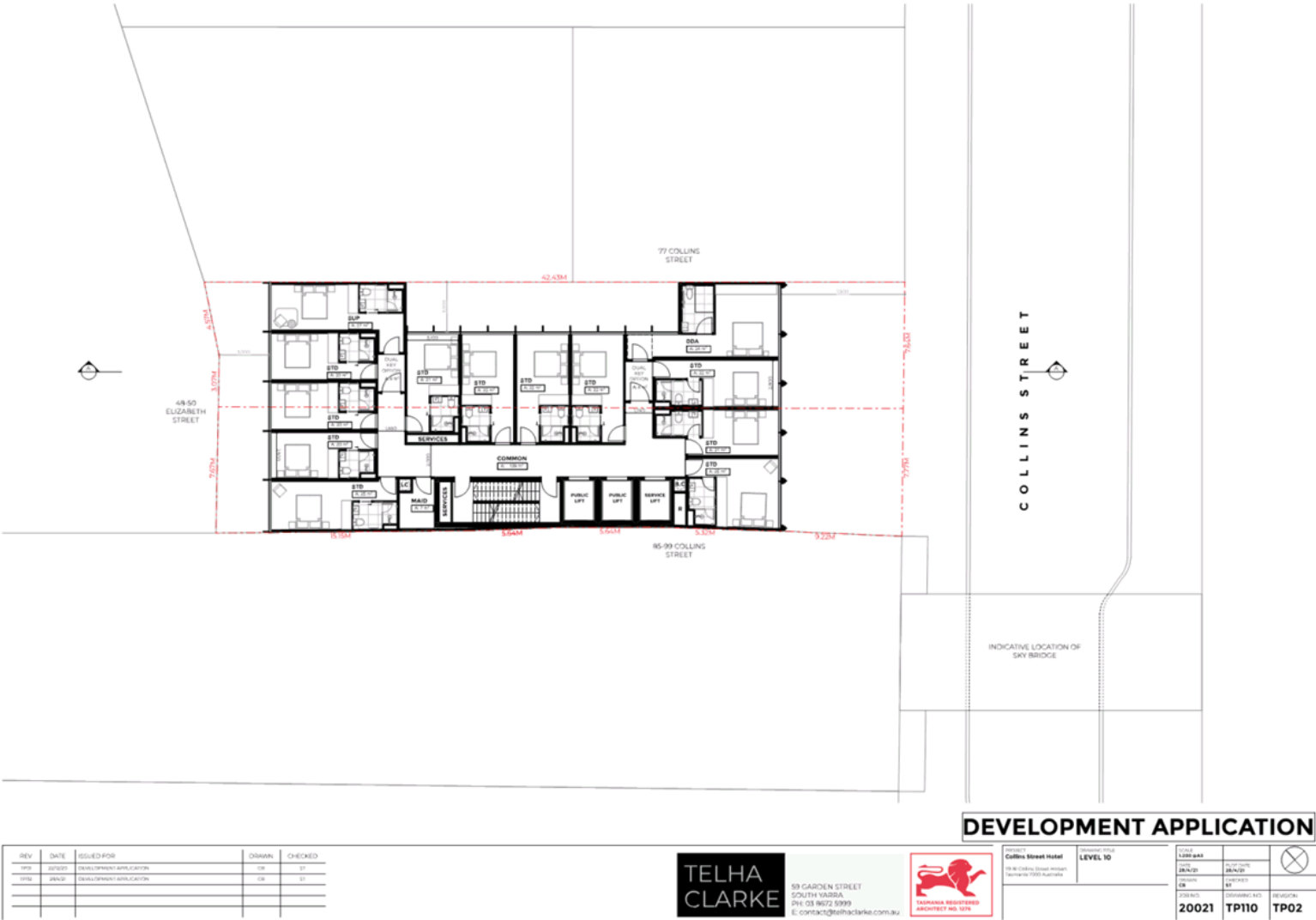


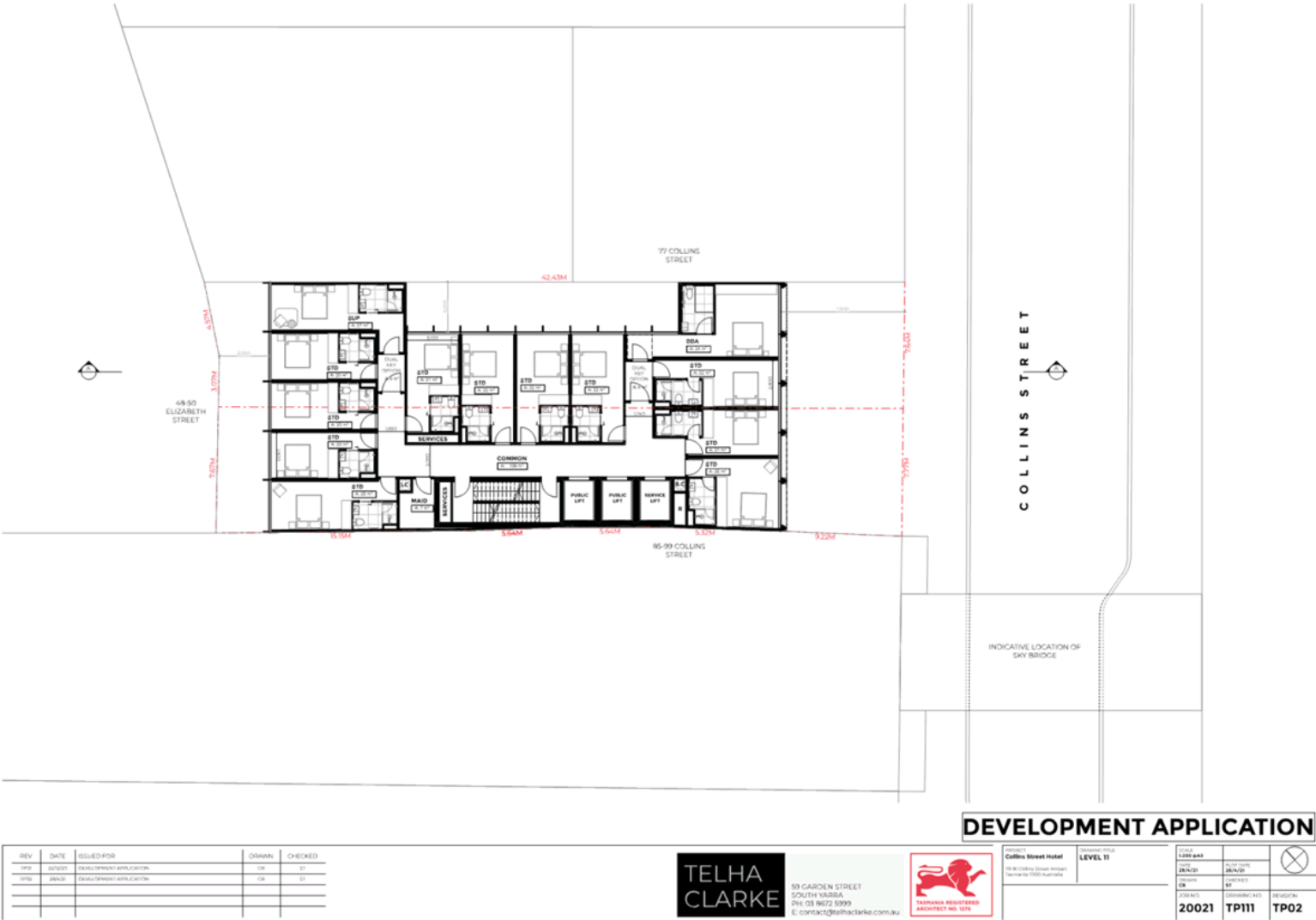


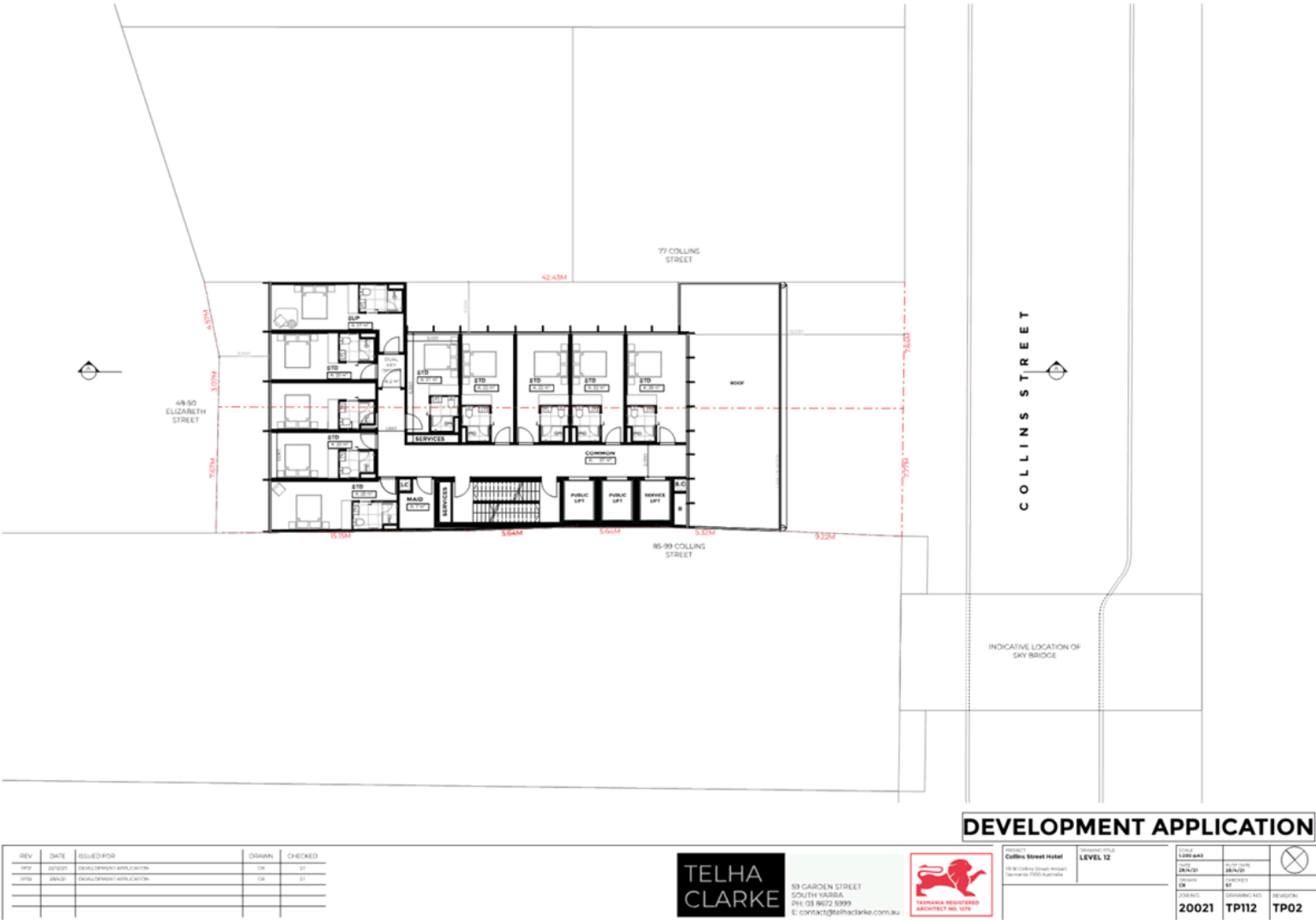


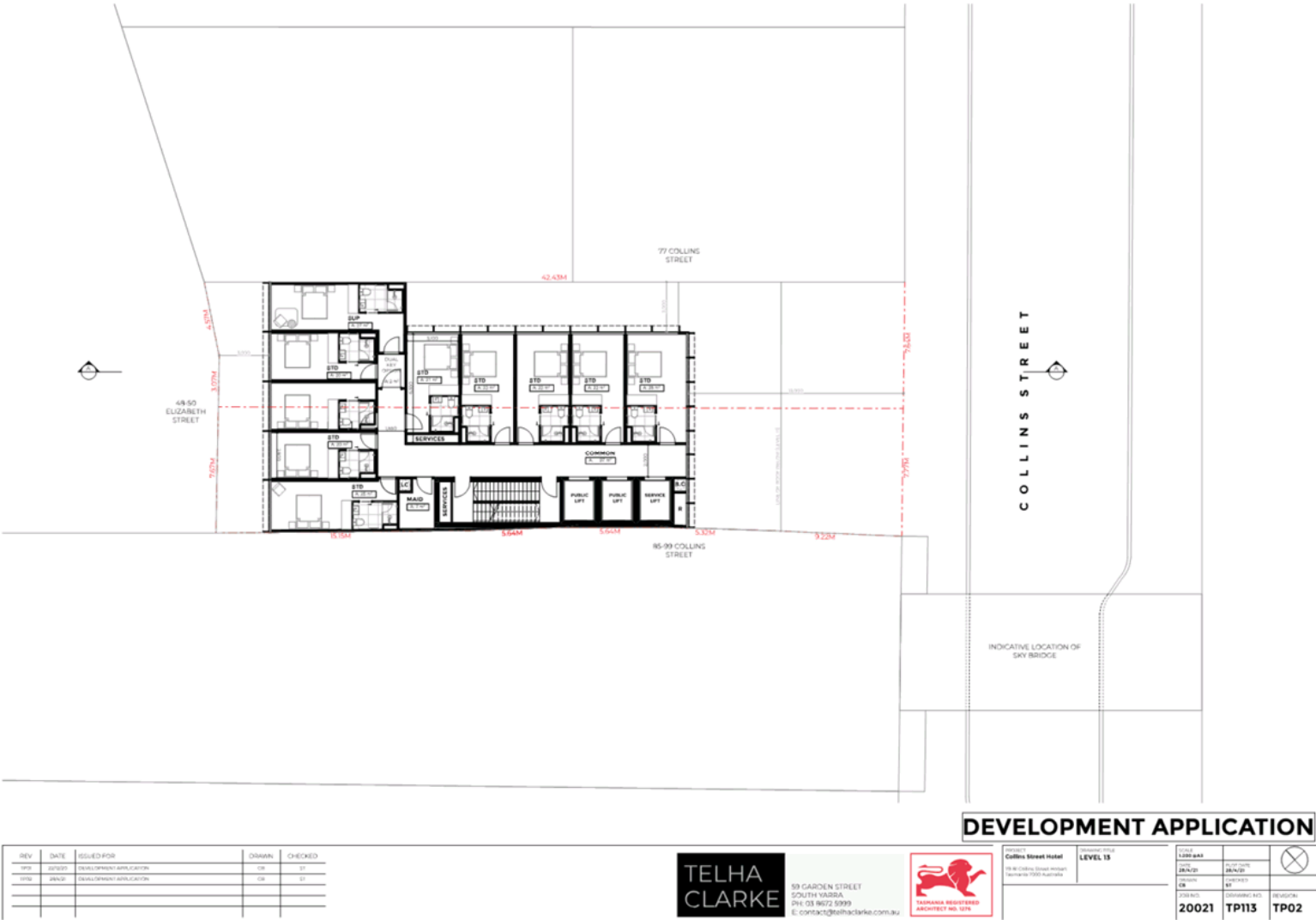


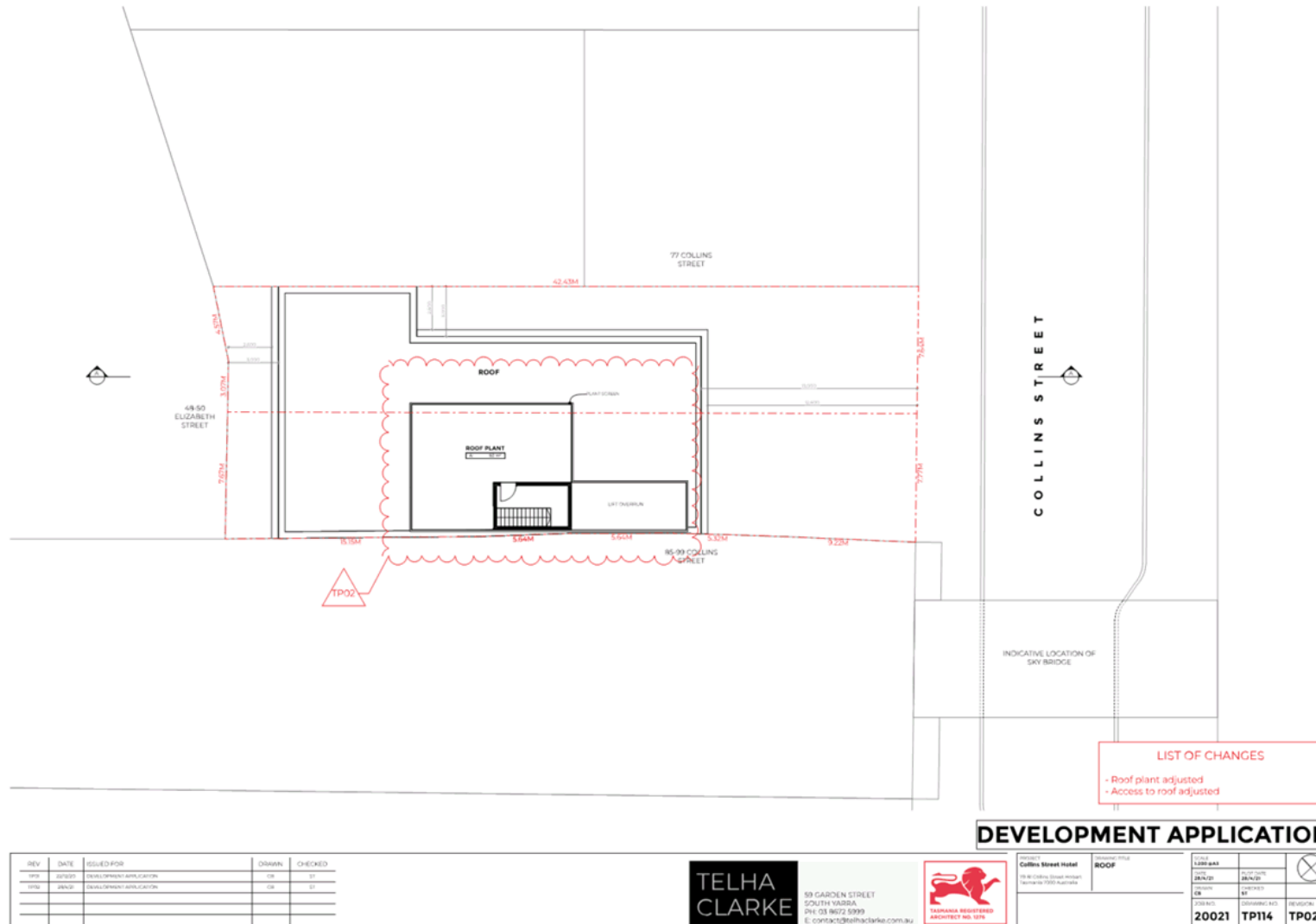












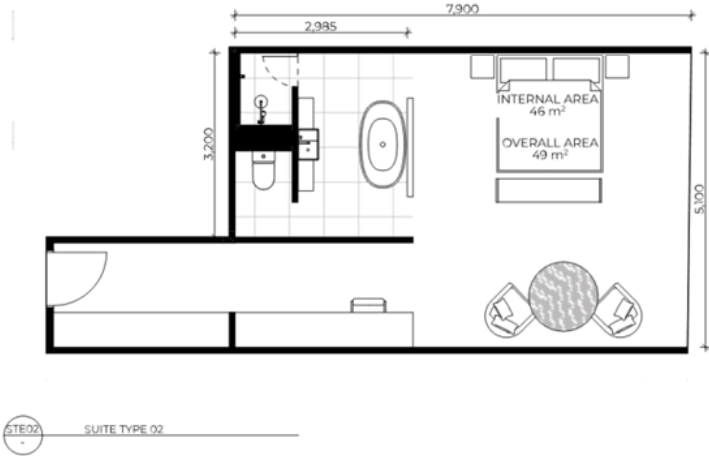
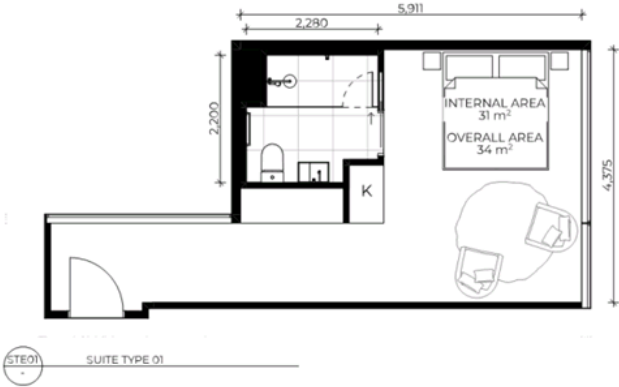
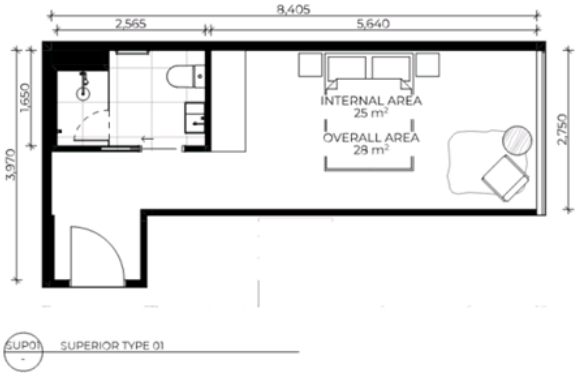


| REV | DATE | REVISION | DRAWN | CHECKED |
|-----|----------|-------------------------|-------|---------|
| 001 | 28/06/21 | DEVELOPMENT APPLICATION | 00 | 01 |
| 002 | 28/06/21 | DEVELOPMENT APPLICATION | 00 | 01 |
| | | | | |
| | | | | |

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| DEVELOPMENT APPLICATION | | | |
|---------------------------------|----------------------|--------------------|----------|
| PROJECT Collins Street Hotel | | KEY TYPES - STUDIO | |
| DATE 28/06/21 | BY 00 | DATE 28/06/21 | BY 01 |
| PROJECT 20021 | DEVELOPMENT TP150 | REVISION TP02 | |



| REV | DATE | REVISION | DRAWN | CHECKED |
|-----|----------|-------------------------|-------|---------|
| 001 | 01/07/21 | DEVELOPMENT APPLICATION | 01 | 01 |
| 002 | 01/07/21 | DEVELOPMENT APPLICATION | 01 | 01 |
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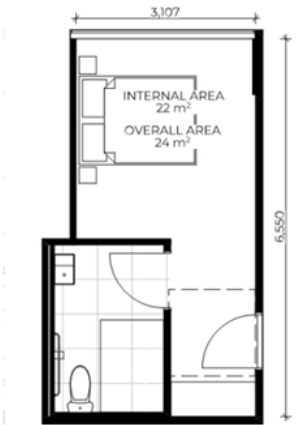
TELHA
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DEVELOPMENT APPLICATION

| | | | |
|--|---|------------------|----------|
| PROJECT Collins Street Hotel 70-80 Collins Street, Melbourne VIC 3000 | PROJECT TYPE KEY TYPES - SUPER & SUITE | DATE 20/01/21 | BY 01 |
| 20021 | TP151 | TP02 | |



DDA1
DDA TYPE 01



DDA2
DDA TYPE 02

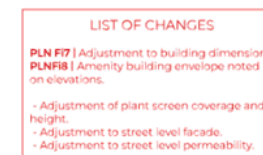
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| 001 | 28/06/21 | DEVELOPMENT APPLICATION | 01 | 01 |
| 002 | 28/06/21 | DEVELOPMENT APPLICATION | 01 | 01 |
| 003 | 28/06/21 | DEVELOPMENT APPLICATION | 01 | 01 |
| 004 | 28/06/21 | DEVELOPMENT APPLICATION | 01 | 01 |

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DEVELOPMENT APPLICATION

| | | | |
|--|-----------------|------------------|-----------------------|
| PROJECT Collins Street Hotel | KEY TYPES - DDA | DATE 28/06/21 | PLAT DATE 28/06/21 |
| 70-80 Collins Street, Hobart Tasmania 7000, Australia | | ISSUED 01 | REVISION 01 |
| | | 20021 | TP152 |
| | | | TP02 |



| REV | DATE | ISSUED FOR | DRAWN | CHECKED |
|------|----------|-------------------------|-------|---------|
| 1P0 | 22/02/20 | DEVELOPMENT APPLICATION | CB | ST |
| 1P10 | 29/04/21 | DEVELOPMENT APPLICATION | CB | ST |
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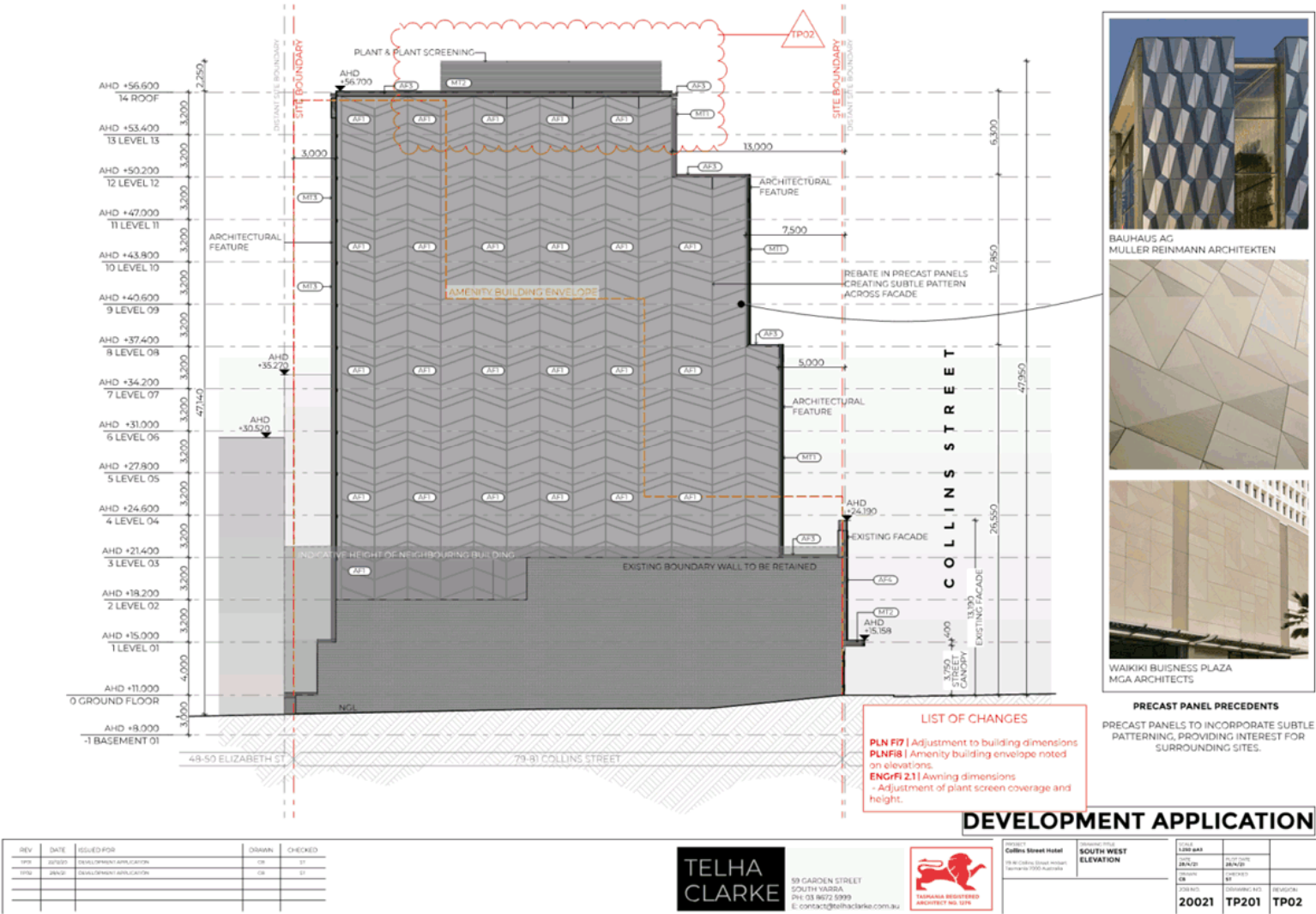


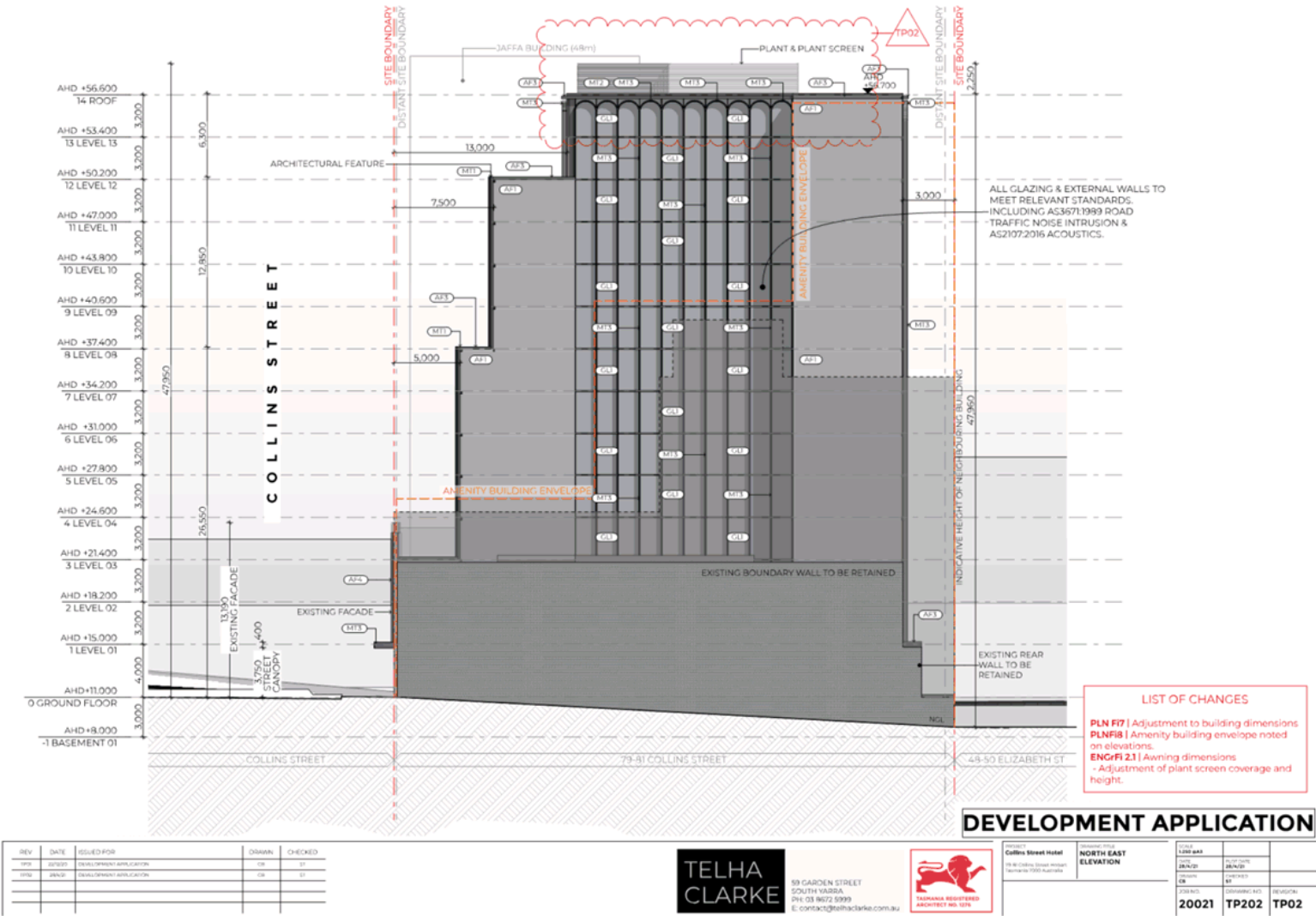
DEVELOPMENT APPLICATION

PROJECT
Collins Street Hotel
19 St Collins Street, Melbourne
Tasmania 7000 Australia

| | |
|--|--|
| | (Drawing) TITLE SOUTH EAST ELEVATION |
|--|--|

| | | |
|-------------------------|-----------------------------|-------------------------|
| STATUS 1,200 GAB | | |
| DATE 28/4/21 | PLANT NAME 28/4/21 | |
| DESIGNER CB | CHECKED ST | |
| JOB NO. 20021 | DRAWING NO. TP200 | REVISION TP02 |







| REV | DATE | ISSUED FOR | DRAWN | CHECKED |
|------|---------|-------------------------|-------|---------|
| 1110 | 2/2/20 | DEVELOPMENT APPLICATION | OR | ST |
| 1110 | 2/26/20 | DEVELOPMENT APPLICATION | OR | ST |
| | | | | |
| | | | | |

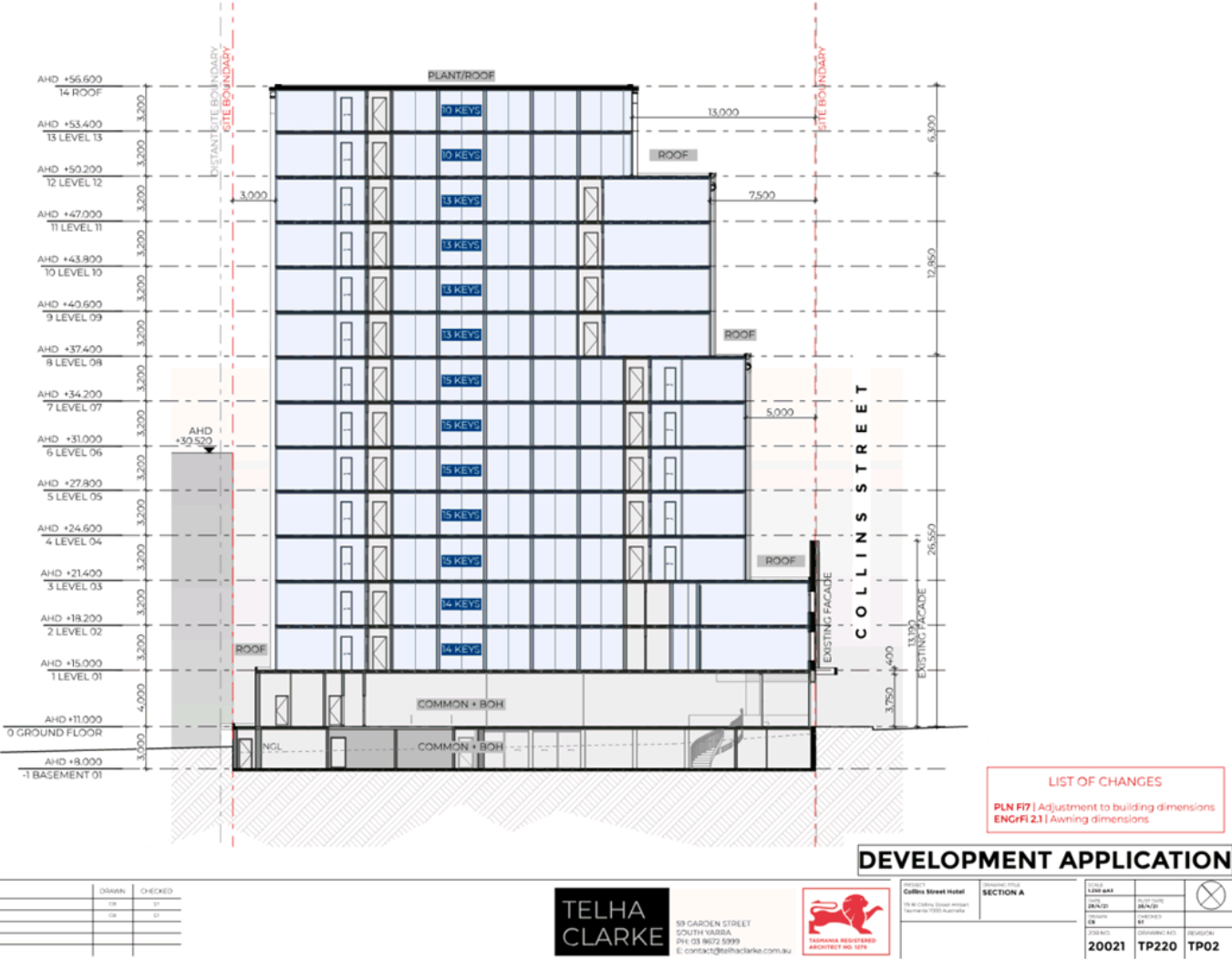
TELHA
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SOUTH YARRA
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E: contact@teihackler.com.au



DEVELOPMENT APPLICATION

| | | | | | | | | | | | | | | |
|--|---|--|------------------|-----------------------|--|---------------|-------------------|--|-----------|-----------------|---------|--------------|--------------|-------------|
| PROPERTY Coffins Street Hotel 179 St Andrews Street (opposite) Newcastle NSW, Australia | PROPERTY TYPE NORTH WEST ELEVATION | <table border="1"> <tr> <td>DATE 28/04/21</td> <td>FILE NAME 28/04/21</td> <td></td> </tr> <tr> <td>DESIGN GSD</td> <td>CHECKED BY GSD</td> <td></td> </tr> <tr> <td>2020 REV.</td> <td>COMPARISON REV.</td> <td>REMARKS</td> </tr> <tr> <td>20021</td> <td>TP023</td> <td>TP02</td> </tr> </table> | DATE 28/04/21 | FILE NAME 28/04/21 | | DESIGN GSD | CHECKED BY GSD | | 2020 REV. | COMPARISON REV. | REMARKS | 20021 | TP023 | TP02 |
| DATE 28/04/21 | FILE NAME 28/04/21 | | | | | | | | | | | | | |
| DESIGN GSD | CHECKED BY GSD | | | | | | | | | | | | | |
| 2020 REV. | COMPARISON REV. | REMARKS | | | | | | | | | | | | |
| 20021 | TP023 | TP02 | | | | | | | | | | | | |



TELHA CLARKE

DEVELOPMENT SCHEDULE

PROJECT:

COLLINS STREET

JOB NO:

20021

ADDRESS:

79 COLLINS STREET, HOBART

DATE:

22.04.2021

CLIENT:

TAL GROUP PROJECTS No.4 PTY LTD

REVISION:

H

NOTE

Net Sellable Area (NSA) and Gross Floor Area (GFA) excludes balconies. Efficiency is calculated by taking the GFA and dividing it by the services/circulation. Areas are calculated using the property council method of measurement.

| Level | CAR PARKING | CAR PARK | SERVICES/CIRCULATION | CAFÉ/BAR/FUNCTION | KEYS | KEY MIX | | | | BALCONY | NSA* | GFA* |
|--------------|----------------|----------------|----------------------|-------------------|----------------|---------------------|---------------------|-------------------|-----------------------|----------------|----------------|----------------|
| | | | | | | STUDIO | SUPERIOR | SUITE | DDA | | | |
| | m ² | m ² | m ² | m ² | m ² | 20-28m ² | 27-30m ² | 30+m ² | 28 & 34m ² | m ² | m ² | m ² |
| Basement 1 | | | 448 | 181 | | | | | | | 181 | 629 |
| Ground Floor | | | 315 | 288 | | | | | | | 288 | 601 |
| Level 1 | | | 113 | | 413 | 10 | 1 | 3 | | | 413 | 526 |
| Level 2 | | | 113 | | 413 | 10 | 1 | 3 | | | 413 | 526 |
| Level 3 | | | 115 | | 341 | 12 | 2 | | 1 | | 341 | 456 |
| Level 4 | | | 115 | | 341 | 12 | 2 | | 1 | | 341 | 456 |
| Level 5 | | | 115 | | 341 | 12 | 2 | | 1 | | 341 | 456 |
| Level 6 | | | 115 | | 341 | 12 | 2 | | 1 | | 341 | 456 |
| Level 7 | | | 115 | | 341 | 12 | 2 | | 1 | | 341 | 456 |
| Level 8 | | | 113 | | 305 | 11 | 1 | 1 | | | 305 | 418 |
| Level 9 | | | 113 | | 305 | 11 | 1 | | 1 | | 305 | 418 |
| Level 10 | | | 111 | | 305 | 11 | 1 | | 1 | | 305 | 416 |
| Level 11 | | | 111 | | 305 | 11 | 1 | | 1 | | 305 | 416 |
| Level 12 | | | 104 | | 228 | 9 | 1 | | | | 228 | 332 |
| Level 13 | | | 104 | | 228 | 9 | 1 | | | | 228 | 332 |
| Roof | | | | | | | | | | | 0 | 0 |
| TOTAL | 0 | 0 | 2220 | 469 | 4207 | 142 | 18 | 7 | 8 | 0 | 4676 | 6896 |
| TOTAL KEYS = | | | | | | 175 | | | | | | |

TP02

LIST OF CHANGES
Adjustments to basement and ground, services, circulation, cafe, bar & function zoning.

| REV | DATE | ISSUED FOR | DRAWN | CHECKED |
|-----|----------|-------------------------|-------|---------|
| 001 | 22/04/21 | DEVELOPMENT APPLICATION | TC | ST |
| 002 | 22/04/21 | DEVELOPMENT APPLICATION | TC | ST |
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| | | | | |

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DEVELOPMENT APPLICATION

PROJECT
Collins Street Hotel
79 & Collins Street Hobart
Development TP02, TP03 & TP04

PROPOSED DEVELOPMENT
SUMMARY

DATE
28/04/21

BY
ST

20021

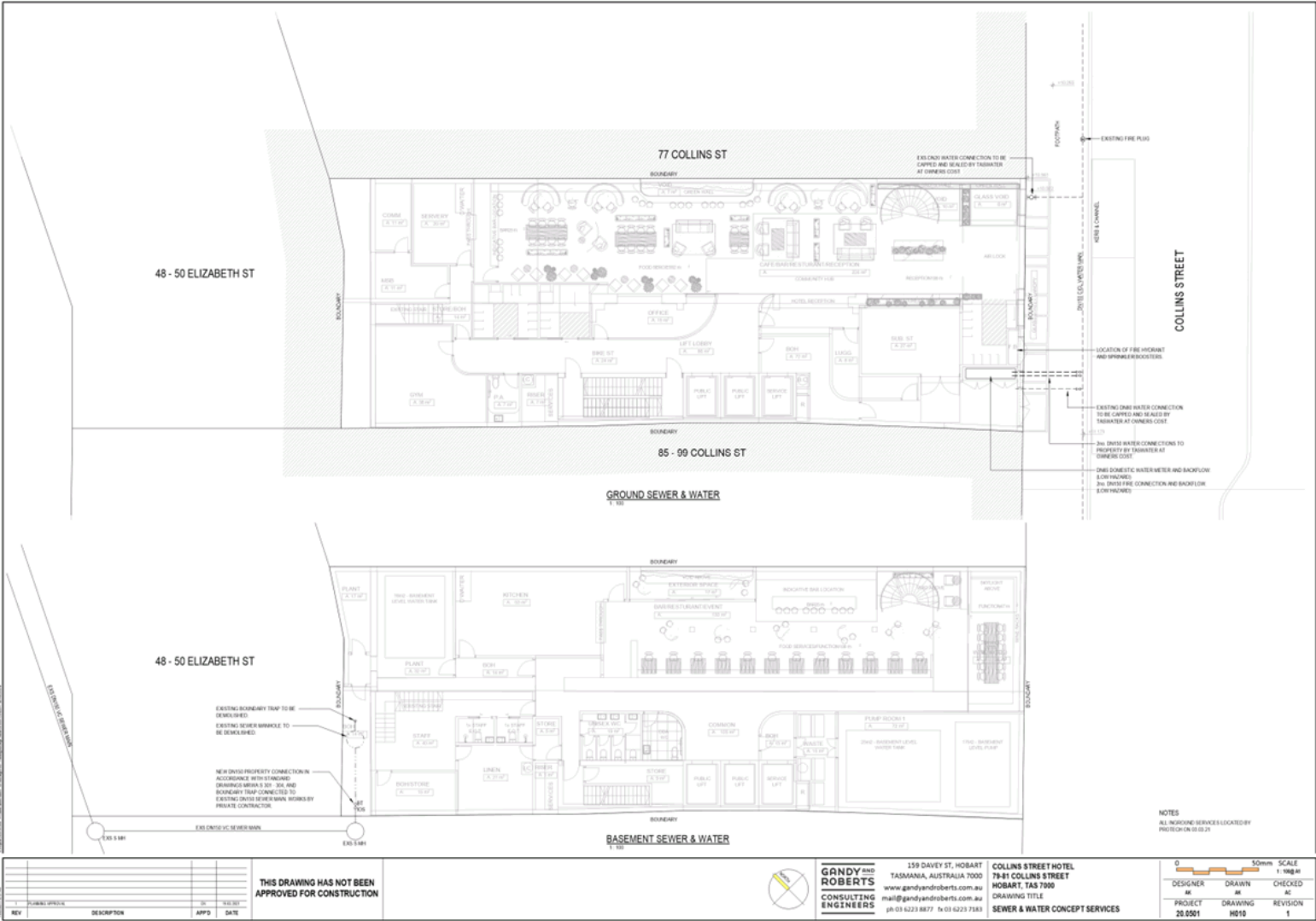
BY DATE
28/04/21

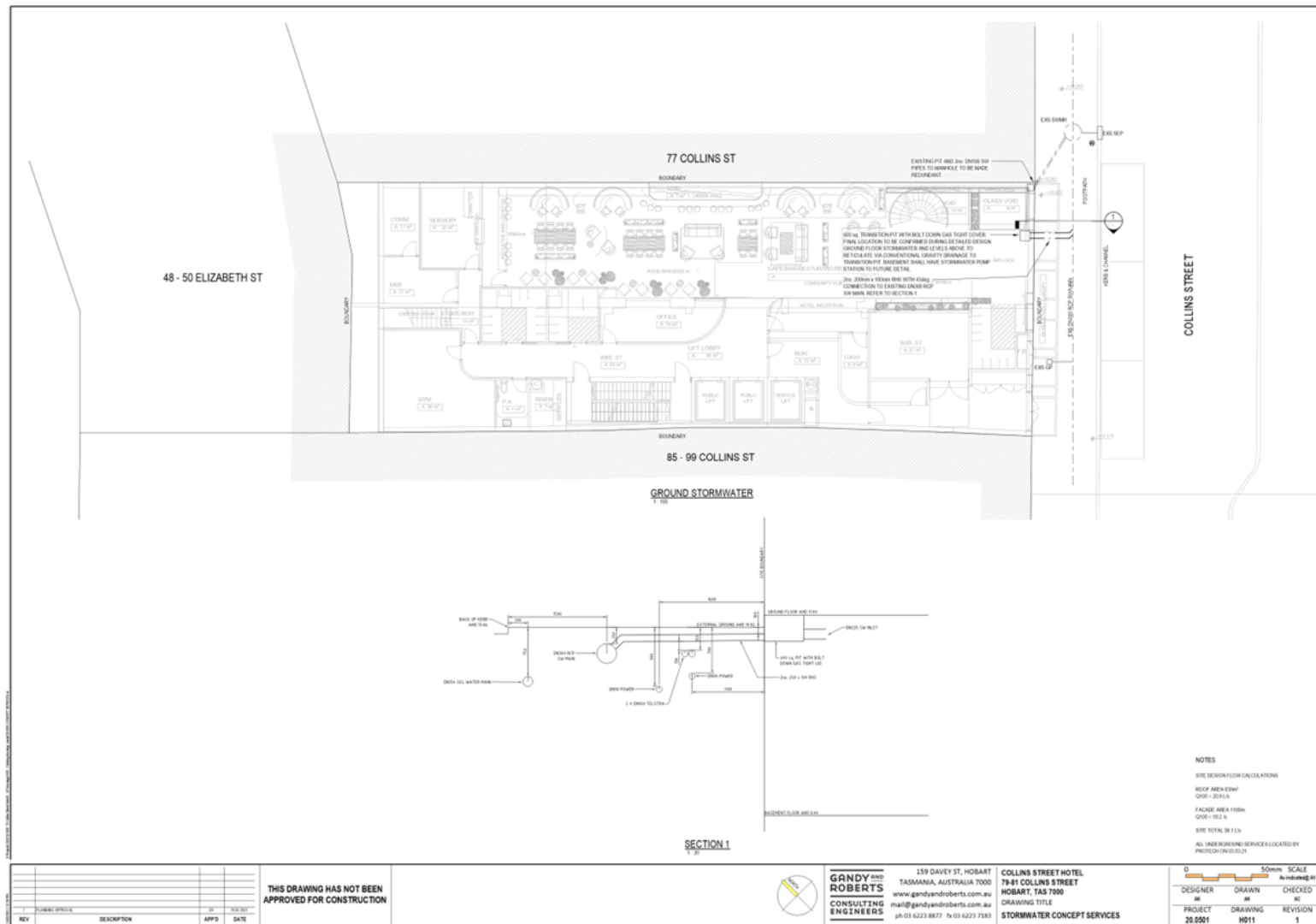
CHECKED BY
ST

TP4.0

REVISIONS

TP02





| Level | Basins | Bath | DWM | Water Closet | Sink | CWM | UR | TRO | SHR | ET's | Area Type | |
|---------------------------|--------|------|-----|--------------|------|-----|----|-----|-----|-------|--------------------------------------|----------------|
| BASEMENT | 7 | | 1 | 6 | 3 | | | | | 1.3 | MP01 - BAR/RESTURANT | 163m2 * .008 |
| GROUND FLOOR | 7 | | | 5 | | | 3 | | | 1.7 | MP01 - BAR/RESTURANT/CAFÉ | 217m2 * .008 |
| LEVEL 1 | 14 | 3 | | 14 | | | | | 14 | 6.3 | AS04 - Hotel | 14 Rooms * .45 |
| LEVEL 2 | 14 | 3 | | 14 | | | | | 14 | 6.3 | AS04 - Hotel | 14 Rooms * .45 |
| LEVEL 3 | 15 | | | 15 | | | | | 15 | 6.75 | AS04 - Hotel | 15 Rooms * .45 |
| LEVEL 4 | 15 | | | 15 | | | | | 15 | 6.75 | AS04 - Hotel | 15 Rooms * .45 |
| LEVEL 5 | 15 | | | 15 | | | | | 15 | 6.75 | AS04 - Hotel | 15 Rooms * .45 |
| LEVEL 6 | 15 | | | 15 | | | | | 15 | 6.75 | AS04 - Hotel | 15 Rooms * .45 |
| LEVEL 7 | 15 | | | 15 | | | | | 15 | 6.75 | AS04 - Hotel | 15 Rooms * .45 |
| LEVEL 8 | 13 | | | 13 | | | | | 13 | 5.85 | AS04 - Hotel | 13 Rooms * .45 |
| LEVEL 9 | 13 | | | 13 | | | | | 13 | 5.85 | AS04 - Hotel | 13 Rooms * .45 |
| LEVEL 10 | 13 | | | 13 | | | | | 13 | 5.85 | AS04 - Hotel | 13 Rooms * .45 |
| LEVEL 11 | 13 | | | 13 | | | | | 13 | 5.85 | AS04 - Hotel | 13 Rooms * .45 |
| LEVEL 12 | 10 | | | 10 | | | | | 10 | 4.5 | AS04 - Hotel | 10 Rooms * .45 |
| LEVEL 13 | 10 | | | 10 | | | | | 10 | 4.5 | AS04 - Hotel | 10 Rooms * .45 |
| Totals | 189 | 6 | 1 | 186 | 3 | 0 | 3 | 0 | 175 | 81.75 | | |
| Fixture Units | 189 | 24 | 3 | 744 | 9 | 0 | 3 | 0 | 350 | | | |
| Loading Units | 189 | 48 | 3 | 372 | 9 | 0 | 6 | 0 | 350 | | | |
| Total Fixture Units | 1322 | | | | | | | | | | | |
| Total Loading Units | 977 | | | | | | | | | | | |
| Fixture Unit Flow (Sewer) | 10.81 | L/s | | | | | | | | | Extrapolated from AS3500.3 Table 6.2 | |
| Loading Unit Flow (Water) | 4.00 | L/s | | | | | | | | | Extrapolated from AS3500.1 Table 3.2 | |
| Average Dry Weather Flow | 0.441 | L/s | | | | | | | | | | |
| d' From WSA02 Figure C1 | 15.34 | | | | | | | | | | | |
| Peak Dry Weather Flow | 6.770 | L/s | | | | | | | | | | |

Water Demands

| | | |
|---------------|-----------|--------|
| Domestic Flow | 4.00 L/s | 500kPa |
| Fire Flow | 40.00 L/s | 500kPa |

79 Collins Street, Hobart

Planning permit application

Supporting Planning Report
28 April 2021



ERA Planning Pty Ltd trading as ERA Planning and Environment

ABN 67 141 991 004

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1 Introduction

1.1 Purpose of the report

ERA Planning and Environment have been engaged by TAL GP Projects to seek a planning permit for a multi-storey development at 79 Collins Street, Hobart TAS 7000. This report provides a supporting planning submission providing relevant background material, project details and an assessment against the relevant planning scheme provisions.

The proposed use and development includes Visitor Accommodation (Hotel), Food Services (Café and Restaurant), Hotel Industry (Bar) and Community Meeting and Entertainment (Function Facilities) and includes the partial demolition of the existing building and its redevelopment utilising existing built fabric and a new tower component.

1.2 Name of Planning Authority

The Planning Authority is the Hobart City Council.

1.3 Statutory controls

The site is subject to the provisions of the *Hobart Interim Planning Scheme 2015* (interim planning scheme).

1.4 Subject site

The subject site is known as 79 Collins Street, Hobart, and is contained within two lots formally known as Lot 1 on Sealed Plan 51164 and Lot 2 on Sealed Plan 51178. The land is under the ownership of Coogans Properties Pty Ltd, who have provided written acknowledgement and consent for this development application to be lodged with the City of Hobart. Title documentation is attached at Appendix A.

Owner's consent from the City of Hobart as required by Section 52(1B) of the *Land Use Planning and Approvals Act 1993* is provided within Appendix B due to the canopy overhanging the Collins Street footpath in front of the subject site.

1.5 Enquiries

Enquiries relating to this planning report should be directed to:

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2 The proposal

2.1 Overview

The proposed development comprises the demolition, replacement and retention of aspects of the existing built form, the construction of a new 14 storey hotel, a bar/restaurant and hotel services/amenities in the basement, the hotel reception, gym and further hotel amenities at ground floor, and 175 hotel rooms located across levels 1 to 13.

The existing façade is to be retained, and the upper levels of the new building will have arched windows that echo the fenestration of the original building. Refer to Figure 1 below.

Pedestrian and service access to the hotel will be via Collins Street. There is no car parking proposed for the development, however bike parking and end of trip facilities are provided for staff and customers.



Figure 1: Render of proposed development on the subject site (Source: Telha Clarke Architects)

2.2 Development summary

A development summary is provided below:

| Item | Provision |
|-------------------------------------|---|
| Site Area | 627m ² |
| Site coverage | 100% |
| Gross floor area | 6883m ² |
| Overall building height | 47.95m (above NGL) |
| Visitor accommodation (hotel) rooms | 175 rooms / 4207m ² |
| Café, bar and function space | 469m ² |
| Car parking spaces | 0 |
| Bicycle facilities | 7 x staff and 16 x customer bike parking spaces 2 x staff end of trip facilities |

2.3 Demolition

It is proposed to demolish the following from the existing building:

- Demolition of some minor internal partitions and ramp in the basement;
- Demolition of the lift from the basement and some stairs from the ground floor to level 02;
- Demolition of the ramp and internal walls to levels 01 and 02;
- Partial demolition of exterior side boundary walls to level 02; and
- Demolition of the roof.

Refer to Sheets TP020, TP021 and TP022 of the architectural plans prepared by Telha Clarke and the Heritage Impact Assessment prepared by Purcell for further details.

2.4 Replacement and retention

The following aspects of the existing building are to be retained:

- Retention of extant significant stairs from the basement to the ground floor;
- Removal and reinstatement of any pressed metal ceiling linings to basement and ground floor and the extant cargo door; and
- Replacement of the non-original shopfront façade to Collins Street at ground floor, aligned to the pavement;
- Replacement of the existing non-original canopy with a glass street canopy; and
- Retention of the existing façade over levels 01 and 02, including windows and fenestrations.

Refer to Sheet TP022 of the architectural plans prepared by Telha Clarke and the Heritage Impact Assessment prepared by Purcell for further details.

2.5 Built form

The key built form features of the proposal are summarised in Table 1 and Figure 2.

Table 1: Built form summary

| Level | Features |
|--------------|--|
| Basement | <ul style="list-style-type: none"> Wine room Bar, restaurant and event space comprising an associated exterior seating space and kitchen Spiral staircase leading to ground floor Two public and one service lift (on all floors) Stairs (on all floors) Bathrooms for visitors Hotel services and amenities within back of house areas, comprising a waste room, services, plant area, linen and general storage areas and a staff room 2 x staff bike parking 2 x staff end of trip facilities, each including a toilet, shower and change room |
| Ground floor | <ul style="list-style-type: none"> Glass voids and green walls A café/bar/restaurant/reception area and associated seating, servery and dumb waiter linked to the kitchen in the basement below Hotel reception Gym (for the use of hotel guests) Bathroom Office for hotel staff Back of house area comprising luggage storage area, services and substation Storage and staff amenities 5 x staff bike parking and 16 x customer bike parking (within two locations) |
| Level 01 | <ul style="list-style-type: none"> Glass street canopy extending 1.5m over footpath and extending across the building frontage. Roof over part of the rear section of the site (1.4m) and over an indent in the built form on the north-eastern side elevation (3m) creating light courts for levels above 14 hotel rooms |
| Level 02 | <ul style="list-style-type: none"> 14 hotel rooms |

| Level | Features |
|--------------|--|
| Level 03 | <ul style="list-style-type: none"> 15 hotel rooms Roof over the front façade forming 5m setback from |
| Levels 04-07 | <ul style="list-style-type: none"> 15 hotel rooms |
| Level 08 | <ul style="list-style-type: none"> 13 hotel rooms Roof over a further portion of the front of the site, forming a 7.5m front setback |
| Levels 09-11 | <ul style="list-style-type: none"> 13 hotel rooms |
| Level 12 | <ul style="list-style-type: none"> 10 hotel rooms Roof over a further portion of the front of the site, forming a 13m front setback |
| Level 13 | <ul style="list-style-type: none"> 10 hotel rooms |
| Roof | <ul style="list-style-type: none"> Lift overrun Roof plant (screened) |

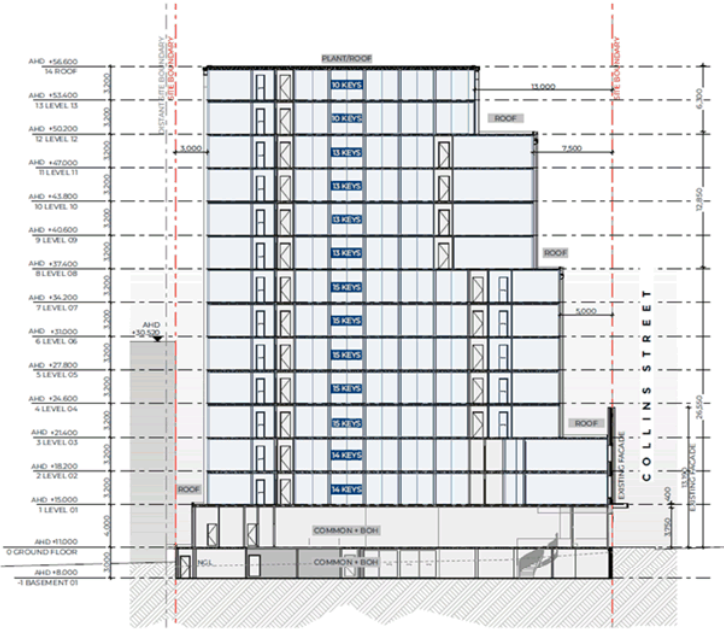


Figure 2: Section of proposed built form (Source: Telha Clarke Architects)

2.6 Signage

The signage included on the architectural plans and renders is indicative only (refer Figure 3). Once the signage strategy has been finalised a separate development application will be submitted for the approval of any signage requiring a planning permit.



Figure 3: Indicative signage (Source: Telha Clarke Architects)

2.7 External materials and details

The proposed development will comprise a range of external materials and architectural detail to enhance the character of the streetscape. This will result in a development that provides a high level of pedestrian amenity and visual interest through providing a well-defined front entry and glazing to allow permeability and opportunities for passive surveillance.

The proposed external materials include:

- Dark metal fins
- Dark metal canopy
- Light metal
- Applied finishes in clear, light grey, dark matt and a light textured finish
- Tinted and clear glass
- Painted brick

2.8 Land uses

The proposed land uses are Visitor Accommodation (Hotel), Food Services (Café and Restaurant), Hotel Industry (Bar) and Community Meeting and Entertainment (Function Facilities).

Pursuant to Table 22.2 of the interim planning scheme, the Visitor Accommodation use class is a discretionary use within the Central Business Zone. The Food Services, Community Meeting and Entertainment and Hotel Industry use classes are permitted uses.

3 Subject site and surrounds

3.1 Site description

The subject site is located at 79 Collins Street, Hobart, and contains two titles, 51178/2 and 51164/1 (refer to Figure 4 below). The site is a generally flat and rectangular shape. It has a 15.41m frontage to Collins Street, a maximum depth of 42.43m, and a site area of 627m².

The subject site contains an existing three-storey building, known as Coogan's Department Store, which is listed as a heritage place under the Historic Heritage Code but not listed on the Tasmanian Heritage Register. The existing building is predominantly built to all boundaries, with the internal rear wall of the building on title 51178/2 inset slightly from the rear boundary, and the front building line on an irregular angle to create a pedestrian entry. The building is currently occupied for retail use. Pedestrian and service access is via Collins Street and there is no existing vehicular parking on the site. Refer to Figure 4 and Figure 5 and Section 3.5 for existing street views along Collins Street.

3.2 Title information

The details for this property are shown below.

| Address | Owner(s) | Title Reference | Land Area |
|---------------------------|----------------------------|-----------------|-------------------|
| 79 Collins Street, Hobart | Coogans Properties Pty Ltd | 51164/1 | 316m ² |
| 79 Collins Street, Hobart | Coogans Properties Pty Ltd | 51178/2 | 311m ² |

The Certificates of Title can be found in Appendix A.

3.3 Servicing

The subject site has full reticulated services.

3.4 Surrounding area

The site is predominately surrounded by central business zone retail and commercial development. The site adjoins 77 Collins Street (commercial use) to the east and Cat & Fiddle Arcade (mixed use retail use) to the rear and west. Both adjoining buildings are listed as heritage places under the Historic Heritage Code. The section of Collins Street immediately in front of the building is one way single lane to enable a pedestrian-friendly environment. Traffic flow is in a north-easterly direction and there is on-street parking on both sides of the street.

An aerial image of the subject site and surrounding context is provided at Figure 4 and Figure 5.

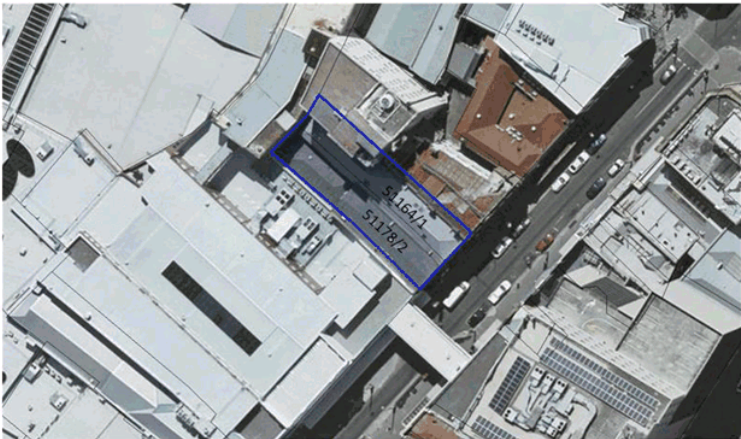


Figure 4: Aerial image of the subject site (Source: <https://www.thelist.tas.gov.au/>)

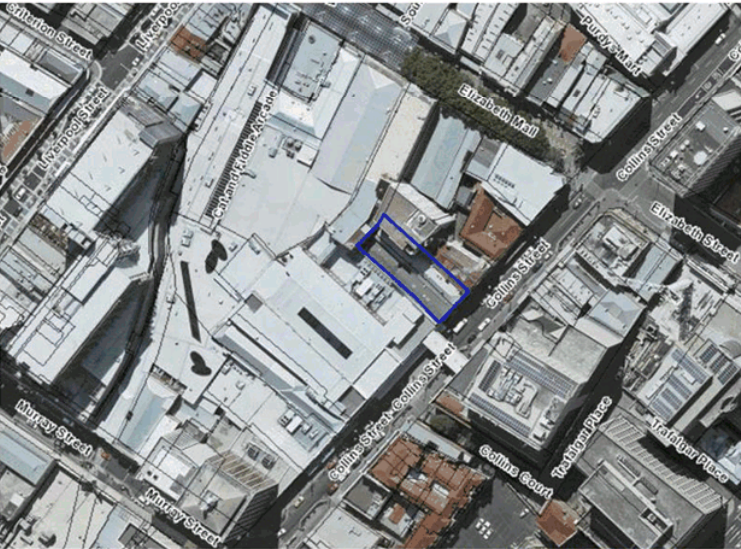


Figure 5: Aerial image of the subject site and surrounding area (Source: <https://www.thelist.tas.gov.au/>)

3.5 Site photos



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4 Planning assessment

4.1 Statutory controls

The site is subject to the provisions of the *Hobart Interim Planning Scheme 2015* (the interim planning scheme).

The site is located in the Central Business Zone (refer Figure 6) Figure 4. It is within the Central Business Core Area and is subject to the Active Frontage Overlay.

The site is listed as a heritage place under the Historic Heritage Code. It is within Central Hobart which is identified as a place of archaeological potential under the Historic Heritage Code. The site is not listed on the Tasmanian Heritage Register, but the adjoining property at 77 Collins Street is on the register. The adjoining properties at 77 Collins Street and 85-99 Collins Street are also heritage places under the Historic Heritage Code.

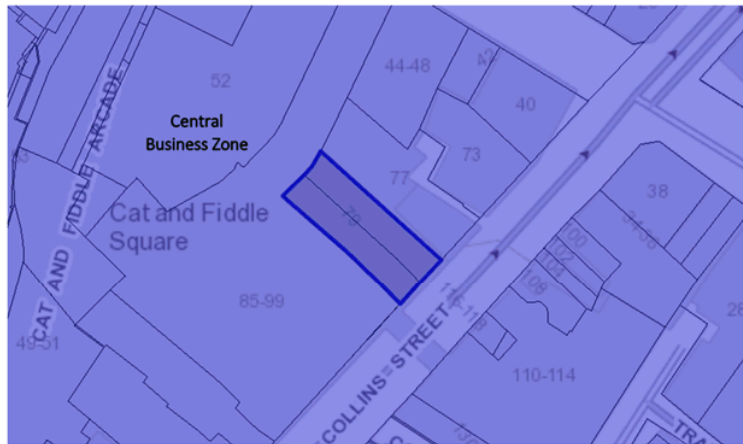


Figure 6: Zoning map (Source: <https://www.thelist.tas.gov.au/>)

4.2 Relevant codes

The following codes from the interim planning scheme are applicable to the application:

- Parking and Access Code
- Stormwater Management Code
- Historic Heritage Code.

4.3 Specific area plan

There is no Specific Area Plan that applies to the site.

5 Central Business Zone

5.1 Zone purpose

The property is located in the Central Business Zone under the interim planning scheme. The zone purpose statements as per Clause 22.1.1 are:

- 22.1.1.1 *To provide for business, civic and cultural, community, food, hotel, professional, retail and tourist functions within a major centre serving the region or sub-region.*
- 22.1.1.2 *To maintain and strengthen Hobart's Central Business District and immediate surrounds including, the waterfront, as the primary activity centre for Tasmania, the Southern Region and the Greater Hobart metropolitan area with a comprehensive range of and highest order of retail, commercial, administrative, community, cultural, employment areas and nodes, and entertainment activities provided.*
- 22.1.1.3 *To provide a safe, comfortable and pleasant environment for workers, residents and visitors through the provision of high-quality urban spaces and urban design.*
- 22.1.1.4 *To facilitate high density residential development and visitor accommodation within the activity centre above ground floor level and surrounding the core commercial activity centre.*
- 22.1.1.5 *To ensure development is accessible by public transport, walking and cycling.*
- 22.1.1.6 *To encourage intense activity at pedestrian levels with shop windows offering interest and activity to pedestrians.*
- 22.1.1.7 *To encourage a network of arcades and through-site links characterised by bright shop windows, displays and activities and maintain and enhance Elizabeth Street Mall and links to it as the major pedestrian hub of the CBD.*
- 22.1.1.8 *To respect the unique character of the Hobart CBD and maintain the streetscape and townscape contribution of places of historic cultural heritage significance.*
- 22.1.1.9 *To provide a safe, comfortable and enjoyable environment for workers, residents and visitors through the provision of high-quality spaces and urban design.*

Planner Response

The proposed use and development are consistent with the zone purpose statements. The proposed development provides for high quality hotel and food services that will strength Hobart's city centre (22.1.1.1, 22.1.1.2 & 22.1.1.9). The building design facilitates high density visitor accommodation above ground floor level (22.1.1.4) and will encourage activity at pedestrian level by providing an art installation on the street canopy for visual interest, two café/restaurant offerings at ground and basement levels for the general public to use, and a light-filled and permeable green space entry area to Collins Street (22.1.1.13 & 22.1.1.6).

The building design respects the historic character of the existing building and retains the existing facade and its iconic arched windows as the primary view of the building from street-level. The new building design also contains arched windows to echo the historic character of the building. The basement bar and wine room will feature and highlight the original 1800s brickwork of the building. (22.1.1.8).

5.2 Local area objectives

There are no local area objectives for the zone.

5.3 Desired future character statements

The desired future character statements for the Central Business Zone as per Clause 22.1.3 of the interim planning scheme are:

Townscape and Streetscape Character**22.1.3.1 Objectives:**

- a) *That the Central Business Zone provides a compact built focus to the region, reflecting an appropriate intensity in its role as the heart of settlement.*
- b) *That the Central Business Zone develops in a way that reinforces the layered landform rise back from the waterfront, having regard to the distinct layers of the landform, respecting the urban amphitheatre, including the amphitheatre to the Cove, while providing a reduction in scale to the Queens Domain, the Domain and Battery Point headlands and the natural rise to Barracks Hill (see Figures 22.7 and 22.8).*
- c) *That the Central Business Zone consolidates within, and provides a transition in scale from, its intense focus in the basin, acknowledging also the change in contour along the Macquarie Ridge, including both its rising and diminishing grades, including to the low point of the amphitheatre to the Cove (see Figures 22.7, 22.8 and 22.9).*
- d) *That the historic cultural heritage values of places and precincts in the Central Business Zone be protected and enhanced in recognition of the significant benefits they bring to the economic, social and cultural value of the City as a whole.*

22.1.3.2 Building Siting, Bulk and Design

The siting, bulk and design of a building above the street wall and beyond the Amenity Building Envelope (see Figure 22.3) must be consistent with the objectives in clause 22.1.3.1, having regard to:

- a) *the consolidation of the Central Business Zone in a manner which provides separate building forms and a layered visual effect rather than the appearance of a contiguous wall of towers;*
- b) *maintaining a level of permeability through city blocks by reductions in bulk as height increases allowing for sunlight into streets and public spaces;*
- c) *the building proportion and detail reflecting and reinforcing the streetscape pattern;*
- d) *the building not being an individually prominent building by virtue of its height or bulk, thus reinforcing a cohesive built form and the containment provided by the urban amphitheatre;*
- e) *reinforcing consistent building edges and height at the street wall allowing for solar penetration where possible;*
- f) *the provision of weather protection for footpaths to enhance pedestrian amenity and encourage, where appropriate, interior activity beyond the building entrance; and*
- g) *the provision of permeability in support of the open space network.*

Planner Response

The proposed use and development is consistent with the desired future character statements for townscape and streetscape character (22.1.3.1). As noted in Section 4.3, the development will provide visitor accommodation and food services, as encouraged by the zoning, and provide for a high-quality building design that promotes an attractive and active pedestrian space at ground level. The proposed height of the building (47.95m) is comparable to other buildings in the area and will sit within the core of the city centre where building heights are higher (for further details, refer to the response to 23.4.1 Building Height below). The retention of the existing facade of the building will ensure that unique character of the original building continues to be reflected at street-level along Collins Street.

With regard to building siting, bulk and design (22.1.3.2), the proposed building is beyond the Amenity Building Envelope and must be consistent with the objectives in clause 22.1.3.1. As shown in the view corridor diagrams provided by Telha Clarke in the architectural package and in Figure 7, the building form will continue to allow for separate building forms and a layered visual effect in this part of the city.

The proposed building form is varied through the use of setbacks on the south-east and north-west elevations which reduce the visual bulk of the building from these angles and increase light permeability. Architectural detailing around the windows and corners of the building will provide additional articulation to the building to visually break-up the building form.

The proposal includes an awning along the entire frontage to Collins Street to provide weather protection for the footpath and pedestrians. The frontage to Collins street (consisting of the existing facade, the green space entry area, and large glazed windows on the façade of the new building) will create a sense of depth and light that will contribute to enhancing the attractiveness and variety of views at street level.



Figure 7: Perspective from Franklin Wharf, look west, with the proposed development included (Source: Telha Clarke Architects).

5.4 Use status

The proposal combines the defined uses of visitor accommodation (hotel), food services (café and restaurant), hotel industry (bar) and community meeting and entertainment (function facilities).

Pursuant to Table 22.2 of the interim planning scheme, Visitor Accommodation use class is a discretionary use within the Central Business Zone. The Food Services, Community Meeting and Entertainment and Hotel Industry use classes are permitted uses.

5.5 Use standards

Note that the subject site is not located within 50m of a residential zone, and does not comprise an adult entertainment venue, take-away food premises or manufacturing and processing use.

The application is assessed against the only relevant standard of Clause 23.3 of the interim planning scheme below.

| PLANNING SCHEME REQUIREMENT | |
|---|---|
| Acceptable Solutions | Performance Criteria |
| 22.3.7 Hotel Industries | |
| A1 Hours of operation must be within 7.00am to 12.00am. | P1 The operation of Hotel Industry uses must not have an unreasonable impact on the amenity and safety of the surrounding uses, having regard to the following: (a) the hours of operation and intensity of the proposed use; (b) the location of the proposed use and the nature of surrounding uses and zones; (c) the impact of the proposed use on the mix of uses in the immediate area; (d) the impacts of lightspill; (e) possible noise impacts and proposed noise attenuation measures; (f) Crime Prevention Through Environmental Design including: (i) reducing opportunities for crime to occur; (ii) providing safe, well designed buildings; (iii) minimising the potential for vandalism and anti-social behaviour; (iv) promoting safety on neighbouring public and private land. |

| PLANNING SCHEME REQUIREMENT | |
|-----------------------------|---|
| Acceptable Solutions | Performance Criteria |
| | <p>A 'Hotel Industry Impact Assessment' must be submitted addressing the following issues if relevant:</p> <ul style="list-style-type: none"> (a) A description of the proposed use, hours of operation and type and duration/frequency of music/entertainment; (b) location of music performance areas or speakers, external doors and windows, any other noise sources, and waste storage areas; (c) details of entry points, external areas for smokers and a waste management plan; (d) the nature and location of surrounding uses, and for non residential uses their hours of operation, and a written description of the site context; (e) details of the proposed management of noise in relation to noise sensitive areas within audible range of the premises, including residential uses and accommodation and associated private open space; (f) a summary of the consultation with immediate adjoining landowners/occupiers and proposed measures to address any concerns; (g) the location of lighting within the boundaries of the site, security lighting outside the licensed premise and any overspill of lighting; (h) impacts on traffic and parking; (i) Crime Prevention Through Environmental Design (CPTED) Principles including: <ul style="list-style-type: none"> (i) reducing opportunities for crime to occur; (ii) providing safe, well designed buildings; (iii) minimising the potential for vandalism and anti-social behaviour; (iv) promoting safety on neighbouring public and private land. |

| PLANNING SCHEME REQUIREMENT | |
|---|--|
| Acceptable Solutions | Performance Criteria |
| | (j) any other measures to be undertaken to ensure minimal amenity impacts from the licensed premises during and after opening hours. |
| <p><u>Planner Response</u></p> <p>A bar/restaurant and wine room is proposed within the basement of the hotel, and a café/bar/restaurant is proposed on the first level. These uses are both defined as hotel industries (bar). They are both to operate separately to the visitor accommodation (hotel) with the idea that they are can be visited and used by the public.</p> <p>The hours of operation of these spaces is proposed to be between 7.00am to 12.00am.</p> <p>The acceptable solution (A1) is met.</p> | |

5.6 Development standards for buildings and works

The application is assessed against Clause 22.4 of the interim planning scheme as below.

| PLANNING SCHEME REQUIREMENT | |
|--|---|
| Acceptable Solutions | Performance Criteria |
| 23.4.1 Building Height | |
| <p>A1</p> <p>Building height within the Central Business Core Area in Figure 22.2 must be no more than:</p> <p>(a) 15m if on, or within 15m of, a south-west or south-east facing frontage;</p> <p>(b) 20m if on, or within 15m of, a north-west or north-east facing frontage;</p> <p>(c) 30m if set back more than 15m from a frontage;</p> <p>unless an extension to an existing building that:</p> <p>(i) is necessary solely to provide access, toilets, or other facilities for people with disabilities;</p> <p>(ii) is necessary to provide facilities required by other legislation or regulation.</p> | <p>P1.1</p> <p>Development contained within the Amenity Building Envelope in Figure 22.3 must make a positive contribution to the streetscape and townscape, having regard to:</p> <p>(a) the height, bulk and design of existing and proposed buildings;</p> <p>(b) the need to minimise unreasonable impacts on the view lines and view cones in Figure 22.6 and on the landform horizons to kunanyi/ Mt Wellington and the Wellington Range from public spaces within the Central Business Zone and the Cove Floor;</p> <p>(c) the need to minimise unreasonable impacts on pedestrian amenity from overshadowing of the public footpath for city blocks with frontage to a Solar Penetration Priority Street in Figure 22.2; and</p> |

| PLANNING SCHEME REQUIREMENT | |
|---|--|
| Acceptable Solutions | Performance Criteria |
| | <p>(d) the need to minimise unreasonable impacts on the amenity of public open space from overshadowing.</p> <p>P1.2</p> <p>Development outside the Amenity Building Envelope in Figure 22.3 must provide significant benefits for civic amenities such as public space, pedestrian links, public art or public toilets, unless a minor extension to an existing building that already exceeds the Amenity Building Envelope, and must make a positive contribution to the streetscape and townscape, having regard to:</p> <p>(a) the height, bulk and design of existing and proposed buildings;</p> <p>(b) the need to minimise unreasonable impacts on the view lines and view cones in Figure 22.6 and on the landform horizons to kunanyi/Mt Wellington and the Wellington Range from public spaces within the Central Business Zone and the Cove Floor;</p> <p>(c) the need to minimise unreasonable impacts on pedestrian amenity from overshadowing of the public footpath for city blocks with frontage to a Solar Penetration Priority Street see Figure 22.2;</p> <p>(d) the need to minimise unreasonable impacts on the amenity of public open space from overshadowing;</p> <p>(e) the need to minimise unreasonable impacts on pedestrian amenity from adverse wind conditions; and</p> <p>(f) the degree of consistency with the Desired Future Character Statements in clause 22.1.3.</p> |
| <p><u>Planner Response</u></p> <p>The building height of the proposed building is 47.95m and is built to the boundaries. This is higher than 15m if on, or within 15m of, a south-west or south-east facing frontage and therefore does not meet A1(a). The application requires assessment against performance criteria.</p> | |

| PLANNING SCHEME REQUIREMENT | |
|--|----------------------|
| Acceptable Solutions | Performance Criteria |
| <p>The proposed development is outside of the Amenity Building Envelope as it does not meet the maximum height or setback requirements, therefore it must be assessed against P1.2. The proposed development will provide benefits for civic amenity by way of a \$220,000 contribution towards the Stage 2 Collins Court improvements on the opposite side of the road to the site. The Stage 2 Collins Court improvements are a Council led initiative.</p> <p>The proposal is located in the Central Business zone which contains a large proportion of Hobart's taller buildings. The approximate heights of developments of similar and greater height within the city include:</p> <ul style="list-style-type: none"> • The Crowne Plaza Hotel at 28-32 Elizabeth Street: 73m AHD • NAB Building at 58 Collins Street: 58m AHD • Trafalgar Building at 108-110 Collins Street: 50m AHD • University of Tasmania accommodation at 42 Melville Street: 60.30m AHD • Vibe Hotel at 36 Argyle Street: 57m AHD • The Commons Hobart residential development at 126 Bathurst Street: 49.70m AHD <p>The design of the proposed building provides an articulated facade stepped back from the frontage. The ground and first levels are parallel with the front setback, then the third level is setback 5m from the frontage, the second articulation at level eight is setback 7.5m from the frontage and the upper articulation, from level 12, is setback 13m from the frontage. This design provides visual variation (avoiding a flat façade) and allows greater solar access to Collins Street. The articulated façade will also minimise unreasonable impacts on the view lines and view cones from public spaces within Collins Street and surrounding areas.</p> <p>As demonstrated in the view diagrams prepared by Telha Clarke, the building form will continue to allow for separate building forms and a layered visual effect in this part of the city. A Wind Impact Assessment prepared by Vipac is provided in Appendix J and states that the proposed development is expected to have an acceptable wind environment. Vipac made no recommendations for the alteration of the proposed design. The building is not expected to have unreasonable additional impacts on the landform horizons to kunanyi/Mt Wellington and the Wellington Range from the Central Business Zone and the Cove Floor given its location in the centre of the city where there are a variety of building heights. Refer to the visualisations within the architectural package prepared by Telha Clarke.</p> <p>The proposal will not present unreasonable additional shadowing of public space, as demonstrated by the winter solstice (June 21) overshadowing diagrams prepared by Telha Clarke. As shown, the footpaths on both sides of Collins Street are already predominantly shadowed in winter. In September, the extent of existing shadowing on the eastern side of Collins Street will be largely the same, with some additional shadowing only minimally increasing to the south. Overshadowing by the proposed building will predominantly be on adjacent buildings to the south and south-east. Given the location of the building in Hobart's central business district and in an area already comprising higher density built forms, this is considered an appropriate and reasonable outcome.</p> <p>Refer to Section 5.3 of this report (above) which provides a response to the relevant Desired Future Character Statements for this area. It is considered that the proposal achieves a high degree of consistency with the Desired Future Character Statements. Purcell have also assessed the proposal against the Desired Future</p> | |

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| <p>Character Statements within the Heritage Impact Assessment and state that it is their position that the proposal "does not detract from the cultural heritage values of the Central Business Zone".</p> <p>While the proposed development may be higher than adjacent buildings, the proposal is comparable to other developments in the surrounding area and the intent of the central business zone (as the area of the city with a higher built form and density). The retention of the three-storey (13.2m) facade of the existing building will ensure that the visual effect at street-level in Collins Street will predominantly reflect the existing three-storey built form. The upper levels will then be recessed to reduce the visual bulk of the building. The development will provide high-quality visitor accommodation, food services and hotel industry uses in the city which are consistent with the zone purpose.</p> <p>It is considered that the proposed height of the new building (47.95m above NGL) will fit within the existing built form landscape, as detailed above.</p> <p>The performance criteria (P1) are satisfied.</p> | |
| <p>A2</p> <p>Building height within 10 m of a residential zone must be no more than 8.5 m.</p> | <p>P2</p> <p>Building height within 10m of a residential zone must be compatible with the building height of existing buildings on adjoining lots in the residential zone.</p> |
| <p><u>Planner Response</u></p> <p>The site is not located within 10m of a residential zone.</p> <p>Not applicable.</p> | |
| <p>A3</p> <p>Building height within the Central Business Fringe Area in Figure 22.2 must be no more than:</p> <p>(a) 11.5m and a maximum of 3 storeys;</p> <p>(b) 15m and a maximum of 4 storeys, if the development provides at least 50% of the floor space above ground floor level for residential use;</p> <p>unless an extension to an existing building that:</p> <p>(i) is necessary solely to provide access, toilets, or other facilities for people with disabilities;</p> <p>(ii) is necessary to provide facilities required by other legislation or regulation.</p> | <p>P3.1</p> <p>The siting, bulk and design of development must respect the transition between the core area of the Central Business Zone and adjacent zones and must make a positive contribution to the streetscape and townscape.</p> <p>P3.2</p> <p>Development outside the Amenity Building Envelope (Figure 22.3) must provide significant benefits in terms of civic amenities such as public space, pedestrian links, public art or public toilets, unless a minor extension to an existing building that already exceeds the Amenity Building Envelope, and must make a positive contribution to the streetscape and townscape, having regard to:</p> |

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| | <ul style="list-style-type: none"> (a) the height, bulk and design of existing and proposed buildings; (b) the need to minimise unreasonable impacts on the view lines and view cones in Figure 22.6 and on the landform horizons to kunanyi/ Mt Wellington and the Wellington Range from public spaces within the Central Business Zone and the Cove Floor; (c) the need to minimise unreasonable impacts on pedestrian amenity from overshadowing of the public footpath; (d) the need to minimise unreasonable impacts on the amenity of public open space from overshadowing; (e) the need to minimise unreasonable impacts on pedestrian amenity from adverse wind conditions; and (f) the degree of consistency with the Desired Future Character Statements in clause 22.1.3. |
| <p><u>Planner Response</u></p> <p>The site is not located within the Central Business Fringe Area.</p> <p>Not applicable.</p> | |
| <p>A4</p> <p>Building height of development on the same title as a place listed in the Historic Heritage Code, where the specific extent of the heritage place is specified in Table E13.1, and directly behind that place must:</p> <ul style="list-style-type: none"> (a) not exceed 2 storeys or 7.5m higher (whichever is the lesser) than the building height of any heritage building within the place, and be set back between 5m and 10m from the place (refer figures 22.4 i and 22.4 ii); and (b) not exceed 4 storeys or 15m higher (whichever is the lesser) than the building height of any heritage building within the place, and be set | <p>P4</p> <p>Development on the same site as a place listed in the Historic Heritage Code and directly behind that place must:</p> <ul style="list-style-type: none"> (a) be designed, sited, arranged, finished, constructed or carried out so as to not unreasonably detract from those characteristics of the place which contribute to its historic cultural heritage significance; and (b) for city blocks with frontage to a Solar Penetration Priority Street in Figure 22.2, not exceed the Amenity Building Envelope illustrated in Figure 22.3, unless it can be demonstrated that the overshadowing of the public footpath on the opposite side of the |

| PLANNING SCHEME REQUIREMENT | |
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| Acceptable Solutions | Performance Criteria |
| <p>back more than 10m from the place (refer figures 22.4 i and 22.4 ii); or</p> <p>(c) comply with the building height in clauses 22.4.1 A1 and A2;</p> <p>whichever is the lesser.</p> | <p>Solar Penetration Priority Street does not unreasonably impact on pedestrian amenity.</p> |
| <p><u>Planner Response</u></p> <p>The specific extent of the building is not specified in Table E13.1.</p> <p>Not applicable.</p> | |
| <p>A5</p> <p>Building height of development 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:</p> <p>(a) not exceed 1 storey or 4m (whichever is the lesser) higher than the facade building height of a heritage building on the same street frontage (refer figure 22.5 ii); and</p> <p>(b) not exceed the facade building height of the higher heritage building on the same street frontage if the development is between two heritage places (refer figure 22.5 ii); or</p> <p>(c) comply with the building height in Clauses 22.4.1 A1 and A2;</p> <p>whichever is the lesser.</p> | <p>P5</p> <p>Building height 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:</p> <p>(a) not unreasonably dominate existing buildings of cultural heritage significance; and</p> <p>(b) not have a materially adverse impact on the historic cultural heritage significance of the heritage place;</p> <p>(c) for city blocks with frontage to a Solar Penetration Priority Street in Figure 22.2, not exceed the Amenity Building Envelope illustrated in Figure 22.3, unless it can be demonstrated that the overshadowing of the public footpath on the opposite side of the Solar Penetration Priority Street does not unreasonably impact on pedestrian amenity.</p> |
| <p><u>Planner Response</u></p> <p>The proposed building is setback less than 15m from the frontage and adjoins properties at 77 Collins Street and 85-99 Collins Street that are listed as heritage places in the Historic Heritage Code. The proposed building height (47.95m) does not meet A1(a) to (c). The application therefore requires assessment against performance criteria.</p> <p>Purcell have assessed the proposal within the Heritage Impact Assessment and state that it is their position that the proposal "does not unreasonable dominate adjacent buildings of cultural heritage significance and is</p> | |

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| <p><i>intended to be documented for construction without adverse material impacts on adjacent places of heritage significance".</i></p> <p>With regard to P5(c), the subject site has frontage to a Solar Penetration Priority Street and the building height exceeds the Amenity Building envelope. As identified in the solar access diagrams prepared by Telha Clarke, the proposed development poses minimal additional overshadowing of the opposite side of Collins Street than is currently present in June and September. It is opined that any overshadowing will not unreasonably impact on pedestrian amenity.</p> <p>The performance criteria (P5) are satisfied.</p> | |
| 23.4.2 Setback | |
| <p>A1</p> <p>Building setback from frontage must be parallel to the frontage and must be no more than:</p> <p>0 m</p> | <p>P1</p> <p>Building setback from frontage must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) be consistent with any Desired Future Character Statements provided for the area; (b) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape; (c) enhance the characteristics of the site, adjoining lots and the streetscape; (d) provide for small variations in building alignment only where appropriate to break up long building facades, provided that no potential concealment or entrapment opportunity is created; (e) provide for large variations in building alignment only where appropriate to provide for a forecourt for space for public use, such as outdoor dining or landscaping, provided that no potential concealment or entrapment opportunity is created and the forecourt is afforded very good passive surveillance. |
| <p><u>Planner Response</u></p> <p>The facade is parallel to and abutting the frontage boundary and is in line with adjoining properties.</p> <p>The acceptable solution (A1) is met.</p> | |
| A2 | P2 |

| PLANNING SCHEME REQUIREMENT | |
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| <p>Building setback from a residential zone must be no less than:</p> <p>(a) 6 m;</p> <p>(b) half the height of the wall,</p> <p>whichever is the greater.</p> | <p>Building setback from a residential zone must be sufficient to prevent unreasonable adverse impacts on residential amenity by:</p> <p>(a) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours;</p> <p>(b) overlooking and loss of privacy;</p> <p>(c) visual impact when viewed from adjoining lots, taking into account aspect and slope.</p> |
| <p><u>Planner Response</u></p> <p>The site is over 450m from a residential zone.</p> <p>Not applicable.</p> | |
| 23.4.3 Design | |
| A1 | P1 |
| <p>Building design must comply with all of the following:</p> <p>(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;</p> <p>(b) 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;</p> <p>(c) for new building or alterations to an existing façade 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 façade;</p> <p>(d) 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;</p> | <p>Building design must enhance the streetscape by satisfying all of the following:</p> <p>(a) provide the main access to the building in a way that addresses the street or other public space boundary;</p> <p>(b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces;</p> <p>(c) treat large expanses of blank wall in the front façade and facades facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space;</p> <p>(d) ensure the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is insignificant when viewed from the street;</p> |

| PLANNING SCHEME REQUIREMENT | |
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| Acceptable Solutions | Performance Criteria |
| (e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof; | (e) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have insignificant visual impact; |
| (f) not include security shutters over windows or doors with a frontage to a street or public place; | (f) not provide awnings over the public footpath only if there is no benefit to the streetscape or pedestrian amenity or if not possible due to physical constraints; |
| | (g) only provide shutters where essential for the security of the premises and other alternatives for ensuring security are not feasible; |
| | (h) be consistent with any Desired Future Character Statements provided for the area. |
| <p><u>Planner Response</u></p> <p>The proposal is unable to meet the acceptable solution as it does not meet A1(c) given the extent of solid wall across the ground level frontage is to be 60.7%. The proposal is therefore assessed against the performance criteria.</p> <p>(a) The main pedestrian access to the building will be provided from Collins Street and will be clearly visible in the front facade.</p> <p>(b) Window and door openings will be provided at ground floor level which will cover approximately 39.3% of the surface area. The openings, glazing and green space area will provide an attractive and light-filled entry space to the building and provide for an active street frontage and passive surveillance of public spaces.</p> <p>(c) As demonstrated on the building elevations, there are no large expanses of blank all along the front facade. The extent of solid wall across the ground level frontage is to be 60.7%, and will be treated with a textured finish. A glass canopy will also overhang the footpath, thus both providing visual interest and positively contributing to the streetscape.</p> <p>(d) Mechanical plant and miscellaneous equipment will not be visible from the street or other public places as they will be located on the roof. This is noted on the roof plan within the architectural package prepared by Telha Clarke Architects.</p> <p>(e) Roof-top infrastructure will be screened to ensure they will not impact upon visual amenity.</p> <p>(f) A glass awning is provided across the length of the facade.</p> <p>(g) No security shutters are proposed over windows or doors with a frontage to a street or public place.</p> <p>(h) The proposal is consistent with the relevant Desired Future Character Statements provided for the area. Refer to Section 5.3 of this report for details.</p> <p>The performance criteria (P1) are satisfied.</p> | |

| PLANNING SCHEME REQUIREMENT | |
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| A2 Walls of a building facing a residential zone must be coloured using colours with a light reflectance value not greater than 40 percent. | P2 No performance criteria. |
| <p><u>Planner Response</u></p> <p>The subject site does not adjoin a residential zone.</p> <p>Not applicable.</p> | |
| A3 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: (a) include building articulation to avoid a flat facade appearance through evident horizontal and vertical lines achieved by setbacks, fenestration alignment, design elements, or the outward expression of floor levels; and (b) have any proposed awnings the same height from street level as any awnings of the adjacent heritage building. | P3 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: (a) be of a design sympathetic to the elevational treatment and materials of the existing heritage building; and (b) not unreasonably detract from the historic cultural heritage significance of the existing heritage place. |
| <p><u>Planner Response</u></p> <p>The facade of the proposed 14 storey development will include building articulation and setbacks to avoid a flat facade. The existing three-storey facade will be retained along the frontage and will form the primary view from street level. The new built form will sit behind yet still be connected to the existing facade and will extend to a height of 14 storeys. The tower form will be stepped back from the front boundary and existing facade by 5m at level 3, then setback a further 2.5m at level 8 (7.5m from the frontage) and then setback a further 5.5m (13m from the frontage) at level 12. This will minimise the visual impact and appearance of excessive bulk when viewed from Collins Street. The proposed building will feature arched windows with recessed, articulated sides to provide visual interest to the three facades (being the front and side facades) that will be seen from the public realm. These design elements will achieve articulation and variation in the facade of the building consistent with the requirements of A3(a).</p> <p>The proposed glass awning along the frontage with Collins Street will be 4m high and extend across the length of the subject site. This is the same height as the awning on the adjacent heritage building at 85-99 Collins Street. It is noted that the building on the other side, 77 Collins Street, does not have an awning over Collins</p> | |

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| Street. Refer to the south-east elevation provided within the architectural package prepared by Telha Clarke Architects. | |
| The acceptable solution (A3) is met. | |
| A4 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; | P4 Provide windows in the front façade in a way that enhances the streetscape, provides for an active street frontage and passive surveillance of public spaces. |
| <u>Planner Response</u> The Active Frontage Overlay applies to the subject site. The existing three-storey façade will be retained along the frontage which comprises open arches at ground level and a series of arched windows at levels one and two. The arched voids at ground level amount to a total of 39.3% of the ground level façade, which could not be increased without impacting on the existing façade. An assessment against the performance criteria is therefore required. The arched openings at ground level along the frontage will allow for views into the green space entry area and the façade of the new building. Windows with clear glazing and door openings will be provided at ground floor level of the new building façade which will cover approximately 39.3% of the surface area. The openings, glazing and green space area will provide an attractive and light-filled entry space to the building and provide for an active street frontage and passive surveillance of public spaces. The performance criteria (P4) are satisfied. | |
| A5 For new buildings or alterations to existing façades within the Active Frontage Overlay (Figure 22.1) awnings must be provided over public footpaths. | P5 Awnings may not be provided over the public footpath only if there is no benefit to the streetscape or pedestrian amenity. |
| <u>Planner Response</u> The Active Frontage Overlay applies to the subject site and a glass street awning is proposed along the extent of the frontage. The glass street awning will extend over the public footpath to provide shelter for pedestrians. The awning will extend 15.4m across the length of the building, is 1.5m in width and will be at a height of approximately 4m. The acceptable solution (A5) is met. | |
| 23.4.4 Passive Surveillance | |
| A1 | P1 |

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| Acceptable Solutions | Performance Criteria |
| <p>Building design must comply with all of the following:</p> <ul style="list-style-type: none"> (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; (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; (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; (d) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces; (e) provide external lighting to illuminate car parking areas and pathways; (f) provide well-lit public access at the ground floor level from any external car park. | <p>Building design must provide for passive surveillance of public spaces by satisfying all of the following:</p> <ul style="list-style-type: none"> (a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces; (b) locate windows to adequately overlook the street and adjoining public spaces; (c) incorporate shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa; (d) locate external lighting to illuminate any entrapment spaces around the building site; (e) provide external lighting to illuminate car parking areas and pathways; (f) design and locate public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces; (g) provide for sight lines to other buildings and public spaces. |

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| <p><u>Planner Response</u></p> <p>The building design complies with A1 as follows:</p> <ul style="list-style-type: none"> (a) The main pedestrian access to the building will be provided from Collins Street and will be clearly visible in the facade. (b) The existing facade will contain arched openings at ground level which are approximately 39.3% of the surface area. (c) Only the front façade faces a public space. The windows and door openings in the ground floor amount to 39.3% of the façade. (d) The proposed development will extend the entire extent of the frontage (as per the existing façade). This will avoid creating entrapment spaces or concealed alcoves around the building site. (e) External lighting will be discreetly provided on the street elevation on the ground floor façade and as part of the canopy to illuminate the front entrance and footpath in front. (f) There are no car parking areas proposed as part of the development. <p>The acceptable solution (A1) is met.</p> | |
| 23.4.5 Landscaping | |
| Not regulated in this zone in this planning scheme. | |
| Not applicable. | |
| 22.4.6 Outdoor Storage Areas | |
| <p>A1</p> <p>Outdoor storage areas for non-residential uses must comply with all of the following:</p> <ul style="list-style-type: none"> (a) be located behind the building line; (b) all goods and materials stored must be screened from public view; (c) not encroach upon car parking areas, driveways or landscaped areas. | <p>P1</p> <p>Outdoor storage areas for non-residential uses must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality; (b) not encroach upon car parking areas, driveways or landscaped areas. |
| <p><u>Planner Response</u></p> <p>No outdoor storage areas are proposed as part of this application.</p> <p>Not applicable.</p> | |
| 23.4.7 Fencing | |

| PLANNING SCHEME REQUIREMENT | |
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| A1 Fencing must comply with all of the following: <ul style="list-style-type: none"> (a) fences, walls and gates of greater height than 1.5m must not be erected within 4.5m of the frontage; (b) fences along a frontage must be at least 50% transparent above a height of 1.2m; (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. | P1 Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact upon the amenity of land in a residential zone which lies opposite or shares a common boundary with a site, having regard to all of the following: <ul style="list-style-type: none"> (a) the height of the fence; (b) the degree of transparency of the fence; (c) the location and extent of the fence; (d) the design of the fence; (e) the fence materials and construction; (f) the nature of the use; (g) the characteristics of the site, the streetscape and the locality, including fences; (h) any Desired Future Character Statements provided for the area. |
| <u>Planner Response</u> No fencing is proposed on site. Not applicable. | |
| 22.4.8 Pedestrian Links | |
| A1 Existing malls, arcades and through-site links must be retained. | P1 Building design must comply with all of the following: <ul style="list-style-type: none"> (a) Opportunities for through site pedestrian links are not reduced; (b) Connections are provided to existing malls and arcades. |
| <u>Planner Response</u> No existing malls, arcades or through-site links. Not applicable. | |
| 22.4.9 Residential and Visitor Accommodation Amenity | |
| A1 | P1 |

| PLANNING SCHEME REQUIREMENT | |
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| Acceptable Solutions | Performance Criteria |
| Residential or visitor accommodation development must demonstrate that design elements are able to achieve internal noise levels in accordance with relevant Australian Standards for acoustics control (AS3671:1989 – Road Traffic Noise Intrusion (Building Siting and Construction) and AS2107:2016 – Acoustics (Recommended Design Sound Levels and Reverberation Times for Building Interiors)). | Residential or visitor accommodation development must demonstrate that design elements are able to achieve internal noise levels in accordance with relevant Australian Standards for acoustics control (including AS3671:1989 – Road Traffic Noise Intrusion (Building Siting and Construction) and AS2107:2016 – Acoustics (Recommended Design Sound Levels and Reverberation Times for Building Interiors)), unless: <ul style="list-style-type: none"> (a) alterations required to meet these standards would negatively impact on historic cultural heritage values of an existing building listed as a place, or within a precinct, in the Historic Heritage Code; or (b) external alterations of an existing building that are required to meet these standards would negatively impact on the streetscape. |
| <p><u>Planner Response</u></p> <p>Building design elements are able to achieve internal noise levels in accordance with relevant Australian Standards for acoustics control. Refer to the note provided on the elevations prepared by Telha Clarke Architects.</p> <p>The acceptable solution (A1) is met.</p> | |
| <p>A2</p> <p>Residential or serviced apartment components of a new building (including external elements such as a balcony, roof garden, terrace or deck) must:</p> <ul style="list-style-type: none"> (a) if the building includes any single aspect dwellings or single aspect serviced apartments, be set back at least 5m from all side or rear boundaries and other buildings on the same site (refer Figure 22.4 iii); or (b) if the building includes no single aspect dwellings and no single aspect serviced apartments, have at least two elevations of the building, and all habitable room windows, that are either: | <p>P2</p> <p>Residential or serviced apartment components of a new building must be designed to allow for reasonable access to daylight into habitable rooms and private open space, and reasonable opportunity for air circulation and natural ventilation, having regard to:</p> <ul style="list-style-type: none"> (a) proximity to side and rear boundaries; (b) proximity to other buildings on the same site; (c) the height and bulk of other buildings on the same site; (d) the size of any internal courtyard or void; (e) the use of light wells or air shafts; |

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| Acceptable Solutions | Performance Criteria |
| (i) set back at least 5m from a side or rear boundary or other building on the same site; or | (f) development potential on adjacent sites, considering the zones and codes that apply to those sites; and |
| (ii) facing a frontage (refer Figure 22.4 iv). | (g) any assessment by a suitably qualified person. |
| <u>Planner Response</u> There are no residential or serviced apartment components of the development. Not applicable. | |
| A3 Every habitable room in a dwelling: (a) must have at least one external window; (b) must have at least one external window visible from all points of the room if a living room; (c) where the only external window in the room is located within a recess, that recess must be: (i) a minimum width of 1.2m; and (ii) a maximum depth of 1.5 times the width, measured from the external surface of the external window; and (d) must have a room depth from an external window of: (i) not more than 2.5 times the ceiling height; or (ii) if an open plan layout (where the living, dining and kitchen are combined), not more than 8m. | P3 Every habitable room in a dwelling must have reasonable access to natural daylight and ventilation from an external window, having regard to: (a) the orientation of the room; (b) the size and location of windows; (c) the size of the room; (d) the ceiling height; (e) the opportunity for cross-ventilation; (f) the proposed use of the room; (g) overshadowing of the site from existing development; (h) existing site constraints; and (i) any assessment by a suitably qualified person. |
| <u>Planner Response</u> The proposed development is for a hotel for short-stay visitor accommodation in studio rooms and will not contain any serviced apartments or dwellings. Not applicable. | |

| PLANNING SCHEME REQUIREMENT | |
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| Acceptable Solutions | Performance Criteria |
| A4 Private open space must be provided for each dwelling or serviced apartment on a site. | P4 Fewer than all of the dwellings or serviced apartments on a site may be provided with private open space if: <ul style="list-style-type: none"> (a) communal open space is provided on site that exceeds size requirements under 22.4.9 A6 by 10m² for each dwelling unit or serviced apartment without private open space, and is of high quality in terms of location, access to sunlight, outlook, facilities, landscaping and accessibility; (b) environmental conditions such as high winds or high levels of noise would significantly diminish the amenity of the private open space and this is unable to be mitigated by screening that does not unreasonably reduce access to daylight, as demonstrated by a suitably qualified person; or (c) the dwelling or serviced apartment is in an existing building that cannot reasonably accommodate private open space due to site constraints, or impacts on historic cultural heritage values of a place or precinct listed in the Historic Heritage Code. |
| Planner Response The proposed development is for a hotel for short-stay visitor accommodation in studio rooms and will not contain any serviced apartments or dwellings. Not applicable. | |
| A5 Each dwelling or serviced apartment on a site must have private open space that: <ul style="list-style-type: none"> (a) has an area not less than: <ul style="list-style-type: none"> (i) 8m² for 1 bedroom dwellings or serviced apartments; (ii) 10m² for 2 bedroom dwellings or serviced apartments; | P5 A dwelling or serviced apartment must provide reasonable amenity and be capable of meeting the projected outdoor recreation requirements of occupants, having regard to: <ul style="list-style-type: none"> (a) the size and minimum dimensions of the space, excluding space occupied by plant and equipment such as outdoor components of an air conditioning unit; |

| PLANNING SCHEME REQUIREMENT | |
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| Acceptable Solutions | Performance Criteria |
| <ul style="list-style-type: none"> (iii) 12m² for 3 or more bedroom dwellings or serviced apartments; (b) does not include plant and equipment such as outdoor components of an air conditioning unit; (c) unless drying facilities are provided elsewhere on the site, include a clothes drying area of at least 2m² in addition to the minimum area in (a) above, that may be in a separate location, and is screened from public view; (d) has a minimum horizontal dimension of 2m, or 1.5m for a 1 bedroom dwelling or serviced apartment; (e) where above ground floor level, not be located within 5m of private open space of any other dwelling or serviced apartment in another building (excluding between conjoined terrace-style dwellings or serviced apartments); and (f) is screened visually and acoustically from mechanical plant and equipment, service structures and lift motor rooms. | <ul style="list-style-type: none"> (b) the amount of space available for furniture or plantings; (c) the potential for significant noise intrusion; (d) proximity and overlooking to the private open space of existing adjacent residential and serviced apartment developments; (e) screening where necessary for privacy that does not unreasonably restrict access to daylight; (f) screening where necessary for noise and wind protection that does not unreasonably restrict access to daylight; (g) screening from public view for clothes drying areas; and (h) any advice from a suitably qualified person. |
| <p>Planner Response</p> <p>The proposed development is for a hotel for short-stay visitor accommodation in studio rooms and will not contain any serviced apartments or dwellings.</p> <p>Not applicable.</p> | |
| <p>A6</p> <p>Sites with 10 or more dwellings or serviced apartments must provide communal open space on the site that:</p> <ul style="list-style-type: none"> (a) is at least 70m², with an additional 2m² for every dwelling or serviced apartment over 10; (b) if provided in multiple locations, at least one single area must be a minimum of 40m²; (c) has a minimum horizontal dimension of 3m; | <p>P6</p> <p>Sites with 10 or more dwellings or serviced apartments must provide communal open space on the site that provides reasonable amenity and outdoor recreation opportunities for occupants, having regard to:</p> <ul style="list-style-type: none"> (a) the area and dimensions of the space; (b) the total number of dwellings or serviced apartments on the site; (c) the accessibility of the space; |

| PLANNING SCHEME REQUIREMENT | |
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| Acceptable Solutions | Performance Criteria |
| <p>(d) includes at least 20% of the total area for plantings (including food growing), being deep soil planting if at ground level;</p> <p>(e) is directly accessible from common entries and pathways;</p> <p>(f) screens any communal clothes drying facilities from public view;</p> <p>(g) may be above ground floor level, including rooftops;</p> <p>(h) is screened visually and acoustically from mechanical plant and equipment, service structures and lift motor rooms;</p> <p>(i) does not include vehicle driveways, manoeuvring or hardstand areas; and</p> <p>(j) includes no more than 20% of the total area located between 30 degrees East of South and 30 degrees West of South of:</p> <p>(i) a building on the site with a height more than 3m; or</p> <p>(ii) a side or rear boundary within 5m.</p> | <p>(d) the flexibility of the space and opportunities for various forms of recreation;</p> <p>(e) the availability and location of common facilities within the space;</p> <p>(f) landscaping;</p> <p>(g) the provision of gardens, trees and plantings (including food gardens) appropriate in area to the size of the communal open space;</p> <p>(h) accessibility to daylight, taking into account the development potential of adjacent sites;</p> <p>(i) the outlook from the space;</p> <p>(j) the level of noise intrusion from external noise sources; and</p> <p>(k) any advice from a suitably qualified person;</p> <p>unless:</p> <p>(i) the dwellings or serviced apartments are located in an existing building where communal open space cannot be reasonably achieved due to site constraints, or impacts on historic cultural heritage values of a place or precinct listed in the Historic Heritage Code; or</p> <p>(ii) open space, accessible by the public, that is of high quality in terms of location access to sunlight, outlook, facilities, landscaping and accessibility and that can adequately accommodate the needs of occupants is provided on the site; or</p> <p>(iii) private open space is provided for all dwellings or serviced apartments on the site, provides a reasonable level of amenity in terms of access to sunlight and outlook, and sufficiently caters for flexible outdoor recreation needs including relaxation, entertainment, planting, outdoor dining and children's play.</p> |

| PLANNING SCHEME REQUIREMENT | |
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| Acceptable Solutions | Performance Criteria |
| <p><u>Planner Response</u></p> <p>The proposed development is for a hotel for short-stay visitor accommodation in studio rooms and will not contain any serviced apartments or dwellings.</p> <p>Not applicable.</p> | |
| <p>A7</p> <p>Each multiple dwelling must be provided with a dedicated and secure storage space of no less than 6m³, located externally to the dwelling.</p> | <p>P7</p> <p>Each multiple dwelling must be provided with adequate storage space.</p> |
| <p><u>Planner Response</u></p> <p>The proposed development is for a hotel for short-stay visitor accommodation in studio rooms and not for multiple dwellings.</p> <p>Not applicable.</p> | |
| 22.4.10 Waste Storage and Collection | |
| <p>A1</p> <p>Bulk waste bins that are commercially serviced must be provided for sites:</p> <ul style="list-style-type: none"> (a) with more than one commercial tenancy; (b) with one commercial tenancy that is greater than 100m²; (c) with more than 4 dwellings or visitor accommodation units (or 3 if a mixed use site); and (d) with more than 2 dwellings or visitor accommodation units (or 1 if a mixed use site) if fronting a pedestrian priority street (Figure E6.7.12); <p>unless:</p> <ul style="list-style-type: none"> (i) there are no more than 4 individual bins for kerbside collection at any one time per commercial site or any site fronting a pedestrian priority street (Figure E6.7.12); (ii) There are no more than 8 individual bins for kerbside collection at any one time | <p>P1</p> <p>Bulk waste bins that are commercially serviced must be provided unless kerbside collection would not unreasonably compromise the amenity of the surrounding area or the flow and safety of vehicles, cyclists and pedestrians, and:</p> <ul style="list-style-type: none"> (a) the frontage of the site has a width equivalent to 5m for each dwelling, accommodation unit or tenancy with individual bins; or (b) bulk waste bin storage and collection cannot reasonably be provided on site due to: <ul style="list-style-type: none"> (i) impacts on historic cultural heritage values of a place or precinct listed in the Historic Heritage Code; or (ii) (site constraints, if for an existing building. |

| PLANNING SCHEME REQUIREMENT | |
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| Acceptable Solutions | Performance Criteria |
| <p>per residential or mixed use site not fronting a pedestrian priority street (Figure E6.7.12); or</p> <p>(iii) (iii) Individual bins are commercially serviced without being placed on the kerbside for collection.</p> | |
| <p>Planner Response</p> <p>Waste will be commercially serviced and will be removed through the services entry onto Collins Street via the services lift.</p> <p>Refer to the Waste management plan prepared by onemilegrid in Appendix I for further details.</p> <p>The acceptable solution (A1) is met.</p> | |
| <p>A2</p> <p>An on-site storage area, with an impervious surface (unless for compostables), must be provided for bins that:</p> <p>(a) if for separate bins per dwelling, visitor accommodation or commercial tenancy:</p> <p>(i) provides an area for the exclusive use of each dwelling, accommodation unit or tenancy, and is not located between the building and a frontage;</p> <p>(ii) is set back not less than 4.5m from a frontage unless within a fully enclosed building;</p> <p>(iii) is not less than 5.5m horizontally from any dwelling or accommodation unit unless for bins associated with that dwelling, or within a fully enclosed building; and</p> <p>(iv) is screened from the frontage and any dwelling or accommodation unit by a wall to a height not less than 1.2m above the finished surface level of the storage area.</p> <p>(b) If for bulk waste bins:</p> <p>(i) is located on common property;</p> | <p>P2</p> <p>A storage area for waste and recycling bins must be provided that is:</p> <p>(a) capable of storing the number of bins required for the site;</p> <p>(b) of sufficient size to enable convenient and safe access and manoeuvrability for occupants, and waste collection vehicles where relevant;</p> <p>(c) in a location on-site that is conveniently and safely accessible to occupants, without compromising the amenity and flow of public spaces;</p> <p>(d) screened from view from public spaces and dwellings or accommodation units; and</p> <p>if the storage area is for common use, separated from dwellings or units on the site to minimise impacts caused by odours and noise.</p> |

| PLANNING SCHEME REQUIREMENT | |
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| Acceptable Solutions | Performance Criteria |
| <ul style="list-style-type: none"> (ii) includes dedicated areas for storage and management of recycling and compostables; (iii) is not less than 5.5m from any dwelling or accommodation unit unless within a fully enclosed building; (iv) is set back not less than 4.5m from a frontage if fronting a pedestrian priority street (Figure E6.7.12); (v) is screened from any public road, dwelling or accommodation unit by a wall to a height not less than 1.8m above the finished surface level of the storage area; (vi) is accessible to each dwelling, accommodation unit or tenancy without the requirement to travel off-site; and <p>where the development is mixed use, have separate storage spaces for commercial and residential bins with separate access to each.</p> | |
| <p><u>Planner Response</u></p> <p>A waste room is provided within the basement which will comprise bulk waste bins. The room is 14m² in size, which has been deemed an appropriate size to comprise the number of bins required for the hotel and tenancies. The room will comprise areas for storage and management of recycling and compostables.</p> <p>Refer to the Waste management plan prepared by onemilegrid in Appendix I for further details.</p> <p>The acceptable solution (A2) is met.</p> | |

| PLANNING SCHEME REQUIREMENT | |
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| Acceptable Solutions | Performance Criteria |
| <p>A3</p> <p>Bulk waste bins must be collected on site by private commercial vehicles, and access to storage areas must:</p> <ul style="list-style-type: none"> (a) in terms of the location, sight distance, geometry and gradient of an access, as well as off-street parking, manoeuvring and service area, be designed and constructed to comply with AS2890.2:2018: Parking Facilities - Off-Street Commercial Vehicle Facilities; (b) ensure the vehicle is located entirely within the site when collecting bins; and (c) include a dedicated pedestrian walkway, alongside or independent of vehicle access ways. | <p>P3</p> <p>A waste collection plan demonstrates the arrangements for collecting waste do not compromise the safety, amenity and convenience of surrounding occupants, vehicular traffic, cyclists, pedestrians and other road and footpath users, having regard to:</p> <ul style="list-style-type: none"> (a) the number of bins; (b) the method of collection; (c) the time of day of collection; (d) the frequency of collection; (e) access for vehicles to bin storage areas, including consideration of gradient, site lines, manoeuvring, direction of vehicle movement and pedestrian access; (f) distance from vehicle stopping point to bins if not collected on site; (g) the traffic volume, geometry and gradient of the street; and (h) the volume of pedestrians using the street and whether it is a pedestrian priority street (Figure E6.7.12). |
| <p><u>Planner Response</u></p> <p>Waste will be commercially serviced and will be removed through the services entry onto Collins Street via the services lift. There is insufficient space for a vehicle to collect the waste bins on the subject site.</p> <p>Refer to the Waste management plan prepared by onemilegrid in Appendix I for further details.</p> <p>The performance criteria (P3) are satisfied.</p> | |

6 Codes

The following codes are applicable to the application:

- Parking and Access Code
- Stormwater Management Code
- Attenuation Code
- Historic Heritage Code

6.1 E6.0 Parking and Access Code

The Parking and Access Code applies to all use and development.

There are no car parking spaces proposed on-site and there are 7 bicycle spaces to be provided for employees and 16 bicycle spaces for visitors.

Refer to the Traffic Impact Assessment prepared by onemilegrid in Appendix H for an assessment against the relevant use and development standards within the Parking and Access Code.

6.2 E7.0 Stormwater Management Code

The code applies to development requiring management of stormwater. This code does not apply to use.

Refer to the stormwater plan and concept services plan prepared by Gandy and Roberts in Appendix G.

6.2.1 Development Standards

| PLANNING SCHEME REQUIREMENT | |
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| Acceptable Solutions | Performance Criteria |
| 7.7.1 Stormwater Drainage and Disposal | |
| A1 Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure. | P1 Stormwater from new impervious surfaces must be managed by any of the following: <ul style="list-style-type: none"> (a) disposed of on-site with soakage devices having regard to the suitability of the site, the system design and water sensitive urban design principles; (b) collected for re-use on the site; (c) disposed of to public stormwater infrastructure via a pump system which is designed, maintained and managed to |

| PLANNING SCHEME REQUIREMENT | |
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| | minimise the risk of failure to the satisfaction of the Council. |
| <p><u>Planner Response</u></p> <p>Stormwater from impervious surfaces will be disposed of by gravity to public stormwater infrastructure. Refer to the preliminary services plan prepared by Gandy and Roberts in Appendix G for further details.</p> <p>The acceptable solution (A1) is met.</p> | |
| <p>A2</p> <p>A stormwater system for a new development must incorporate water sensitive urban design principles for the treatment and disposal of stormwater if any of the following apply:</p> <p>(a) the size of new impervious area is more than 600m²;</p> <p>(b) new car parking is provided for more than 6 cars;</p> <p>(c) a subdivision is for more than 5 lots.</p> | <p>P2</p> <p>A stormwater system for a new development must incorporate a stormwater drainage system of a size and design sufficient to achieve the stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010, as detailed in Table E7.1 unless it is not feasible to do so.</p> |
| <p><u>Planner Response</u></p> <p>The size of the new impervious area (roofs and outdoor areas) will be the same as the existing conditions on site, there is no car parking to be provided, and subdivision is not proposed as part of the application.</p> <p>Not applicable.</p> | |

6.3 E9.0 Attenuation Code

The Attenuation Code applies to development or use that includes the activities listed in Table E9.1 and E9.2 in zones other than the Light Industrial, General Industrial or Port and Marine Zone. Table E9.1 states that the attenuation distance for late night music venues is 200m, with the likely environmental impact being noise.

As shown within Figure 6, there are late night music venues at 30 Murray Street (former Victoria Tavern or Dirty Pennies) and 142 Liverpool St (the Grand Poobah) that are within 200m of the subject site. It is noted that 30 Murray Street has been closed since 2020 however and is currently non-operational.



Figure 6: 200m attenuation distance from subject site

| PLANNING SCHEME REQUIREMENT | |
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| Acceptable Solutions | Performance Criteria |
| E9.7.2 Development for sensitive use in proximity to use with potential to cause environmental harm | |
| A1 No acceptable solution. | P1 Development for sensitive use, including subdivision of lots within a sensitive zone, must not result in potential to be impacted by environmental harm from use with potential to cause environmental harm, having regard to all of the following: <ul style="list-style-type: none"> a) the nature of the use with potential to cause environmental harm; including: <ul style="list-style-type: none"> i. operational characteristics; ii. scale and intensity; iii. degree of hazard or pollution that may emitted from the activity; a) the degree of encroachment by the sensitive use into the Attenuation Area or the attenuation distance; |

| PLANNING SCHEME REQUIREMENT | |
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| | b) measures in the design, layout and construction of the development for the sensitive use to eliminate, mitigate or manage effects of emissions. |
| <p><u>Planner Response</u></p> <p>There are two late night music venues within 200m of the subject site. The Grand Poobah at 142 Liverpool Street is just within 200m of the subject site, approx. 196m. The former Victoria Tavern or Dirty Pennies, at 30 Murray Street, is approximately 150m away from the subject site, however the owners permanently closed the venue in late 2020 so it now non-operational. It will therefore not be considered under the Code.</p> <p>The subject site is approx. 196m from the Grand Poobah, which is popular for hosting live music and entertainment. As shown on the map in Figure 6, the 200m radius only catches the rear, eastern corner of the site when measured from the far north-western corner of the subject site. The degree of encroachment is therefore minimal. The late night music venue has the potential to impact on amenity by way of noise emissions. The venue is only open 3 days a week: Thursday from 9pm-1am, and Friday and Saturday nights from 10pm-3am. Therefore, it is anticipated that noise impacts will be minimal given the hours of operation and also the built form development located between the two sites, including Centrepont and the Myer building, which will mitigate impacts. Noise attenuation measures are to be incorporated into the building design to mitigate impacts. For example, building design elements are able to achieve internal noise levels in accordance with relevant Australian Standards for acoustics control.</p> <p>The performance criteria are satisfied.</p> | |

6.4 E13.0 Historic Heritage Code

This code applies to development involving land defined in this code as any of the following: a Heritage Place; a Heritage Precinct; a Cultural Landscape Precinct; a Place of Archaeological Potential.

The site is subject to this Code. It is listed as a Heritage Place as per Table E13.1 of the planning scheme and is located within Central Hobart which is identified as a place of archaeological potential.

Refer to the Heritage Impact Statement prepared by Purcell in Appendix D which provides an assessment of the proposal against the Development Standards and specific Performance Criteria for Heritage Places in Clause E13.7 of the Historic Heritage Code.

Refer to the Archaeological Impact Assessment prepared by Austral in Appendix E which provides an assessment of the proposal against the relevant standards for Places of Archaeological Potential in Clause E13.10 of the Historic Heritage Code.

Refer to the Conservation Management Strategy prepared by Purcell in Appendix F which provides a practical guide to the conservation of the significant fabric and heritage values of the subject site.

7 Conclusion

It is proposed to develop the subject site with a 13 level hotel, comprising of 175 rooms (located on levels 1 to 13); a café/restaurant and reception at ground level; and a bar/restaurant/wine room/event space at basement level.

The proposal relies upon the following performance criteria:

- Clause 23.4.1 (Building Height) P1.2 and P5
- Clause 23.4.3 (Design) P1 and P4
- Clause 22.4.10 (Waste Storage and Collection) P3
- Clause E13.7.1 Historic Heritage Code (Demolition) P1
- Clause E13.7.2 Historic Heritage Code (Buildings and Works other than Demolition) P1, P2, P3 and P4
- Clause 13.10.1 Historic Heritage Code (Building, Works and Demolition) P1

The proposal has been assessed against the corresponding performance criteria and is considered acceptable for the below reasons:

- A review of building heights illustrates that there are other developments of similar and greater height within central Hobart. The visual diagrams provided by Telha Clarke illustrate the building will have minimal additional impact on view lines and view cones through the city centre as it is located among buildings of similar height. The building setback and articulation will soften its visual appearance and allow for adequate light and visual permeability between buildings.
- The building form is gradually stepped back from the frontage as the building increases in height and the south-east and north-east elevations contain variations in setback to ensure it does not represent a single flat-faced form within the visual landscape of the city centre. This will also allow solar penetration in line with the requirements for its location on a Solar Penetration Priority Street. Architectural detailing around the windows and corners of the building will provide additional articulation to the building to visually break-up the building form. The design respects the historic heritage of the existing building and incorporates and highlights the existing three-storey facade along the primary frontage to Collins Street.
- The Heritage Impact Assessment concludes that the design proposal is considered an appropriate future use, with the potential to enhance the significance of the place through design coordination and development. The proposed shopfront and fenestration of the tower responds to the dominant characteristics of the significant facade and does so in a manner which will ensure that insertions are identifiable as new, while being recessive in material and detailing. The replacement of the awning does not present a material impact to the place and will enhance views to the facade from the streetscape.
- The Statement of Archeological Potential concludes that approximately 37% of the site has low archaeological potential, and 63% of the site has moderate potential related to multiple phases of nineteenth century mixed residential and commercial development. The report includes recommendations to assist the proponent in managing the archaeological potential of the place as part of the proposed development.

The proposal will provide a high-quality 175 room hotel, with food and hotel industry services within the central business area of Hobart. These uses are consistent with the zone purpose and desired future character statements. The hotel will provide an attractive and active frontage to Collins Street that will encourage pedestrian activity and complement and support surrounding primarily retail and commercial uses.

The proposal is considered to be consistent with the objectives of the *Hobart Interim Planning Scheme 2015* and is recommended for approval.

Appendix A Certificate of Title

Appendix B Council land owner consent

Appendix C Architectural plans

Appendix D Heritage impact assessment

Appendix E Statement of archaeological potential

**Appendix F Conservation management
strategy**

Appendix G Concept services plan

Appendix H Traffic impact assessment

Appendix I Waste management plan

Appendix J Wind impact assessment



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79-81 COLLINS STREET, HOBART
HERITAGE IMPACT ASSESSMENT
APRIL 2021



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| Revision | Date | Reviewed by | Approved by |
|----------|------------------|------------------|------------------|
| A | 16 December 2020 | Lucy Burke-Smith | Tracey Skovronek |
| B | 5 January 2021 | Lucy Burke-Smith | Tracey Skovronek |
| C | 26 April 2021 | Linda Mott | Lucy Burke-Smith |
| D | 28 April 2021 | Linda Mott | Lucy Burke-Smith |

(Front cover image source: Coagans Tasmania, <https://coaganstas.com.au/about>)



HERITAGE IMPACT ASSESSMENT
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INTRODUCTION

BACKGROUND

This Heritage Impact Assessment (HIA) was prepared for TAL GP Projects No 4 Pty Ltd to assess the proposed development at 79-81 Collins Street, Hobart (Site), and revised in response to RFI PLN-20-91 I HER Fi 2. The Site is identified in Table E13.1 of the Hobart Interim Planning Scheme 2015 (Ref No. 651). It does not sit within a Heritage Precinct and is not listed on the Tasmanian Heritage Register.

This assessment has reviewed the proposed works as detailed in the following plans and documents:

- Collins Street Hotel Development Application prepared by TELHA CLARKE Architects, (revision TP01) dated 22/12/2020

Lucy Burke-Smith, Associate of Purcell, prepared this report. Desk based research and an interior and exterior Site inspection (including the streetscape and context of the Site) was undertaken by Lucy Burke-Smith on Thursday 1 October 2020.

LIMITATIONS

This HIA is limited to an assessment of the potential heritage impacts of the Proposal to the setting, context and significant fabric of the buildings and features on the Site. It is based on the current statutory heritage and development controls, guidelines and non-statutory guidelines applicable to the Site.

No engineering assessment of extant fabric has been provided to Purcell to enable assessment of the extent of extant fabric that is able to feasibly be retained and incorporated into the proposal.

This HIA does not consider the potential landscape, vegetation, sub-surface, archaeological or indigenous heritage impacts of the Proposal.

TERMINOLOGY

The conservation terminology used in this report is of a specific nature and is defined within the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance, 2013 (the Burra Charter).⁰¹

REFERENCES

The following references inform this report:

- 79-81 Collins Street, Hobart. Conservation Management Strategy April 2021. Prepared by Purcell for TAL GP Projects No 4 Pty Ltd.
- Austral Tasmania, "79-81 Collins Street Hobart, Statement of Archaeological Potential." For ERA Planning & Environment. 19 January 2021.
- Apperly, R, Irving R & Reynolds P., A Pictorial Guide to Identifying Australian Architecture, 1994.
- Bennett, Kathryn, "Central Area Heritage Review." For Hobart City Council. 2003. Datasheet C60
- Design in Context – Guidelines for Infill Development in the Historic Environment, NSW Heritage Office & RAI, 2005.
- Good Design + Heritage, Office of the Victorian Government Architect, 2017.
- ICOMOS Australia, The Burra Charter (1999, revised 2013).
- The Hobart Interim Planning Scheme 2015.
- The Central Area Heritage Review 2003.

⁰¹ Available at URL: <https://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf>

UNDERSTANDING THE SITE

THE SITE

The Site is located at 79-81 Collins Street, Hobart, and has a Title Reference of 51164/1. The Site has a single street frontage to Collins Street.



Figure 1 - Site plan with the Site outlined in blue. (source: www.maps.thelibrary.gov.au, amended by Purcell)

SITE DESCRIPTION

The first record of structures on the Site, a June 1804 map, shows convict huts in the general locality of the Site. Meehan's Survey notes of 1811 indicates housing in the vicinity of the Site, although the occupants, construction and use are unknown.⁰² According to the Central Area Heritage Review, the Site is located on land that was originally three parcels, each of approximately 13 perches in area.⁰³ A c1826-28 plan of Hobart includes the two early parcel boundaries and the leasees names, George Hopwood (lot 15 - now 81 Collins Street) and George Clarke (lot 16 - now 79 Collins Street). In 1847, the first Assessment and Valuation Rolls (AVR) were published, and Sprent's 1840s highly detailed survey plan of Hobart was also published. Together, they show that lot 15 contained two timber conjoined shops with housing owned by the Martin family, and that lot 16 contained a small timber gunsmith shop and house, built hard against the street frontage. Lot 15 appears to have been treated as two lots in the AVR, with separate rateable vales for each of the conjoined shops. The 1860 AVR includes street addresses of 51 and 53 Collins Street for lot 15, and 51 Collins Street for lot 16.⁰⁴ By 1884, there were two buildings present on the Site, a three storey late Victorian Free Classical commercial building (lot 15) and a conjoined, two storey Victorian Shop (lot 16). W. Coogan & Co (furniture manufacturers and retailers) took over the commercial building for their retail store in 1911, purchasing it in 1920. Coogan purchased the adjoining site in 1921.⁰⁵ The current facade for the building was possibly created in the early 1930s. Further alterations to the store were also proposed in the 1950s. Both these proposals were designed by architect A. Lauriston Crisp, although there are no plans available for the 1950s proposal.⁰⁶

The Central Area Heritage review describes the architectural style of the earlier facade as Victorian Free Classical, and the current facade as Inter-War Art Deco:

A face brick and masonry rendered commercial complex that was originally Victorian in style, but was later modernised with the reconstruction of the facade in the Inter-War Art Deco style. The Collins Street facade consists of a stepped parapet that is emphasised by emphatic vertical piers. There are also down-pipes placed evenly at either end of the facade that reinforce the vertical nature of the facade. Multi-paned casement windows with round-arched heads are located on the second floor, while on the first floor the multi-paned casement windows are more rectangular in shape with shallow-rounded heads. There is a cantilevered boxed-awning sheltering the ground floor shopfront which appears to date from the 1950s. Stainless-steel framed shop windows and ceramic tiling are a feature of this shopfront.⁰⁷

The assessment in the CMS establishes that the earlier building on Lot 16, (thought to be a late c19th Century modification to the c1850s Warehouse), is more consistent with the Federation Free Classical style. Many of the principal characteristics of this style were eroded when subsequently replaced or remodelled when the two lots were unified behind the current art-deco inspired facade. The current facade was designed by architect Albert Lauriston Crisp in 1953, constructed in stages and completed by 1958. The ground floor shop front has been considerably altered and is of little significance. The building's current Inter-War Art Deco facade is very restrained, lacking many of the decorative features, and principal characteristics of the style, or the architect's exemplary or seminal works. Internally the building has been subject to several periods of intervention and alteration. This has reduced the integrity of the building interiors. The building chronology, integrity and condition is further outlined within the CMS.⁰⁸

⁰² Austral Tasmania, "79-81 Collins Street Hobart, Statement of Archaeological Potential." For ERA Planning & Environment, 19 January 2021, pp04-06.

⁰³ Central Area Heritage Review, Datasheet C60, Hobart City Council, 2003

⁰⁴ Austral Tasmania, "79-81 Collins Street Hobart, Statement of Archaeological Potential." For ERA Planning & Environment, 19 January 2021, pp04-06

⁰⁵ Austral Tasmania, "79-81 Collins Street Hobart, Statement of Archaeological Potential." For ERA Planning & Environment, 19 January 2021, pp04-06

⁰⁶ Central Area Heritage Review, Datasheet C60, Hobart City Council, 2003

⁰⁷ Central Area Heritage Review, Datasheet C60, Hobart City Council, 2003

⁰⁸ 79-81 Collins Street, Hobart, Conservation Management Strategy April 2021, Prepared by Purcell for TAL GP Projects No 4 Pty Ltd, pp. 8 - 10

UNDERSTANDING THE SITE
THE SITE



Figure 2 - Collins Street elevation. (Source: Purcell)



Figure 3 - Cargo door to ground floor interior. (Source: Purcell)



Figure 4 - Sandstone and brick walls to basement. (Source: Purcell)



Figure 5 - Detail of pressed metal ceiling to ground floor. (Source: Purcell)

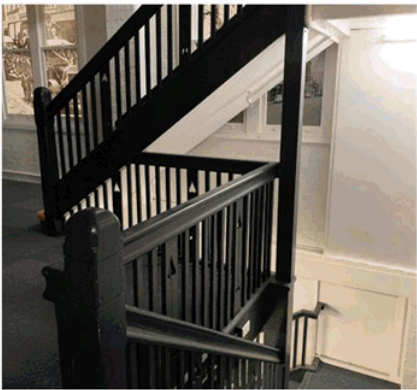


Figure 6 - Detail of balustrade to stairs. (Source: Purcell)



Figure 7 - Modified column to Basement. (Source: Purcell)

UNDERSTANDING THE SITE

STATUTORY LISTING

HISTORIC CULTURAL HERITAGE ACT (TAS) 1995

The Site is not registered as being of heritage significance to the State of Tasmania.

HOBART INTERIM PLANNING SCHEME 2015

79-81 Collins Street (Certificate of Title 51164/1) is identified in Table E13.1 of the Hobart Interim Planning Scheme 2015 (Ref No. 651).⁹⁹

The Site is also located in Zone 22.0 (Central Business Zone - Core Area). The Site is affected by an Active Frontage overlay as shown on Figure 22.1. The Zone Purpose Statement is 'To respect the unique character of the Hobart CBD and maintain the streetscape and townscape contribution of places of historic cultural heritage significance.'¹⁰

The relevant Desired Future Character Statement in clause D22.1.3 is 'That the historic cultural heritage values of places and precincts in the Central Business Zone be protected and enhanced in recognition of the significant benefits they bring to the economic, social and cultural value of the City as a whole.'¹¹

SIGNIFICANCE

The Central Area Heritage Review Criteria for Entry in Register are as follows:¹²

- (c) - Research Potential: 79 Collins Street has the potential to yield important information of an archaeological nature, that may contribute to a greater understanding of the early retail industry in Hobart, especially because of its long association with the one firm.
- (f) - Community: This place has strong meaning for the community because it contributes, in conjunction with its neighbours, to a relatively intact nineteenth / early to mid twentieth century commercial streetscape.
- (g) - Association: 79 Collins Street is of historic cultural heritage significance because of its long association with the firm of W. Coogan & Co, which has occupied this premises for more than 90 years.

The significance of the features of 79-81 Collins Street were assessed in the CMS¹³ using a scale of gradings ranging from Exceptional to Intrusive. The majority of fabric and features of High Significance was found in the Basement and Ground floor. The facade was graded as being of High Significance.

NON STATUTORY LISTINGS

The site is not included on either the Register of the National Trust of Australia or the Register of the National Estate (non-statutory archive).



Figure 8 - The Site prior to the integration of the two buildings. 79 Collins Street has the Tilley's sign. (Source: Libraries Tasmania PH30/1/8852, <https://storist.tas.gov.au/PH30-1-8852/2K5int=PH30-1-8852>)

⁹⁹ Hobart Interim Planning Scheme, 2015, Part E

¹⁰ Hobart Interim Planning Scheme, 2015, Part D 22.1.1.8

¹¹ Hobart Interim Planning Scheme, 2015, Part D 22.1.3

¹² Central Area Heritage Review, Datasheet C60, Hobart City Council, 2003

¹³ 79-81 Collins Street, Hobart, Conservation Management Strategy April 2021. Prepared by Purcell for TAL GP Projects No 4 Pty Ltd, pp. 28 - 29

HERITAGE IMPACT ASSESSMENT

THE PROPOSAL

PROPOSED WORKS

The proposal is for the construction of a multi-storey tower to create a Hotel above, and set back from the existing Heritage place.

The scope of the application extends to the following works to the existing structure:

- Demolition of some minor internal partitions and a ramp in the Basement;
- Demolition of the lift from the Basement and some stairs from the Ground Floor to level 02;
- Demolition of the rear and internal walls to levels 01 and 02;
- Partial demolition of exterior side boundary walls to level 02;
- Demolition of the roof;
- Retention of the extant significant stairs from the basement to the Ground Floor;
- Removal and reinstatement of any pressed metal ceiling linings to Basement and Ground Floor and the extant cargo door;
- Replacement of the non-original shopfront façade to Collins Street at the Ground Floor, aligned to the pavement;
- Replacement of the existing non-original street canopy with a glass street canopy;
- Retention of the existing façade over levels 01 and 02, including windows and fenestrations;
- Conversion of the basement to back of house areas, plant and a bar/ restaurant and event space, including construction of new stairs and lifts;
- Conversion of the ground floor to a hotel reception, hospitality offering, hotel gym, ancillary and back of house spaces, and stairs, lifts;
- Conversion of levels 01 and 02 and the former roof into hotel accommodation; and
- Construction of a further ten levels of hotel accommodation above and set back from the existing façade.

The following documentation further details the proposal:

- Collins Street Hotel Development Application prepared by TELHA CLARKE Architects, Revision TP01 dated 22/12/2020

ARCHITECT'S DESIGN STATEMENT

The design of the proposal for 79-81 Collins Street, the Coogan's Site, in Hobart's CBD, is an amalgamation between the site's heritage and context. Careful consideration has been given to the requirements and recommendations of the Conservation Management Strategy, Heritage Impact Statement and the Statement of Archaeological Potential, as well as the practical requirements of a functioning hotel, to ensure the future sustainability of the heritage place. The proposal aims to retain, enhance and reveal the heritage of the site, creating an opportunity for both visitors and the community to explore and learn about the built history of the site.

HISTORY, HERITAGE & ARCHAEOLOGY

The Coogan's name and brand is synonymous with Tasmania and is highly regarded as a quality local product. The proposal for the Coogan's Hobart CBD site takes cues from the Coogan's brand, and the history which is enveloped within the site. The key goal with the proposal is to offer Hobart and Tasmania a high quality hotel for its visitor and very importantly its community. This is achieved through an offering of event space and spaces and places within for food, beverage and workspace.

The spaces are enhanced by the dominant heritage characteristics such as the existing facade. The proposed retention of this key feature is important to us and we believe Tasmania as a collective. The siting of the proposed tower behind and setback from the historically significant facade creates an architectural language which juxtaposes the heritage elements against the new intervention. Creating a dialogue between them.

The site itself throughout the 19th and 20th century has had multiple phases of mixed and commercial development. The existing Coogan's art-deco inspired facade has acted as inspiration for the proposal, whose arches have informed the fenestration of the tower. Further to this the proposal aims to highlight the historic 'roughly worked stone walls' of the basement, through the locations of the public and common spaces.

HERITAGE IMPACT ASSESSMENT
THE PROPOSAL

Identified through both the Heritage and Archaeological report the proposal further retains significant historic fabric, such as the pressed metal ceilings and stair cases, along with structural and feature elements

FORM

Throughout the design development of the proposal consideration was given to ensuring the materiality, colour, texture, fenestration and design articulation would only aim to 'ensure that the values of the place and characteristics of the site are protected and enhanced.' The proposal takes cues from the existing facade and the surrounding local context along Collins St. Emphasis is placed on the arched fenestrations which extend up the tower and sit in front of the extensively glazed facade.

The towers general bulk is broken by setbacks, which aim to reduce the scale of the tower towards Collins Street. These setbacks, although outside of the amenity building envelope have been considered from multiple angles, in both an architectural, contextual and typological sense. Overshadowing of Collins Street and the surrounding area was keenly considered throughout the initial design process, to ensure minimal new shadows were cast throughout the year. Further to this the impact of the form and bulk of the proposal was considered from multiple locations across Hobart to ensure the setback arrangements would not adversely impact the overall look and feel of the Hobart skyline.

There was consideration also given to the other buildings surrounding the proposal, which offer precedent for not only the height but the arrangement of setback. These surrounding buildings, specifically the Trafalgar Carpark, Crowne Plaza, Vibe Hotel and the newly built Movenpick Hotel create bulk through the skyline, which the proposal blends into. The setbacks proposed, along with the overall building height aim to create a balance between the existing condition and a functioning hotel.

MATERIALITY

The proposal uses new and modern materials in the new built form, which emphasise and contrast with the existing facade and offer a sympathetic design response to the historically significant place. The Collins Street frontage at street level aims to draw from both the heritage elements and the new built form. The intention to restore the historically significant art-deco inspired facade to its original lighter colouring further aims at creating a sympathetic design response. This is further amplified by bringing the metal, arches and the light render together which complements the juxtaposes the old and new elements of the design. Around the rest of the facade, emphasis has been further placed on a simplified arched form, which sits with the glazing to create a fin which travels the height of the building, adding visual interest from any vantage point. Where the proposal has been built to boundary, there has been careful consideration in regards to how the proposal could affect the surrounding landscape. To ensure that it does not negatively affect the views of the surrounding areas, and to add some visual interest an art-deco inspired pattern has been considered. The careful and considered selection of materials reflect both the history of the site and the new intent for the site. Dark metals and glazing will ensure the historic facade will continue to be a prominent feature along Collins Street.¹⁴

¹⁴ Provided by TELHA CLARKE Architects, April 27, 2021

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GUIDANCE DOCUMENTATION

The following documents provide a best practice management framework of historic sites and have informed this assessment:

- Apperly, R, Irving R & Reynolds P., A Pictorial Guide to Identifying Australia Architecture, 1994.
- Better Placed Design Guide for Heritage, Heritage Council of NSW and GAO NSW, Issue no. 02-2019.
- Design in Context – Guidelines for Infill Development in the Historic Environment, NSW Heritage Office & RAIA, 2005.
- Good Design + Heritage, Office of the Victorian Government Architect, 2017.
- ICOMOS Australia, The Burra Charter (1999, revised 2013).
- 79-81 Collins Street, Hobart. Conservation Management Strategy April 2021. Prepared by Purcell for TAL GP Projects No 4 Pty Ltd.

ASSESSMENT CRITERIA

This assessment is based on observations made during a site visit and a review of the design proposal. The assessment considers the potential for detrimental impacts as a result of the proposal, as well as all mitigation measures proposed, within the context of the Hobart Historic Heritage Code, 2015. Proposed works have been assessed for their impact to: the heritage value of the Heritage Place as identified in its Statement of Significance; and the place's setting and context. The Proposal has also been considered against non-statutory guidelines published by Australia ICOMOS.

ASSESSMENT AGAINST HISTORIC HERITAGE CODE

The Site is identified as a Heritage Place in Table E13.1 of the Hobart Interim Planning Scheme, 2015. The following table assesses the Proposal against the Development Standards and specific Performance Criteria for Heritage Places in E13.7 of the Historic Heritage Code.

HERITAGE IMPACT ASSESSMENT
IMPACT ASSESSMENT

| E13.7 DEVELOPMENT STANDARDS FOR HERITAGE PLACES | |
|--|---|
| E13.7.1 DEMOLITION | |
| Objective: To ensure that demolition in whole or part of a heritage place does not result in the loss of historic cultural heritage values unless there are exceptional circumstances. | |
| <p>P1 Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic cultural heritage significance of the place unless all of the following are satisfied:</p> <ul style="list-style-type: none"> (a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place; (b) there are no prudent and feasible alternatives; (c) important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained; (d) significant fabric is documented before demolition | <p>The proposal nominates the retention of significant façade elements and the re-use and retention of the significant structural elements to the Basement and Ground Floors. It also proposes to remove, retain and reinstate features of architectural significance (as identified on drawing TP022 Rev TP01) such as pressed metal ceilings and cargo doors. The retained fabric is located in publicly accessible areas of the proposal and is incorporated into the design so as to retain the legibility of the heritage place.</p> <p>While the proposal nominates some demolition of extant fabric on levels 01 and 02, the fabric has been subject to much alteration and is not considered to substantially contribute to the historical cultural heritage significance of the place. In this regard the proposal does represent responsiveness to the Development Standard for Heritage Places.</p> <p>It is recommended that a methodology be developed for removal, storage, conservation and reinstatement of significant architectural features.</p> |
| E13.7.2 BUILDINGS AND WORKS OTHER THAN DEMOLITION | |
| Objective: To ensure that development at a heritage place is: <ul style="list-style-type: none"> (a) undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance; and (b) designed to be subservient to the historic cultural heritage values of the place and responsive to its dominant characteristics. | |
| <p>P1 Development must not result in any of the following:</p> <ul style="list-style-type: none"> (a) loss of historic cultural heritage significance to the place through incompatible design, including in height, scale, bulk, form, fenestration, siting, materials, colours and finishes; (b) substantial diminution of the historic cultural heritage significance of the place through loss of significant streetscape elements including plants, trees, fences, walls, paths, outbuildings and other items that contribute to the significance of the place | <p>The proposal will not result in the diminution of the place as viewed in context. The significant streetscape elements, namely the façade and its fenestration, are retained and enhanced in the proposal. The proposed works to the shopfront are to later fabric of little to no significance.</p> <p>The building setbacks provide physical and visual separation from the existing and adjacent heritage buildings and help to reduce the bulk and scale of the proposed building (Refer drawing TP1.8 Rev TP01). The urban perspectives (drawings TP1.2 through TP1.6) show that the proposed building is in keeping with the scale of surrounding contemporary developments.</p> |
| <p>P2 Development must be designed to be subservient and complementary to the place through characteristics including:</p> <ul style="list-style-type: none"> (a) scale and bulk, materials, built form and fenestration; (b) setback from frontage; (c) siting with respect to buildings, structures and listed elements; (d) using less dominant materials and colours. | <p>The architectural design is responsive and complementary to the adjacent heritage places (85-99 Collins Street and 77 Collins Street). It provides a contemporary interpretation of the Interwar Art Deco style, using strong vertical façade elements, arches and ground level façade permeability present on this section of Collins Street. It is in keeping with the conservative and simplified façade on the existing heritage building.</p> <p>Perceptions of the scale and bulk of the proposed tower development are mitigated by the tiered setback of the tower. In this regard the siting of the proposed additions respects the significant façade and ensures retention of its prominence within the streetscape.</p> <p>While the overall height of the proposal (45,700mm) may appear obvious, in true elevation it is considered to be contextual to adjacent, (refer to drawing TP1.2 Rev TP01) and potential future developments. The proposal to articulate the precast panels to what would otherwise be a blank elevation to the south west will mitigate potential perceptions of bulk.</p> <p>The proposal to incorporate art installations within the street canopy present an opportunity to complement the place, subject to further detailing.</p> |

HERITAGE IMPACT ASSESSMENT
IMPACT ASSESSMENT

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| P3 Materials, built form and fenestration must respond to the dominant heritage characteristics of the place, but any new fabric should be readily identifiable as such. | The limited, neutral coloured material palette, modern materials and simplified architectural detailing of the proposed building are subservient and complementary to the place. The nominated materials are responsive to this Performance Criteria in that they will be readily identifiable as new. The material selection is contemporary and responsive to the fenestration pattern and detailing, being one of the dominant characteristics of the place. The proposed darker materials palette will contrast with a return to lighter tones to the significant façade, while not detracting from its presentation. |
| P4 Extensions to existing buildings must not detract from the historic cultural heritage significance of the place. | The proposed extensions of the existing building, both to the rear, and above the building by way of the proposed tower, are not considered to detract from the historic cultural heritage of the place. This is evidenced in the proposed setbacks from the principal street frontage, which ensures the presentation and interpretation of the place within the streetscape. This is further supported by the nominated fenestration and materiality which are complementary to, and derived from the principal characteristics of the façade. |
| A5 New front fences and gates must accord with original design, based on photographic, archaeological or other historical evidence. | Not applicable. |
| A6 Areas of landscaping between a dwelling and the street must be retained | Not applicable. |

The Site is in the Central Business Zone Core Area and the Active Frontage overlay of the Hobart Interim Planning Scheme, 2015. The relevant Zone Purpose statement to this HIA is:

22.1.1.8 To respect the unique character of the Hobart CBD and maintain the streetscape and townscape contribution of places of historic cultural heritage significance.

The following table assesses the Proposal against the Development Standards and specific Performance Criteria in D22.4 regarding heritage. As such the following table should be read in conjunction with the Planning Report, prepared by ERA Planning and Environment.

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| D22.4 DEVELOPMENT STANDARDS FOR BUILDINGS AND WORKS |
| D22.4.1 BUILDING HEIGHT |
| Objective: That building height: |
| (a) contributes positively to the streetscape and townscape; |
| (b) does not unreasonably impact on historic heritage character; |
| (c) does not unreasonably impact on important views within the urban amphitheatre; |
| (d) does not unreasonably impact on residential amenity of land in a residential zone; and |
| (e) provides significant community benefits if outside the Amenity Building Envelope. |
| A1 Building height within the Central Business Core Area in Figure 22.2 must be no more than: |
| (a) 15m if on, or within 15m of, a south-west or south-east facing frontage; |
| (b) 20m if on, or within 15m of, a north-west or north-east facing frontage; |
| (c) 30m if set back more than 15m from a frontage; |
| unless an extension to an existing building that: |
| (i) is necessary solely to provide access, toilets, or other facilities for people with disabilities; |
| (ii) is necessary to provide facilities required by other legislation or regulation |

HERITAGE IMPACT ASSESSMENT
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| <p>P1.2 Development outside the Amenity Building Envelope in Figure 22.3 must provide significant benefits for civic amenities such as public space, pedestrian links, public art or public toilets, unless a minor extension to an existing building that already exceeds the Amenity Building Envelope, and must make a positive contribution to the streetscape and townscape, having regard to:</p> <ul style="list-style-type: none"> (a) the height, bulk and design of existing and proposed buildings; (b) the need to minimise unreasonable impacts on the view lines and view cones in Figure 22.6 and on the landform horizons to kunanyi / Mt Wellington and the Wellington Range from public spaces within the Central Business Zone and the Cove Floor; (c) the need to minimise unreasonable impacts on pedestrian amenity from overshadowing of the public footpath for city blocks with frontage to a Solar Penetration Priority Street see Figure 22.2; (d) the need to minimise unreasonable impacts on the amenity of public open space from overshadowing; (e) the need to minimise unreasonable impacts on pedestrian amenity from adverse wind conditions; and (f) the degree of consistency with the Desired Future Character Statements in clause 22.1.3. | <p>With respect to P1.2, the relevant Desired Future Character Statement in clause D22.1.3 is 'That the historic cultural heritage values of places and precincts in the Central Business Zone be protected and enhanced in recognition of the significant benefits they bring to the economic, social and cultural value of the City as a whole.' As per the above assessment against E13.7.2 it is our position that the proposal does not detract from the cultural heritage values of the Central Business Zone.</p> <p>An assessment as to the responsiveness of the proposal to the remainder of this Performance Criteria is to be outlined within the Planning Report being prepared by ERA Planning and Environment.</p> |
| <p>A2 Building height within 10m of a residential zone must be no more than 8.5m.</p> | <p>Refer to the Planning Report being prepared by ERA Planning and Environment.</p> |
| <p>A3 Building height within the Central Business Fringe Area in Figure 22.2 must be no more than:</p> <ul style="list-style-type: none"> (a) 11.5m and a maximum of 3 storeys; (b) 15m and a maximum of 4 storeys, if the development provides at least 50% of the floor space above ground floor level for residential use; <p>unless an extension to an existing building that:</p> <ul style="list-style-type: none"> (i) is necessary solely to provide access, toilets, or other facilities for people with disabilities; (ii) is necessary to provide facilities required by other legislation or regulation. | <p>Not applicable as the Site is in the Central Business Core Area.</p> |
| <p>A4 Building height of development on the same title as a place listed in the Historic Heritage Code, where the specific extent of the heritage place is specified in Table E13.1, and directly behind that place must:</p> <ul style="list-style-type: none"> (a) not exceed 2 storeys or 7.5m higher (whichever is the lesser) than the building height of any heritage building within the place, and be set back between 5m and 10m from the place (refer figures 22.4 i and 22.4 ii); and (b) not exceed 4 storeys or 15m higher (whichever is the lesser) than the building height of any heritage building within the place, and be set back more than 10m from the place (refer figures 22.4 i and 22.4 ii); or (c) comply with the building height in clauses 22.4.1 A1 and A2; <p>whichever is the lesser:</p> | <p>Not applicable as the specific extent of the building is not specified in Table E13.1.</p> |

HERITAGE IMPACT ASSESSMENT
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| <p>A5 Building height of development 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:</p> <p>(a) not exceed 1 storey or 4m (whichever is the lesser) higher than the facade building height of a heritage building on the same street frontage (refer figure 22.5 ii);</p> <p>and</p> <p>(b) not exceed the facade building height of the higher heritage building on the same street frontage if the development is between two heritage places (refer figure 22.5 ii);</p> <p>or</p> <p>(c) comply with the building height in Clauses 22.4.1 A1 and A2; whichever is the lesser</p> | |
| <p>P5 Building height 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:</p> <p>(a) not unreasonably dominate existing buildings of cultural heritage significance; and</p> <p>(b) not have a materially adverse impact on the historic cultural heritage significance of the heritage place;</p> <p>(c) for city blocks with frontage to a Solar Penetration Priority Street in Figure 22.2, not exceed the Amenity Building Envelope illustrated in Figure 22.3, unless it can be demonstrated that the overshadowing of the public footpath on the opposite side of the Solar Penetration Priority Street does not unreasonably impact on pedestrian amenity.</p> | <p>The proposal does not unreasonably dominate adjacent buildings of cultural heritage significance. Construction can be achieved independent from, and without adverse material impacts on, adjacent places of heritage significance.</p> <p>The responsiveness of the proposal to P5(c) is to be outlined within the Planning Report being prepared by ERA Planning and Environment.</p> |

HERITAGE IMPACT ASSESSMENT
IMPACT ASSESSMENT

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| D22.4.3 DESIGN | |
| Objective: To ensure that building design contributes positively to the streetscape, the amenity and safety of the public and adjoining land in a residential zone | |
| <p>P1 Building design must enhance the streetscape by satisfying all of the following:</p> <ul style="list-style-type: none"> (a) provide the main access to the building in a way that addresses the street or other public space boundary; (b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces; (c) treat large expanses of blank wall in the front façade and facades facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space; (d) ensure the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is insignificant when viewed from the street; (e) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have insignificant visual impact; (f) not provide awnings over the public footpath only if there is no benefit to the streetscape or pedestrian amenity or if not possible due to physical constraints; (g) only provide shutters where essential for the security of the premises and other alternatives for ensuring security are not feasible; (h) be consistent with any Desired Future Character Statements provided for the area. | <p>With respect to P1.2(h) the relevant Desired Future Character Statement in clause D22.1.3 is 'That the historic cultural heritage values of places and precincts in the Central Business Zone be protected and enhanced in recognition of the significant benefits they bring to the economic, social and cultural value of the City as a whole.' As per the above assessment against E13.7.2 it is our position that the proposal does not detract from the cultural heritage values of the Central Business Zone.</p> <p>An assessment as to the responsiveness of the proposal to the remainder of this Performance Criteria is to be outlined within the Planning Report being prepared by ERA Planning and Environment.</p> |
| A2 Walls of a building facing a residential zone must be coloured using colours with a light reflective value not greater than 40 percent | Not applicable. |
| <p>P3 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:</p> <ul style="list-style-type: none"> (a) be of a design sympathetic to the elevational treatment and materials of the existing heritage building; and (b) not unreasonably detract from the historic cultural heritage significance of the existing heritage place. | As per the above assessment against E13.7.2 it is our position that the proposal is sympathetic to the elevational treatment and materials of the existing heritage building and does not detract from the cultural heritage significance of the existing heritage place. |
| A4 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 facades facing other public space boundaries no less than 80% of the surface area; | Refer to the Planning Report being prepared by ERA Planning and Environment. |
| A5 For new buildings or alterations to existing façades within the Active Frontage Overlay (Figure 22.1) awnings must be provided over public footpaths. | Refer to the Planning Report being prepared by ERA Planning and Environment. |

HERITAGE IMPACT ASSESSMENT
IMPACT ASSESSMENT

ASSESSMENT AGAINST THE CONSERVATION MANAGEMENT STRATEGY POLICIES

The following table assesses the Proposal against the Conservation Policies in the Conservation Framework of the CMS.¹⁵

| | |
|--|---|
| Policy 01 - Protect and enhance the significance of 79-81 Collins Street and manage its archaeological potential. | The proposal protects and enhances the significance of 79-81 Collins Street by retaining significance fabric, spaces and circulation routes, and incorporating them into the proposal. The archaeological potential is proposed to be mitigated by investigation and management. |
| Policy 02 - The significance and values of 79-81 Collins Street will be retained and enhanced through any program of change. Change will be sensitively managed and delivered with high-quality design and materials appropriate to its heritage context. | The majority of extant significant fabric, and spaces are retained to the basement and ground floor as part of the proposal. This includes masonry walls and features of architectural significance (as identified on drawing TP022 Rev TP01) such as pressed metal ceilings and cargo doors. The retained fabric is largely located in publicly accessible areas of the proposal and is incorporated into the design so as to retain the legibility of the heritage place. This will ensure the retention and enhancement of the significance and values of 79-81 Collins Street. High quality design and materials are proposed appropriate to the heritage context, which are complementary to, and derived from the principal characteristics of the heritage façade. |
| Policy 03 - Ensure that the overall height, scale, and form of any additions does not detract from the significance of the place, nor impact on the streetscape context. | The proposed building modulation and setbacks ensure the height, scale and form of the additions are such that the presentation and interpretation of the place within the streetscape is retained. As per the discussion at D22.4.1, it is our opinion that the proposal does not detract from the significance of the place, nor the streetscape context. |
| Policy 04 - Retain the extant significant fabric of the Collins Street elevation and avoid the perception of façadism within the streetscape. | The extant fabric of the Collins Street elevation is retained as part of the proposal, including the extant windows and fenestration. The perception of façadism is avoided by retention and presentation of extant significant fabric, architectural features and spaces. Linking the front elevation stylistically to the proposed façade avoids the perception of façadism, which might otherwise present given the extent of fabric removed from the ground floor interior adjacent to Collins Street. |
| Policy 05 - Maintain activation of the Collins Street façade at all levels, avoiding blocked views through windows to the upper levels | Activation of the Collins Street façade is maintained at all levels. The proposed glass street canopy provides previously unavailable views to the upper levels from the street. Upper level floor plans utilise existing windows in the interior design to provide light and views to proposed hotel rooms. Internal partitions align with walls and do not block the windows. |
| Policy 06 - Ensure a high standard of design and construction for any interventions. | As per the discussion against Policy 02, a high standard of design and construction is proposed. |
| Policy 07 - Design services and secondary structures to minimise their physical and visual impact. | Integration of services and secondary structures through design development will require coordination with the Heritage Consultant and the City of Hobart. |
| Policy 08 - Ensure that proposal for change consider the Performance Criteria of the HPS 2015 Heritage Code and the Management Actions outlined within this CMS. | Refer to the assessments included in this HIA. |

¹⁵ 79-81 Collins Street, Hobart, Conservation Management Strategy April 2021. Prepared by Purcell for TAL GP Projects No 4 Pty Ltd, pp.31-32

HERITAGE IMPACT ASSESSMENT

SUMMARY OF ASSESSMENT AND CONCLUDING REMARKS

SUMMARY

The proposal to adaptively reuse the Coogan's retail store as a future Hotel and hospitality venue is supportable. While the proposal includes demolition of extant fabric to levels 01 and 02, it is not fabric that is considered to contribute to the understanding of the places' development or its historic cultural heritage significance.

CONCLUSION

The design proposals for the adaptive reuse of 79-81 Collins Street is considered an appropriate future use, with the potential to enhance the significance of the place. The proposed shopfront and fenestration of the tower responds to the dominant characteristics of the significant façade, and does so in a manner which will ensure that insertions are identifiable as new, while being recessive in material and detailing. The replacement of the awning does not present a material impact to the place and will enhance views to the façade from the streetscape.

It is our opinion that the proposed additional volume and shopfront design is sympathetic to the dominant characteristics of the place and has the potential to mitigate loss of historic cultural heritage values.

RECOMMENDATIONS

- The Unanticipated Discovery Plan for managing Aboriginal heritage should form part of any Project Specification.
- An archaeological design review should be carried out following the completion of engineering drawings. The design review should make recommendations to carry out archaeological test excavations. Both should be approved by the City of Hobart.
- Following the completion of the testing program, an Archaeological Impact Assessment (AIA) and Archaeological Method Statement (AMS) should be prepared to the approval of the City of Hobart.
- Significant fabric to the basement and ground floors should be retained in situ and expressed.
- Where finishes and features need to be removed for structural interventions of services reticulation a method for removal, storage, conservation, and reinstatement should be developed to the approval of the City of Hobart.
- All structural and services interventions should be designed to limit impact to fabric of high significance, especially that of the Collins Street façade, basement and ground floor. Engineering design should be coordinated with the input of a heritage consultant with the final design to the approval of the City of Hobart.
- All make good works required in association with the proposed works should be undertaken in accordance with the Management Actions of the CMS.
- Archival recording should be undertaken prior to the commencement of works. The record should be supplied to the City of Hobart for archival purposes.
- Access should be provided for the general public to those areas of the ground floor and basement nominated for hospitality use.
- Final signage details should be coordinated with the input of a heritage consultant with the final design to the approval of the City of Hobart.

79-81 COLLINS STREET, HOBART
CONSERVATION MANAGEMENT STRATEGY
APRIL 2021



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| Revision | Reason | Date | Reviewed by | Approved by |
|----------|--------------------------|---------------|-------------|------------------|
| Issue 01 | Draft for Client Comment | 14 April 2021 | Linda Mott | Lucy Burke-Smith |
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79-81 COLLINS STREET CMS

1.0 INTRODUCTION

1.1 PURPOSE AND SCOPE OF STUDY

This Conservation Management Strategy (CMS) is a practical guide to the conservation of the significant fabric and heritage values of 79-81 Collins Street, Hobart. It will provide a broad overview of the best practice conservation approaches and management guidance applicable to the Place.

1.2 TERMINOLOGY

The conservation terminology used in this report is of a specific nature and is defined within the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance, 2013 (the Burra Charter).

1.3 DEFINITIONS

| | |
|-----------|-------------------------------------|
| AIA | Australian Institute of Architects |
| HCHA 1995 | Historic Cultural Heritage Act 1995 |
| HIPS 2015 | Hobart Interim Planning Scheme 2015 |
| THC | Tasmanian Heritage Council |
| THR | Tasmanian Heritage Register |

1.4 REFERENCES

The following source material has informed this CMS and defines the extent of historic research undertaken for this study.

- Austral Tasmania, "79-81 Collins Street Hobart, Statement of Archaeological Potential." For ERA Planning & Environment. 19 January 2021. (SoAP)
- Bennett, Kathryn, "Central Area Heritage Review." For Hobart City Council. 2003. Datasheet C60
- Williams, Brad., "Praxis Environment. Statement of Heritage Significance 79-81 Collins Street Hobart Tasmania." For TAL GP Projects Pty Ltd., May 2020. (SoS)

79-81 COLLINS STREET CMS
2.0 UNDERSTANDING THE PLACE

2.1 LOCATION

The Site is located at 79-81 Collins Street, Hobart, and has a Certificate of Title 51164/1. The Site has a single street frontage to Collins Street.



Figure 1 - Location of the Place, approximate boundary outlined in blue dashes. (Source: ListMap, modified by Purcell)

2.2 STATUTORY LISTINGS AND HERITAGE CONTEXT

2.2.1 HERITAGE CONTEXT

| Statutory Heritage List | Listed | ID / Name |
|--|--------|-----------------------------|
| UNESCO World Heritage List | No | |
| National Heritage List | No | |
| Commonwealth Heritage List | No | |
| Historic Cultural Heritage Act (TAS) 1995, Tasmanian Heritage Register | No | |
| Hobart Interim Planning Scheme 2015, Part E Historic Heritage Code | | |
| Table E13.1 Heritage Places | Yes | Ref No. 651 |
| Table E13.2 Heritage Precincts | No | |
| Table E13.3 Cultural Landscape Precincts | No | |
| Table E13.4 Places of Archaeological Potential | Yes | Central Hobart ¹ |

The significance of the place is currently defined within the *Central Area Heritage Review Datasheet C60*² – Criteria for Entry in Register as follows:

¹ Hobart Interim Planning Scheme 2015, Part E Historic Heritage Code, Figure E13.4.1
² Central Area Heritage Review, Datasheet C60, Hobart City Council, 2003

2.0 UNDERSTANDING THE PLACE

(c) Research Potential:

79 Collins Street has the potential to yield important information, of an archaeological nature, that may contribute to a greater understanding of early retail industry in Hobart, especially because of its long association with the one firm.

(f) Community:

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

(g) Association:

79 Collins Street is of historic cultural heritage significance because of its long association with the firm of W Coogan & Co, which has occupied this premises for more than 90 years.

The place is significant for its 'strong meaning for the community' through its contribution to the mid-twentieth commercial streetscape, for its research potential 'to yield important information, of an archaeological nature, that may contribute to a greater understanding of the early retail industry in Hobart', and its long association (more than 90 years) with the firm W Coogan & Co.

2.2.2 PLANNING CONTEXT

Hobart Interim Planning Scheme 2015.

The Site is zoned D22.0 (Central Business Zone – Core Area), within an Active Frontage overlay,³ and on a Solar Penetration Priority Street.⁴ The Heritage Streetscape Standards in Part D also apply to the Site.⁵

The relevant Zone Purpose Statement is: 'to respect the unique character of the Hobart CBD and maintain the streetscape and townscape contribution of places of historic cultural heritage significance.'⁶

The relevant Desired Future Character Statement is 'the historic cultural heritage values of places and precincts in the Central Business Zone be protected and enhanced in recognition of the significant benefits they bring to the economic, social and cultural value of the City as a whole.'⁷

Part E17.0, the Signs Code applies to any signage on the place. Part E17.1 has a relevant Purpose: '(d) ensure that signs do not adversely impact on the cultural heritage values of places of cultural significance.'⁸

Part E17.4 Use of Development Exempt from this Code, includes an exemption for heritage signs that comply with all the following:

- (a) *historic building fabric is not damaged by the drilling of holes into stone, brick or wood and all fittings are fixed using noncorrosive fittings, and in the case of masonry buildings, inserted into mortar joints;*
- (b) *the standards in Table E.17.2 and the Acceptable Solutions in Clauses E.17.6.1 and E.17.7.1 are complied with;*
- (c) *the sign is on, or affixed to, the land to which it relates.*

E17.7.2 Standards for signs on Heritage Places subject to the Heritage Code or within Heritage Precincts or Cultural Landscape Precincts applies to the Site:

E17.7.2.R1 Refer to the Tasmanian Heritage Council Practice Note No. 6 for good practice guidelines for signs on heritage buildings.

³ *Hobart Interim Planning Scheme 2015, Part D Zones, 22.0 Central Business Zone, Figure 22.1*

⁴ *HIPS 2015, Part D Zones, 22.0 Central Business Zone, Figure 22.2*

⁵ *HIPS 2015, Part D Zones, 22.0 Central Business Zone, Figures 22.5i, 22.5ii*

⁶ *HIPS 2015, Part D 22.1.1.8*

⁷ *HIPS 2015, Part D, 22.1.3 (d)*

⁸ *HIPS 2015, Part E17.1.1 (d)*

2.0 UNDERSTANDING THE PLACE

2.2.3 NON-STATUTORY LISTINGS

The site is not included on the Register of the National Trust of Australia or the Register of the National Estate (non-statutory archive). It is not included on the Australian Institute of Architects (AIA) Notable Buildings List or on the Art Deco and Modernism Society of Australia's List.

2.3 SETTING AND STREETScape

2.3.1 SETTING

The Site is on the north side of Collins Street in the central Hobart retail and commercial district. It is adjacent to two State heritage listed properties to the east, 77 Collins Street (Offices, Place ID 2230) and 73 Collins Street (Ship Hotel, Place ID 2244) and Fitzgerald's Department Store to the west. On the opposite (south) side of Collins Street are the State Heritage Registered properties at 98 Collins Street (Wellington Building and 98 Collins Street, Place ID 7144) 116-118 Collins Street (Commercial Building, Place ID 2238), 136 Collins Street (former H Cook and Son / Piccadilly Restaurant Place, ID 2247), and 138 Collins Street (Imperial Hotel, Place ID 2248).⁹

It is located between the Heritage Precincts HRI (Hobart Rivulet) to the north, and HI (City Centre) to the south, although it is not within either Precinct.¹⁰

The Place's setting is described in the Central Area Heritage Review Datasheet¹¹ as follows:

The building ... is part of an intact historic streetscape composed of medium to large size commercial premises dating from the nineteenth to mid twentieth centuries.



Figure 2 - Location of the Place, approximate boundary outlined in blue dashes. Heritage Precincts H1 and HRI shown in purple hatch, State Heritage registered Places shaded blue. (Source: ListMap, modified by Purcell)

⁹ Tasmanian Heritage Register, as at January 2021, <https://heritage.tas.gov.au/heritage-listed-places/search-the-register>

¹⁰ HIPS 2015, Part E, Table E13.2

¹¹ Central Area Heritage Review, Datasheet C60, Hobart City Council, 2003

2.0 UNDERSTANDING THE PLACE

2.3.2 STREETScape VIEWS



Figure 3 - Fitzgerald's Department Store to the west (Source: Purcell)



Figure 4 - State Heritage registered Offices (right). (Source: Purcell)



Figure 5 - The Ship Inn (grey building) and to the east, with the modern building on the corner of Elizabeth Street Mall (Source: Purcell)



Figure 6 - View down Collins Street looking east (Source: Purcell)

2.4 DESCRIPTION

The Central Area Heritage review describes the architectural style of the earlier façade as Victorian Free Classical, and the current façade as Inter-War Art Deco.¹²

The building is a masonry rendered commercial complex that was originally Victorian in style but was later modernised in the Inter-War Art Deco style. The Collins Street facade consists of a stepped parapet that is emphasised by vertical piers. Multi-paned casement windows with arched heads are located on the second floor, while on the first floor the multi-paned casement windows are more rectangular in shape with shallow rounded heads. There is a cantilevered boxed-awning sheltering the ground floor shopfront which appears to date from the 1950s.¹³

¹² Central Area Heritage Review, Datasheet C60, Hobart City Council, 2003
¹³ Central Area Heritage Review, Datasheet C60, Hobart City Council, 2003

2.0 UNDERSTANDING THE PLACE



Figure 7 - The façades prior to the c1953 modifications. (Source: TAHO, AE41712/2054 provided by Austral Tasmania)

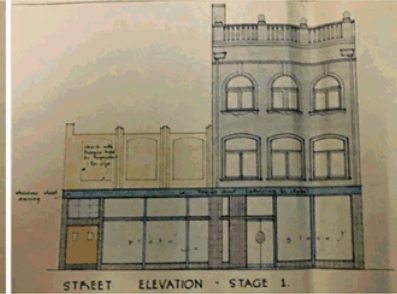


Figure 8 - Stage 1 of the 1953 modifications. (Source: TAHO, AE41712/2054 provided by Austral Tasmania)



Figure 9 - Completed Scheme of the 1953 modifications, with the unified facade. (Source: TAHO, AE41712/2054 provided by Austral Tasmania)



Figure 10 - The extent of demolition on Lot 15 (now 81 Collins Street) is evident in the 1953 image above, indicated by the arrow. (Source: TAHO, AB71311/2299 https://stors.tas.gov.au/AB7131-2299)2K\$init=AB7131-2299)

The following assessment establishes that the earlier building on Lot 16, (thought to be a late c19th Century modification to the c1850s Warehouse), is more consistent with the Federation Free Classical style.

Many of the principal characteristics of this style were eroded when subsequently replaced or remodelled when the two lots were unified behind the current art-deco inspired façade. The current façade was designed by architect Albert Lauriston Crisp in 1953, constructed in stages and completed by 1958 (as shown by the elevations above).¹⁴

¹⁴ SoS, p.15

2.0 UNDERSTANDING THE PLACE

Key Style Indicators of the Federation Free Classical (c.1890 - c.1915) style¹⁵ present on the c1890s facade of the 79 Collins St building are shown below:

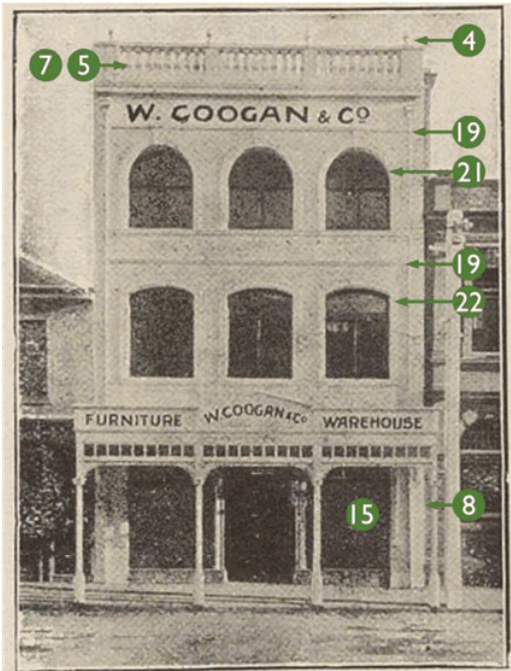


Figure 11 - Advertisement for the new warehouse. (Source: TAHO, Tasmanian Mail, 5 December 1912, Photographic Insert p.19)¹⁶

Key Style Indicators:

- | | | | |
|----|--|----|--|
| 1 | Symmetrical façade | 12 | Entablature |
| 2 | Deliberately asymmetrical façade | 13 | Pilaster |
| 3 | Contrasting materials and/or textures | 14 | Piers treated as pilasters |
| 4 | Decorative accents on the skyline | 15 | Ground floor treated as base |
| 5 | Balustraded skyline | 16 | Rustication reminiscent of the mannerist style |
| 6 | Prominent tower with classical details | 17 | Arcade |
| 7 | Parapet concealing roof | 18 | Non-classical oriel |
| 8 | Conventional classical order of architecture | 19 | String course |
| 9 | Unconventional classical order of architecture | 20 | Circular openings |
| 10 | Giant order | 21 | Semicircular openings |
| 11 | Pediment | 22 | Non-semicircular openings |

¹⁵ Apperly, A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present. (Sydney: HarperCollins Publishers Pty Ltd, 1994), p.106
¹⁶ [https://stors.tas.gov.au/TASMAIL\\$init=1276219-12-1-73-19](https://stors.tas.gov.au/TASMAIL$init=1276219-12-1-73-19)

2.0 UNDERSTANDING THE PLACE

The building's current Inter-War Art Deco façade is very restrained, lacking many of the decorative features, and principal characteristics of the style, or the architect's exemplary or seminal works.¹⁷

Key Style Indicators of the Inter-War Art Deco (c1915-1940)¹⁸ style present on the current building façade are shown below:

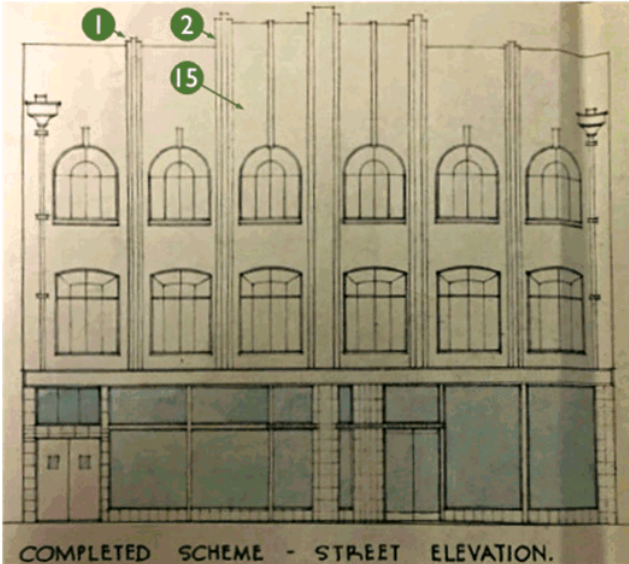


Figure 12 – Completed Scheme of the 1953 modifications, with the unified facade. (Source: TAHO, AE417/2/2054 provided by Austral Tasmania)

Key Style Indicators:

- | | | | |
|---|---|----|---|
| 1 | Emphatic vertical piers or fins | 9 | Coloured glazed terracotta (faience) facing |
| 2 | Stepped skyline or silhouette | 10 | 'Vitrolite' structural glass facing |
| 3 | Concentration of ornament on the upper part of building | 11 | Stylised low-relief ornament |
| 4 | Tower | 12 | Stylised high-relief ornament |
| 5 | 'Accordion' or 'pleated' windows | 13 | Chromium-plated trim |
| 6 | Ornamental metal window grilles | 14 | Stylised lettering |
| 7 | Monumental Entrance | 15 | Parallel line motif |
| 8 | Polished granite or marble base | 16 | ZigZig or chevron motif |

¹⁷ Such as the Hobart Masonic Temple (1936-38); Lincoln House, Burnie (1940); and Millbrook Rise Psychopathic Hospital (c.1934); SoAP, p.15

¹⁸ Apperly, A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present. (Sydney: HarperCollins Publishers Pty Ltd, 1994), p.190

2.0 UNDERSTANDING THE PLACE



Figure 13 – Basement of 81 Collins St, looking south - sandstone and brick dividing wall (left) and c.1950s exit ramp (right). (Source: Purcell)



Figure 14 – Sandstone and brick dividing wall between 81 and 79 Collins Streets basements. (Source: Purcell)



Figure 15 - Modified timber column to basement on concrete post. Concrete infill to exterior sandstone wall visible (Source: Purcell)



Figure 16 - Detail of timber balustrades on stair between Ground floor and Level 01. (Source: Purcell)

2.0 UNDERSTANDING THE PLACE



Figure 17 - Detail of pressed metal ceiling to ground floor with stair at rear. Expansive openings to the dividing wall are visible to the right (Source: Purcell)



Figure 18 - 1950 cargo lift door to ground floor interior. (Source: Purcell)

2.5 CONDITION AND INTEGRITY

Both internally and externally the building has been subject to considerable alterations and additions. A summary of interventions is outlined in Appendix 2, drawn from the "Statement of Heritage Significance 79-81 Collins Street Hobart Tasmania.", prepared by Brad Williams, Praxis Environment for TAL GP Projects Pty Ltd., May 2020, pp.31-34.

Internally the finishes and linings replace, and obscure, earlier fabric. There are expansive openings in the central dividing wall and considerable secondary structural supports throughout.

Externally the facade is stripped of the earlier Federation Free Classical characteristics previously evident. The facade of Lot 15 was entirely reconstructed in the 1950s. The facade is showing signs of deteriorated render adjacent to downpipes.

Together the building chronology in Appendix 2, and fabric inspection undertaken by Purcell, identify that the integrity and intactness of the place has been considerably eroded.

79-81 COLLINS STREET CMS

3.0 HISTORICAL OVERVIEW

3.1 INTRODUCTION

The following Chronology and Historical Overview are extracted from these reports:

- Williams, Brad., Praxis Environment. "Statement of Heritage Significance 79-81 Collins Street Hobart Tasmania". For TAL GP Projects Pty Ltd., May 2020. (SoS)
- Austral Tasmania, "79-81 Collins Street Hobart, Statement of Archaeological Potential." For ERA Planning & Environment. 19 January 2021. (SoAP)

The key phases identified in the SoAP are used to chronologically order the Site's history.¹⁹

3.2 BUILDING CHRONOLOGY

| Date | Event |
|--------------------------|---|
| 1804 | The Risdon Cove settlement relocates to a camp on the western boundary of Sullivan's Cove and along the Hobart Rivulet. The site possibly contains several convict huts. ²⁰ |
| 1811 | Governor Macquarie visits Hobart and orders Surveyor Meehan to prepare a near regular town grid. ²¹ |
| Late 1810s – early 1820s | George Hopwood takes a 21-year lease on lot 15 (1,146m ²), now 81 Collins St. George Clarke takes a 15-year lease on lot 16 (12 ½ perch) now 79 Collins St. ²² |
| 1827-1828 | Sharland's and Lee Archer's surveys show a single building on each lot, set back from the street on Lot 16 and closer to the street on lot 15. ²³ |
| c1832 | A c1832 survey shows lot 16 now has two buildings and lot 15 contains a masonry building towards the street frontage and two smaller timber buildings further back. ²⁴ |
| 1847 | The Assessment and Valuation Rolls describes the three buildings on the two lots as "House & Shop". ²⁵ |
| 1853 | The Assessment and Valuation Rolls ²⁶ list all three buildings as shops. |
| 1855 | The building on lot 16 is now described as "Stores" ²⁷ and the other two as shops. |
| 1865 | The building on lot 16 (then 51 Collins St) is described as "Warehouse" ²⁸ and the other two as House and Shop (then 53 and 55 Collins St). |

¹⁹ SoAP, pp.3-4

²⁰ SoAP, p.3

²¹ SoAP, p.5

²² SoAP, p.6

²³ SoS, pp.10-11

²⁴ SoS, p.12; SoAP, p.8

²⁵ SoAP, p.46 Select Assessment and Valuation Rolls

²⁶ SoAP, p.46 Select Assessment and Valuation Rolls

²⁷ SoAP, p.46 Select Assessment and Valuation Rolls

²⁸ SoAP, p.46 Select Assessment and Valuation Rolls

3.0 HISTORICAL OVERVIEW

| | |
|-------------------|---|
| c1870s / 1880s | It is likely the façade renovation of lot 16 occurred during this time. ²⁹ The description has changed to "Warehouse and Shop". ³⁰ |
| 1884 | Lot 16 (then 71 Collins St) is a "Printing Office" and lot 15 (then 73 and 75 Collins St) is unchanged. ³¹ |
| 1889 | Lot 16 (then 71 Collins St) is again described as a "Warehouse" and lot 15 (then 73 and 75 Collins St) is unchanged. ³² |
| 1901 | Lot 16 (then 71 Collins St) is the "Clipper Printing Office" and lot 15 (then 73 and 75 Collins St) is unchanged. ³³ |
| 1905 | Lot 16 (then 71 Collins St) has reverted to a Warehouse. ³⁴ |
| 1910 | Lot 16's address is 79 Collins Street and is a Warehouse and Office, while lot 15's addresses are 81 and 83 Collins Street and both still contain a house and shop. |
| c1920s | Addition to the rear of 79 Collins Street |
| 1936 | New building at rear of 81 Collins Street |
| 1953 | Demolition of the two small shops and construction of a small showroom at 81 Collins Street |
| c1955 | Major extension of the 1953 addition and consolidation of Collins Street façade in Art Deco style. |
| 1991 | Extensive alterations were carried out to the Collins Street showroom in 1991 to improve the display areas on the ground and first floor. ³⁵ |

3.3 HISTORICAL OVERVIEW OF THE SITE

3.3.1 THE ABORIGINAL PEOPLE OF THE HOBART AREA

During the Holocene, the western shore of the Derwent formed part of the lands of the South East nation. Their territory covered an area of approximately 3,100km² to encompass the western shore of the Derwent north to New Norfolk, the D'Entrecasteaux Channel and Bruny Island, and south to South Cape, extending west to the Huon Valley. Ryan writes that prior to European contact, the area probably contained seven bands, each with about 70 to 80 people. ... The Hobart area was home to the Muwinina band. They knew the area as Nibberloone or Linghe.³⁶

29 SoS, p.16
30 SoAP, p.46 Select Assessment and Valuation Rolls
31 SoAP, p.47 Select Assessment and Valuation Rolls
32 SoAP, p.47 Select Assessment and Valuation Rolls
33 SoAP, p.47 Select Assessment and Valuation Rolls
34 SoAP, p.47 Select Assessment and Valuation Rolls
35 SoAP, p.19
36 SoAP, p.3

3.0 HISTORICAL OVERVIEW

3.3.2 1804-1811: THE CAMP, HOBART RIVULET AND THE GRID

The first decade of European settlement in Hobart was marked by its close relationship with the waterfront and Hobart Rivulet. After the failure of the settlement at Risdon Cove and the relocation to Sullivan's Cove on the western shore in February 1804, the early occupants of Hobart Town spent their first decade in a struggle for survival, building upon the camp clustered on the western boundary of the cove and along the rivulet.³⁷

One of the key factors in choosing Sullivan's Cove was a secure supply of fresh water. For thousands of years the rivulet was a permanent source of fresh water: first for Aboriginal people and later, the European settlers before its subsequent and rapid pollution.³⁸

Settlement stayed close to the cove and rivulet. The initial laying out of the camp in early 1804, and the location of certain buildings or functions created patterns in the landscape which shaped later development. Some of these patterns continue to be readable elements in Hobart. Lines of tents or rough huts were established for the convicts, approximating what is now the location of Collins and Murray streets.³⁹

On his first visit to Hobart in 1811, Governor Macquarie found that the settlement was being developed in a haphazard way without any proper plan. In response, he ordered a near regular grid to be prepared by Surveyor Meehan. Leading up from Sullivan's Cove, Meehan's plan had some street alignments skewed to avoid wide scale demolition of buildings which were located within intended streets.⁴⁰

The earliest depiction of the subject site derives from the 1806 settlement plan of Hobart, which has had Meehan's 1811 survey (representing the Macquarie layout of Hobart Streets) from a later compiled plan held by the Royal Society of Tasmania. This shows the subject site as part of the assemblage of 'convict' temporary structures, with two depicted in the subject site. The accuracy of this plan is not known; however, it does represent that the subject site is in a very early settled portion of Hobart.⁴¹

3.3.3 1811-1839: LAND ALIENATION & EARLY DEVELOPMENT

The earliest documentation regarding the study area relates to land alienation. At some stage prior to 1824, the block formed by Elizabeth, Liverpool, Murray and Collins streets was subdivided into 17 unequal lots. Land was initially held as leases from the Crown for periods varying from 14 to 21 years. If, at the conclusion of the period the leaseholder had fulfilled their development obligations, they would then be eligible to receive a grant over the property.

The study area coincides with two of these original leases. Lot 15, the larger and containing approximately 1,146m² was held as a 21-year lease to George Hopwood, and the smaller lot 16 was held as a 14-year lease to George Clarke. The dates at which Hopwood and Clarke obtained their leases is not recorded, but was likely during the late 1810s, early 1820s which was consistent with the pattern of land acquisition in Hobart at this time.⁴²

One of the earliest maps to depict the study area dates from 1828 and shows Clarke's lot [lot 16] in the ownership or occupancy of a 'Dacers', most likely Richard Dacres, ... commander of the Lucy Ann [who] left the colony in 1827. To the south west was Hopwood's lot [lot 15], and the Green Gate Inn, located outside of the study area, but with one building partially within the study area.⁴³

A more detailed, but still broad scale map of Hobart was produced shortly after and is the first depiction of the study area showing built development with any accuracy. Construction in Hobart at this time was governed by newly formed regulations which categorised land into three classes based on lot size: one to three acres (first class), ½ acre to one acre (second class), and ¼ acre to ½ acre (third class). Each designation came with certain building requirements, although some flexibility in their application did exist.

37 SoAP, p.3
38 SoAP pp.3-4
39 SoAP, p.4
40 SoAP, p.5
41 SoS, p.7
42 SoAP, p.6
43 SoAP, p.7

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Both Hopwood's and Clarke's lots were of the third class, meaning the landowner had to agree to construct a footpath on the side of their lot and commence construction of a brick or stone building within twelve months of acquisition. This building was to be no less than 12 feet (i.e., approximately 3.7 metres) from the street.⁴⁴

The c.1830 map of Hobart shows Hopwood's lot 15 contained three buildings within the study area. It included a masonry building towards the street frontage (and shaded red), and two smaller timber buildings towards the rear of the lot (shaded black). Clarke's former lot 16 contained a single timber building. All buildings were setback from Collins Street, indicating some compliance with the regulations. The nature of the use of these structures is not recorded at this time but given the very central location of the study area, the buildings probably combined commercial and residential functions, a very common practice during the nineteenth century.

... In May 1833, Hopwood applied to the Caveat Board to have his 12 perch allotment [lot 15] recognised by the issuance of a grant and in June of that year he mortgaged the allotment to George Lowe. The indenture for this mortgage references a Messuage or Dwelling House on the allotment.⁴⁵

Lot 15 was sold to George Lowe, a dealer from Campbell Street in 1833 for £140.26.⁴⁶

...in May 1834, when Elizabeth Lee inserted advertisements in the Hobart press cautioning the public, "and especially Thomas Kidner" from trespassing on the allotment [lot 16]. The following week, Thomas Kidner reciprocated with an advertisement in the Hobart Town Courier warning all people from trespassing on the same allotment, declaring it his "indisputable property".⁴⁷

It is unclear what this dispute entailed, but the fact that Kidner's ownership of the allotment was open to dispute suggests that at this stage he possessed a 'location order' but not a grant to the land. In May 1834, Kidner sought to solidify his position by applying to the Caveat Board to have a grant for the allotment issued to him. ... Having attained irrefutable title to the property, Kidner sold it [lot 16] in February 1839 to William Davis of Bruny Island for £110.27.⁴⁸

3.3.4 1840S-1905: CONSOLIDATION OF DEVELOPMENT

The study area was depicted in James Sprent's highly accurate survey plans of the 1840s. These plans are accurate in showing lot boundaries, building footprints and materials. What was lot 15 contained the conjoined timber shops and housing owned by the Martins and built hard against the street frontage. It had certainly replaced the smaller masonry building first shown on the c.1830 map of Hobart ... John McConnell's gunsmith shop and house is shown on lot 16, as a small timber building, again also on the street frontage, and with a second timber building towards the centre of the property. ...

The first Hobart assessments were published in 1847. What was lot 15 was in the ownership of the Martin family. It contained two conjoined shops combined with housing. The buildings were in the ownership of Mrs Martin, a bonnet maker, who was listed as resident of one of the buildings. Neighbouring on lot 16 was John McConnell, a gunsmith who also lived on the premises.⁴⁹

Davis held the allotment [lot 16] until March 1853, when he sold it for £650 to Joseph Fisher and John Mills. ... In March 1854, Fisher sold his half of the property [lot 16] back to John Mills for £325; several weeks later, Mills sold the entire allotment to John Leven [John Leven & Co., merchants and commission agents⁵⁰] for £840. Leven owned the property for two and a half years, during which time he invested considerably in the allotment. In October 1856, Leven sold the allotment to George Stevenson for £4,400. This nearly five-fold increase in price almost certainly reflects the construction of the "Warehouse or Store" referred to in Stevenson's 1861 mortgage to Henry Hopkins.⁵¹

44 SoAP pp.7-8
45 SoS, p.12
46 SoAP, p.8
47 SoS, p.12
48 SoS, p.13; SoAP, p.8
49 SoAP, p.9
50 SoAP, p.10
51 SoS, p.16

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By the 1860 Assessment and Valuation, Lot 16 was known as 51 Collins Street (Store) and Lot 16 was known as 53 and 55 Collins Street (both described as House and Shop).⁵²

The 1880 Valuation Roll also refers to this allotment ... as a 'Warehouse and Store' with the fairly high annual value of £100.⁵³

Stevenson owned the allotment [lot 16] until January 1882, when he sold it to John Clay Hadley, licensee of the nearby Ship Hotel, for £1,250. Two years later [1884], Hadley sold the allotment to George Parker Fitzgerald [merchant and politician⁵⁴], founder of the G.P. Fitzgerald department store, [the first emporium-style retailing firm in Tasmania⁵⁵] for £3,000. ... It is possible that the façade had a makeover during the later c19th, with the c1890 and later photographs depicting an ornate Victorian-Italianate styled façade, which would not be expected on an 1850s building – and there is no record of a complete replacement of the 1850s store/warehouse building – therefore renovation c1870s / 1880s is likely.⁵⁶

Mary Ann Martin died in December 1882, leaving the property [lot 15] to her sons Thomas and Patrick Martin.⁵⁷

By the 1889 Assessment and Valuation, Lot 16 was known as 71 Collins Street and Lot 16 was known as 73 and 75 Collins Street.⁵⁸

At some stage, the old timber shops and houses [on lot 15] was replaced by a new two storey brick building, with basement. As before, it consisted of two conjoined shops and houses. Its date of construction has not been established with any great accuracy, but its simple Georgian form would suggest a mid-nineteenth century origin during the 1850s. Over the years, numerous tenants lived and worked from the premises. This included the Martins, but also tenants such as Francis Butler (1847), S.J. Turner (1853), George King (1855-60), Richard Bright (1860), Francisco Santy (1865), Thomas Wood (1869), Thomas H. Turner (1884), and Annie McArthur (1889). During the early 1890s, the building was extended (or perhaps subdivided), with the lot now containing three combined houses and shops. Also, during this period umbrella maker Valentine Shott rented premises from the Martins to operate his business.⁵⁹

3.3.5 1911-2019: COOGAN'S FURNITURE STORE

The longest historical association with the place is that of Coogan's furniture store, which was one of Tasmania's oldest businesses.⁶⁰

William Coogan was born in Victoria in 1857. He left school at 14 and was apprenticed to a furniture maker in Melbourne. On completing his five-year term, he left Victoria for Tasmania in 1876, arriving in Hobart and being offered a job as an upholsterer. His Hobart stay was brief, as in October of that year he moved to Launceston to establish his own business, starting from a one room workshop with a shared shopfront. This was a period of boom for Launceston, benefiting from the wealth generated by newly developed mining fields. From these humble beginnings, the firm achieved a reputation for their skilled craftsmanship, and a tradition of using the finest Tasmanian timbers. Coogan went on to establish the largest furniture factory in Australia, and possibly the southern hemisphere, employing hundreds. Shiploads of furniture was exported throughout Australia, and retail stores established in Launceston, Hobart, Burnie and Ulverstone. Coogans was a company which looked after its staff and in return, was given employee loyalty. ... Beyond commerce, William Coogan supported the mineral exploration of Tasmania, although his investments do not appear to have resulted in profit. He was elected to the Launceston City Council in 1914, going on to serve as Mayor in 1917-18. He was also the first

52 SoAP, p.46

53 SoS, p.16

54 SoAP, p.11

55 SoAP, p.11

56 SoS, p.16

57 SoS, p.16

58 SoAP, p.47

59 SoAP, p.10

60 SoAP, p.12

3.0 HISTORICAL OVERVIEW

businessman to introduce hire purchase to the State, which made the ownership of fine furniture possible for many in Tasmania.⁶¹

The old Georgian ground floor shopfronts at 81 Collins Street [part of lot 15] were removed and replaced with display windows. Coogans moved to the new premises in 1911, which they described as an opening of a 'new warehouse' under the management of Mrs Day, although in reality it reused the existing mid-nineteenth century buildings on the site.⁶²

The property [lot 15] ... stayed in the ownership of the Martin family until June 1914 when the whole allotment sold to Joseph Sidwell, a butcher, for £1,850.⁶³ In February 1920, the building [lot 16] was sold to William Coogan for £5,000 [by G.P. Fitzgerald]⁶⁴. Sidwell held the property [lot 15] until May 1921, at which point he sold it to William Coogan for £2,450.⁶⁵

George Fitzgerald still owned lot 16 (79 Collins Street) in 1911 and rented the premises to W Coogan & Co. Lot 15 (known as 81 and 83 Collins Street) was owned and individually rented out by Joseph Sidwell. In 1924, W Coogan & Co owned both properties (lots 15 and 16), while still occupying only 79 Collins Street. Sometime between 1930 and 1934, the addresses are changed to 79, 79A and 81 Collins Street, and William Coogan is the sole occupant.⁶⁶

It is thought the rear extension to 79 Collins St (lot 16) was constructed between 1921 and 1936, although no plans have been found. Plans for a proposed rear two storey extension (plus basement) to 81 Collins St (lot 15) drawn in 1936, show the three storey rear extension to 79 Collins Street as existing.

The constructed extension as per the 1936 plans above are shown on a 1937 aerial image as well as the earlier rear extension to 79 Collins Street.⁶⁷

The [1936] plans were prepared by local architect Albert Lauriston Crisp. Crisp was a notable architect of the period, known for his classical style of works. ... A mechanical lift was installed in 1950.⁶⁸

... In 1953, Crisp was again commissioned by Coogans to design major alterations to the Collins Street store. The works were carried out in stages. The upper floor (and perhaps more?) of the Georgian building at 81 Collins Street was removed and replaced by a parapet which mirrored the arched windows of the 1850s warehouse next door at 79 Collins Street. This was only part of the scheme, as ultimately a three-storey building was erected at 81 Collins Street, and a uniform art deco inspired façade constructed across both lots. It repeated, or perhaps reused the arched openings of the 1850s building. ... The reconstruction was carried out by Hansen & Yunken at a cost of £12,480.⁶⁹

The 1958 aerial photograph of Hobart shows that the second stage of the 1953 scheme had been achieved by that time. ... A 1964 photograph shows the building as currently stands, with no further major development undertaken since the mid-late 1950s.⁷⁰

During the 1980s, the Collins Street premises were sold but with lease back options to the company. Extensive alterations were carried out to the Collins Street showroom in 1991 to improve the display areas on the ground and first floor. Coogans continued trading for several more decades but closed its Moonah and Collins Street stores in 2019.⁷¹

61 SoAP, p.12

62 SoAP, p.13

63 SoS, p.16

64 SoS, p.18

65 SoS, p.18

66 Extracted in SoAP, Appendix 2: Assessment and Valuation Rolls (Select), p.46

67 SoS pp.21-22

68 SoAP pp.14-17

69 SoAP, p.17

70 SoS pp.28-29

71 SoAP, p.19

79-81 COLLINS STREET CMS

4.0 SIGNIFICANCE

4.1 FRAMEWORK FOR ASSESSMENT

The philosophy of conservation is centred on significance. It helps to define what contribution various aspects of a place make to a wider understanding and appreciation of history, society, and culture. Therefore, understanding the significance of the place is essential for managing sensitive change.

Decisions about maintenance, repair or alteration should consider all values that contribute to its significance. The way in which any of these changes are carried out and the extent of change allowable will largely be determined by the significance of the affected area(s) and whether that significance will be retained.

The following assessment of significance is a principal consideration for understanding its capacity for change and any threats to heritage value or opportunities to enhance it. It also forms the foundation for defining the Conservation Philosophy and Policies for the Site. The definition of 'historic cultural heritage significance' contained in the *Historic Cultural Heritage Act 1995 (HCHA 1995)*: "its significance in terms of the registration criteria".⁷² At a local level, the HIPS 2015 defines 'historic cultural heritage significance' as having the same meaning as the HCHA 1995, that is, the eight registration criteria.⁷³

The significance assessment against the registration criteria, and the statement of significance conforms with Heritage Tasmania's document *Assessing Historic Heritage Significance for application with the Historic Cultural Heritage Act 1995*.⁷⁴

4.2 METHODOLOGY FOR ASSESSMENT

The *Conservation Plan* describes Cultural Significance as "a simple concept".⁷⁵ It further explains why assessment of significance is important:

Its purpose is to help identify and assess the attributes which make a place of value to us and to our society. An understanding of it is therefore basic to any planning process. Once the significance of a place is understood, informed policy decisions can be made which will enable that significance to be retained, revealed or, at least, impaired as little as possible. A clear understanding of the nature and level of the significance of a place will not only suggest constraints on future action, it will also introduce flexibility by identifying areas which can be adapted or developed with greater freedom."⁷⁶

Significance encompasses not just the physical fabric, but also the setting, contents, use, history, tradition, and heritage context of a place. Consequently, cultural significance is unique to each place and the relative significance can vary from element to element. For this study, significance is the overarching analysis and understanding of what is important about the site.

In the Australian context, assessments of cultural heritage significance are based upon the model outlined in the *Burra Charter: The Australian ICOMOS Charter for Places of Cultural Significance, 2013*. This model recommends that sites be assessed against four main categories: historical, scientific (including archaeological), aesthetic and social/spiritual significance.

At a state level, the assessment of cultural heritage significance is based upon the criteria outlined in the HCHA 1995⁷⁷ and accompanying guidelines. In assessing significance, Heritage Tasmania has issued *Guidelines for the application of the criteria and determining the level of significance according to state or local thresholds*.⁷⁸

⁷² *Historic Cultural Heritage Act 1995*.

⁷³ HIPS 2015, c.13.3; HCHA 1995, s.3

⁷⁴ Department of Primary Industries, Parks, Water and Environment, "Assessing historic heritage significance for Application with the Historic Cultural Heritage Act 1995," October 2011.

⁷⁵ Kerr, J.S. (2013), p.4

⁷⁶ Kerr, J.S. (2013), p.4

⁷⁷ HCHA 1995, Part 4, 16(2)

⁷⁸ Department of Primary Industries, Parks, Water and Environment, "Assessing historic heritage significance for Application with the Historic Cultural Heritage Act 1995," October 2011.

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Any place or site which, in the opinion of the Heritage Council, meets one or more of the following eight criteria can be included in the THR:

- a. the place is important to the course or pattern of Tasmania's history;
- b. the place possesses uncommon or rare aspects of Tasmania's history;
- c. the place has the potential to yield information that will contribute to an understanding of Tasmania's history;
- d. The place is important in demonstrating the principal characteristics of a class of place in Tasmania's history;
- e. the place is important in demonstrating a high degree of creative or technical achievement;
- f. the place has a strong or special association with a particular community or cultural group for social or spiritual reasons;
- g. the place has a special association with the life or works of a person, or group of persons, of importance in Tasmania's history;
- h. the place is important in exhibiting particular aesthetic characteristics.

Entry into the THR is a recognition that a site or a place is of significance to the historic cultural heritage of Tasmania.

4.3 GRADINGS OF SIGNIFICANCE

The significance of the features of 79-81 Colling Street have been preliminarily assessed using a scale of gradings ranging from Exceptional to Intrusive. The definitions of these gradings are provided below. The significance is assessed relatively across the site, meaning the significance of a component building or feature is proportionate to the wider site.

| | |
|--------------------------|--|
| Exceptional Significance | <p>Fabric of exceptional significance makes the greatest direct contribution to the historic and aesthetic values of the place. It accounts for rare or outstanding original fabric and unaltered original elements and features.</p> <p>Fabric of exceptional significance should be retained and conserved in situ. Any work, which affects the fabric or external appearance of these elements, should be confined to preservation, restoration and reconstruction as defined by The Burra Charter.</p> |
| High Significance | <p>Includes elements and features that make an important contribution to the recognition of the item's significance albeit the fabric may not be in good condition. This may include elements that have been altered, or elements created, as part of a generally sympathetic alteration to the building. This category is likely to include much of the extant fabric from the early phases of construction and many reconstructed early or original elements wherever these make an important contribution to the significance of the item.</p> <p>Elements identified as being of high significance should generally be retained, restored, and conserved in situ, subject to other relevant factors including technological feasibility of proposed works. Minor intervention into fabric including adaptation and alteration as defined by The Burra Charter is permissible. The significance of each element should be retained, and significant fabric should not be removed or obscured. Where possible, changes should be reversible.</p> |

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Little Significance & Neutral Items

Includes elements and features which were originally of higher significance, but have been compromised by later, less significant modifications. Can include additions made to accommodate changing functional requirements where these components are generally of neutral impact on the complex's significance.

Elements assessed as being of little significance or of neutral value are generally not regarded as essential to the major aspects of significance of a building or place, often fulfilling a functional role. Both retention and removal are acceptable options, depending on the element. Any major interventions to the item should be confined to areas where the fabric is of little significance.

Intrusive

Includes fabric which adversely affects the significance of the complex or fabric created without respect for the intangible values of the building. Removal of elements of this category would directly increase the overall heritage value of the item.

Elements identified as intrusive can reduce or obscure the overall significance of the place, despite their role as illustrators of the site's progressive development. The preferred option is for their removal, conversion to a more compatible form, or replacement in a way which helps to retain the overall significance of the item. These works should be done without damage to adjacent fabric of significance. These items need not be addressed immediately.

4.4 COMPARATIVE ANALYSIS

4.4.1 ARCHAEOLOGICAL COMPARISON⁷⁹

There are two key attributes of archaeological value to consider for 79-81 Collins Street. The first, and most significant is the earliness of the place. Places with confirmed occupation and development from the period 1804-1811 are very rare in Tasmania, and in Hobart in particular, with most places having been destroyed by later phases of urban development. Although it is unlikely that substantial structural evidence exists of this first settlement pattern, the potential must be acknowledged and accorded the highest significance. To the knowledge of the authors, other urban sites with archaeological resources from this period known to survive are very rare. The Cottage Green excavation in Montpelier Retreat is the most relevant in this case, dating from 1805. Other places of first European settlement do exist at Risdon and York coves and have been investigated. Urban examples are far rarer.

The second attribute of interest is the likely presence of structural and artefactual evidence related to combined commercial and residential premises, which existed at 79 Collins Street until c.1855, and at 81 Collins Street until c.1911. Archaeological investigations of such places have occurred at Cottage Green; the Melville Street UTAS development; the Theatre Royal/Hedberg development, also by UTAS; and the Myer Liverpool Street redevelopment.

Housing within the study area emerged in 1804, and had expanded, and consolidated by the 1820s. Should they survive, underfloor artefact-bearing deposits, yard, cess or rubbish pit deposits from these residences and businesses may have archaeological potential to provide information about the material culture of the occupants and how they lived, and possibly differences in the socio-economic position of the households.

Artefactual evidence can provide information on how a place was used and the lives of its occupants. From other excavations we know that extended occupation can have a distinctive archaeological signature with the capacity to provide original insights (not available in the literature) to the lives, pastimes and occupations of nineteenth century urban dwellers. These investigations – and many others like them – yielded artefact assemblages that on analysis enabled new understanding of these areas. When coupled with the records of

⁷⁹ SoAP, 3.4.1 Comparative Information, pp.34-36

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occupancy, the potential exists to reconcile place-based information with names, providing valuable insights to lives otherwise unremarked.

There is potential for the yard spaces to contain artefact deposits from rubbish pits, cess pits, or disposal of refuse over yard surfaces. Until the 1880s it was common practice for residences and businesses to dispose of their rubbish, by necessity, behind their premises – 'out of sight, out of mind'. It was not until the 1910s that formalised rubbish collection was successfully implemented in Hobart.⁸⁰

Of particular interest is the likelihood that cesspits (non-plumbed toilets) may have been located in these yard areas during the nineteenth century occupation. Cesspits typically present as a hole excavated into the substrate which was covered over when full, or a masonry or timber-lined repository that could be emptied periodically. A small shed was placed over the top of the pit, affording some measure of privacy to users. Cesspits were a feature of the Hobart townscape until the late 1880s, when efforts were made to replace them with pan toilets, from which the nightsoil could be regularly collected for disposal.⁸¹ The 1905 Metropolitan Drainage Board plan also shows three water closets, which have been demonstrated through multiple excavations to have high archaeological potential.

For the archaeologist, the cesspit is regarded as an invaluable source of information, often providing insight into past ideals of cleanliness and health, as well as shedding light on the diet and societal status of the people that occupied the area.⁸² When a cesspit went out of use it often became a convenient repository for household refuse. If a cesspit was converted into a water closet there is evidence to suggest that the resultant cleared hole was quickly filled with rubbish.⁸³ Those urban excavations where cesspits have been encountered have tended to provide the most fruitful insights into past lives: Wapping in Hobart, Casselden Place in Melbourne, Cumberland/Gloucester Streets in Sydney and the Five Points in New York all drew heavily upon information arising from detailed analyses of the contents of cesspits.⁸⁴

4.4.2 ARCHITECTURAL COMPARISON

Albert Launston Crisp was Tasmanian Chapter President of the Australian Institute of Architects from 1937-38, and

... was a notable architect of the period, known for his classical style of works. His best regarded building is the Hobart Masonic Temple (1936-38), with other works including ... the Millbrook Rise Psychopathic Hospital (c.1934).⁸⁵

An overview of Crisp's THR listed buildings is in the following tables.

⁸⁰ In 1888 the first serious efforts were made to collect and remove of refuse properly. Petrow, S. *Sanatorium of the South?*, Tasmanian Historical Research Association, Hobart, 1995, pp. 155-159

⁸¹ Efforts were not made to remove cesspits from the city's landscape until 1887. Pans and, finally, drainage, replaced the cesspits. Petrow, op. cit. pp. 160; Crook, P. Murray, T. 'The Analysis of Cesspit Deposits from The Rocks, Sydney', *Journal of the Australasian Society for Historical Archaeology*, Vol. 22, 2004, p. 47



⁸² Such is their recognised value in the archaeological community that the American journal *Society for Historical Archaeology* dedicated one whole issue to it. See: 'View from the Outhouse: What We Can Learn from the Excavation of Privies', *Journal of the Society for Historical Archaeology*, Vol. 34, No. 1, 2000.

⁸³ Crook, Murray, op. cit. pp. 47-48

⁸⁴ See: Crook, Murray, op. cit.; Murray, T. Mayne, A. '(Re)Constructing a Lost Community: "Little Lon," Melbourne, Australia', *Journal of the Society for Historical Archaeology*, Vol. 37, No. 1, 2003; Yamin, R. 'From Tanning to Tea: The Evolution of a Neighbourhood', *Journal of the Society for Historical Archaeology*, Vol. 35, No. 3, 2001

⁸⁵ SoAP pp.14

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| HOBART MASONIC TEMPLE (1936-38) | |
|---|---|
| Address: | 3 Sandy Bay Road, Hobart (Title Ref: 71169/1) |
| Statutory Heritage List: | Permanently Registered THR Place ID: 7490 HIPS 2015, Table E13.1 Ref No: 2776 |
| Non-Statutory Heritage List: | Australian Institute of Architects, Nationally Significant 20th-Century Architecture |
|   | |
| <p>Figure 19 – The Sandy Bay Road elevation (Source: http://www.lodgedevotion.net/devotionnews/masonic-buildings---articles-editorials-and-histories/masonic-buildings---hobart-masonic-centre-tasmania/tmpl=%2Fsystem%2Fapp%2Ftemplates%2Fprint%2F&showPrintDialog=1)</p> <p>Figure 20 – The monumental entrance featuring vestigial classical columns. (Source: Australian Institute of Architects "Nationally Significant 20th-Century Architecture Masonic Temple," https://repository.architecture.com.au/download/notable_buildings/tas/masonic-temple/6a0.pdf)</p> | |
| Description: ⁸⁶ | Constructed in light coloured brickwork, the symmetrical facade is vertically articulated into five bays with classically proportioned openings & a central entrance. The brickwork is detailed with horizontal banding every ten courses & a corbelled tray of dentils to form a vestigial cornice. Ornament is kept to a minimum & used primarily to embellish openings seen in the carved sandstone vestigial columns & entablature to the entry. Characteristically Art Deco, with Egyptian motifs, the ornament relates specifically to the origins of Freemasonry & was popular at the time, following the discovery of Tutankhamen's tomb in 1922. The architecture & the setting combine to provide a building that was at the time progressive yet with a conservative quality. |
| Statement of Significance: ⁸⁷ | The Masonic Temple, Hobart, is an excellent example of the Stripped Classical style of architecture in Australia. The freestanding urban setting combined with symmetrical massing, creating a classical composition, & plain light coloured wall surfaces, with minimal applied non-historic Art Deco ornament, is typical of the style. |
| Criteria: | N1 Important heritage value in demonstrating the principal characteristics of a particular class or period of design. N3 Important heritage value in establishing a high degree of creative achievement. |

⁸⁶ AIA "Nationally Significant 20th-Century Architecture – Masonic Temple," July 20, 2011

⁸⁷ No Statement is provided for places listed on the THR prior to 2007; AIA "Nationally Significant 20th-Century Architecture – Masonic Temple," July 20, 2011

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MILLBROOK RISE PSYCHOPATHIC HOSPITAL (C.1934)

| | |
|--------------------------|--------------------------|
| Address: | 3 Hobart Rd, New Norfolk |
| Statutory Heritage List: | Not registered |



Figure 21 – The complex in 1934. (Source: Willow Court History Group, "Millbrook Rise." <http://www.willowcourttasmania.org/millbrook-rise/>)



Figure 22 – The monumental entrance featuring low-relief, stylised palm trees on either side of the monumental entrance. (Source: Willow Court History Group, "Millbrook Rise." <http://www.willowcourttasmania.org/millbrook-rise/>)

| | |
|--------------|--|
| Description: | Art Deco features include the symmetrical façade; stylised low-relief palm trees; emphatic vertical piers; the monumental entrance; stepped skyline; ornamental metal grilles on the front door, highlights, and sidelights; and parallel line motifs. |
|--------------|--|

The freedom of expression gained by Crisp when designing a new building is apparent in the buildings above as compared to that available when converting and combining existing buildings like those at 79-81 Collins Street. Both the buildings above demonstrate a much greater and more extensive use of Art Deco style in their facades and interiors than found in 79-81 Collins Street.

The Masonic Temple's use for its original purpose is ongoing and the building has had minimal changes internally and externally.⁸⁸ Millbank Rise was extended in the early 1940s to accommodate an increase in demand. In 1968 it was incorporated into the Royal Derwent Hospital and continued in use until 2001, when it changed from a residential treatment facility to a records storage facility.⁸⁹ However, 79-81 Collins Street has seen significant changes to accommodate the changes in use and requirements to suit the various of a commercial activities carried out over the building's life.

⁸⁸ WBro Damien, "Hobart Masonic Centre Tasmania," <http://www.lodgedevotion.net/devotionnews/masonic-buildings---articles-editorials-and-histories/masonic-buildings---hobart-masonic-centre-tasmania?tmpl=template%2Fapp%2Ftemplates%2Fprint%2F&showPrintDialog=1>.

⁸⁹ Willow Court History Group, "Millbrook Rise." <http://www.willowcourttasmania.org/millbrook-rise/>

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4.5 ASSESSMENT OF HERITAGE VALUES

- a. the place is important to the course or pattern of Tasmania's history;

The archaeological potential of the study area has historical significance. Settlement and development can be traced back to the very first weeks of settlement and the British establishment of Hobart in 1804. Accommodation of some form for convicts was in this area in 1804, with further housing emerging by 1811. This is a particularly early date in the history of colonial Hobart. Structural evidence of such development is likely to have been disturbed or destroyed by later phases, but such evidence, should it exist, would be of State significance. Some likelihood exists that artefactual evidence from this period will be present. By the 1820s the study area had emerged as a mixed commercial and residential area, a very common practice in the nineteenth century. Given its very central location, it was developed, and re-developed multiple times for shops and houses, with the current buildings having their origin in mid-1850s structures, albeit much modified.⁹⁰

The extant building does not in itself have direct associations with an event of historical significance nor does it demonstrate an important historical period or phase. While the development of the building is associated with the development of central Hobart for trade, the association to this process is incidental. The many alterations to the building mean that this process is no longer evident in the physical fabric of the place. As such it does not satisfy this criterion.

- b. the place possesses uncommon or rare aspects of Tasmania's history;

It is unlikely, but not impossible that structural or artefactual evidence may exist of the first phases of development in the study area dating from 1804-1811. Such archaeological evidence is extremely rare to survive in the urban environment and would be of State significance.⁹¹

The extant built fabric of the place is not considered to be uncommon or rare as a retail outlet. As part of the Central Business Area and precinct, it is one of several retail buildings of the Victorian and later Inter War periods. It is not distinctive, and has no unusual attributes that make it of special interest. As such it does not satisfy this criterion.

- c. the place has the potential to yield information that will contribute to an understanding of Tasmania's history;

The place has research potential at State and local levels of significance, for the new information it can provide regarding aspects of Hobart's nineteenth century history. Evidence of the first phases of European settlement and development from 1804-1811 will be of State significance and have high archaeological potential to yield information for a period for which there is very little documentary evidence, and relatively few comparable places, particularly in the urban environment.

The progression of combined houses and commercial premises from the 1820s through to c.1855 are of local significance and are representative of this pattern of urbanisation in Hobart during this period. There is potential for both structural and artefactual evidence from these phases. Rubbish or cesspit deposits located in former yard spaces may give insight into the people who lived, worked, and socialised at the place; changing patterns and tastes in consumer patterns and smaller personal items which can provide context and meaning to the historical record. This information could offer important opportunities to compare the history of combined residential and commercial buildings which have been investigated at other archaeological sites in Hobart and the mainland.⁹²

Building history – evidence of several phases of use / fabric / styles

- d. The place is important in demonstrating the principal characteristics of a class of place in Tasmania's history;

90 SoAP, p.36

91 SoAP, p.36

92 SoAP, p.36

4.0 SIGNIFICANCE

The archaeological potential of the place is unlikely to be demonstrative of a class of place, that is, a nineteenth century combined residential and commercial premises. Although no longer as prominent, numerous extant examples of this type of development are located throughout Tasmania's urban environment.⁹³

The building itself is not considered to be a particularly fine, nor intact example of an Inter-War Art Deco building. Architecturally it presents as a somewhat naive example, likely a result of the integration of the two historic structures in the mid-1950s. Many of the characteristics of the façade's earlier Victorian Free Classical style, have been removed. As such it does not satisfy this criterion.

- e. the place is important in demonstrating a high degree of creative or technical achievement;

On present knowledge there is no evidence to suggest that the archaeological potential of the place would meet this criterion.⁹⁴

There is no known recognition of the extant built structure. It is not considered a seminal or important work of Albert Lauriston Crisp, with several important examples of Crisp's work remaining elsewhere within the City of Hobart and State of Tasmania more broadly. The building's current form arises from a several phases of incremental additions and modifications, resulting in the modest and restrained street presentation it has today. The building does not provide evidence of innovative, creative, or technical achievement, and does not satisfy this criterion.

- f. the place has a strong or special association with a particular community or cultural group for social or spiritual reasons;

Not assessed, however in isolation, the archaeological potential is unlikely to meet this criterion.⁹⁵

The Central Area Heritage Review cites the historic cultural heritage significance of the place due to its contribution 'in conjunction with its neighbours, to a relatively intact nineteenth/early to mid-twentieth century commercial streetscape'.⁹⁶ While not formally assessed it is the position of the author that the place does not meet this criterion. Its association with a community or cultural group is not evident in the built fabric, or historic use of the place. The place is not visually prominent, nor does it have a profound effect on an identified community group. It is not by definition or use a place of gathering for social, recreational or community use.

- g. the place has a special association with the life or works of a person, or group of persons, of importance in Tasmania's history;

The archaeological potential of the place has a significant association with two individuals of importance in Tasmania's history at a State level. Firstly is George Hopwood, who was a Norfolk Islander relocated to Van Diemen's Land in 1808. He was part of a very significant group of individuals who were forcefully removed to Tasmania, and played a key role in the settlement and development of agriculture in the colony. Hopwood also enjoyed commercial success, and archaeological evidence from his period of ownership may exist. The second individual who is likely to have left traces of his occupation of the site in the archaeological record is Philip Oakley Fysh. Fysh, later Sir Philip was a merchant and later politician, entering the Legislative Council in 1866 on a progressive policy of economic development. He later moved to the House of Assembly and served several terms as Premier, and was active in the Federation movement, becoming a minister without portfolio in 1901-03 and Postmaster-General in 1903-04.⁹⁷

The Central Area Heritage Review cites the historic cultural heritage significance of the place due to its 'long association with the firm of W Coogan & Co, which occupied the premises for more than 90 years'.⁹⁸

- h. the place is important in exhibiting particular aesthetic characteristics.

93 SoAP, p.36

94 SoAP, p.37

95 SoAP, p.37

96 Central Area Heritage Review, Reference C60

97 SoAP, p.37

98 Central Area Heritage Review, Reference C60

4.0 SIGNIFICANCE

At present knowledge, there is no evidence to suggest that the archaeological potential of the place would meet this criterion.⁹⁹

The place is not considered a particularly fine or intact example of an Inter-War Art Deco façade. The simplicity of the façade, which likely results from the integration of the two earlier facades, does not possess a reasonable range of characteristics which define this class. Further the principal characteristics of the Victorian Free Classical buildings have been considerably altered both internally and externally. As such it is considered that the place does not meet this criterion.

4.6 GRADING OF SIGNIFICANCE PLANS



99 SoAP, p.37

4.0 SIGNIFICANCE



4.0 SIGNIFICANCE

4.7 ARCHAEOLOGICAL ZONING PLAN

Based on the historical research, disturbance history and assessment of potential, an Archaeological Zoning Plan (AZP) has been prepared for the study area to show those areas predicted as having archaeological potential and those areas where the archaeological potential has been disturbed or destroyed. The following simplified, two tier zoning has been adopted:

1. The area shaded **yellow** relates to the central and rear north western areas of 79 and 81 Collins Street. This area has some moderate archaeological potential to contain evidence of footings, fire hearths, outbuildings, and artefact deposits from a range of buildings, likely to date from c.1820-c.1855. The construction of the current concrete slab floor and its different levels will have had some impact on the archaeological resource, although comparisons of ground levels between 1905 and 2020 suggests minor or minimal further cutting of the ground level. This area covers approximately 404 m² of the lots. The survival of pre-1820 structural and artefactual evidence in this area is low, but not impossible.
2. The area shaded **green** relates to the basement floor levels at the south eastern, Collins Street end of the lots. The excavation of the basement level will have resulted in high, if not complete destruction of pre-c.1855 deposits within these areas. The extent of the zoning has been taken from the rear wall of 81 Collins Street shown in 1905. This is a somewhat arbitrary judgement of the division between predicted areas of low and moderate potential but is based on the current state of knowledge and historical documentation of the site. There is also some potential within the green zoning for structural evidence of former internal room divisions to survive, however further cutting of the floor level in the mid twentieth century is likely to have impacted such evidence. There is low potential for artefactual evidence in this area. This area covers approximately 232 m² of the lots.



Archaeological Zoning Plan (Source: Austral Tasmania, SoAP, p.33)

79-81 COLLINS STREET CMS

5.0 CONSERVATION FRAMEWORK

5.1 DEFINING CONSERVATION

"Conservation means all the processes of looking after a place so as to retain its cultural significance."¹⁰⁰ Conservation is not a process that precludes change but one that enables it to occur without diminishing the significance of a heritage asset and one that is mindful of the long-term future. The foundation for conservation is the understanding, retention, and enhancement of significance. An understanding of significance should underpin every conservation decision and change to a heritage asset.

5.2 PURPOSE OF THE CONSERVATION FRAMEWORK

The Conservation Framework for 79-81 Collins Street is an overarching guide for the future management of change and adaptation to the site. It sets out a series of Conservation Policies, as well as related Management Actions. The Policies articulate a set of principles, whilst the actions are specific outworkings of the Policies. The Policies are intended to be enduring whereas the actions will require changing or replacing in future to reflect the management needs of the place.

5.3 CONSERVATION POLICIES

The CMS outlines Conservation Policies, supported by Management Actions both of which reflect the current management environment and considerations for the place. The following set of policies and recommendations will aid the current and long-term management, protection, and enhancement of 79-81 Collins Street. They have been developed through review and assessment of the site, an understanding of significance and the identification of issues and opportunities.

Policy 01 Protect and enhance the significance of 79-81 Collins Street and manage its archaeological potential.

Guidance Notes

- Ensure that all decisions regarding the place are informed by a thorough understanding of the heritage values and significance of the place.
- Ensure that all decisions regarding the place are consistent with best practice conservation and, where required, any statutory controls and approvals.

Policy 02 The significance and values 79-81 Collins Street will be retained and enhanced through any program of change. Change will be sensitively managed and delivered with high-quality design and materials appropriate to its heritage context.

Guidance Notes

- When the opportunity presents, intrusive elements should be removed and replaced whether through reconstruction or alternate high-quality design interventions.
- Significant fabric should be retained in situ, and where possible enhanced. Alteration or removal of any such elements should be avoided wherever possible and balanced against the public benefits.
- Alterations, extensions, or demolition should cause as little adverse impact to significance as possible. Any level of harm to a heritage asset should be justified in terms of public or heritage benefit or operational necessity.
- When alterations are required for ordinance compliance, alternative strategies should be thoroughly investigated to identify ways of complying with the regulations that avoid or minimise damage to significant elements.

¹⁰⁰ Burra Charter, Article 1.4

5.0 CONSERVATION FRAMEWORK

- Policy 03** Ensure that the overall height, scale, and form of any additions does not detract from the significance of the place, nor impact on the streetscape context.

Guidance Notes

- Consider how the height, scale and form of any interventions respond to the streetscape, setting and historic significance of the place.
- Ensure that all decisions regarding the place are consistent with best practice conservation and, where required, any statutory controls and approvals.

- Policy 04** Retain the extant significant fabric of the Collins Street elevation and avoid the perception of facadism within the streetscape.

Guidance Notes

- Retain significant spaces and layouts within the new design.
- Retain and reinstate extant features of architectural significance.
- Develop a method for removal, storage, conservation, and reinstatement of significant architectural features prior to any works that require their removal.

- Policy 05** Maintain activation of the Collins Street façade at all levels, avoiding blocked views through windows to the upper levels.

Guidance Notes

- Consider the Acceptable Solutions and Performance Criteria of the Active Frontage Overlay of the HIPS 2015

- Policy 06** Ensure a high standard of design and construction for any interventions.

Guidance Notes

- Ensure new design work is based on a sound understanding of the development of the site and its heritage values.
- Ensure that new work is designed to a high quality and in a contemporary manner.
- Ensure that new work is constructed using high quality materials and construction methods.
- Use architects, engineers, and contractors with experience in delivering projects in heritage contexts to a high standard.
- Remedy any previous occurrences of inappropriate intervention where the opportunity arises.
- Use the CMP and more detailed heritage assessments to guide new design work.
- Refer to the Tasmanian Heritage Council, "Works Guidelines for Historic Heritage Places"⁽¹⁰⁾ for guidance when change is contemplated.

¹⁰¹ Available from Heritage Tasmania, <https://heritage.tas.gov.au/works-and-development>

5.0 CONSERVATION FRAMEWORK

Policy 07 Design services and secondary structures to minimise their physical and visual impact.

- Guidance Notes

- Services, including heating, lighting, water, air-conditioning, fire, and security systems should be designed based on an understanding of the significance of the buildings. Solutions should be chosen that minimise the impact on the significance of the buildings, especially in areas of exceptional and high significance.
- The impact of cabling and duct routes must be carefully considered, consolidated and surface mounted without chasing into fabric of significance.

Policy 08 Ensure that proposal for change consider the Performance Criteria of the HIPS 2015 Heritage Code and the Management Actions outlined within this CMS.

- Guidance Notes

- Assess the responsiveness of the proposal against the relevant approvals framework.
- Engage the services of planners and heritage consultants for critical assessments and guidance.

5.4 BEST PRACTICE

The following section outlined Management Actions to be considered in the implementation of policies and general management and operations.

5.4.1 ARCHAEOLOGY

The place is not included in the Tasmanian Heritage Register and therefore is not subject to the provisions of the Historic Cultural Heritage Act 1995.

The place is within the Place of Archaeological Potential defined by Figure E13.4.1 of the Hobart Interim Planning Scheme 2015, and is subject to the archaeological provisions of the Heritage Code.

An Aboriginal Heritage Property Search has been carried out. This has not identified any registered Aboriginal relics or apparent risk of impacting Aboriginal relics. All Aboriginal heritage is protected under the Aboriginal Heritage Act 1975, and an Unanticipated Discovery Plan should be followed during works. This plan is included at Appendix 1.

The Aboriginal Heritage Act 1975 (AHA 1975) is the key Tasmanian legislation for the conservation of Aboriginal heritage. All relics are protected under the provisions of the AHA 1975, including those found during works. Permits are required for a range of activities, including to:

- destroy, damage, deface, conceal, or otherwise interfere with a relic;
- make a copy or replica of a carving or engraving that is a relic by rubbing, tracing, casting, or other means that involve direct contact with the carving or engraving;
- remove a relic from the place where it is found or abandoned;
- sell or offer or expose for sale, exchange, or otherwise dispose of a relic or any other object that so nearly resembles a relic as to be likely to deceive or be capable of being mistaken for a relic;
- take a relic, or cause or permit a relic to be taken, out of this State; or
- cause an excavation to be made or any other work to be carried out on Crown land for the purpose of searching for a relic.¹⁰²

¹⁰² Aboriginal Heritage Act 1975, s14

5.0 CONSERVATION FRAMEWORK

The provisions of the Aboriginal Heritage Act 1975 will apply should Aboriginal heritage be discovered or suspected during works.

In addition Tasmanian Heritage Council has issued an advisory Practice Note which has relevance to the management of potential archaeological values. Practice Note 2: Managing Historical Archaeological Significance in the Works Process establishes a standard and process for the assessment and management of archaeological potential. As part of development projects, the Practice Note advocates the preparation of a Statement of Historical Archaeological Potential (SoHAP) where significant archaeological remains are likely to be present.

It recommends that the findings of the SoHAP be incorporated into any development proposal. As a rule, the destruction or reduction of a significant historical archaeological site or feature will only be sanctioned by the Heritage Council if it can be demonstrated that there are no available alternatives to carrying out the works; and/or the excavation and/or removal will contribute to our knowledge of the site and its social and cultural context, however broadly or narrowly defined.¹⁰³

Where such impacts cannot be avoided, the Heritage Council may require a range of activities to be undertaken to mitigate against the loss. Such actions may include combined archaeological testing and recording; controlled archaeological excavation; or monitoring or works to mitigate impacts and recover information before it is lost.¹⁰⁴

The Practice Note advises that a Method Statement should be prepared where archaeological excavations are proposed. The content of a Method Statement is to address ten separate requirements. These include: extracting relevant information from the SoHAP; an archaeological strategy; a research design; methods or excavation; advice in response to exploratory works; a conservation strategy for the protection, where required of features to remain in situ; extant recording as applicable; a proposal for artefact analysis; and the delivery of a public benefit through the management of information.¹⁰⁵

| | |
|------|--|
| MA 1 | The Unanticipated Discovery Plan for managing Aboriginal heritage should form part of any Project Specification. |
| MA 2 | An archaeological design review should be carried out following the completion of engineering drawings showing final finished floor levels in the basement and the locations and likely depths of any piers or footings and underground services for the hotel. The purpose of the design review is to determine the potential for impacts to archaeological resources to occur from the development activities. The design review should make recommendations to carry out archaeological test excavations within the study area to determine its archaeological potential with certainty, which is not available from desktop investigations alone. The design review and proposed testing program will need to be approved by the City of Hobart. |
| MA 3 | Following the completion of the testing program, an Archaeological Impact Assessment (AIA) and Archaeological Method Statement (AMS) should be prepared to the approval of the City of Hobart. The purpose of the AIA is to determine the potential for archaeological impacts arising from the hotel development. The purpose of the AMS is to set out in practical terms, the processes for archaeological management as part of the development. |

5.4.2 CAPACITY FOR CHANGE

The long term conservation and management of 79-81 Collins Street requires an understanding of its capacity for change. The Capacity for Change is how much physical change can occur to the component or to the Site's setting with minimal or no harm to the significance of the component or to the overall significance of the Site.

¹⁰³ THC, Practice Note 2: Managing Historical Archaeological Significance in the Works Process, November 2014, p.4

¹⁰⁴ THC, Practice Note 2, pp.5-6

¹⁰⁵ THC, Practice Note 2, p. 8

5.0 CONSERVATION FRAMEWORK

Identifying the capacity for change should always be based on an in-depth understanding of the significance, balanced against the pressures of change on the Site.

It is a central principle of good conservation to work with the grain of the heritage feature, not against it. In practice, this means seeking solutions that entail minimal change to potential sub-surface deposits and significant historic fabric and, where possible, focusing necessary alterations on areas of lower or no significance. As such, significance will be a principal consideration within capacity for change.

The Historic Overview section should be used to establish the dating of built or landscape features where change is being considered, followed by reference to the Significance section, including the gradings of significance and archaeological zoning plan. Reviewing these sections will enable an understanding of the overall significance and values of the features in question. By understanding the significance of the area proposed for alteration, the capacity for change can be established. Understanding what elements are of higher significance and should be preserved and what are of lesser significance and could be altered sensitively.

Note that minor capacity for change does not equate to no allowable change. Change, particularly that linked to conservation and repair or to functional alterations, will inevitably be necessary even in areas which are indicated as having Minor capacity for change. Wherever possible any change that affects the character or significance of these areas can be avoided by carrying out a greater level of change in the adjacent areas of Moderate or Considerable capacity for change.

| Significance | Capacity for Change | Considerations |
|--------------|--|---|
| Exceptional | Minor Alteration, removal, or demolition should be avoided | <ul style="list-style-type: none"> There is a general presumption against alterations, the creation of new openings or changes in layout. Minor service alterations and upgrades will be allowable if they are related to the long-term sustainable use of the relative space and cause very little or no change in appearance. They should not have a detrimental or erosive effect on character. It is desirable to remove detracting fabric and detrimental elements if that removal will not cause any damage to significant fabric. Conservation, repair and renewal will be acceptable if carried out on a like-for-like basis. |
| High | Minor – Moderate Features should be retained though more flexibility for change is possible | <ul style="list-style-type: none"> Service alterations and upgrades will be much more acceptable than enhancement alterations. Enhancements may be allowable if they do not damage or detract from significance. Alterations to built fabric (not including demolition) and some layout changes may be acceptable with appropriate justification. It is desirable to remove detracting fabric and detrimental elements. Conservation, repair and renewal will be acceptable if it is carried out on a like-for-like basis. |

5.0 CONSERVATION FRAMEWORK

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|-----------------|--|--|
| Little/Moderate | Moderate | <ul style="list-style-type: none"> Change to features and elements requires less justification. Acceptable change may include, for example: <ul style="list-style-type: none"> Reinstating historic layouts – inclusive of adding or removing fabric. Removal of later accretions, alterations or extensions which are of low or no significance. Removal of later accretions, alterations, or extension of higher significance, but only where heritage impact is acceptable and there is a wider benefit. Insertions of modern partitioning. New openings formed and existing openings in-filled. Conservation, repair, and renewal will be acceptable in most cases and does not need to be carried out on a like-for-like basis. It is desirable to remove detracting fabric and intrusive elements. |
| | Greater capacity for change, especially that which increases or enhances significance and lessens the intrusiveness of the feature | |
| Intrusive | Considerable | |
| | Greater capacity for change, especially that which increases or enhances significance and lessens the intrusiveness of the feature | |

MA 4 Change should be managed with reference to the CMS, the HIPS 2015 and the Australia ICOMOS Burra Charter.

5.4.3 WORKMANSHIP AND MATERIALS

Ensuring appropriate workmanship and materials helps to maintain significance, with regards to both importance of physical fabric and aesthetic value. However, when not managed carefully this can lead to a loss of significance, which often manifests itself over time through incremental change and a gradual erosion of character. Therefore, it is important to ensure that the best workmanship is applied with the most appropriate materials when carrying out any changes, regardless of how minor.

Best practice approaches support the use of high-quality materials and techniques. This also applies should any major alterations or extensions be carried out. Any decisions relating to use of materials and construction techniques should be made with consideration to significance. In many cases (e.g. reconstruction of a large extent of fabric) the materials used should be sourced as direct replacements wherever possible; this is because the aim is for new materials to develop the correct patina, wear, and weathering to sit properly within the historic context. In some cases, this will require research and investigation.

Published guidance such as the Historic England's Practical Building Conservation Guides, or the NSW Heritage Councils Technical Advisory Group's Maintenance Series, are useful in gaining a more detailed understanding of best practice conservation for a variety of materials and repair methods.

Specialist advice should be sought for complex situations regarding repair and maintenance.

- MA 5 Materials and methodologies for conservation works should be informed by a clear understanding of best practice. Refer to technical guides as appropriate to inform specifications and techniques.
- MA 6 Preference is to be given to the selection of materials and details on a 'like for like' basis.
- MA 7 Apply Articles 4.2 and 30 of The Burra Charter.

5.0 CONSERVATION FRAMEWORK

5.4.4 APPROACHES TO REPAIRS AND RENEWAL

Repair should be minimised by implementing a good preventative maintenance programme. However, there will be occasions, such as, accident, weather, or continual unpreventable deterioration, when repairs are required.

The purpose of repair is to remedy defects caused by decay or damage while maintaining the overall character of a place.

Repairs should be precise and use proven techniques that will cause the least harm to the Site. The area around the repair should be protected to prevent accidental damage during the repair. Previous repairs may have been inappropriate and either not in keeping with the overall character of the Site or detrimental to its significance. If these repairs have failed, or further repairs are necessary, carefully reverse the previous inappropriate repair and replace it using a more appropriate material and technique wherever possible.

Repair methods should be as discrete and non-invasive as possible. They should also be reversible, meaning that they can be removed without causing further damage to the historic fabric. The Burra Charter advocates a cautious approach to works with the general principle being to do 'as much as necessary but as little as possible.'

Like-for-like repair is best practice for significant fabric. It is generally minor in scale and uses the same materials and techniques used in the original construction to maintain overall appearance, character, and significance. Like-for-like repair is not appropriate where there are hazardous or superseded materials.

Where repairs are being carried out to non-significant fabric, and/or in areas that are of little or no significance, which does not directly contribute to the heritage value of the place, like-for-like repair is not necessary. Repairs can be carried out using suitable materials that do not damage, or detract from, any adjacent significant, historic fabric.

Periodic renewal is more complex than either maintenance or standard repair. It involves a larger scale replacement of built fabric, for example the replacement of window frames to the Collins Street façade.

Periodic renewal often has a greater visual impact than repair, so it is necessary to ensure that it is justifiable against any loss of, or impact on, significance. It should be proven that the fabric concerned is no longer able to fulfil its function if less detrimental intervention was undertaken.

| | |
|-------|---|
| MA 8 | If the fabric is significant or contributes to the overall character of the place the repair should be on a like-for-like basis. |
| MA 9 | Repairs to significant fabric should only be undertaken when the nature and the cause of the defect is understood and can be rectified. |
| MA 10 | Repair to significant fabric should be undertaken based on a full understanding of the possible impact on the fabric and its significance. |
| MA 11 | Periodic renewal should be limited to fabric which is beyond further repair and maintenance. |
| MA 12 | Material selection, detailing and finishes should be carefully managed to ensure that periodic renewal does not detract from the authentic presentation of the site and collections. |
| MA 13 | Retain original surface finishes. Do not paint surfaces that are unpainted, maintain existing original painted surfaces; use sympathetic colour schemes; repair and maintain existing surfaces with traditional techniques and materials. |
| MA 14 | Apply Article 3.1 of The Burra Charter. |

5.0 CONSERVATION FRAMEWORK

5.4.5 RESEARCH AND RECORDING

It is important that change is recorded and archived as a means of understanding how the site has, and will be, developed over time. Recording of works should be carried out using to best practice methods, and should be maintained as part of a building maintenance guide and linked to any Asset Management System.

Physical evidence of original or historic layouts and decor may exist below more recent finishes, fittings, or structure. This represents built fabric of evidential value that could enhance the understanding of the development of the place, and therefore its significance. In some cases, it will need to be protected and conserved. In these situations evidence uncovered during works should be recorded and covered up again using a method that will protect and conserve the evidence.

MA 15 Recording of works should be carried out with reference to the NSW Heritage Office Publication: *How to Prepare Archival Records of Heritage Items* and the Tasmanian Heritage Council Practice Note No 3, *Procedure for recording a heritage places*.

MA 16 Should unanticipated finds be uncovered works should cease until recording has been undertaken and any appropriate conservation actions established in conjunction with consent authorities.

MA 17 Apply Article 27 of The Burra Charter.

5.4.6 GENERAL PRINCIPLES FOR BUILDING SERVICES & RETICULATION

The replacement or removal of existing services, or the installation of new, can have a considerable impact on historic and significant built fabric. This is because services are often buried in walls and under floors, and creating access to them can require detrimental works. Services can also be visually intrusive if not concealed.

When making service installations great care should be taken to protect and conserve the built fabric affected and to catalogue the location and routes of any new and existing services. Intervention should be kept to the absolute minimum, fixing methods should be reversible and protection should be provided to avoid damage to significant fabric.

New service installations or rerouting of existing services should use existing building penetrations whenever possible to avoid damage to significant built fabric. If it is not possible to use existing penetrations, bundle services to minimise the size of new penetrations, take care to locate them to minimise impact to fabric and visual intrusion wherever feasible.

A comprehensive record of service routes, showing concealed rainwater downpipes, drains and sewers across the site would be a considerable benefit in maintaining them and in planning repairs and alterations.

Any major adaptive re-use or refurbishment work should include removal of any redundant, modern, intrusive features. This includes, for example, service cabling. If significant services need to be removed or replaced, their contribution to the Sites' significance should be researched as they may need to be recorded in situ before removal, and in some cases a representative sample may need to be kept.

MA 18 New building services should be consolidated where possible and be installed in a manner which mitigates impact to significant fabric.

MA 19 Any existing services of historic significance should be carefully mapped, conserved, and maintained.

MA 20 The downpipes to the Collins Street façade should be inspected to determine their condition and potential to impact on adjacent fabric of significance. Should they be made redundant, and present risk arising from corrosion consideration should be given to their removal with adjacent fabric repaired to match existing.

5.0 CONSERVATION FRAMEWORK

5.5 ISSUES AND OPPORTUNITIES

5.5.1 USE

Compatible uses are those which respect the cultural significance of the place and will result in no or little impact its values. Compatible use is defined by the Burra Charter as '...a use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.'¹⁰⁶

In many instances the introduction of a compatible use requires the implementation of a program of adaptive re-use.

'Large projects that involve major development of a heritage place need to demonstrate that the change of use, and associated work, provides long-term sustainability for the heritage place. It should not be a one-off project that makes the place vulnerable to uncertainty and ongoing change. Legally-binding management mechanisms that secure the future maintenance and care of the place (such as a heritage agreement) may be required as part of the project.'¹⁰⁷

Additional built envelopes should demonstrate that they respect the significance and values of the place and its streetscape and setting.

| | |
|-------|--|
| MA 21 | Careful consideration should be given to the alignment of required uses with the capacity for change framework. |
| MA 22 | New structures or extensions must be of a high-quality design and of scale, massing and materials treatment that are appropriate to the place. Impact from new structures is to be made as reversible as possible. |
| MA 23 | Apply Articles 7 and 23 of The Burra Charter. |

5.5.2 NATIONAL CONSTRUCTION CODE

The National Construction Code (NCC), incorporating the Building Construction Code of Australia) is the technical code providing design and construction standards for structural, fire, health, amenity, sustainability, and plumbing works. The legislation is performance based, providing a framework of '...Deemed-to-Satisfy Provisions, which cover established and acceptable practices, or flexibility to develop Alternative Solutions...'¹⁰⁸ It is important to note that compliance does not apply retrospectively and that in the context of historic places, full compliance can often be unachievable without detrimental impact to the significant fabric and spaces of the place. Section 16 of the *Building Act 2016* provides for Building Surveyors to vary the provisions of the NCC as applied to places on the Tasmanian Heritage Register.

When proposing change to significant fabric and places consultants are to be encouraged to develop solutions which respond to the intent of the legislation through the development of alternate or deemed to satisfy solutions.

5.5.3 ACCESS

Access solutions should seek to improve accessibility while maintaining the identified significance of the place. Such solutions should account for those with '...mobility or sensory impairments, the elderly, parents with small children and anyone who is temporarily disabled as a result of injury or illness.'¹⁰⁹ Solutions will be subject to the accessibility provisions of the NCC and the Access to Premises standards.

¹⁰⁶ The Australia ICOMOS Burra Charter, 2013, Article 1.1.1

¹⁰⁷ New Uses for Heritage Places, Heritage Office and RAIA, 2008, p.11

¹⁰⁸ Reference needed

¹⁰⁹ Improving Access to Heritage Buildings, Martin, E.J. 1999, p.1

5.0 CONSERVATION FRAMEWORK

- MA 24** Where possible access solutions should seek to supplement existing amenity rather than replace existing fabric.
- MA 25** The following industry resources should provide valuable information for the enhancement of access within a heritage context:
- Improving Access to Heritage Buildings E.J. Martin, Australian Council of National Trusts, 1999
 - Access for all to Heritage Places Technical Leaflet Heritage Council of Victoria
 - Heritage Council of NSW Technical Advisory Panel.

5.5.4 PUBLIC ACCESS

The Lobby Café Restaurant

The public have long had access to the ground and second floor spaces of the building through the previous retail use. Where possible a continuation of managed access would be of benefit to the community.

- MA 26** Support should be given to a continuity of public access to some areas of the place. Such spaces could be limited to those of retail, hospitality and the like noting the operational limitations on providing full public access for any use.

5.6 ADAPTIVE REUSE

5.6.1 NEW BUILT FORM

In preparing this CMP consideration has been given to the capacity for the site to take additional built forms, and the extent to which this can be achieved without impact to the significance of the place and its heritage precinct.

The Burra Charter recognises the importance of considerations of siting, bulk, form, and scale in the delivery of sympathetic new work. Careful Consideration of materiality, colour, texture, fenestration, and design articulation are tools to create sympathetic design outcomes which ensure that the values of the place and characteristics of the Site are protected and enhanced.

'New work should respect the significance of a place through consideration of its siting, bulk, form, scale, character, texture and material.'

- MA 27** The development of design concepts which propose additional built form should demonstrate detailed consideration of the potential impacts to the place, streetscape, and setting.
- MA 28** Bulk, scale, form, and siting, of new built form should be sympathetic to the place, streetscape and setting and not detract from the values and historic significance of the place.
- MA 29** New built form must respond to the dominant heritage characteristics of the place.
- MA 30** Proponents should engage with the City of Hobart early in design development and prior to the lodgement of any proposal.
- MA 31** Ensure new structures (especially green walls) stand off from original structure to avoid damaging significant fabric. Apply Article 22 of The Burra Charter.

5.0 CONSERVATION FRAMEWORK

5.6.2 HIGH QUALITY DESIGN INTERVENTIONS

Proposals for new work or alteration should aspire to a quality of design and execution which may be valued now and in the future. Interventions within the historic environment should aim to preserve or enhance their heritage value and should take place once a full understanding of the potential impacts are understood.

'Understanding and being sympathetic to heritage buildings, materials and settings does not prevent good modern architecture. In fact it demands it.'¹¹⁰

MA 32 Reference to best practice guides inclusive of the following are suggested:

- Design in Context – Guidelines for Infill Development in the Historic Environment, NSW Heritage Office and RAI, 2005; and
- Good Design and Heritage, Office of the Victorian Government Architect, 2016.

5.6.3 SIGNAGE

Signage should be designed sympathetically to the place, to reinforce, rather than detract from the historic cultural significance of the place. Care is needed to locate new signs so that they respect the architectural features of a building and do not intrude upon the visual qualities of the streetscape. A new sign should never dominate the heritage values of a place.

MA 33 Refer to the *Hobart Interim Planning Scheme 2015*, Part E 17.0 Signs Code, in particular Part E17.7.2 Standards for signs on Heritage Places subject to the Heritage Code or within Heritage Precincts or Cultural Landscapes.¹¹¹

MA 34 Refer to best practice guide the Tasmanian Heritage Council, "Works Guidelines for Historic Heritage Places," November 2015, Section 14¹¹² which includes:

- Ensure signage does not impact on, or dominate, the place's cultural heritage values.
- Place new signage in traditional location (e.g., on the front or side of the awning, or on string course bands).
- Ensure signage fixings are non-corrosive (preferably stainless steel) and are not fixed into significant masonry (preferably into the mortar joints) or timber; so the sign can be removed without damage to significant fabric. Adhesive should not be used on significant fabric.

MA 35 Apply Article 24 of The Burra Charter.

¹¹⁰ Design in Context – Guidelines for Infill Development in the Historic Environment, NSW Heritage Office and RAI, 2005

¹¹¹ Available online at <https://iplan.tas.gov.au/pages/plan/book.aspx?exhibit=hobips>

¹¹² Available online at <https://heritage.tas.gov.au/works-and-development/works-guidelines/signage>

79-81 COLLINS STREET CMS

6.0 APPENDICES

APPENDIX I UNANTICIPATED DISCOVERY PLAN

Aboriginal Heritage Tasmania, "Unanticipated Discovery Plan," Department of Primary Industries, Parks, Water and Environment (Tasmania), Version: 6/04/2018, <https://www.aboriginalheritage.tas.gov.au/resources>

Unanticipated Discovery Plan

Procedure for the management of unanticipated discoveries of Aboriginal relics in Tasmania

For the management of unanticipated discoveries of Aboriginal relics in accordance with the *Aboriginal Heritage Act 1975* and the *Coroners Act 1995*. The Unanticipated Discovery Plan is in two sections.

Discovery of Aboriginal Relics other than Skeletal Material

Step 1:

Any person who believes they have uncovered Aboriginal relics should notify all employees or contractors working in the immediate area that all earth disturbance works must cease immediately.

Step 2:

A temporary 'no-go' or buffer zone of at least 10m x 10m should be implemented to protect the suspected Aboriginal relics, where practicable. No unauthorised entry or works will be allowed within this 'no-go' zone until the suspected Aboriginal relics have been assessed by a consulting archaeologist, Aboriginal Heritage Officer or Aboriginal Heritage Tasmania staff member.

Step 3:

Contact Aboriginal Heritage Tasmania on **1300 487 045** as soon as possible and inform them of the discovery. Documentation of the find should be emailed to aboriginal@heritage.tas.gov.au as soon as possible. Aboriginal Heritage Tasmania will then provide further advice in accordance with the *Aboriginal Heritage Act 1975*.

Discovery of Skeletal Material

Step 1:

Call the Police immediately. Under no circumstances should the suspected skeletal material be touched or disturbed. The area should be managed as a crime scene. It is a criminal offence to interfere with a crime scene.

Step 2:

Any person who believes they have uncovered skeletal material should notify all employees or contractors working in the immediate area that all earth disturbance works cease immediately.

Step 3:

A temporary 'no-go' or buffer zone of at least 50m x 50m should be implemented to protect the suspected skeletal material, where practicable. No unauthorised entry or works will be allowed within this 'no-go' zone until the suspected skeletal remains have been assessed by the Police and/or Coroner.

Step 4:

If it is suspected that the skeletal material is Aboriginal, Aboriginal Heritage Tasmania should be notified.

Step 5:

Should the skeletal material be determined to be Aboriginal, the Coroner will contact the Aboriginal organisation approved by the Attorney-General, as per the *Coroners Act 1995*.

Guide to Aboriginal site types**Stone Artefact Scatters**

A stone artefact is any stone or rock fractured or modified by Aboriginal people to produce cutting, scraping or grinding implements. Stone artefacts are indicative of past Aboriginal living spaces, trade and movement throughout Tasmania. Aboriginal people used hornfels, chalcedony, spongelite, quartzite, chert and silcrete depending on stone quality and availability. Stone artefacts are typically recorded as being 'isolated' (single stone artefact) or as an 'artefact scatter' (multiple stone artefacts).

Shell Middens

Middens are distinct concentrations of discarded shell that have accumulated as a result of past Aboriginal camping and food processing activities. These sites are usually found near waterways and coastal areas, and range in size from large mounds to small scatters. Tasmanian Aboriginal middens commonly contain fragments of mature edible shellfish such as abalone, oyster, mussel, warrener and limpet, however they can also contain stone tools, animal bone and charcoal.

Rockshelters

An occupied rockshelter is a cave or overhang that contains evidence of past Aboriginal use and occupation, such as stone tools, middens and hearths, and in some cases, rock markings. Rockshelters are usually found in geological formations that are naturally prone to weathering, such as limestone, dolerite and sandstone.

Quarries

An Aboriginal quarry is a place where stone or ochre has been extracted from a natural source by Aboriginal people. Quarries can be recognised by evidence of human manipulation such as battering of an outcrop, stone fracturing debris or ochre pits left behind from processing the raw material. Stone and ochre quarries can vary in terms of size, quality and the frequency of use.

Rock Marking

Rock marking is the term used in Tasmania to define markings on rocks which are the result of Aboriginal practices. Rock markings come in two forms; engraving and painting. Engravings are made by removing the surface of a rock through pecking, abrading or grinding, whilst paintings are made by adding pigment or ochre to the surface of a rock.

Burials

Aboriginal burial sites are highly sensitive and may be found in a variety of places, including sand dunes, shell middens and rock shelters. Despite few records of pre-contact practices, cremation appears to have been more common than burial. Family members carried bones or ashes of recently deceased relatives. The Aboriginal community has fought long campaigns for the return of the remains of ancestral Aboriginal people.

Further information on Aboriginal Heritage is available from:

Aboriginal Heritage Tasmania
Natural and Cultural Heritage Division
Department of Primary Industries, Parks, Water and Environment
GPO Box 44 Hobart TAS 7001

Telephone: **1300 487 045**

Email: **aboriginal@heritage.tas.gov.au**

Web: **www.aboriginalheritage.tas.gov.au**

This publication may be of assistance to you but the State of Tasmania and its employees do not accept responsibility for the accuracy, completeness, or relevance to the user's purpose, of the information and therefore disclaims all liability for any error, loss or other consequence which may arise from relying on any information in this publication.



6.0 APPENDICES

APPENDIX 2 BUILDING CHRONOLOGY¹¹³

The current complex of buildings has evolved in at least six phases, and that this whole complex is also likely to be the third or fourth phase of development on the site. The current complex of buildings comprises of the following major phases:

- The large three-storey (plus basement) store (79 Collins Street), which is likely to date from the mid-1850s, with an 1870s/80s façade that was further remodelled in the mid-1950s.
- The rear of that large store is likely to date from the 1920s.
- The rear of 81 Collins Street is a two-storey (plus basement) store which dates from 1936.
- The front portion of 81 Collins Street that dates from 1953, which was extended in the mid-1950s.
- The façade dates from the mid-1950s but retains (and adds to the fenestrative pattern of the c1870s / 80s Victorian Italianate façade (which may include components of the 1850s building.
- The ground floor of the façade has been substantially modified from the 1950s arrangement.

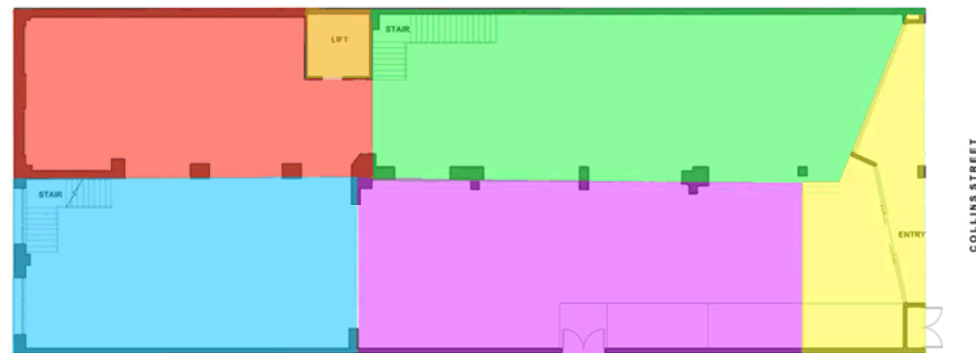
The following phase diagrams depict the evolution of the complex, via the following colour code:

| | |
|--|--|
| | C1850s store (79 Collins Street) |
| | C1920s rear extension to 79 Collins Street |
| | 1936 building at rear of 81 Collins Street |
| | 1950s additions (first phase) |
| | 1950s additions (second phase) |
| | Mid-late c20th modifications |

¹¹³ Williams, Brad., "Praxis Environment, Statement of Heritage Significance 79-81 Collins Street Hobart Tasmania." For TAL GP Projects Pty Ltd., May 2020, pp.31-34



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03. EXISTING FLOOR PLAN G

| REVISIONS | |
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| GENERAL NOTES <ol style="list-style-type: none"> 1. This is a preliminary plan. It is not a representation of a final design and is not to be used for construction. 2. The owner is responsible for obtaining all necessary permits and approvals from the appropriate authorities. 3. The owner is responsible for obtaining all necessary easements and rights of way from the appropriate authorities. 4. The owner is responsible for obtaining all necessary utility information from the appropriate authorities. 5. The owner is responsible for obtaining all necessary survey information from the appropriate authorities. 6. The owner is responsible for obtaining all necessary environmental information from the appropriate authorities. 7. The owner is responsible for obtaining all necessary historical information from the appropriate authorities. 8. The owner is responsible for obtaining all necessary archaeological information from the appropriate authorities. 9. The owner is responsible for obtaining all necessary cultural resources information from the appropriate authorities. 10. The owner is responsible for obtaining all necessary paleontological information from the appropriate authorities. 11. The owner is responsible for obtaining all necessary biological resources information from the appropriate authorities. 12. The owner is responsible for obtaining all necessary geological information from the appropriate authorities. 13. The owner is responsible for obtaining all necessary soil information from the appropriate authorities. 14. The owner is responsible for obtaining all necessary water resources information from the appropriate authorities. 15. The owner is responsible for obtaining all necessary air quality information from the appropriate authorities. 16. The owner is responsible for obtaining all necessary noise information from the appropriate authorities. 17. The owner is responsible for obtaining all necessary traffic information from the appropriate authorities. 18. The owner is responsible for obtaining all necessary safety information from the appropriate authorities. 19. The owner is responsible for obtaining all necessary security information from the appropriate authorities. 20. The owner is responsible for obtaining all necessary emergency information from the appropriate authorities. | |
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| <p>1. This plan is for informational purposes only. It is not a representation of a final design and is not to be used for construction.</p> <p>2. The owner is responsible for obtaining all necessary permits and approvals from the appropriate authorities.</p> <p>3. The owner is responsible for obtaining all necessary easements and rights of way from the appropriate authorities.</p> <p>4. The owner is responsible for obtaining all necessary utility information from the appropriate authorities.</p> <p>5. The owner is responsible for obtaining all necessary survey information from the appropriate authorities.</p> <p>6. The owner is responsible for obtaining all necessary environmental information from the appropriate authorities.</p> <p>7. The owner is responsible for obtaining all necessary historical information from the appropriate authorities.</p> <p>8. The owner is responsible for obtaining all necessary archaeological information from the appropriate authorities.</p> <p>9. The owner is responsible for obtaining all necessary cultural resources information from the appropriate authorities.</p> <p>10. The owner is responsible for obtaining all necessary paleontological information from the appropriate authorities.</p> <p>11. The owner is responsible for obtaining all necessary biological resources information from the appropriate authorities.</p> <p>12. The owner is responsible for obtaining all necessary geological information from the appropriate authorities.</p> <p>13. The owner is responsible for obtaining all necessary soil information from the appropriate authorities.</p> <p>14. The owner is responsible for obtaining all necessary water resources information from the appropriate authorities.</p> <p>15. The owner is responsible for obtaining all necessary air quality information from the appropriate authorities.</p> <p>16. The owner is responsible for obtaining all necessary noise information from the appropriate authorities.</p> <p>17. The owner is responsible for obtaining all necessary traffic information from the appropriate authorities.</p> <p>18. The owner is responsible for obtaining all necessary safety information from the appropriate authorities.</p> <p>19. The owner is responsible for obtaining all necessary security information from the appropriate authorities.</p> <p>20. The owner is responsible for obtaining all necessary emergency information from the appropriate authorities.</p> | |

THESE DRAWINGS HAVE BEEN PREPARED FROM ON SITE MEASUREMENTS. IT IS THE RESPONSIBILITY OF THE USER TO VERIFY PRIOR TO UNDERTAKING ANY SPECIFIC BUILDING OR CONSTRUCTION WORKS.



MICHAEL R COOPER
ARCHITECTS

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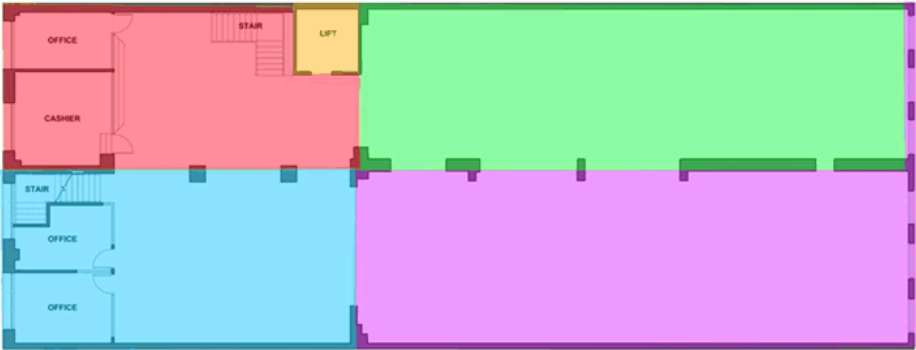
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02. EXISTING FLOOR PLAN L1

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GENERAL NOTES

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10. The drawings are to be used in conjunction with the existing conditions and any other relevant information.

THESE DRAWINGS HAVE BEEN PREPARED FROM ON SITE MEASUREMENTS. IT IS THE RESPONSIBILITY OF THE USER TO CHECK DIMENSIONS ON SITE TO VERIFY PRIOR TO UNDERTAKING ANY SPECIFIC BUILDING OF CONSTRUCTION WORKS.

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 VIC 3006

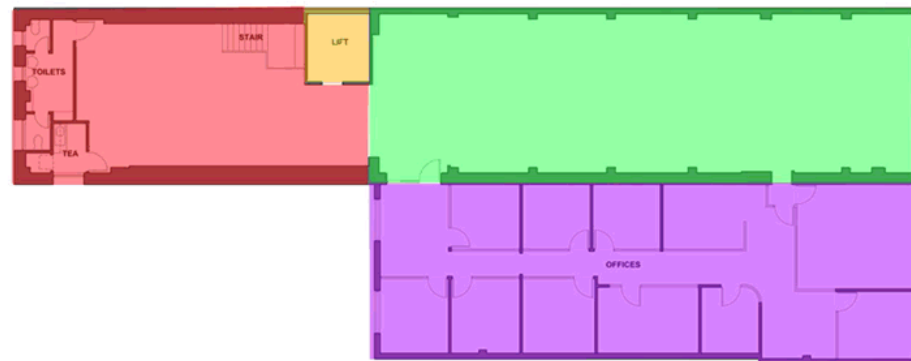
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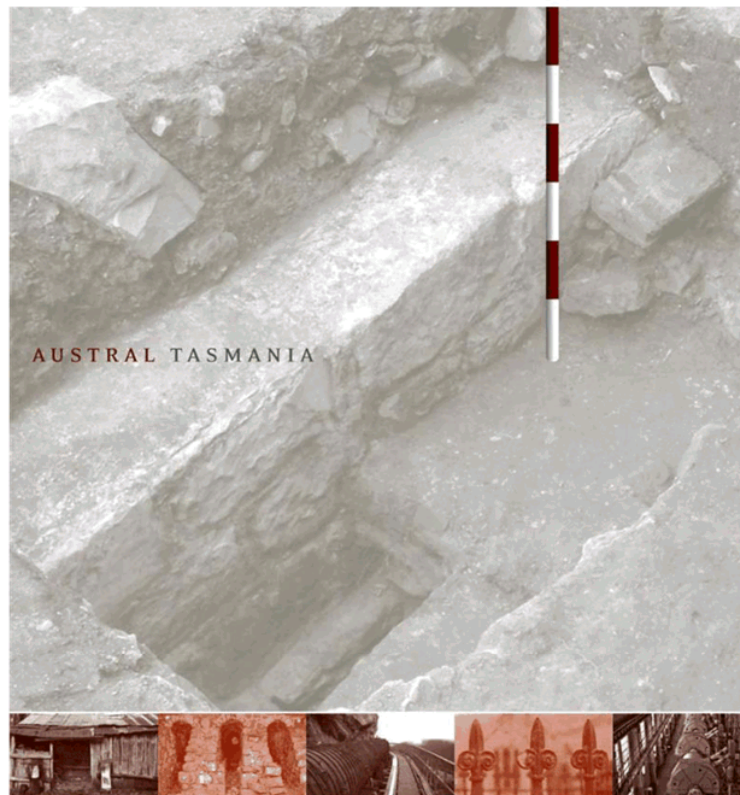
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Project No: 19026



01. EXISTING FLOOR PLAN L2





79-81 Collins Street, Hobart Statement of Archaeological Potential

Final Report prepared for ERA Planning & Environment

ATo308

19 January 2021

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| Document Version | Date | Review Reason | Prepared By | Reviewed and Approved By |
|------------------|----------|-------------------|-----------------|--------------------------|
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| Draft V2 | 14.01.21 | Quality Assurance | James Puustinen | Justin McCarthy |
| Final | 19.01.21 | Client Review | James Puustinen | Monica Cameron |

EXECUTIVE SUMMARY

Introduction

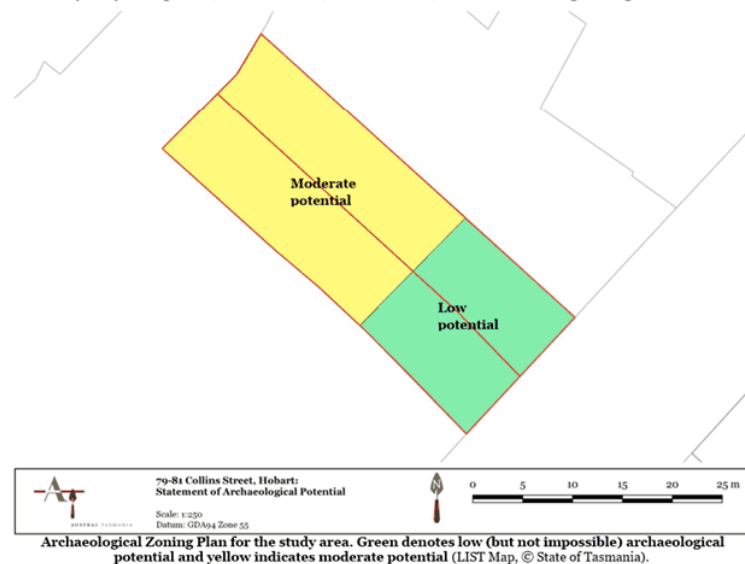
Development of a hotel is proposed for the property at 79-81 Collins Street, Hobart. The property is within the Place of Archaeological Potential defined by Figure E13.4.1 of the *Hobart Interim Planning Scheme 2015 (HIPS 2015)*. The development will involve excavation, and as such will be subject to the archaeological provisions of the Scheme. This report contains a Statement of Archaeological Potential for the development, which includes a site history; overlay plans; disturbance history; and a statement of archaeological potential and significance.

Archaeological Potential and Significance of the Study Area

Archaeological potential is the likelihood of archaeological features or deposits to exist at a particular place. Archaeological significance assesses how important such features may be, usually within State and local level frameworks.

The assessment concludes that approximately 37% of the site has low archaeological potential, and 63% of the site has moderate potential related to multiple phases of nineteenth century mixed residential and commercial development. This has been spatially defined in the following Archaeological Zoning Plan, with green shading denoting low archaeological potential, and yellow shading indicating moderate potential.

The values of this archaeology have been assessed finding that the place meets criterion (a.) historical importance, criterion (b.) rarity, criterion (c.) research potential, and criterion (g.) associative values, and that this significance exists at both a State and local level. Although likely to have been destroyed by later phases of development, there is some low, or reduced potential for structural and artefactual evidence to exist dating from the period 1804-1811. This is particularly early in the history of colonisation of Tasmania and the urban development of Hobart. While likely to have been disturbed or destroyed by later phases, such evidence, should it exist, would be of the highest significance.



Assessment against the Performance Criteria

The *HIPS 2015* establishes a series of Performance Criteria in clause E13.10.1 for assessing archaeological impacts. The standards emphasise the importance of protecting or managing places of archaeological potential. These standards have been assessed and it is considered that the development can meet the Performance Criteria. In essence, it is recommended that at this stage a series of test excavations be carried out in order to properly articulate the potential for archaeological impacts arising from the development and the archaeological measures needed to control these impacts. Following the completion of these test excavations, an Archaeological Impact Assessment and Archaeological Method Statement should be prepared for the development.

Recommendations**Recommendation 1: Statutory Compliance**

This Statement of Archaeological Potential should form part of the Development Application to the City of Hobart.

Recommendation 2: Managing Potential Aboriginal heritage

The Unanticipated Discovery Plan for managing Aboriginal heritage (Appendix 1) should form part of the Project Specifications.

Recommendation 3: Archaeological Design Review and Testing Program

An archaeological design review should be carried out following the completion of engineering drawings showing final finished floor levels in the basement and the locations and likely depths of any piers or footings and underground services for the hotel.

The purpose of the design review is to determine the potential for impacts to archaeological resources to occur from the development activities. The design review should make recommendations to carry out archaeological test excavations within the study area to determine its archaeological potential with certainty, which is not available from desktop investigations alone. The design review and proposed testing program will need to be approved by the City of Hobart.

Recommendation 4: Archaeological Impact Assessment and Archaeological Method Statement

Following the completion of the testing program, an Archaeological Impact Assessment (AIA) and Archaeological Method Statement (AMS) should be prepared to the approval of the City of Hobart. The purpose of the AIA is to determine the potential for archaeological impacts arising from the hotel development. The purpose of the AMS is to set out in practical terms, the processes for archaeological management as part of the development.

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1.0 INTRODUCTION

1.1 Client and project details

Development is proposed for the property at 79-81 Collins Street, Hobart. The property consists of two lots defined by CT 51178/2 and CT 51164/1 (Figure 1). The property currently contains commercial premises over two floors with a basement below. It is proposed to develop the site for a multi-storey hotel.

This Statement of Archaeological Potential (SoAP) has been prepared in support of this development. It determines the archaeological potential and significance of the place and provides recommendations for further work. It has been prepared in accordance with the definitions of a SoAP contained in the *Hobart Interim Planning Scheme 2015 (HIPS 2015)*.

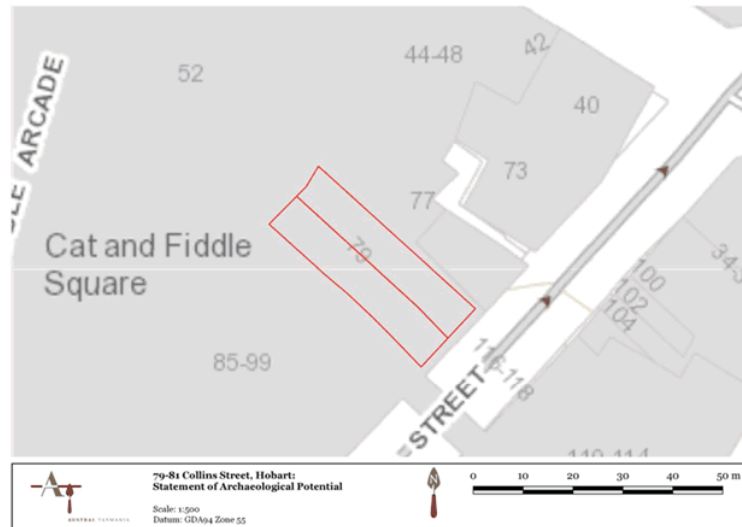


Figure 1: 79-81 Collins Street, Hobart study area outlined in red (Base image by TASMAP (www.tasmap.tas.gov.au), © State of Tasmania).

1.2 Authorship

This report was written by Justin McCarthy and James Puustinen.

1.3 Limitations and constraints

This assessment is limited to consideration of historical archaeological values within a scope defined by the *HIPS 2015*. The assessment of Aboriginal archaeological and cultural values, built heritage, landscape and social values is beyond the scope of this study.

The results and judgements contained in this report are constrained by the limitations inherent in overview type assessments, namely accessibility of historical information within a timely manner. Whilst every effort has been made to gain insight to the historic heritage profile of the subject study area, Austral Tasmania Pty Ltd cannot be held accountable for errors or omissions arising from such constraining factors.

All maps are oriented with North at the top of the page unless otherwise assigned.

1.4 Heritage Review

The study area is located within the planning area of the *HIPS 2015*. It is within the Place of Archaeological Potential defined by Figure E13.4.1 of the *HIPS 2015*. The Scheme defines a SoAP as:

a report prepared by a suitably qualified person that includes all of the following:

- (a.) a written and illustrated site history;
- (b.) overlay plans depicting the main historical phases of site development and land use on a modern base layer;
- (c.) a disturbance history;
- (d.) a written statement of archaeological significance and potential accompanied by an archaeological sensitivity overlay plan depicting the likely surviving extent of important archaeological evidence (taking into consideration key significant phases of site development and land use, and the impacts of disturbance).¹

This report has been prepared in accordance with the Scheme definition.

The *Historic Cultural Heritage Act 1995* does not apply to the property.

An Aboriginal Heritage Property Search has been carried out. This has not identified any registered Aboriginal relics or apparent risk of impacting Aboriginal relics. All Aboriginal heritage is protected under the *Aboriginal Heritage Act 1975*, and an Unanticipated Discovery Plan should be followed during works. This plan is included at Appendix 1.²

1.5 Acknowledgements

The assistance of the following people and organisations is gratefully acknowledged:

- Mr Daniel Young, TAL GP Projects.
- Ms Monica Cameron, ERA Planning & Environment.
- Staff of Tasmanian Archives and Heritage Office.

¹ *HIPS 2015*, CL.E13.3

² Aboriginal Heritage Search Record, 79 Collins Street, Hobart Tas 7000 (PID 5660104), PS0139011

2.0 STATEMENT OF ARCHAEOLOGICAL POTENTIAL

2.1 Introduction

The Planning Scheme requires a SoAP to include a written and illustrated site history, which is outlined in the following sections. The site history has been arranged chronologically addressing the following key phases of European use and development:

- The Aboriginal people of the Hobart Area;
- 1804-1811: the Camp, Hobart Rivulet and the Grid;
- 1811-1839: Land Alienation & Early Development;
- 1840s-1905: Consolidation of Development; and
- 1911-2019: Coogan's Furniture Store.

2.2 The Aboriginal People of the Hobart Area

Before European settlement, Ryan has described Tasmanian Aboriginal society as consisting of nine nations, each containing multiple social units or bands. Tribal boundaries could vary between well-defined borders based on geographical features, to broader transitional zones existing between two friendly tribes.³

During the Holocene, the western shore of the Derwent formed part of the lands of the South East nation. Their territory covered an area of approximately 3,100km² to encompass the western shore of the Derwent north to New Norfolk, the D'Entrecasteaux Channel and Bruny Island, and south to South Cape, extending west to the Huon Valley. Ryan writes that prior to European contact, the area probably contained seven bands, each with about 70 to 80 people. The Hobart area was home to the Muwinina band. They knew the area as Nibberloone or Linghe.

The coastal fringe provided rich food resources - both plants and animals. The coast provided a wide range of shellfish: large and small whelks, werreners, mussels, periwinkles, limpets, chitons, oysters, crayfish and crabs. Shellfish were gathered along the shoreline, but also from deeper water, with Aboriginal women noted for their diving skills. Numerous midden sites are recorded within the vicinity of project area and they are evidence of an extensive network of occupation and movement throughout the coastal area around Hobart from the time of rising sea levels, around 8,000 BP.

In the hinterland, birds, possums, kangaroos and wallabies could be found, as too were edible plant and fungus species. Land management through regular burning encouraged 'green pick' (new growth and grasslands) that in turn, supported native game in numbers.

Unlike other groups, the South East Tribe may not have moved inland during Spring and Summer. Their lands provided sufficient food throughout the year, travelling up and down the coast with the seasons, and to outlying islands using bark catamarans. Seasonal changes would also bring new food such as seals, mutton birds and swan eggs.⁴

2.3 1804-1811: the Camp, Hobart Rivulet and the Grid

The first decade of European settlement in Hobart was marked by its close relationship with the waterfront and Hobart Rivulet. After the failure of the settlement at Risdon Cove and the relocation to Sullivan's Cove on the western shore in February 1804, the early occupants of Hobart Town spent their first decade in a struggle for survival, building upon the camp clustered on the western boundary of the cove and along the rivulet.⁵

One of the key factors in choosing Sullivan's Cove was a secure supply of fresh water. For thousands of years the rivulet was a permanent source of fresh water: first for Aboriginal people and later, the

³ Ryan, L, *The Aboriginal Tasmanians*, Allen & Unwin: St Leonards, 1996, p.12

⁴ *Ibid*, pp.39-43; Officer, I, *Survey of Derwent River Aboriginal Midden and Quarry Sites*, unpublished dissertation to the Environmental Department of the Division of Teacher Education, October 1980, no page numbers; Maynard, L, *A Report on the Social, Cultural & Historical Connection of Aboriginal People to Hobart and its Surrounds*, unpublished report for Housing Tasmania, TALSC, TAC, AHT, July 2010, pp.3-5

⁵ Walker, JB, *The English at the Derwent and the Risdon Settlement*, *Early Tasmania: Papers Read before the Royal Society of Tasmania during the Years 1888 to 1899*, John Vail Government Printer, Hobart, p.59

European settlers before its subsequent and rapid pollution.⁶ From early British accounts, contemporaries describe the health and diversity of the stream, as containing an abundance of trout, eels and wild duck.⁷ However, like most streams, the supply of water was seasonal, a trickle during summer, a raging torrent during times of flood. What is now central Hobart was described as being:

.... covered with thick brushwood and surmounted by some of the largest gum trees that the island can produce, and all along the rivulet was impassable from the denseness of the shrubs and underwood and the huge collection of prostrate and dead timber which were strewn all around in the vicinity of the rivulet.⁸

Settlement stayed close to the cove and rivulet. The initial laying out of the camp in early 1804, and the location of certain buildings or functions created patterns in the landscape which shaped later development. Some of these patterns continue to be readable elements in Hobart. Lines of tents or rough huts were established for the convicts, approximating what is now the location of Collins and Murray streets, and overlooked by the military barracks in its enclosure (Figure 2). Modifications of the environment around the rivulet began almost immediately upon settlement. Bolt notes that it was deep enough to require bridging near the place where water was collected with buckets.⁹ In response, in late February 1804 a gang was sent out to cut down a few trees, cover them with decking and to make a rough crossing over the rivulet. This bridging allowed the blacksmiths and the carpenters to establish their workshops on the northern side of the stream (near present Criterion Street). This crossing point was also conveniently close to the end of a bush run where the prisoners would drag the logs down the hill. This movement of people and logs soon began to create tracks. One of these tracks was on the northern side of the rivulet and travelled east-west to the blacksmith and carpenters workshops, the precedent of what was to become Liverpool Street. Another connected the camp to the free settlers at New Town, the forerunner of what is now Elizabeth Street. These early tracks were not formalised until 1811.¹⁰



Figure 2: Detail from June 1804 map showing the first arrangement of settlement at Hobart Town. The map is of a very large scale and creating effective overlays is difficult, however the general locality of the study area is indicated. North to top of Figure (TAHO, AF394/1/9, Map - Hobart 10 - Plan of part of Freshwater River at Hobart Town surveyor George Prideaux Harris. Reproduced with permission).

⁶ Williamson, JW, 'The Hobart Rivulet', in Alexander, A (ed.), *The Companion to Tasmanian History*, Hobart: Centre for Tasmanian Historical Studies, University of Tasmania, p.178

⁷ Crawford, PG, Ryan, KA, *The history of the early water supply of Hobart: the first 100 years, 1804-1904*, Hobart: Institution of Engineers, Australia, 1988, p.3

⁸ *Ibid*

⁹ Bolt, F, *The Founding of Hobart 1803-1804*, Hobart: Peregrine Pty Ltd., 2004, pp. 105-106

¹⁰ *Ibid*, pp. 105-106, 206

On his first visit to Hobart in 1811, Governor Macquarie found that the settlement was being developed in a haphazard way without any proper plan. In response, he ordered a near regular grid to be prepared by Surveyor Meehan. Leading up from Sullivan's Cove, Meehan's plan had some street alignments skewed to avoid wide scale demolition of buildings which were located within intended streets.¹¹

Meehan depicted a few of the structures in existence at this time, mostly public buildings such as the store, hospital and housing of the higher officers. Most housing or other buildings were not depicted on the map (Figure 3), although his survey notes do describe such development. Bolt has interpreted these survey descriptions and identified housing as being located in the vicinity of the study area – roughly on the alignment of what is now Collins Street with the rivulet behind.¹² Who lived in these houses, their number and construction materials remain unknown. However, they were likely to be simple huts which replaced the earlier tents. When he arrived in Hobart in February 1817, new settler William Thornley observed that the town had:

...a straggling, irregular appearance; a pretty good house here and there, and the intervening spaces either unbuilt on or occupied by mean little dwellings, little better than rude huts.¹³

Another new settler, George Thomas Lloyd, similarly recorded that most of the buildings could only be '...classed as huts, being constructed of various materials, such as split palings, wicker-work bedaubed with clay, and log and turf cabins of all orders of low architecture.'¹⁴

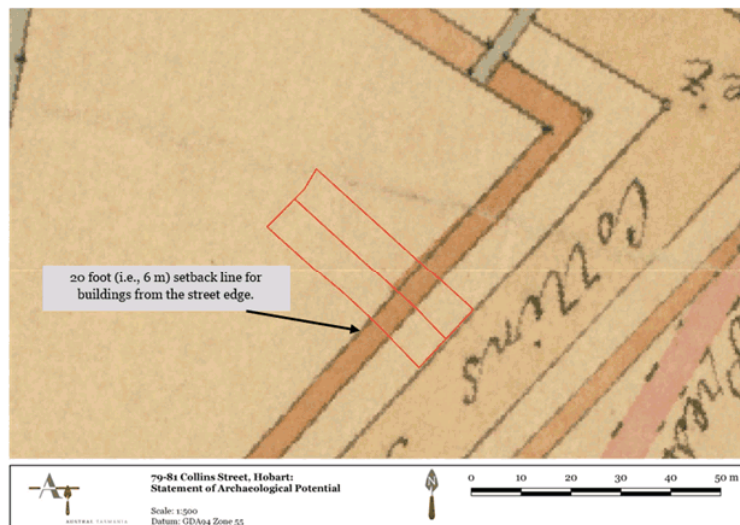


Figure 3: Detail from Meehan's 1811 plan with indicative study area overlay. Meehan's survey established Hobart's central street grid, including formalising the alignment of Collins Street. The building setback line is indicated (TAHO, AF394/2/1, Map - Historic Plan - Hobart 131 - Survey of Hobart - Original Layout (copy)).

2.4 1811-1839: Land Alienation & Early Development

Although settlement within the study area is recorded as early as 1804, it remains unknown who lived in this area, other than its general first uses as housing for convicts, and that there were houses in the

¹¹ Solomon, R.J. *Urbanisation: the Evolution of an Australian Capital*, Angus and Robertson Publishers, Sydney, 1976, p.29

¹² TAHO, LSD355/1/7, Surveyor Meehan's Survey Notes, 1811, 1813; Bolt, *op. cit.*

¹³ Thornley, W. *The Adventures of an Emigrant in Van Diemen's Land*, Rigby Ltd: Australia, 1842, republished 1973, p. 6

¹⁴ Lloyd, G.I. *Thirty-three years in Tasmania and Victoria*, Houlston and Wright: London, 1862, p. 8

vicinity by the time that Meehan prepared his survey in 1811. Frustratingly, it is not until the early 1820s that documentary evidence exists of settlement patterns within the study area.

The earliest documentation regarding the study area relates to land alienation. At some stage prior to 1824, the block formed by Elizabeth, Liverpool, Murray and Collins streets was subdivided into 17 unequal lots. Land was initially held as leases from the Crown for periods varying from 14 to 21 years. If, at the conclusion of the period the leaseholder had fulfilled their development obligations, they would then be eligible to receive a grant over the property.

The study area coincides with two of these original leases (Figure 4). Lot 15, the larger and containing approximately 1,146m² was held as 21 year lease to George Hopwood, and the smaller lot 16 was held as a 14 year lease to George Clarke. The dates at which Hopwood and Clarke obtained their leases is not recorded, but was likely during the late 1810s, early 1820s which was consistent with the pattern of land acquisition in Hobart at this time.¹⁵

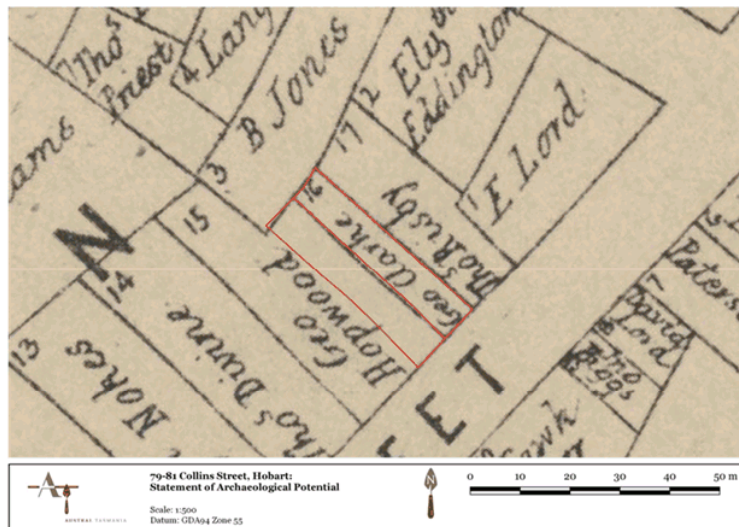


Figure 4: Detail from c.1826-28 plan of Hobart showing early parcel boundaries and lease or grant holders. The study area was split between two leases to George Hopwood and George Clarke (TAHO, AF394/1/106, Map - Hobart 104 - Plan of Hobart from Sullivans Cove to Warwick Street and from Antill Street to Campbell Streets).

Hopwood was born in 1777, and in 1801 was found guilty of stealing two brass guns, and sentenced to transportation to New South Wales. He was later transferred to Norfolk Island, and following the closure of that settlement, was relocated to Van Diemen's Land in 1808, where he received 60 acres in Sandy Bay. He married Ann Sherburd in 1809. Hopwood enjoyed some success in the colony, holding the license to the City of London Arms by 1818, while the muster the following year described him as having three children, two assigned convict servants and he had cleared his Sandy Bay land for pasture. He owned 32 head of cattle, 30 sheep, and had 100 bushels of wheat at hand. By this time he was also the licensee of the Green Gate Inn, located on his Collins Street lease, where he lived and died in 1829.¹⁶ Dennison has stated that the Green Gate Inn, later the Lord Morpeth, is located within the study area.¹⁷ However, research carried out for this project has confirmed that this establishment was

¹⁵ TAHO, LSD418/1/11, 26, Alphabetical Register of Allotments in Hobart as Occupied in 1826-27 according to the survey of Mr Sharland

¹⁶ <https://convictrecords.com.au/convicts/hopwood/george/119478>

¹⁷ Dennison, C, *Here's Cheers. A Pictorial History of Hotels, Taverns & Inns in Hobart*, Hobart City Council: Hobart, 2008, p.196

located on an adjacent property on land that now corresponds with 85-99 Collins Street, and not within the study area.¹⁸

Less is known of George Clarke, and it has not been possible to state with certainty which man of this name held the Collins Street allotment. Two possible candidates are George Clarke, a convict who arrived in 1817,¹⁹ or a George Clarke who had arrived in 1820 under sentence for forging notes.²⁰ Whichever of the candidates, Clarke was recorded as living on his Collins Street allotment in the 1825 almanac, and listed as a 'waterman to the shipping'. He evidently did not hold the land for much longer, and had disposed of it before 1827.²¹

One of the earliest maps to depict the study area dates from 1828, and shows Clarke's lot in the ownership or occupancy of a 'Dacers', most likely Richard Dacres, (Figure 5). Dacres was commander of the *Lucy Ann* and left the colony in 1827.²² To the south west was Hopwood's lot, and the Green Gate Inn, located outside of the study area, but with one building partially within the study area.

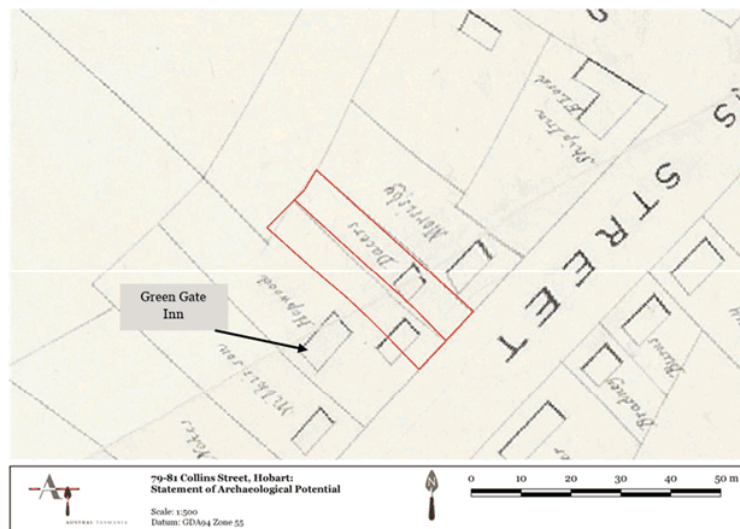


Figure 5: 1828 map showing the study area (TAHO, GO33/1/87, Map of Sullivan's Cove and part of Hobart showing projected improvements of a new Quay Road).

A more detailed, but still broad scale map of Hobart was produced shortly after, and is the first depiction of the study area showing built development with any accuracy. Construction in Hobart at this time was governed by newly-formed regulations which categorised land into three classes based on lot size: one to three acres (first class), $\frac{1}{2}$ acre to one acre (second class), and $\frac{1}{4}$ acre to $\frac{1}{2}$ acre (third class). Each designation came with certain building requirements, although some flexibility in their application did exist.²³

Both Hopwood's and Clarke's lots were of the third class, meaning the landowner had to agree to construct a footpath on the side of their lot and commence construction of a brick or stone building within twelve months of acquisition. This building was to be no less than 12 feet (i.e., approximately

¹⁸ DO, 2/1414, 12 January 1838

¹⁹ TAHO, CON31/1/6p152, George Clarke

²⁰ TAHO, CON31/1/6p120, George Clarke

²¹ *The Tasmanian Almanack for the Year of Our Lord 1825*, p.78; Registry of Deeds

²² TAHO, CSO63/1/1/302, Richard Dacres

²³ Ross, J, *The Hobart Town Almanack for the year 1829*, James Ross: Hobart Town, 1829, pp. 118-123

3.7 metres) from the street.²⁴ This was a period of rapid development in Hobart. By the late 1820s the numbers and size of ships using the port had increased markedly, coinciding also with the beginning of urbanisation. At this time the population of the town had reached 6,000.²⁵

The c.1830 map of Hobart shows Hopwood's lot 15 contained three buildings within the study area (Figure 6). It included a masonry building towards the street frontage (and shaded red), and two smaller timber buildings towards the rear of the lot (shaded black). Clarke's former lot 16 contained a single timber building. All buildings were setback from Collins Street, indicating some compliance with the regulations. The nature of the use of these structures is not recorded at this time, but given the very central location of the study area, the buildings probably combined commercial and residential functions, a very common practice during the nineteenth century.



Figure 6: c.1830 map of Hobart showing the study area (TAHO, AF394/1/5, Map - Hobart 5 - Plan of Hobart Town).

A series of maps were prepared of Hobart during the late 1830s. All are of a large scale, making overlays a difficult proposition. However, they do consistently show lot 15 containing two buildings, the larger towards the rear; and lot 16 containing three buildings (Figure 7). During this period, both lots changed hands. Lot 15 was sold to George Lowe, a dealer from Campbell Street in 1833 for £140,²⁶ while lot 16 was granted to Thomas Kidner in 1839, who in turn, sold it that same year to William Davis for £110.²⁷

²⁴ *Ibid*, p.119

²⁵ Austral Archaeology, *Midland Highway Black Snake Lane to East Derwent Highway Historical Archaeological Survey Report*, prepared for Road & Environmental Planning Group, 1996, pp.4-5; Solomon, *op. cit.*, p.75

²⁶ DO, 1/2462, 25 May 1833

²⁷ TAHO, SC309/1/177; DO, 2/2280, 8 February 1839

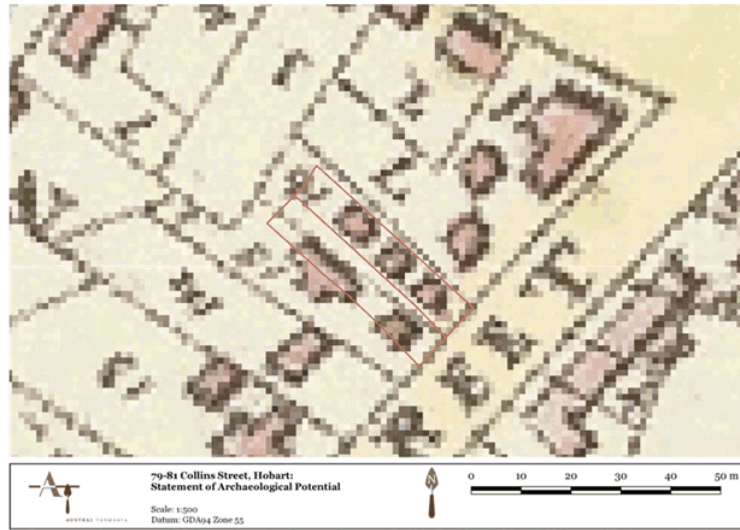


Figure 7: 1839 map of Hobart showing the study area (TAHO, Frankland, Map of Hobart AUTAS00131821480).

2.5 1840s-1905: Consolidation of Development

Documentary records improve during the 1840s, most particularly with the publication of Assessment and Valuation Rolls, which provide much detail, and are included in Appendix 2. The first Hobart assessments were published in 1847. What was lot 15 was in the ownership of the Martin family. It contained two conjoined shops combined with housing. The buildings were in the ownership of Mrs Martin, a bonnet maker, who was listed as resident of one of the buildings. Neighbouring on lot 16 was John McConnell, a gunsmith who also lived on the premises.²⁸

The study area was depicted in James Sprent's highly accurate survey plans of the 1840s (Figure 8). These plans are accurate in showing lot boundaries, building footprints and materials. What was lot 15 contained the conjoined timber shops and housing owned by the Martins and built hard against the street frontage. It had certainly replaced the smaller masonry building first shown on the c.1830 map of Hobart (Figure 6) above. John McConnell's gunsmith shop and house is shown on lot 16, as a small timber building, again also on the street frontage, and with a second timber building towards the centre of the property.

²⁸ TAHO, Assessment and Valuation Rolls, 1847; *The Hobart Town General Directory and Tradesman's Guide for 1847*, p.5; *A General Directory of Hobart Town*, Hobart Town, 1854, p.45

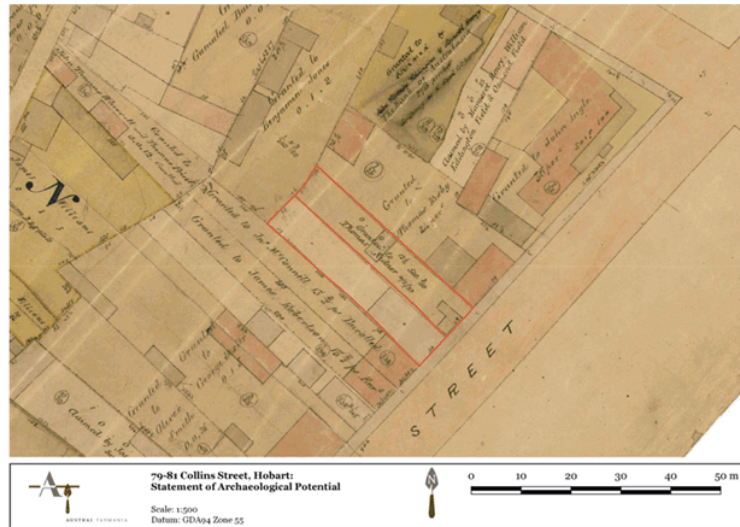


Figure 8: Sprent's 1840s survey plan of the study area (TAHO, AF393/1/71, Map – Sprent's Page 74 - Bounded by Liverpool, Elizabeth, Collins & Murray Streets (Section N) Hobart)

The Martin family continued to own lot 15 until the early twentieth century. At some stage, the old timber shops and houses was replaced by a new two storey brick building, with basement. As before, it consisted of two conjoined shops and houses. Its date of construction has not been established with any great accuracy but its simple Georgian form would suggest a mid-nineteenth century origin during the 1850s. Over the years, numerous tenants lived and worked from the premises. This included the Martins, but also tenants such as Francis Butler (1847), SJ Turner (1853), George King (1855-60), Richard Bright (1860), Francisco Santy (1865), Thomas Wood (1869), Thomas H Turner (1884), and Annie McArthur (1889). During the early 1890s, the building was extended (or perhaps subdivided), with the lot now containing three combined houses and shops. Also during this period, umbrella maker Valentine Shott rented premises from the Martins to operate his business.²⁹

Lot 16 experienced a different development history. From the mid-1850s, the description of the place changed from house and shop to store or warehouse, with a substantial increase in rateable value from £13 to £100. It would seem likely that the three storey warehouse building which occupies the entire lot was constructed at this time, with John Leven & Co. merchants and commission agents, occupying the premises in 1855.³⁰ Whether or not the building with its decorative façade was constructed in the 1850s has not been established, with the later embellishment of simple Georgian buildings a somewhat recurring practice in Hobart during the late nineteenth, and early twentieth centuries.

Ownership was soon to change with the London shipping firm of L. Stevenson & Sons taking over, and in 1859 management of its Hobart agency was given to Philip Oakley Fysh. Fysh, later Sir Philip was a merchant and future politician, entering the Legislative Council in 1866 on a progressive policy of economic development. He later moved to the House of Assembly and served several terms as Premier, and was active in the Federation movement, becoming a minister without portfolio in 1901-03 and Postmaster-General in 1903-04.³¹

²⁹ TAHO, Assessment and Valuation Rolls

³⁰ *Ibid*

³¹ Beresford, Q. 'Fysh, Sir Philip Oakley (1835-1919)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/fysh-sir-philip-oakley-6262/text10787>, published first in hardcopy 1981, accessed online 15 December 2020

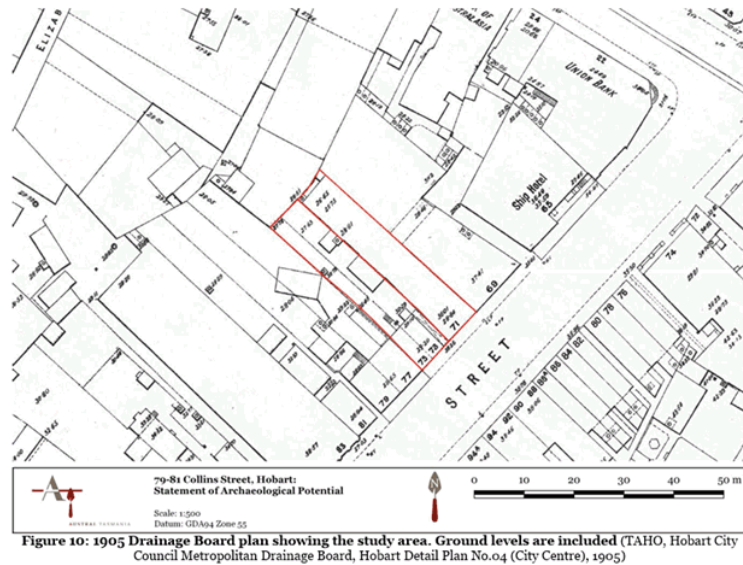
By the 1880s, the warehouse was in the ownership of George Parker Fitzgerald, a merchant and politician who had his own department store a few doors down Collins Street, which was the first emporium-style retailing firm in Tasmania. Fitzgerald shared the liberal sentiments of Fysh, and played a prominent role in the reform movement led by Fysh and Andrew Inglis Clark.³²

A late nineteenth, early twentieth century photograph shows the study area, looking north east along Collins Street (Figure 9). The old lot 15 contained the two storey combined Georgian shops and residence of three bays wide, whilst its neighbouring warehouse on lot 16, was far more decorative in its three storey façade with arched windows and a balustrade parapet concealing the roofline. The study area was depicted with accuracy in the 1905 Drainage Board plan, which usefully, also provides ground levels (Figure 10). What was lot 15 contained the two conjoined shops and houses, registered as 73 and 75 Collins Street. The rear contained a number of smaller outbuildings. The warehouse on lot 16 occupied nearly the entire lot as 71 Collins Street.



Figure 9: late nineteenth, early twentieth century photograph showing the study area (TAHO, PH30/1/8852, Photograph – Fitzgerald's Department Store, Collins Street Hobart)

³² Beresford, Q. 'George Parker Fitzgerald', in Alexander, A (ed.), *The Companion to Tasmanian History*, Hobart: Centre for Tasmanian Historical Studies, University of Tasmania



2.6 1911-2019: Coogan's Furniture Store

The longest historical association with the place is that of Coogan's furniture store, which was one of Tasmania's oldest businesses.

William Coogan was born in Victoria in 1857. He left school at 14 and was apprenticed to a furniture maker in Melbourne. On completing his five year term, he left Victoria for Tasmania in 1876, arriving in Hobart and being offered a job as an upholsterer. His Hobart stay was brief, as in October of that year he moved to Launceston to establish his own business, starting from a one room workshop with a shared shopfront. This was a period of boom for Launceston, benefiting from the wealth generated by newly developed mining fields. From these humble beginnings, the firm achieved a reputation for their skilled craftsmanship, and a tradition of using the finest Tasmanian timbers. Coogan went on to establish the largest furniture factory in Australia, and possibly the southern hemisphere, employing hundreds. Shiploads of furniture was exported throughout Australia, and retail stores established in Launceston, Hobart, Burnie and Ulverstone. Coogans was a company which looked after its staff and in return, was given employee loyalty. Staff were paid above the average wage, and a large number of employees had over half a century with the company, with some instances of people being employed for seventy years. Many were paid a pension on retirement. Beyond commerce, William Coogan supported the mineral exploration of Tasmania, although his investments do not appear to have resulted in profit. He was elected to the Launceston City Council in 1914, going on to serve as Mayor in 1917-18. He was also the first businessman to introduce hire purchase to the State, which made the ownership of fine furniture possible for many in Tasmania.³³

By 1884, Coogans had made its first major move into furniture manufacturing with premises situated in Brisbane Street, Launceston, in a large weatherboard shed. The business grew rapidly, and by 1888

³³ Dickens, LP, *W. Coogan & Co.: the first 120 years: the history of W. Coogan & Co. Pty Ltd. Part 1*, Hobart, Tas: LP Dickens, 1996, pp.7-8

had 17 skilled workers. Coogans presented its furniture at the Tasmanian International Exhibition in Launceston in 1891, and the Hobart equivalent in 1894-95.³⁴

Expansion of the business necessitated the construction of a new large factory in Invermay, and before long the brand was known in New South Wales, Victoria and South Australia, with the factory unable to keep up with demand. A sawmill was established in Lilydale to ensure supplies of timber. During this period, Coogans established its Hobart factory and first store in the former Tasmanian brewery complex on the corner of Elizabeth and Warwick Streets. Local retail outlets were also established, selling first through Williams' Brothers. Mrs Day was on the staff and became acquainted with William Coogan, eventually persuading him to go into partnership and open Day's Furniture Arcade in Murray Street. Coinciding with this was the introduction of the Time Payment Plan, which allowed customers to completely furnish a three roomed house for £14, 10s through a series of weekly payments. Such payment plans remained part of the business throughout its history.³⁵

In 1910, George Parker Fitzgerald's Collins Street department store a few doors down was destroyed by fire. Whilst waiting for it to be rebuilt, he purchased the two small conjoined shops at 81 Collins Street, which at that time housed a florist and a fishmonger, with accommodation provided above. He had previously acquired the neighbouring three storey warehouse in the 1880s.³⁶ Following the reconstruction of Fitzgerald's, the two sites were purchased by William Coogan for £6,000 and combined into commercial premises. The old Georgian ground floor shopfronts at 81 Collins Street were removed and replaced with display windows. Coogans moved to the new premises in 1911, which they described as an opening of a 'new warehouse' under the management of Mrs Day, although in reality it reused the existing mid-nineteenth century buildings on the site (Figure 11).

³⁴ *Ibid*, pp.11-12

³⁵ *Ibid*, pp.14-15

³⁶ Assessment and Valuation Rolls



Figure 11: 1912 photograph on the opening of the new Coogan's furniture warehouse (TAHO, *Tasmanian Mail*, 5 December 1912, p.19)

The opening was reported, writing that:

The name of Coogan has long been synonymous throughout Tasmania with excellence of furniture manufacture, and the array of goods on view in the windows and on the various floors demonstrates the fact that the claim to distinction has been meritoriously won. A feature of the numerous articles displayed is the beautiful finish of the Tasmanian blackwood furniture, now so much in demand both here and on the mainland, whither Messrs. Coogan makes large exportations from time to time. The popular Tasmanian oak is also much in evidence. The first has been in operation in the north for close on half a century, and for many years has done an extensive southern business, so, stimulated by the latter fact, Mr Coogan decided upon the present venture. A lease of Adams' brewery premises, Elizabeth Street, has also been acquired, where the manufacture of furniture, both for the local market and export, will be conducted on an extensive scale. The Collins Street warehouse is under the management of Mrs. K. Day, well known for many years in connection with Day's Arcade, Murray Street, and her wide and practical experience will be devoted exclusively to the requirements of the customers.³⁷

Large scale production allowed for reasonable prices to be charged for the furniture, coupled with their payment option plans, which enabled Coogan's to operate competitively. At this time, over 200 people were employed by the company. By 1921, the Invermay factory premises had expanded from three to ten acres, making it the largest furniture factory in Australia. A sign of the times, the Hobart factory was busy making many of the honour boards, recording those who had served, and those who had not returned from war.³⁸

Major alterations were made to the Collins Street premises in c.1934, with the construction of a three storey rear warehouse at the back of 81 Collins Street (Figure 12). The plans were prepared by local architect Albert Lauriston Crisp. Crisp was a notable architect of the period, known for his classical

³⁷ *Daily Post*, Friday 12 May 1911, p.2

³⁸ Dickens, *op. cit.*, pp.19, 22, 24

style of works. His best regarded building is the Hobart Masonic Temple (1936-38), with other works including Lincoln House, Burnie (1940), and the Millbrook Rise Psychopathic Hospital (c.1934).³⁹ The site can be seen in aerial photographs of the period, although the detail is poor (Figures 13-14).

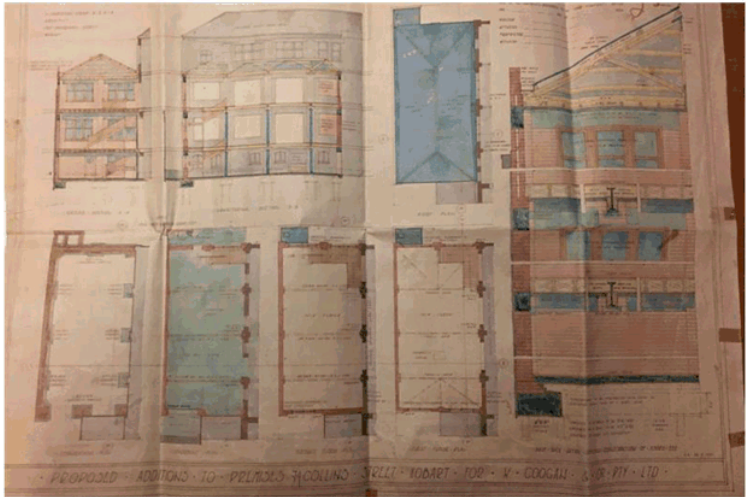


Figure 12: 1934 plans for three storey extension (TAHO, AE417/1/1865, 79-81 Collins St (5353))

³⁹ TAHO, AE417/1/1865, 79-81 Collins St (5353); http://www.artdecotasmania.com.au/people/Lauriston_Crisp/index.htm; <http://www.willowcourttasmania.org/millbrook-rise/>



Figure 13: 1921 aerial oblique photograph showing the study area (QVMAG, 1991_P_1509, Aerial view of Elizabeth Street, Hobart, Tasmania, c 1921, featuring a tram.)

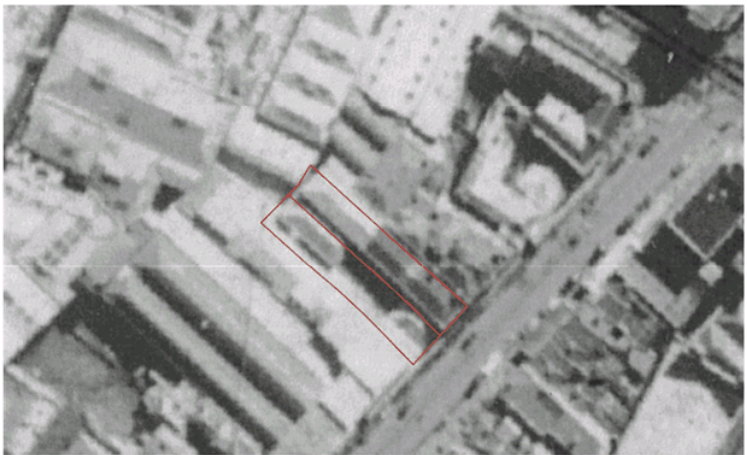


Figure 14: 1946 aerial photograph showing the study area. Note the c.1934 store building at the rear of 81 Collins Street (TAHO, LSD353/1/14, Hobart, Run 6, 12597)

Further changes were made to the Hobart premises in the post-war period. A mechanical lift was installed in 1950, but far greater works soon followed. In 1953, Crisp was again commissioned by Coogans to design major alterations to the Collins Street store. The works were carried out in stages. The upper floor (and perhaps more?) of the Georgian building at 81 Collins Street was removed and replaced by a parapet which mirrored the arched windows of the 1850s warehouse next door at 79 Collins Street. This was only part of the scheme, as ultimately a three storey building was erected at 81 Collins Street, and a uniform art deco inspired façade constructed across both lots. It repeated, or perhaps reused the arched openings of the 1850s building. Plans showing these works are included below (Figures 15-17), and fortunately for the historian, a plan was made of the Collins Street elevation before works commenced. The reconstruction was carried out by Hansen & Yunken at a cost of £12,480.⁴⁰



Figure 15: Existing Collins Street elevations (TAHO, AE417/2/2054, 79 Collins Street, (13286))

⁴⁰ Dickens, *op. cit.*, pp.37, 39

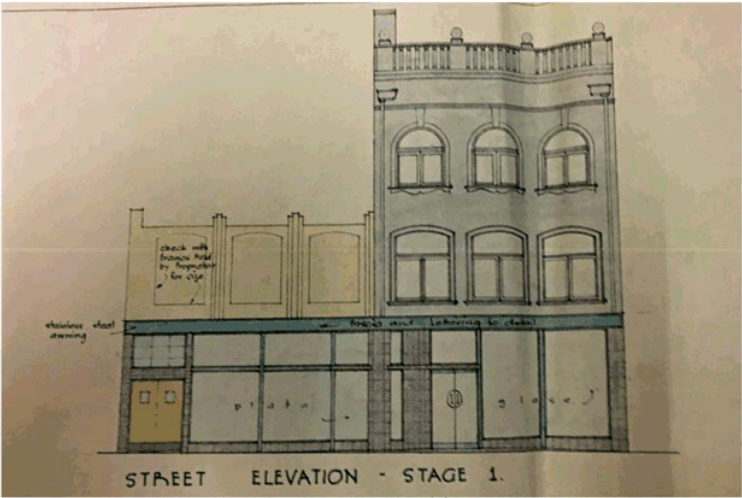


Figure 16: Street elevations, stage 1 (TAHO, AE417/2/2054, 79 Collins Street, (13286))

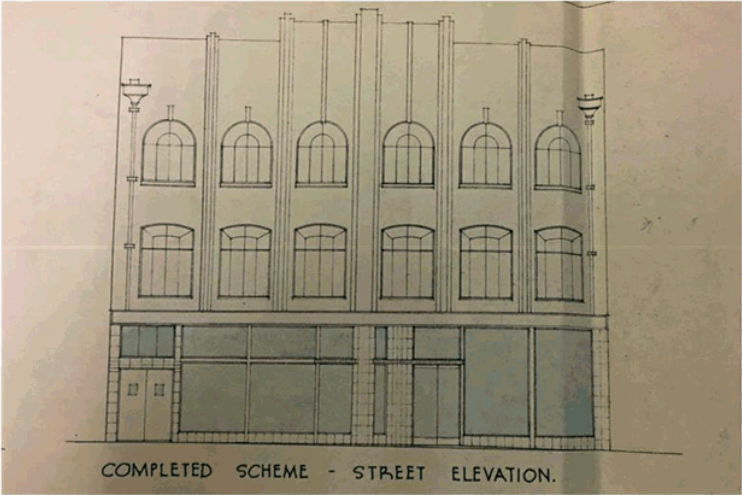


Figure 17: Completed scheme (TAHO, AE417/2/2054, 79 Collins Street, (13286))



Figure 18: Photograph during the 1950s renovation works, note the extent of demolition at 81 Collins Street (TAHO, AB713/1/2299, Photograph - Coronation decorations, Collins Street Hobart).

During the post-war period, greater emphasis was progressively given to retailing over manufacturing, as rising costs were making local production unviable. The Invermay factory was closed in 1955, and the Hobart factory remained in operation until 1957. New areas of sales were however introduced, including the retailing of electrical goods. As the decades continued, the northern showrooms in Burnie and Launceston were closed, although new operations were established in the south at Moonah and later Kingston. During the 1980s, the Collins Street premises were sold but with lease back options to the company. Extensive alterations were carried out to the Collins Street showroom in 1991 to improve the display areas on the ground and first floor.⁴¹ Coogans continued trading for several more decades but closed its Moonah and Collins Street stores in 2019.⁴²

⁴¹ *Ibid.*, pp.40, 42-43, 53, 55

⁴² <https://www.abc.net.au/news/2019-03-12/hobart-retailer-coogans-to-close-doors/10893426>

3.0 ARCHAEOLOGICAL ASSESSMENT – DISTURBANCE HISTORY, SIGNIFICANCE AND SENSITIVITY ZONING

The management recommendations made in this report (see section 4.0) are predicated on three core factors: the archaeological potential of the area, the level of disturbance these features and deposits may have incurred, and the significance of the archaeological resource. The following section comprises a discussion of these three elements in the context of the site. It begins with an analysis of the current site; the sequential development and disturbance of the area; and an assessment of archaeological significance.

3.1 The site in 2020

A site visit to the study area was carried out on 16 December 2020. The study area consists of the whole of the property registered at 79-81 Collins Street, comprising CTs 51164/1 and 51178/2 and covers an area of approximately 627m².

The three storey commercial premises cover the majority of the lots, with a small light well to the rear of 79 Collins Street. For the purposes of this archaeological assessment, the focus is on the basement area. With the exception of the light well, the basement covers the entire footprint of the building. At its north western end the basement has been subdivided into several rooms, while larger open areas are found at the south eastern, Collins Street end. Generally, the basement spaces reflect the original divisions of the place as two separate buildings, 79 and 81 Collins Street. The nineteenth century origins of the buildings are evident in the historic boundary walls of 79 Collins Street, constructed from massive, roughly worked stone, and crudely constructed bricks walls.

Historically, the land would have fallen from the Collins Street frontage to the north west and towards the Rivulet. This has been cut to accommodate the two buildings and their basements. The depth of cutting is greater at the Collins Street frontage (approximately 3.32m), and would have been shallower in depth towards the north western end of the lots.

Notwithstanding slight variations in floor levels in the basement, the existing floor levels (generally 7.73 metres a.s.l.) are lower than nineteenth century levels by varying depths. By reviewing height data from the 1905 Drainage Board plan the following conclusions can be made:

- The floor level at the south eastern end of 79 Collins Street has been cut by a depth greater than 1.06 m (i.e., not accommodating for the concrete slab depth).
- The floor level at the north western end of 79 Collins Street has been cut by a depth of greater than 0.39 m (i.e., not accommodating for the concrete slab depth).
- The floor level at the south eastern end of 81 Collins Street has been cut by a depth of greater than 1.17 m (i.e., not accommodating for the concrete slab depth).
- The floor level at the south western end of 81 Collins Street has been cut by a depth of greater than 0.37 m (i.e., not accommodating for the concrete slab depth).

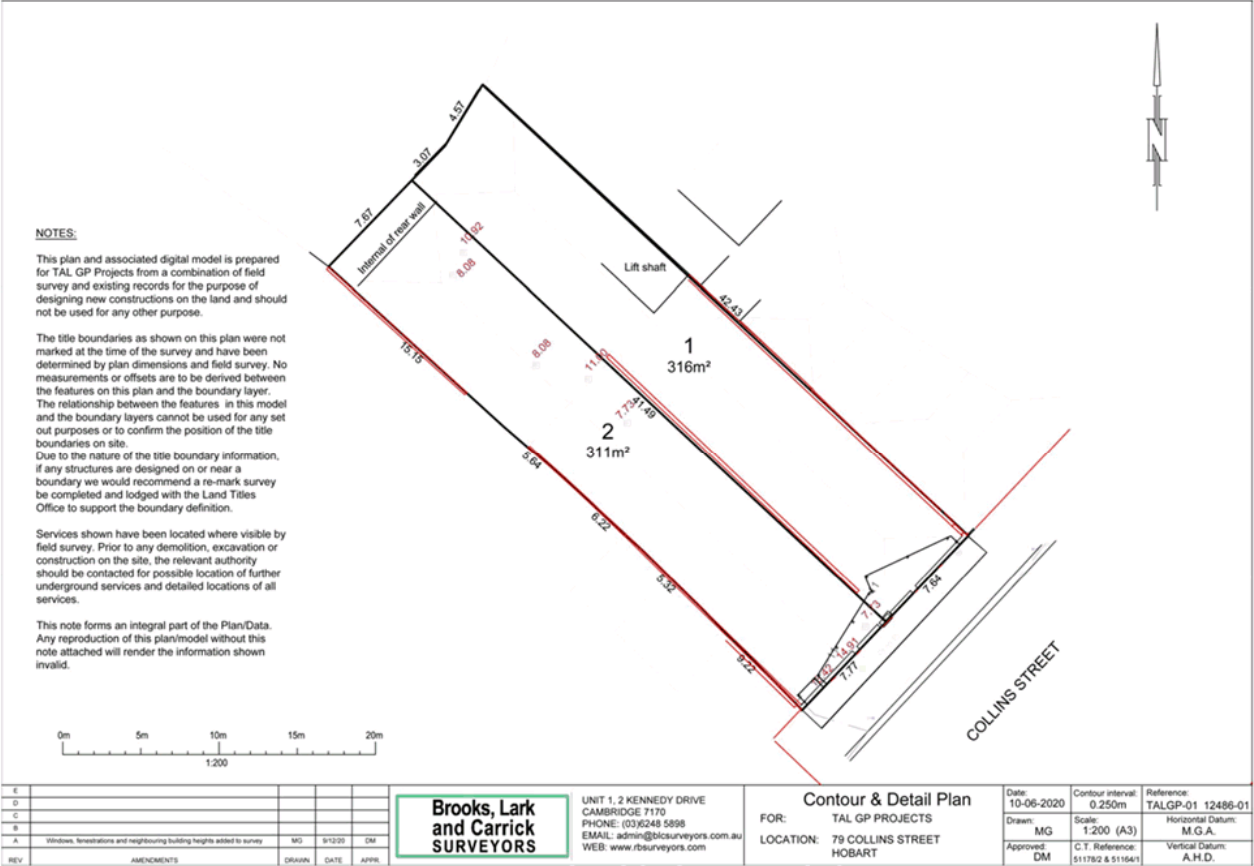


Figure 19: Contour and Detail plan showing existing levels.



Figure 20: The former Coogans building, with its 1953 façade, looking NW.



Figure 21: Looking NW along brick and stone boundary wall of 79 Collins Street.



Figure 22: Roughly worked stone wall, 79 Collins Street.



Figure 23: Change in floor levels towards the rear of 81 Collins Street, looking NW.



Figure 24: Crudely formed boundary wall separating 79 from 81 Collins St, looking SE.

3.2 Disturbance History

The following sections discuss the potential for survival of archaeological features and deposits within the study area from each key phase of development. In doing so, it takes into account the disturbance history as gleaned from documentary sources and inspection of the site in the present. It attempts to establish how one phase of development may have affected a previous phase.

The site history for the study area is complex, and eight key phases of site development have been identified, with likely modifications during each period. For clarity, the evolution has been divided into key phases depicting built development to a particular point in time. In the following plans, each phase is provided a separate colour, with building sites allocated a number which cross-references with the explanatory tables. Secondary structures (where known) are identified by a letter suffix, e.g., '1a'.

Previous phases are also depicted (in grey) to show where one phase of development may have occurred on the same site. In addition, parts of the study area which do not directly contain buildings are likely to have been used or developed for domestic and commercial activity, such as associated yards, gardens, laneways and outdoor workspaces, or unmapped outbuildings.

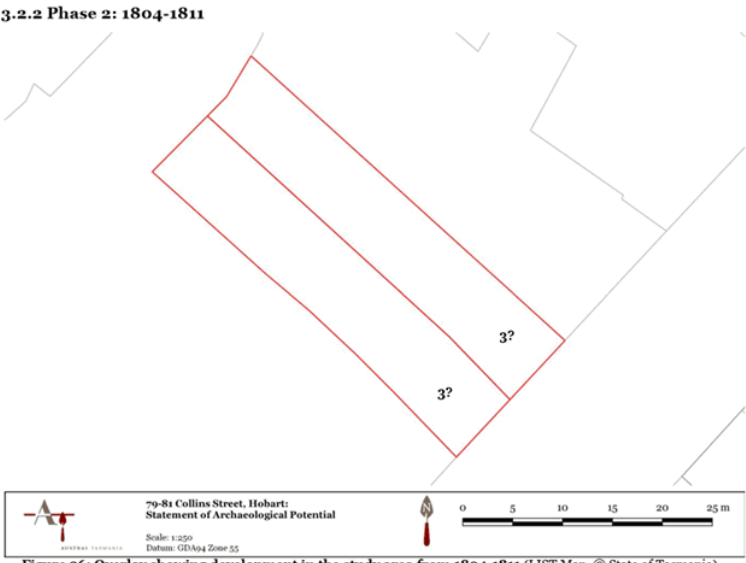
The conclusion drawn from this analysis is that the archaeological potential of the study area is variable and complex. Although subject to multiple later alterations and modifications, the place essentially consists of two mid-nineteenth century buildings, which were the latest stages in multiple phases of development commencing in 1804. The presence of basement levels beneath the 1850s buildings is likely to have highly disturbed, if not destroyed archaeological evidence from earlier phases hard against the Collins Street frontage. Further excavations post-1905 in lowering the finished floor level of the basement are also likely to have caused impacts. However, the extent of disturbances within the central and rear portions of the lots is anticipated as being lower, with only minor differences in floor levels between 1905 and the present.



Figure 25: Overlay showing development in the study area from 1804 (LIST Map, © State of Tasmania).

| No. | Phase |
|------|-----------------|
| 1, 2 | Convict housing |

Table 1: Phase 1 Development



| No. | Phase |
|-----|-----------------------------------|
| 3? | Housing, but at unknown locations |

Table 2: Phase 2 Development

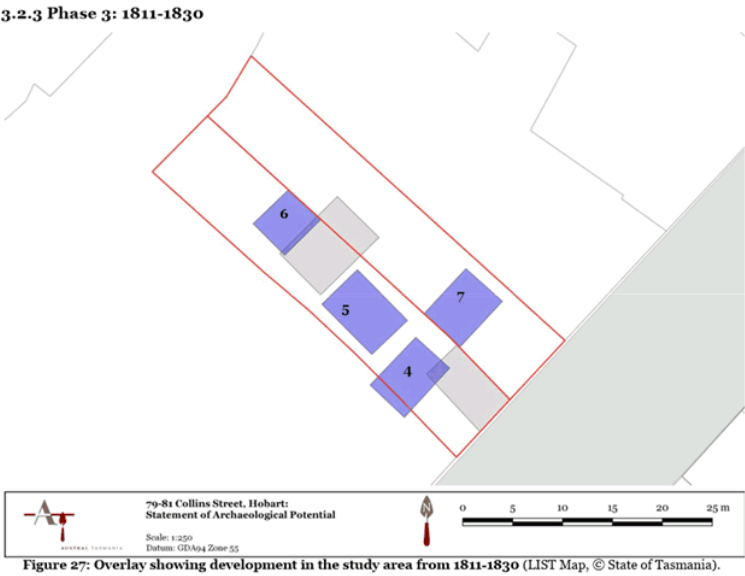


Figure 27: Overlay showing development in the study area from 1811-1830 (LIST Map, © State of Tasmania).

| No. | Phase |
|-----|---|
| 4 | Lot 15 (Hopwood) Masonry building, likely housing combined with commercial premises |
| 5 | Lot 15 (Hopwood) Timber building |
| 6 | Lot 15 (Hopwood) Timber building |
| 7 | Lot 16 (Clarke) timber building, likely housing combined with commercial premises |

Table 3: Phase 3 Development

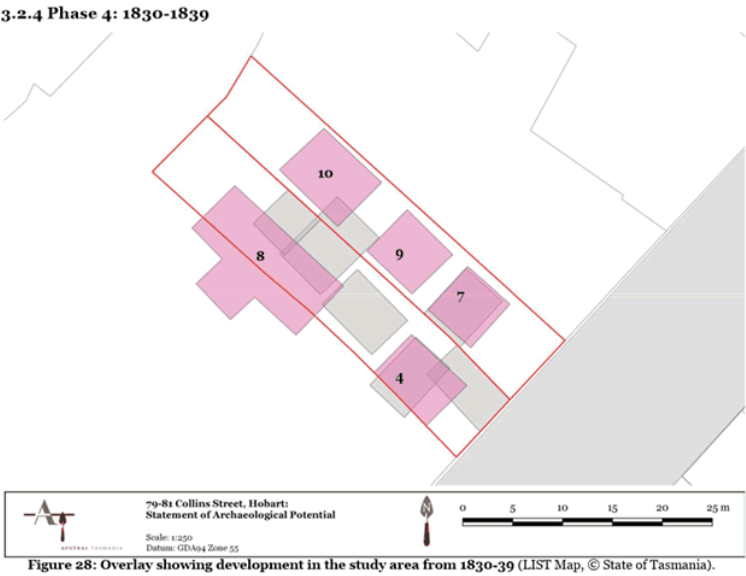
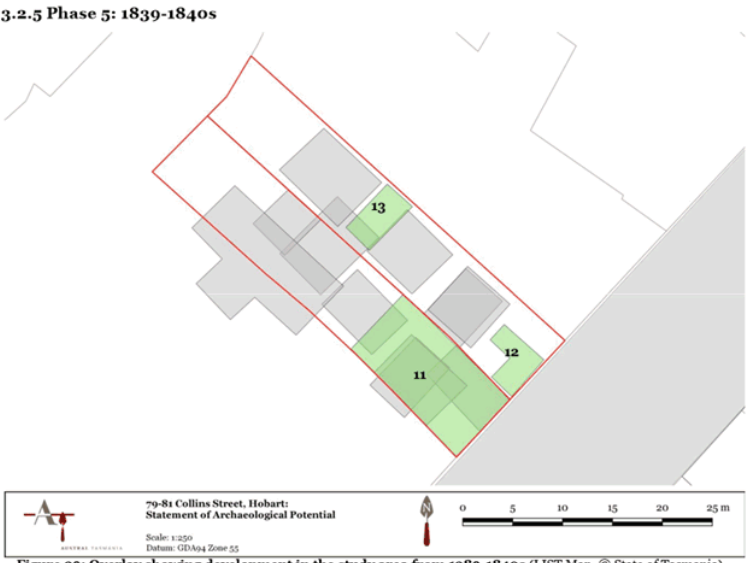


Figure 28: Overlay showing development in the study area from 1830-39 (LIST Map, © State of Tasmania).

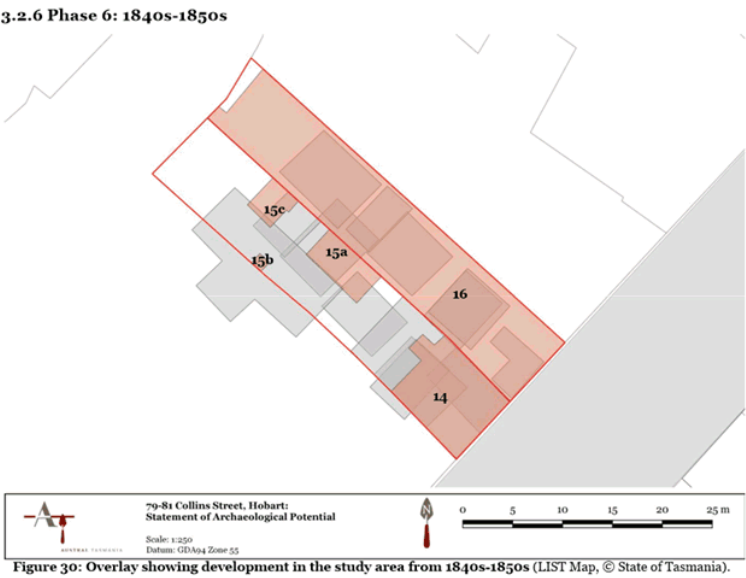
| No. | Phase |
|-----|---|
| 4 | Lot 15 masonry building, likely housing combined with commercial premises |
| 7 | Lot 16 timber building, likely housing combined with commercial premises |
| 8 | Lot 15 Large building |
| 9 | Lot 16 Building |
| 10 | Lot 16 Building |

Table 4: Phase 4 Development



| No. | Phase |
|-----|--|
| 11 | Lot 15 Conjoined timber commercial and residential premises. Constructed with basements? |
| 12 | Lot 16 Timber commercial and residential premises |
| 13 | Lot 16 Timber outbuilding |

Table 5: Phase 5 Development



| No. | Phase |
|---------------|--|
| 14 | Lot 15 Conjoined brick commercial and residential premises. Latest period basement could be constructed on this lot. |
| 15a, 15b, 15c | Lot 15 Outbuildings, privies |
| 16 | Lot 16 Warehouse |

Table 6: Phase 6 Development

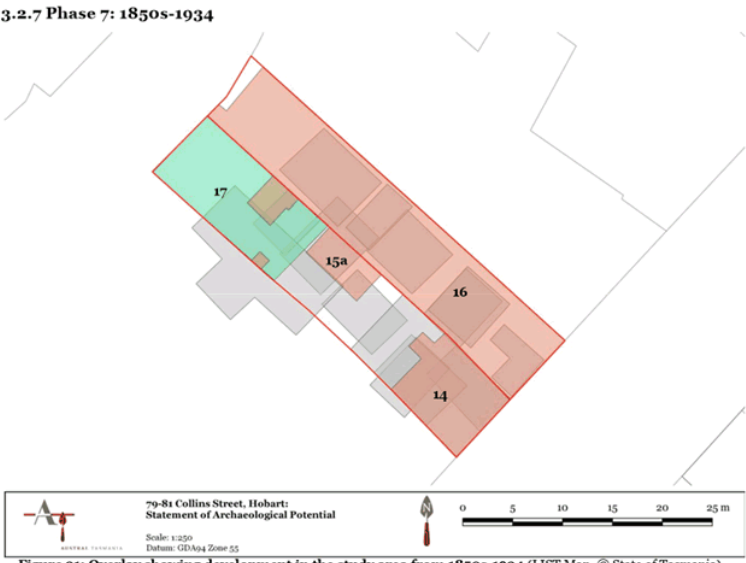


Figure 31: Overlay showing development in the study area from 1850s-1934 (LIST Map, © State of Tasmania).

| No. | Phase |
|-----|---|
| 14 | Lot 15 Conjoined brick commercial and residential premises, now Coogans |
| 15a | Lot 15 Outbuilding, now Coogans |
| 16 | Lot 16 Warehouse, Coogans |
| 17 | Lot 16 1934 Warehouse extension, Coogans |

Table 7: Phase 7 Development



Figure 32: Overlay showing development in the study area from 1934-1953 (LIST Map, © State of Tasmania).

| No. | Phase |
|-----|--|
| 16 | Lot 16 Warehouse, Coogans |
| 17 | Lot 16 1934 Warehouse extension, Coogans |
| 18 | 1953 art deco façade and extensions |

Table 8: Phase 8 Development

3.3 Assessment of Archaeological Potential

An assessment of archaeological potential establishes the likelihood of archaeological features or deposits existing at a particular place, and provides a level of judgment as to the likely surviving intactness of the archaeological resource. This, when tied in with the extent to which a site may contribute knowledge not available from other sources, establishes the archaeological significance of the place, or its research value or potential which is Criterion (c) under the *Historic Cultural Heritage Act 1995*.

Archaeological potential is thus a factor in establishing archaeological significance. For example a site that is assessed to have a high level of intactness (i.e., not badly disturbed) is likely to be assessed to have a high level of archaeological potential; but if it is common and well understood and does not have research potential, it will have a low level of archaeological significance. Conversely, a site that is assessed to have a low level of intactness (i.e., badly disturbed) is likely to be assessed to have a low level of archaeological potential; but if it is rare and/or not well understood and has research potential, it will have a high level of archaeological significance.

The archaeological potential of the study area is varied and complex and is described below:

- There is low potential for structural evidence to exist of the first phases of built development dating from 1804-1811. Housing from this period was rudimentary and ephemeral at best and multiple subsequent phases of later development and ground reductions are likely to have destroyed archaeological features from this period. There is some, but undefined potential for artefactual evidence from this phase to exist. However, should such potential be located, it would be of the highest archaeological significance.
- There is some, or moderate potential for the central and northern portions of the study area to contain structural and artefactual evidence from multiple phases of built development in these areas from the 1820s to mid-1850s. Not including the depth of the current concrete slab, ground levels in these areas are c.30-40cm lower than existed in 1905 suggesting lower risks for archaeological impacts. Such evidence may include building footings, post holes, hearths and so on. There is moderate potential for subfloor deposits to exist within the interior spaces of these buildings.
- There is high potential for artefactual evidence from former residential and commercial occupants to exist within the central and northern portion of the study area for the period 1820s to mid-1850s. This may take the form of yard surface artefact scatters, rubbish pits, or deep cess pits which were filled with refuse at the end of their use.
- There is some, albeit reduced potential for the southern end of the basements at the Collins Street frontage to contain structural evidence of former internal room arrangements. Again, post-1905 lowering of floor levels is likely to have impacted such material, but may not have totally destroyed such evidence. There is low potential for this area to contain artefactual evidence from c.1855-1905 occupation, as this is likely to have been lost with the late twentieth century reduction in floor levels.

3.3.1 Archaeological Zoning Plan

Based on the historical research, disturbance history and assessment of potential, an Archaeological Zoning Plan (AZP) has been prepared for the study area to show those areas predicted as having archaeological potential and those areas where the archaeological potential has been disturbed or destroyed. The following simplified, two tier zoning has been adopted:

1. The area shaded **yellow** relates to the central and rear north western areas of 79 and 81 Collins Street. This area has some moderate archaeological potential to contain evidence of footings, fire hearths, outbuildings and artefact deposits from a range of buildings, likely to date from c.1820-c.1855. The construction of the current concrete slab floor and its different levels will have had some impact on the archaeological resource, although comparisons of ground levels between 1905 and 2020 suggests minor or minimal further cutting of the ground level. This area covers approximately 404 m² of the lots. The survival of pre-1820 structural and artefactual evidence in this area is low, but not impossible.
2. The area shaded **green** relates to the basement floor levels at the south eastern, Collins Street end of the lots. The excavation of the basement level will have resulted in high, if not complete

destruction of pre-c.1855 deposits within these areas. The extent of the zoning has been taken from the rear wall of 81 Collins Street shown in 1905. This is a somewhat arbitrary judgement of the division between predicted areas of low and moderate potential but is based on the current state of knowledge and historical documentation of the site. There is also some potential within the green zoning for structural evidence of former internal room divisions to survive, however further cutting of the floor level in the mid twentieth century is likely to have impacted such evidence. There is low potential for artefactual evidence in this area. This area covers approximately 232 m² of the lots.



Figure 33: Archaeological Zoning Plan for the study area. Green denotes low (but not impossible) archaeological potential and yellow indicates moderate potential (LIST Map, © State of Tasmania).

3.4 Assessing Archaeological Significance

The assessment of significance is a key part of the historic heritage assessment process. Through historical research it is possible to build up an understanding of the study area, plotting where developments or activities may have once been (potential), understanding how they may have evolved across the course of the historic period, or to what specific people or events they may be related.

During the assessment of significance, this understanding is expanded, taking it beyond the boundaries of the area studied and applying it to other local, State, national or even international contexts. Through this process of contextualisation it is possible to gauge the importance of a site or place, thereby forming judgements about its significance which can aid the management process. In the Australian context, assessments of cultural heritage significance are based upon the model outlined in the *Burra Charter: The Australian ICOMOS Charter for Places of Cultural Significance, 2013*. This model recommends that sites be assessed against four main categories: historical, scientific (including archaeological), aesthetic and social/spiritual significance.

At a State level, the assessment of cultural heritage significance is based upon the criteria outlined in the *HCHA 1995* and its accompanying guidelines. At a local level, the assessment is by reference to the terms and definitions of the *Hobart Interim Planning Scheme 2015 (HIPS 2015)*.

Any place or site which, in the opinion of the Heritage Council, meets one or more of the following eight criteria can be included in the THR:

- a) the place is important to the course or pattern of Tasmania's history;
- b) the place possesses uncommon or rare aspects of Tasmania's history;
- c) the place has the potential to yield information that will contribute to an understanding of Tasmania's history;
- d) the place is important in demonstrating the principal characteristics of a class of place in Tasmania's history;
- e) the place is important in demonstrating a high degree of creative or technical achievement;
- f) the place has a strong or special association with a particular community or cultural group for social or spiritual reasons;
- g) the place has a special association with the life or works of a person, or group of persons, of importance in Tasmania's history;
- h) the place is important in exhibiting particular aesthetic characteristics.

Entry into this register is a recognition that a site or a place is of significance to the historic cultural heritage of Tasmania. At a local level, the *HIPS 2015* defines 'historic cultural heritage significance' as having the same meaning as provided in *HCHA 1995*, that is, the eight registration criteria.⁴³

This report is designed to assess the archaeological potential and significance of the place, and these aspects are the primary focus of the following assessment. It should not be considered as a comprehensive assessment of the place and its possible historical, social or aesthetic values.

In assessing significance, Heritage Tasmania has issued Guidelines for the application of the criteria and determining the level of significance according to state or local thresholds.⁴⁴ Criterion (c.) is the most commonly used criterion for assessing archaeological values, requiring an assessment of the research potential of the place to contribute to an understanding of Tasmania's history. The Guidelines provide a series of significance indicators and identify state and local level thresholds. With regard to Criterion (c.), the Guidelines state that one or more of the following significance indicators must be satisfied at either a state or local level:

| Significance indicators | | Indicative State threshold | Indicative local threshold |
|-------------------------|---|--|---|
| C1 | Potential to improve knowledge of a little-recorded aspect of Tasmania's past. | A comparative analysis suggests that further research at the place could improve our understanding of Tasmania's past. | A comparative analysis suggests that further research at the place could improve our understanding of local history or archaeology. |
| C2 | Potential to fill gaps in our existing knowledge of Tasmania's past. | | |
| C3 | Potential to inform/confirm unproven historical concepts or research questions relevant to Tasmania's past. | | |
| C4 | Potential to provide information about single or multiple periods of occupation or use. | | |
| C5 | Potential to yield site specific information which would contribute to an understanding of significance against other criteria. | Demonstrated relevance of attributes at a state level. | Demonstrated relevance of attributes at a local level. |
| C6 | Other attributes consistent with scientific value under the <i>Burra Charter</i> . | | |

Table 9: Heritage Tasmania Threshold Guidelines for Criterion (c.)

The significance assessment in this report is cognisant of the principles contained in these Guidelines.

3.4.1 Comparative Information

There are two key attributes of archaeological value to consider for 79-81 Collins Street. The first, and most significant is the earliness of the place. Places with confirmed occupation and development from

⁴³ *HIPS 2015*, cl.E13.3; *HCHA 1995*, s.3

⁴⁴ Department of Primary Industries, Parks, Water and Environment, October 2011, *Assessing historic heritage significance for Application with the Historic Cultural Heritage Act 1995*

the period 1804-1811 are very rare in Tasmania, and in Hobart in particular, with most places having been destroyed by later phases of urban development. Although it is unlikely that substantial structural evidence exists of this first settlement pattern, the potential must be acknowledged and accorded the highest significance. To the knowledge of the authors, other urban sites with archaeological resources from this period known to survive are very rare. The Cottage Green excavation in Montpelier Retreat is the most relevant in this case, dating from 1805. Other places of first European settlement do exist at Risdon and York coves and have been investigated. Urban examples are far rarer.

The second attribute of interest is the likely presence of structural and artefactual evidence related to combined commercial and residential premises, which existed at 79 Collins Street until c.1855, and at 81 Collins Street until c.1911. Archaeological investigations of such places have occurred at Cottage Green; the Melville Street UTAS development; the Theatre Royal/Hedberg development, also by UTAS; and the Myer Liverpool Street redevelopment.

Housing within the study area emerged in 1804, and had expanded, and consolidated by the 1820s. Should they survive, underfloor artefact-bearing deposits, yard, cess or rubbish pit deposits from these residences and businesses may have archaeological potential to provide information about the material culture of the occupants and how they lived, and possibly differences in the socio-economic position of the households.

Artefactual evidence can provide information on how a place was used and the lives of its occupants. From other excavations we know that extended occupation can have a distinctive archaeological signature with the capacity to provide original insights (not available in the literature) to the lives, pastimes and occupations of nineteenth century urban dwellers. These investigations – and many others like them – yielded artefact assemblages that on analysis enabled new understanding of these areas. When coupled with the records of occupancy, the potential exists to reconcile place based information with names, providing valuable insights to lives otherwise unremarked.

There is potential for the yard spaces to contain artefact deposits from rubbish pits, cess pits, or disposal of refuse over yard surfaces. Until the 1880s it was common practice for residences and businesses to dispose of their rubbish, by necessity, behind their premises – ‘out of sight, out of mind’. It was not until the 1910s that formalised rubbish collection was successfully implemented in Hobart.⁴⁵

Of particular interest is the likelihood that cesspits (non-plumbed toilets) may have been located in these yard areas during the nineteenth century occupation. Cesspits typically present as a hole excavated into the substrate which was covered over when full, or a masonry or timber-lined repository that could be emptied periodically. A small shed was placed over the top of the pit, affording some measure of privacy to users. Cesspits were a feature of the Hobart townscape until the late 1880s, when efforts were made to replace them with pan toilets, from which the nightsoil could be regularly collected for disposal.⁴⁶ The 1905 Metropolitan Drainage Board plan also shows three water closets, which have been demonstrated through multiple excavations to have high archaeological potential.

For the archaeologist, the cesspit is regarded as an invaluable source of information, often providing insight into past ideals of cleanliness and health, as well as shedding light on the diet and societal status of the people that occupied the area.⁴⁷ When a cesspit went out of use it often became a convenient repository for household refuse. If a cesspit was converted into a water closet there is evidence to suggest that the resultant cleared hole was quickly filled with rubbish.⁴⁸ Those urban excavations where cesspits have been encountered have tended to provide the most fruitful insights into past lives: Wapping in Hobart, Casselden Place in Melbourne, Cumberland/Gloucester Streets in

⁴⁵ In 1888 the first serious efforts were made to collect and remove of refuse properly. Petrow, S, *Sanatorium of the South?*, Tasmanian Historical Research Association, Hobart, 1995, pp. 155-159

⁴⁶ Efforts were not made to remove cesspits from the city's landscape until 1887. Pans and, finally, drainage, replaced the cesspits. Petrow, *op. cit.* pp. 160; Crook, P, Murray, T, 'The Analysis of Cesspit Deposits from The Rocks, Sydney', *Journal of the Australasian Society for Historical Archaeology*, Vol. 22, 2004, p. 47

⁴⁷ Such is their recognised value in the archaeological community that the American journal *Society for Historical Archaeology* dedicated one whole issue to it. See: 'View from the Outhouse: What We Can Learn from the Excavation of Privies', *Journal of the Society for Historical Archaeology*, Vol. 34, No. 1, 2000.

⁴⁸ Crook, Murray, *op. cit.* pp. 47-48

Sydney and the Five Points in New York all drew heavily upon information arising from detailed analyses of the contents of cesspits.⁴⁹

3.5 Assessment of Archaeological Significance for the Study Area

This assessment of archaeological significance has been undertaken with reference to a wide number of different sources. In the first instance, close reference has been made to the history of the site, drawing out key themes and historic linkages which can then be assessed against those in wider local and state contexts.

a) the place is important to the course or pattern of Tasmania's history

The archaeological potential of the study area has historical significance. Settlement and development can be traced back to the very first weeks of settlement and the British establishment of Hobart in 1804. Accommodation of some form for convicts was in this area in 1804, with further housing emerging by 1811. This is a particularly early date in the history of colonial Hobart. Structural evidence of such development is likely to have been disturbed or destroyed by later phases, but such evidence, should it exist, would be of State significance. Some likelihood exists that artefactual evidence from this period will be present. By the 1820s the study area had emerged as a mixed commercial and residential area, a very common practice in the nineteenth century. Given its very central location, it was developed, and re-developed multiple times for shops and houses, with the current buildings having their origin in mid-1850s structures, albeit much modified.

b) the place possesses uncommon or rare aspects of Tasmania's history

It is unlikely, but not impossible that structural or artefactual evidence may exist of the first phases of development in the study area dating from 1804-1811. Such archaeological evidence is extremely rare to survive in the urban environment and would be of State significance.

c) the place has the potential to yield information that will contribute to an understanding of Tasmania's history

The place has research potential at State and local levels of significance, for the new information it can provide regarding aspects of Hobart's nineteenth century history. Evidence of the first phases of European settlement and development from 1804-1811 will be of State significance and have high archaeological potential to yield information for a period for which there is very little documentary evidence, and relatively few comparable places, particularly in the urban environment.

The progression of combined houses and commercial premises from the 1820s through to c.1855 are of local significance and are representative of this pattern of urbanisation in Hobart during this period. There is potential for both structural and artefactual evidence from these phases. Rubbish or cesspit deposits located in former yard spaces may give insight into the people who lived, worked and socialised at the place; changing patterns and tastes in consumer patterns and smaller personal items which can provide context and meaning to the historical record. This information could offer important opportunities to compare the history of combined residential and commercial buildings which have been investigated at other archaeological sites in Hobart and the mainland.

d) the place is important in demonstrating the principal characteristics of a class of place in Tasmania's history

The archaeological potential of the place is unlikely to be demonstrative of a class of place, that is, a nineteenth century combined residential and commercial premises. Although no longer as prominent, numerous extant examples of this type of development are located throughout Tasmania's urban environment.

⁴⁹ See: Crook, Murray, *op. cit.*; Murray, T. Mayne, A. '(Re)Constructing a Lost Community: "Little Lon," Melbourne, Australia', *Journal of the Society for Historical Archaeology*, Vol. 37, No. 1, 2003; Yamin, R. 'From Tanning to Tea: The Evolution of a Neighbourhood', *Journal of the Society for Historical Archaeology*, Vol. 35, No. 3, 2001

e) the place is important in demonstrating a high degree of creative or technical achievement

On present knowledge there is no evidence to suggest that the archaeological potential of the place would meet this criterion.

f) the place has a strong or special association with a particular community or cultural group for social or spiritual reasons

Not assessed, however in isolation, the archaeological potential is unlikely to meet this criterion.

g) the place has a special association with the life or works of a person, or group of persons, of importance in Tasmania's history

The archaeological potential of the place has a significant association with two individuals of importance in Tasmania's history at a State level. Firstly is George Hopwood, who was a Norfolk Islander relocated to Van Diemen's Land in 1808. He was part of a very significant group of individuals who were forcefully removed to Tasmania, and played a key role in the settlement and development of agriculture in the colony. Hopwood also enjoyed commercial success, and archaeological evidence from his period of ownership may exist. The second individual who is likely to have left traces of his occupation of the site in the archaeological record is Philip Oakley Fysh. Fysh, later Sir Philip was a merchant and later politician, entering the Legislative Council in 1866 on a progressive policy of economic development. He later moved to the House of Assembly and served several terms as Premier, and was active in the Federation movement, becoming a minister without portfolio in 1901-03 and Postmaster-General in 1903-04.

h) the place is important in exhibiting particular aesthetic characteristics.

At present knowledge, there is no evidence to suggest that the archaeological potential of the place would meet this criterion.

The assessment concludes that the archaeological potential of the place meets criterion (a.) historical importance, criterion (b.) rarity, criterion (c.) research potential, and criterion (g.) associative values, and that this significance exists at both a State and local level.

4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 Conclusions

This report has been prepared to determine the archaeological potential and archaeological significance of 79-81 Collins Street. The assessment concludes that approximately 37% of the site has low archaeological potential, and 63% of the site has moderate potential. The values of this archaeology have been assessed finding that the place is important at both State and local levels and meets criterion (a.) historical importance, criterion (b.) rarity, criterion (c.) research potential, and criterion (g.) associative values, and that this significance exists at both a State and local level. Although less likely to survive, there is some low, or reduced potential for structural and artefactual evidence to exist dating from the period 1804-1811. This is particularly early in the history of colonisation of Tasmania and the urban development of Hobart. Although likely to have been disturbed or destroyed by later phases, such evidence, should it exist, would be of the highest significance.

The following recommendations have been made to assist the proponent in managing the archaeological potential of the place as part of the hotel development.

4.2 Assessment against the Performance Criteria

The *HIPS 2015* establishes a series of Performance Criteria in clause E13.10.1 for assessing archaeological impacts. The standards emphasise the importance of protecting or managing places of archaeological potential. Each criterion is assessed in the Table below, and with regard to the recommended strategy, it is considered that the development can meet the Performance Criteria. In essence, it is recommended that at this stage a series of test excavations be carried out in order to properly articulate the potential for archaeological impacts arising from the development and the archaeological measures needed to control these impacts. Following the completion of these test excavations, an Archaeological Impact Assessment and Archaeological Method Statement should be prepared for the development.

| Performance Criteria | Response |
|--|---|
| Buildings, works and demolition must not unnecessarily impact on archaeological resources at places of archaeological potential, having regard to: | |
| (a) the nature of the archaeological evidence, either known or predicted; | <p>The assessment of archaeological potential for the study area is a predictive statement that has not been confirmed through physical investigations.</p> <p>The assessment concludes that the central and rear portions of the lot and covering approximately 404m² has moderate archaeological potential, and front area covering approximately 232m² has low archaeological potential.</p> |
| (b) measures proposed to investigate the archaeological evidence to confirm predictive statements of potential; | <p>The proposed measures to investigate the archaeological potential of the place are detailed in section 4.3 of this report. In summary, it consists of a design review following the completion of detailed engineering drawings, and on the basis of this review, carrying out a series of test excavations to confirm the archaeological potential of the place. Following the completion of testing works, an Archaeological Impact Assessment (ALA) and Archaeological Method Statement (AMS) should be prepared responsive to the results.</p> <p>This strategy is considered consistent with the objective of E.13.10.1 that works must not 'unnecessarily impact on archaeological resources' with regard to the Performance Criteria.</p> |

| Performance Criteria | Response |
|--|---|
| (c) strategies to avoid, minimise and/or control impacts arising from building, works and demolition; | Archaeological testing is proposed in the first instance, and these works can be carried out with no, or very minor archaeological impacts. Based on the results of the test excavations, the strategies to avoid, minimise or control impacts will be determined in the AIA and AMS, to the approval of the City of Hobart. |
| (d) where it is demonstrated there is no prudent and feasible alternative to impacts arising from building, works and demolition, measures proposed to realise both the research potential in the archaeological evidence and a meaningful public benefit from any archaeological investigation; | At this stage, the consideration of prudent and feasible alternatives is not considered warranted until a program of archaeological test excavations have been carried out and the extent of impacts can be accurately determined. |
| (e) measures proposed to preserve significant archaeological evidence 'in situ'. | As relevant, and as guided by the significance of the archaeological resource (where established through testing), measures to preserve 'significant' archaeological evidence in situ will be determined. |

Table 10: Assessment against the Performance Criteria of E13.10.1

4.3 Recommendations

Recommendation 1: Statutory Compliance

This Statement of Archaeological Potential should form part of the Development Application to the City of Hobart.

Recommendation 2: Managing Potential Aboriginal heritage

The Unanticipated Discovery Plan for managing Aboriginal heritage (Appendix 1) should form part of the Project Specifications.

Recommendation 3: Archaeological Design Review and Testing Program

An archaeological design review should be carried out following the completion of engineering drawings showing final finished floor levels in the basement and the locations and likely depths of any piers or footings and underground services for the hotel.

The purpose of the design review is to determine the potential for impacts to archaeological resources to occur from the development activities. The design review should make recommendations to carry out archaeological test excavations within the study area to determine its archaeological potential with certainty, which is not available from desktop investigations alone. The design review and proposed testing program will need to be approved by the City of Hobart.

Recommendation 4: Archaeological Impact Assessment and Archaeological Method Statement

Following the completion of the testing program, an Archaeological Impact Assessment (AIA) and Archaeological Method Statement (AMS) should be prepared to the approval of the City of Hobart. The purpose of the AIA is to determine the potential for archaeological impacts arising from the hotel development. The purpose of the AMS is to set out in practical terms, the processes for archaeological management as part of the development.

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APPENDIX 1: ABORIGINAL HERITAGE SEARCH RECORD

Aboriginal Heritage SEARCH RECORD

This search for

79 COLLINS ST HOBART TAS 7000 (PID 5660104)

has not identified any registered Aboriginal relics or apparent risk of impacting Aboriginal relics.

This Search Record has been requested for James Puustinen at 1:02PM on 09 December 2020 and delivered to james@australias.com.au.

This Search Record expires on 09 June 2021.

Your personal Search Identification Number is PS0139011.

Please be aware that the absence of records on the [Aboriginal Heritage Register](#) for the nominated area of land does not necessarily mean that the area is devoid of Aboriginal relics. If at any time during works you suspect the existence of Aboriginal relics, cease works immediately and contact Aboriginal Heritage Tasmania for advice.

It is also recommended that you have on hand during any ground disturbance or excavation activities the Unanticipated Discovery Plan, to aid you in meeting requirements under the *Aboriginal Heritage Act 1975* should Aboriginal relics be uncovered. There are requirements that apply under the *Aboriginal Heritage Act 1975*. It is an offence to destroy, damage, deface, conceal or otherwise interfere with relics without a permit granted by the Minister. There is an obligation to report findings of relics as soon as practicable.

This Search Record is confirmation that you have checked the Aboriginal Heritage Property Search website for this property. This Search Record will expire in six months from the search date.

If you have any queries please do not hesitate to contact [Aboriginal Heritage Tasmania](#) on 1300 487 045 or at aboriginal@heritage.tas.gov.au.

Aboriginal Heritage Tasmania
Department of Primary Industries, Parks, Water and Environment



Unanticipated Discovery Plan

Procedure for the management of unanticipated discoveries of Aboriginal relics in Tasmania

For the management of unanticipated discoveries of Aboriginal relics in accordance with the *Aboriginal Heritage Act 1975* and the *Coroners Act 1995*. The Unanticipated Discovery Plan is in two sections.

Discovery of Aboriginal Relics other than Skeletal Material

Step 1:

Any person who believes they have uncovered Aboriginal relics should notify all employees or contractors working in the immediate area that all earth disturbance works must cease immediately.

Step 2:

A temporary 'no-go' or buffer zone of at least 10m x 10m should be implemented to protect the suspected Aboriginal relics, where practicable. No unauthorised entry or works will be allowed within this 'no-go' zone until the suspected Aboriginal relics have been assessed by a consulting archaeologist, Aboriginal Heritage Officer or Aboriginal Heritage Tasmania staff member.

Step 3:

Contact Aboriginal Heritage Tasmania on **1300 487 045** as soon as possible and inform them of the discovery. Documentation of the find should be emailed to **aboriginal@heritage.tas.gov.au** as soon as possible. Aboriginal Heritage Tasmania will then provide further advice in accordance with the *Aboriginal Heritage Act 1975*.

Discovery of Skeletal Material

Step 1:

Call the Police immediately. Under no circumstances should the suspected skeletal material be touched or disturbed. The area should be managed as a crime scene. It is a criminal offence to interfere with a crime scene.

Step 2:

Any person who believes they have uncovered skeletal material should notify all employees or contractors working in the immediate area that all earth disturbance works cease immediately.

Step 3:

A temporary 'no-go' or buffer zone of at least 50m x 50m should be implemented to protect the suspected skeletal material, where practicable. No unauthorised entry or works will be allowed within this 'no-go' zone until the suspected skeletal remains have been assessed by the Police and/or Coroner.

Step 4:

If it is suspected that the skeletal material is Aboriginal, Aboriginal Heritage Tasmania should be notified.

Step 5:

Should the skeletal material be determined to be Aboriginal, the Coroner will contact the Aboriginal organisation approved by the Attorney-General, as per the *Coroners Act 1995*.

Aboriginal Heritage Tasmania
Department of Primary Industries, Parks, Water and Environment



Guide to Aboriginal site types**Stone Artefact Scatters**

A stone artefact is any stone or rock fractured or modified by Aboriginal people to produce cutting, scraping or grinding implements. Stone artefacts are indicative of past Aboriginal living spaces, trade and movement throughout Tasmania. Aboriginal people used hornfels, chalcedony, spongelite, quartzite, chert and silcrete depending on stone quality and availability. Stone artefacts are typically recorded as being 'isolated' (single stone artefact) or as an 'artefact scatter' (multiple stone artefacts).

Shell Middens

Middens are distinct concentrations of discarded shell that have accumulated as a result of past Aboriginal camping and food processing activities. These sites are usually found near waterways and coastal areas, and range in size from large mounds to small scatters. Tasmanian Aboriginal middens commonly contain fragments of mature edible shellfish such as abalone, oyster, mussel, warrener and limpet, however they can also contain stone tools, animal bone and charcoal.

Rockshelters

An occupied rockshelter is a cave or overhang that contains evidence of past Aboriginal use and occupation, such as stone tools, middens and hearths, and in some cases, rock markings. Rockshelters are usually found in geological formations that are naturally prone to weathering, such as limestone, dolerite and sandstone.

Quarries

An Aboriginal quarry is a place where stone or ochre has been extracted from a natural source by Aboriginal people. Quarries can be recognised by evidence of human manipulation such as battering of an outcrop, stone fracturing debris or ochre pits left behind from processing the raw material. Stone and ochre quarries can vary in terms of size, quality and the frequency of use.

Rock Marking

Rock marking is the term used in Tasmania to define markings on rocks which are the result of Aboriginal practices. Rock markings come in two forms; engraving and painting. Engravings are made by removing the surface of a rock through pecking, abrading or grinding, whilst paintings are made by adding pigment or ochre to the surface of a rock.

Burials

Aboriginal burial sites are highly sensitive and may be found in a variety of places, including sand dunes, shell middens and rock shelters. Despite few records of pre-contact practices, cremation appears to have been more common than burial. Family members carried bones or ashes of recently deceased relatives. The Aboriginal community has fought long campaigns for the return of the remains of ancestral Aboriginal people.

Further information on Aboriginal Heritage is available from:

Aboriginal Heritage Tasmania
Natural and Cultural Heritage Division
Department of Primary Industries, Parks, Water and Environment
GPO Box 44 Hobart TAS 7001

Telephone: **1300 487 045**

Email: **aboriginal@heritage.tas.gov.au**

Web: **www.aboriginalheritage.tas.gov.au**

This publication may be of assistance to you but the State of Tasmania and its employees do not accept responsibility for the accuracy, completeness, or relevance to the user's purpose, of the information and therefore disclaims all liability for any error, loss or other consequence which may arise from relying on any information in this publication.



**APPENDIX 2: ASSESSMENT AND VALUATION ROLLS
(SELECT)**

(Original spellings reproduced)

| 1847 | | | | | |
|-------------------|-------------------------|---------------------|--------------------|---------------|---------------|
| Address | Description | Occupier | Owner | Ratable Value | Capital Value |
| Collins Street | House & Shop | J McConnell | J McConnell | £40 | |
| Collins Street | House & Shop | F Butlers | Mrs Martin | £30 | |
| Collins Street | House & Shop | Mrs Martin | Mrs Martin | £30 | |
| 1853 | | | | | |
| Address | Description | Occupier | Owner | Ratable Value | Capital Value |
| Collins Street | Shop | SJ Turner | J McConnell | £13 | |
| Collins Street | Shop | Mrs Martin | Mrs Martin | £26 | |
| Collins Street | Shop | George King | Mrs Martin | £26 | |
| 1855 | | | | | |
| Address | Description | Occupier | Owner | Ratable Value | Capital Value |
| Collins Street | Stores | John Leven & Co. | - | £100 | |
| Collins Street | Shop | Mrs Joseph Martin | - | £28 | |
| Collins Street | Shop | George King | - | £28 | |
| 1860 | | | | | |
| Address | Description | Occupier | Owner | Ratable Value | Capital Value |
| 51 Collins Street | Store | George Stevenson | George Stevenson | £70 | |
| 53 Collins Street | House and Shop | Richard Bright Snr. | Mary Ann Martin | £40 | |
| 55 Collins Street | House and Shop | Patrick Martin | Mary Ann Martin | £35 | |
| 1865 | | | | | |
| Address | Description | Occupier | Owner | Ratable Value | Capital Value |
| 51 Collins Street | Warehouse | Philip O Fysh | L Stevenson & Sons | £100 | |
| 53 Collins Street | House and Shop | Francisco Santy | Marian Martin | £30 | |
| 55 Collins Street | House and Garden | Marian Martin | Marian Martin | £30 | |
| 1869 | | | | | |
| Address | Description | Occupier | Owner | Ratable Value | Capital Value |
| 51 Collins Street | Warehouse | Philip Oakley Fysh | L Stevenson & Sons | £100 | |
| 53 Collins Street | Dwelling House and Shop | Thomas Wood | Marian Martin | £20 | |
| 55 Collins Street | Dwelling House and Shop | Marian Martin | Marian Martin | £23 | |
| 1875 | | | | | |
| Address | Description | Occupier | Owner | Ratable Value | Capital Value |
| 51 Collins Street | Warehouse | Philip Oakley Fysh | L Stevenson & Sons | £100 | |
| 53 Collins Street | Dwelling House and Shop | Thomas Martin Jnr. | Maria Martin | £23 | |
| 55 Collins Street | Dwelling House and Shop | Henry Martin | Maria Martin | £21 | |
| 1879 | | | | | |

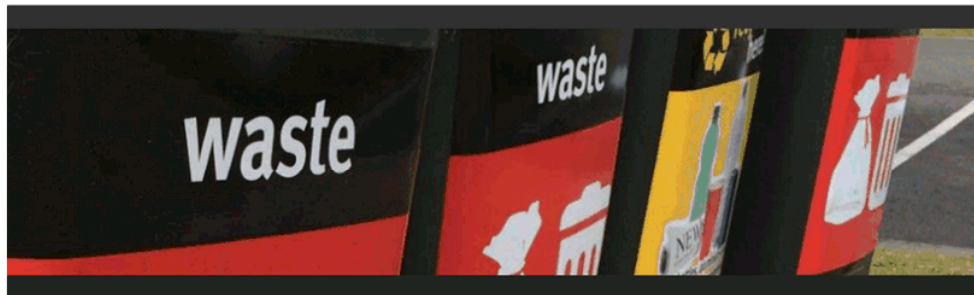
| Address | Description | Occupier | Owner | Ratable Value | Capital Value |
|-------------------|-------------------------|--------------------------|---------------------|---------------|---------------|
| 51 Collins Street | Warehouse and Store | Empty | George Stevenson | £100 | |
| 53 Collins Street | House and Shop | Thomas D Martin | Mary Ann Martin | £23 | |
| 55 Collins Street | House and Shop | Henry Martin | Mary Ann Martin | £23 | |
| 1884 | | | | | |
| Address | Description | Occupier | Owner | Ratable Value | Capital Value |
| 51 Collins Street | Printing Office | George P Fitzgerald | George Stevenson | £130 | |
| 53 Collins Street | House and Shop | Thomas H Turner | Martin's Estate | £60 | |
| 55 Collins Street | House and Shop | Henry Martin | Martin's Estate | £60 | |
| 1889 | | | | | |
| Address | Description | Occupier | Owner | Ratable Value | Capital Value |
| 71 Collins Street | Warehouse | George P Fitzgerald | George P Fitzgerald | £150 | |
| 73 Collins Street | House and Shop | Annie McArthur | Thomas D Martin | £45 | |
| 75 Collins Street | House and Shop | William F Scott | Thomas D Martin | £45 | |
| 1895 | | | | | |
| Address | Description | Occupier | Owner | Ratable Value | Capital Value |
| 71 Collins Street | Warehouse | George P Fitzgerald | George P Fitzgerald | £150 | |
| 73 Collins Street | House and Shop | Valentine Shott | Thomas D Martin | £45 | |
| Collins Street | House and Shop | Anthony Egerer | Thomas D Martin | £17 | |
| 75 Collins Street | House and Shop | Robert George McWilliams | Thomas D Martin | £35 | |
| 1898 | | | | | |
| Address | Description | Occupier | Owner | Ratable Value | Capital Value |
| 71 Collins Street | Warehouse | George P Fitzgerald | George P Fitzgerald | £150 | |
| 73 Collins Street | House and Shop | Valentine Shott | Thomas D Martin | £45 | |
| Collins Street | House and Shop | Empty | Thomas D Martin | £17 | |
| 75 Collins Street | House and Shop | Robert George McWilliams | Thomas D Martin | £35 | |
| 1901 | | | | | |
| Address | Description | Occupier | Owner | Ratable Value | Capital Value |
| 71 Collins Street | Clipper printing office | James Paton | George P Fitzgerald | £150 | £2,500 |
| 73 Collins Street | House and Shop | Valentine Shott | Thomas D Martin | £45 | |
| Collins Street | House and Shop | Robert George McWilliams | Thomas D Martin | £14 | £1,125 |
| 75 Collins Street | House and Shop | Robert George McWilliams | Thomas D Martin | £30 | |
| 1905 | | | | | |
| Address | Description | Occupier | Owner | Ratable Value | Capital Value |
| 71 Collins Street | Warehouse and office | Harry Kingston Fysh | George P Fitzgerald | £75 | £3,000 |
| Collins Street | Warehouse and office | Harry Kingston Fysh | George P Fitzgerald | £175 | |
| 73 Collins Street | House and Shop | John Valentine Shott | Thomas D Martin | £45 | £1,700 |

| | | | | | |
|--------------------|----------------------|------------------------------|---------------------|---------------|---------------|
| Collins Street | House and Shop | - | Thomas D Martin | £14 | |
| 75 Collins Street | House and Shop | - | Thomas D Martin | £30 | |
| 1910 | | | | | |
| Address | Description | Occupier | Owner | Ratable Value | Capital Value |
| Collins Street | Warehouse | AC Dehle, EA Dehle, GA Dehle | George P Fitzgerald | £50 | £3,000 |
| Collins Street | Warehouse and Office | AJ Todd | George P Fitzgerald | £75 | |
| 79 Collins Street | Warehouse and office | TE Barker | George P Fitzgerald | £125 | |
| 81 Collins Street | House and Shop | Francis Dalton | Thomas D Martin | £55 | £1,700 |
| 83 Collins Street | House and Shop | Joseph Martin | Thomas D Martin | £66 | |
| 1915 | | | | | |
| Address | Description | Occupier | Owner | Ratable Value | Capital Value |
| 79 Collins Street | Warehouse and Office | W Coogan & Co. | George P Fitzgerald | £260 | |
| 81 Collins Street | House and Shop | Francis Dalton | Joseph Sidwell Jnr. | £99 | |
| 83 Collins Street | House and Shop | George Sly | Joseph Sidwell Jnr. | £88 | |
| 1920 | | | | | |
| Address | Description | Occupier | Owner | Ratable Value | Capital Value |
| 79 Collins Street | Warehouse and Office | W Coogan & Co. | W Coogan & Co. | £325 | |
| 81 Collins Street | House and Shop | Francis Dalton | Joseph Sidwell Jnr. | £99 | |
| 83 Collins Street | House and Shop | EA Roper | Joseph Sidwell Jnr. | £147 | |
| 1924 | | | | | |
| Address | Description | Occupier | Owner | Ratable Value | Capital Value |
| 79 Collins Street | Warehouse and Office | W Coogan & Co. | W Coogan & Co. | £350 | |
| 81 Collins Street | House and Shop | Francis Dalton | W Coogan & Co. | £124 | |
| 83 Collins Street | House and Shop | Mrs E Lucock | W Coogan & Co. | £208 | |
| 1930 | | | | | |
| Address | Description | Occupier | Owner | Ratable Value | Capital Value |
| Collins Street | Warehouse and Office | William Coogan | W Coogan & Co. | £450 | |
| 79 Collins Street | Shop | CE Scott | W Coogan & Co. | £205 | |
| 81 Collins Street | Shop | - | W Coogan & Co. | £208 | |
| 1934 | | | | | |
| Address | Description | Occupier | Owner | Ratable Value | Capital Value |
| 79 Collins Street | Warehouse and Office | William Coogan | W Coogan & Co. | £450 | |
| 79A Collins Street | Shop | - | W Coogan & Co. | £123 | |
| 81 Collins Street | Shop | - | W Coogan & Co. | £123 | |
| 1939 | | | | | |
| Address | Description | Occupier | Owner | Ratable Value | Capital Value |
| 79 Collins Street | Warehouse and Office | William Coogan | W Coogan & Co. | £475 | |

| 79A Collins Street | Shop | - | W Coogan & Co. | £123 | |
|--------------------|----------------------|----------------|----------------|---------------|---------------|
| 81 Collins Street | Shop | - | W Coogan & Co. | £123 | |
| 1946 | | | | | |
| Address | Description | Occupier | Owner | Ratable Value | Capital Value |
| 79 Collins Street | Warehouse and Office | W Coogan & Co. | W Coogan & Co. | £475 | |
| 79A Collins Street | Shop | W Coogan & Co. | W Coogan & Co. | £123 | |
| 81 Collins Street | Shop | W Coogan & Co. | W Coogan & Co. | £123 | |



79 Collins Street, Hobart
Waste Management Plan



210117WMP001B-F
22 March 2021

**onemilegrid**

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| Prepared by | Adam Gardiner | Reviewed by | Valentine Gnanakone |
| Signature |  | Signature |  |

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1 INTRODUCTION

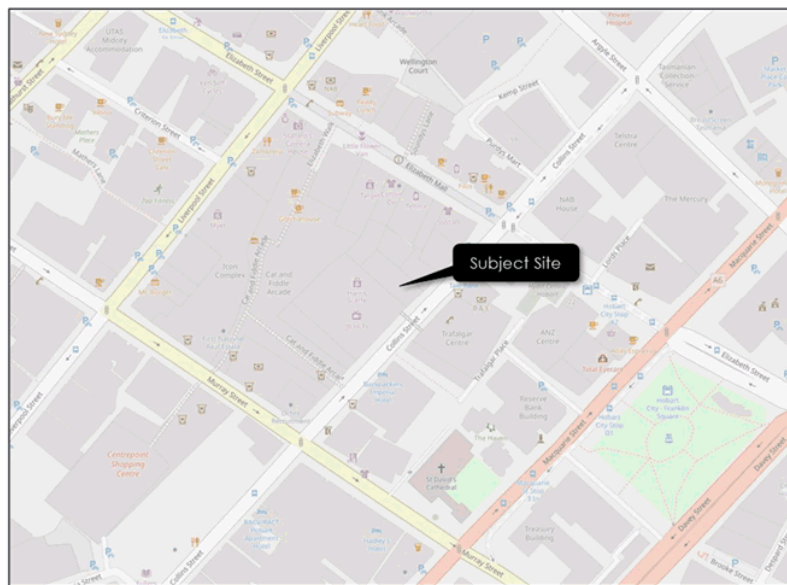
onemilegrid has been requested by Tal GP to prepare a Waste Management Plan for the proposed mixed-use development at 79 Collins Street, Hobart.

The preparation of this management plan has been undertaken with due consideration of the Sustainability Victoria Better Practice Guide for Waste Management and Recycling in Multi-unit Developments and relevant Council documentation.

2 EXISTING SITE CONDITIONS

The subject site is located on the northern side of Collins Street approximately midway between Murray Street and Elizabeth Street. The site is addressed as 79 Collins Street, Hobart, as shown in Figure 1.

Figure 1 Site Location



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The site is occupied by a three-storey building with a basement and is currently operating as a retail shop and has done so for a number of years (previous occupant Coogans). The site is generally rectangular in shape with a frontage to Collins Street of approximately 15 metres and an overall site depth of 42 metres.

The site is not provided with any on-site parking, loading facilities or vehicle access. The existing building and use commensurate with the majority of other tenancies along the Collins Street 'strip' utilise public car parking in the area for customers and on-street loading zones for loading.



3 DEVELOPMENT PROPOSAL

3.1 General

It is proposed to develop the subject site for the purposes of a mixed-use development over 14 storeys comprising the uses as detailed in Table 1 below.

Table 1 Proposed Development

| Use | Component | No./Area |
|-------------------------------------|---------------------|-------------------|
| Visitor Accommodation | Residential Hotel | 175 rooms |
| Food Services | Café and Restaurant | 200m ² |
| Hotel Industry | Bar | 50 m ² |
| Community Meeting and Entertainment | Function Facilities | 47m ² |

The use will primarily function as a residential hotel with the restaurant / café / bar / function rooms primarily utilised as ancillary uses for guests, however, will also be open to the general public. The ancillary uses are considered to operate as a 'restaurant' use with a total area of approximately 300m².

Pedestrian access to the site is proposed via the Collins Street frontage along the eastern boundary.

3.2 Waste Management

It is proposed to utilise a private contractor to manage the collection and disposal of all waste streams associated with the development.

Bins for the waste will be stored within a dedicated bin storage room within the basement level. Bins will be transferred by a building manager from the storage room via the service lift and placed adjacent to the kerbside on Collins Street for collection on the specified collection days. Following collection, bins will immediately be collected and returned to the bin room.

Collection will occur via the on-street loading zones located along the Collins Street frontage of the site and will occur outside of peak periods.

Each accommodation room will be provided with a dual bin system to ensure garbage and recyclables are sorted at the time of disposal.

Waste will be collected from individual rooms by housekeeping staff. All garbage will be disposed of via a single waste chute on each level of the development and recycling will be collected and disposed of directly in the bins within the bin storage area. For the waste associated with the restaurant / bar staff will directly transfer those to the bin room.

The building manager will be responsible for rotating bins within the bin storage room to ensure the bins do not overflow.

The collection location and expected transfer route is shown in Figure 2 and Figure 3.



Figure 2 Bin Collection and Transfer Details

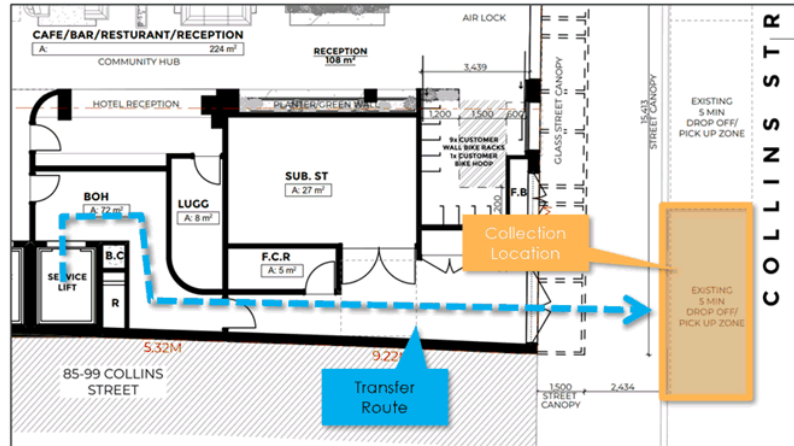
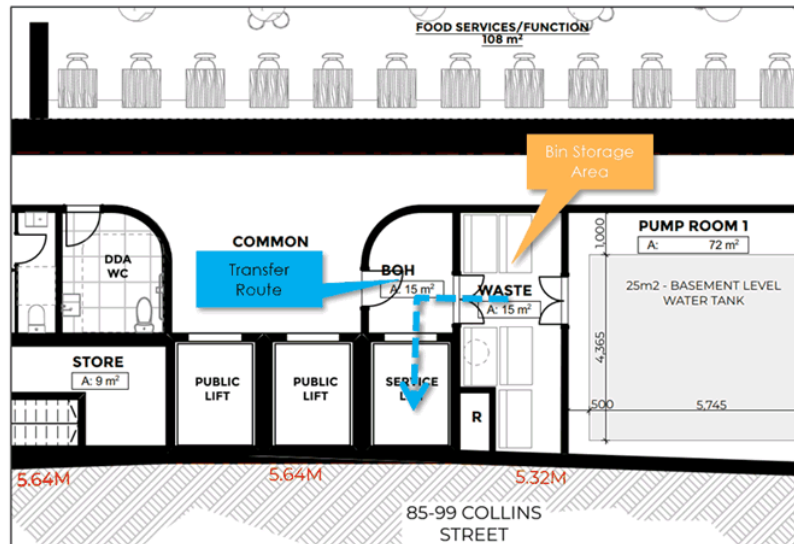


Figure 3 Bin Storage and Transfer Details





4 WASTE GENERATION

4.1 Sustainability Victoria Recommended Rates

Waste generation rates published within Sustainability Victoria's "Better Practice Guide for Waste Management and Recycling in Multi-unit Developments" suggest the following rates for the uses within the development:

Table 2 Sustainability Victoria Recommended Rates – Commercial

| Use | Garbage Rate | Recycling Rate |
|------------|-------------------------------------|-------------------------------------|
| Restaurant | 660L per 100 m ² per day | 200L per 100 m ² per day |
| Café | 300L per 100 m ² per day | 200L per 100 m ² per day |
| Hotel | 5L per bed per day | 5L per bed per day |

It is noted that waste generation for commercial uses is highly dependent on the specific tenant and use for both garbage and recycling generation. The above rates are considered to be an upper limit rate which would accommodate the vast majority of commercial uses.

4.2 EPA New South Wales Generation Survey

Waste generation rates for a range of commercial properties were estimated by the EPA NSW, based on a survey of a range of different businesses in August 2012.

For the individual components of the proposed development, the surveyed average garbage and recycling generation rates are shown below.

Table 3 EPA NSW Waste Generation Rates – Litres per 100 m² per day

| Land Use | Garbage | Recycling |
|--------------------|---------|-----------|
| Restaurants | 190 | 190 |
| Hotels, bars, pubs | 80 | 35 |
| Cafes | 215 | 130 |

4.3 Expected Waste Generation

4.3.1 Garbage and Recycling

Based on the Sustainability Victoria waste generation rates, though with consideration to the EPA NSW rates, the following weekly waste generation is expected.

In relation to the restaurant/bar uses, it is noted that there is a considerable discrepancy between the rates indicated by Sustainability Victoria, and the EPA NSW survey data. The Sustainability Victoria rates for restaurant uses are considered excessive and are expected to overestimate the volume of waste to be generated, and therefore, the EPA NSW rates for Restaurants will be utilised for assessment purposes.

In relation to the accommodation use, the Sustainability Victoria guidelines provide a per room rate which is considered to be acceptable in determining the likely waste generation of the residential hotel component.

Based on the adopted waste generation rates, the volume of recycling and garbage anticipated to be generated per week is shown in Table 4.



Table 4 Expected Waste Generation

| Stream | Component | No./Area | Rate/Week | Waste/Week | Total Waste/Week |
|-----------|-------------------|-------------------|---------------------------------|--------------|------------------|
| Garbage | Residential Hotel | 175 rooms | 35 litres/room | 6,125 litres | 10,115 litres |
| | Restaurant/Bar | 300m ² | 1,330 litres/ 100m ² | 3,990 litres | |
| Recycling | Residential Hotel | 175 rooms | 35 litres/room | 6,125 litres | 10,115 litres |
| | Restaurant/Bar | 300m ² | 1,330 litres/ 100m ² | 3,990 litres | |

4.3.2 Food Organics

In order to minimise the amount of waste sent to landfill it is proposed to provide a food organics waste collection service for the development.

Restaurants typically generate high levels of organics waste as a result of the preparation of food. It is anticipated that approximately 50% of the restaurant garbage stream will be food organics that could be diverted from landfill.

Application of this rate to the expected weekly garbage generation for the restaurant would result in the following volumes of garbage and organics per week.

Table 5 Organic and Garbage Generation – Restaurant

| Stream | Waste/Week |
|--------------|---------------------|
| Garbage | 1,995 litres |
| Organics | 1,995 litres |
| Total | 3,990 litres |

4.3.3 Green Waste

Given the nature of the proposed development, it is expected that green waste generation will be negligible, and therefore a green waste collection service will not be required.

It is expected that any maintenance and gardening undertaken on common property, associated with indoor gardens or planting, will be managed by a contractor appointed by the operator. The appointed contractor will be responsible for the disposal of any green waste accumulated during the course of their duties.

4.3.4 Hard Waste

Hard waste services will also be provided by the private contractor on an as-needs basis, under the management of the operator. Hard waste will be stored within the development and transported directly to the collection vehicle at the time of collection.

No hard waste will be placed on-street prior to collection.



5 BIN REQUIREMENTS

5.1 Bin Provision and Specifications

5.1.1 In-Room

Separate small waste bins will be provided within each room for the separation of recycling and garbage at the time of disposal with the approximate bin capacity as follows:

- A small garbage bin: 10+ litres; and
- A small recycling bin: 10+ litres.

5.1.2 Bin Storage Room

It is proposed to utilise a private waste contractor for all waste services associated with the development.

Based on the anticipated waste generation above, the following bins will be required for the proposed development.

Table 6 Bin Provision

| Stream | Total Waste/Week | Bin Size | Collection Frequency | Bins Required |
|--------------|------------------|------------|----------------------|---------------|
| Garbage | 8,120 litres | 660 litres | Daily | 2 bins |
| Organics | 1,995 litres | 660 litres | 3 x Weekly | 1 bin |
| Recycling | 10,115 litres | 660 litres | 6 x Weekly | 3 bins |
| Total | | | | 6 bins |

Based on the above, the development requires 6 x 660 litre bins to accommodate the anticipated waste generation.

The collection frequency of 3 times per week for the organics is expected to accommodate the generated waste. Should the restaurant generate excess organic waste, an additional collection can be accommodated.

Typical dimensions for a 660-litre bin are shown below.

Table 7 Bin Specifications

| Capacity | Width | Depth | Height |
|------------|-------|-------|--------|
| 660 litres | 1.25m | 0.80m | 1.30m |

Bin lids will be colour coded to the Australian Standard (AS4123) or to the standard colour specifications of the private contractor.

5.2 Bin Storage

It is proposed to provide a bin storage room on the basement level of the development accommodating all bins. The required bins have an approximate area of 6m².

The proposed bin storage has an area of approximately 15m² capable of accommodating the required 660 litre bins with an area of approximately 6m².



Furthermore, the bin storage room is located appropriately for access by staff, and is secured from the common areas.

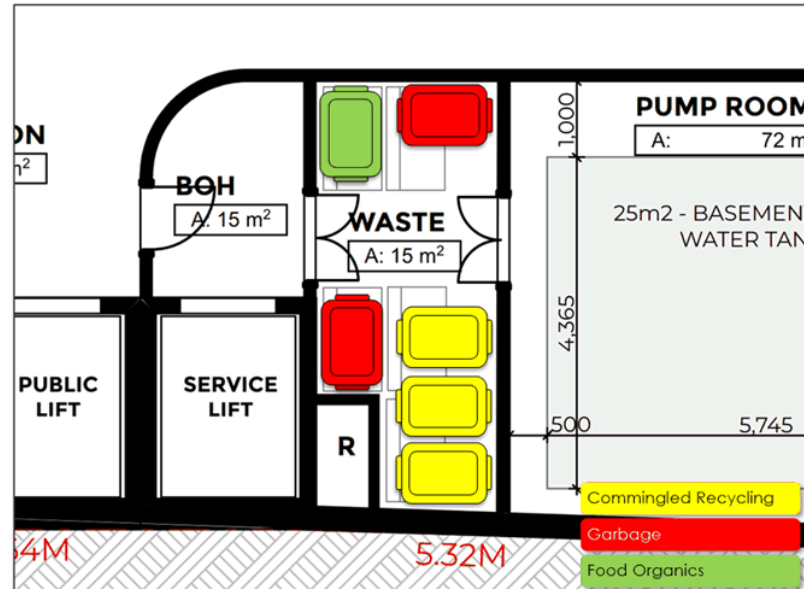
The bin storage room should be vermin proof, and have appropriate ventilation, lighting and drainage.

The bin storage room shall be ventilated, and shall be cleaned regularly by the operator or waste collection contractor, to minimise odour.

The proposed bin storage area is therefore considered appropriate.

The bin storage room is shown in Figure 4.

Figure 4 Bin storage Room



5.3 Bin Collection

On collection days, the building manager will transfer the bins out of the storage room to the Collins Street frontage via the service elevator for collection. The building manager will ensure the bins are transferred immediately before collection to minimise the time the bins are left on the street frontage. Waste trucks will collect waste during non-peak periods and as such will be able to utilise the kerbside loading zones on Collins Street.

Advice prepared by the likely waste collection contractor (Veolia) indicated that waste collection will occur between 5:30am and 6:00am in order to avoid peak periods along Collins Street. Bins will be placed kerbside prior to 5:30am and returned to the bin storage room immediately after collection.



5.4 Bin Cleaning

The operator shall ensure that the bins are kept in a clean state, to minimise odours and to discourage vermin. This may include regular cleaning by a third party, cleaning by the waste contractor, bin swapping by the waste contractor, or maintenance by staff.

6 WASTE MANAGEMENT

6.1 Restaurant Waste Minimisation

Restaurants can do a lot to minimize or reduce waste, by incorporating simple recycling and waste reduction programs and procedures that will eliminate much of the waste otherwise disposed of. These can include the following:

- Avoid over-purchasing. Over-purchasing causes spoilage and waste. Take inventory frequently and adjust orders where necessary;
- Store items in the order you purchase them. Use older items first. Place newly purchased items at the back of the shelves and train employees on the order of use;
- Inspect deliveries. Many deliveries include unusable meats and perishable items which may have opened or spilled during shipment;
- To avoid spoilage, store food tightly and appropriately, eliminating air in containers;
- Use storage containers that can be reused and request that food be delivered in reusable and recyclable containers;
- Use up all of a food product by reviewing your menu; and
- Consider the use of composting for all perishable items instead of discarding them as waste.

6.2 Bin Usage

Waste will be collected from individual rooms by housekeeping staff. All garbage will be disposed of via a single waste chute on each level of the development and recycling will be collected and disposed of directly in the bins within the bin storage area.

Staff from the restaurant/bar uses will dispose of loose recyclables and food organics or bagged garbage into the appropriate bins stored within the tenancy. Waste will then be transferred to the appropriate bins within the bin storage room.

6.3 Signage

To avoid contamination between garbage streams, bin lids will be colour coded in accordance with contractor standards, to ensure the bin type is easily distinguishable. Furthermore, bins should include typical signage (preferably on the bin lid) to reinforce the appropriate materials to be deposited in each bin. Example signage available is shown below.



Figure 5 Example Waste Signage



6.4 Tenant Information

To ensure all tenants are aware of their responsibilities with regard to waste and bin management, an information package will be provided by the operator to all tenants, including the following information:

- A copy of this Waste Management Plan;
- Methods and techniques for waste reduction and minimisation;
- Information regarding bin collection days and requirements; and
- Tenant responsibilities with regard to bin usage, storage, and collection.

7 CONTACT INFORMATION

7.1 Council

Hobart City Council

Phone: (03) 1300 368 333 (Customer Service)

Web: www.yarraranges.vic.gov.au

Email: mail@yarraranges.vic.gov.au

7.2 Others

Sustainability Victoria

Services: Sustainable Waste Management initiatives and information

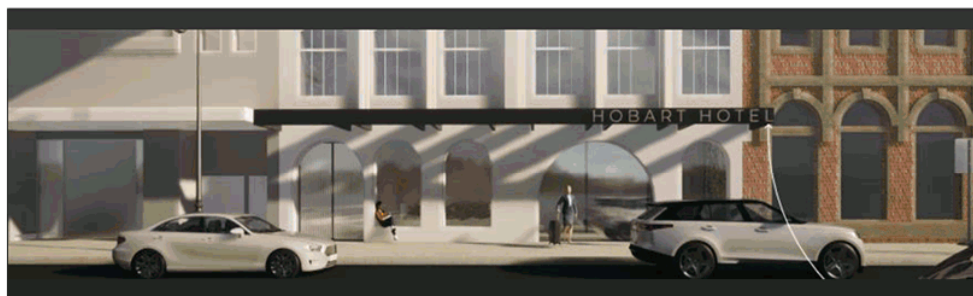
Phone: 1300 363 744 (Energy, Waste and Recycling)

Web: www.sustainability.vic.gov.au

Email: info@sustainability.vic.gov.au



79 Collins Street, Hobart
Transport Impact Assessment



210117TIA001C-F
22 March 2021

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| Prepared by | Adam Gardiner | Reviewed by | Valentine Gnanakone |
| Signature |  | Signature |  |

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1 INTRODUCTION

onemilegrid has been requested by Tal GP to undertake a Transport Impact Assessment of the proposed visitor accommodation development (hotel) at 79 Collins Street, Hobart.

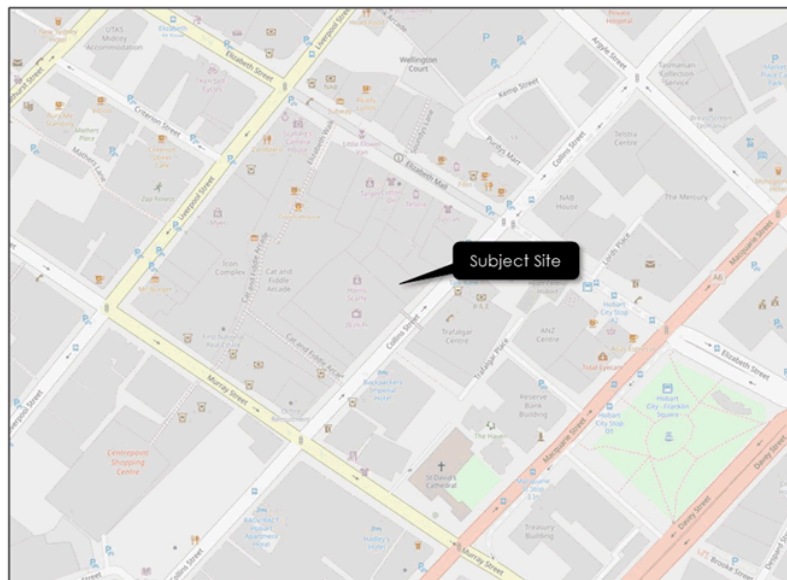
As part of this assessment the subject site has been inspected with due consideration of the development proposal, traffic and parking data has been sourced and relevant background reports have been reviewed.

2 EXISTING CONDITIONS

2.1 Site Location

The subject site is located on the northwest side of Collins Street approximately midway between Murray Street and Elizabeth Street. The site is addressed as 79 Collins Street, Hobart, as shown in Figure 1.

Figure 1 Site Location



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The site is occupied by a three-storey building with a basement and is currently operating as a retail shop and has done so for a number of years (previous occupant Coogans). The site is generally



rectangular in shape with a frontage to Collins Street of approximately 15 metres and an overall site depth of 42 metres.

The site is not provided with any on-site parking, loading facilities or vehicle access. The existing building and use commensurate with the majority of other tenancies along the Collins Street 'strip' utilise public car parking in the area for customers and on-street loading zones for loading.

Land use in the immediate vicinity of the site is commercial in nature and comprises of primarily mixed-use development with retail frontages and office above.

An aerial view of the subject site in the context of its surrounds is provided in Figure 2.

Figure 2 Site Context (12 December 2020)



Copyright Nearmap



2.2 Road Network

Collins Street is a local road generally aligned northeast to southwest, running between Molle Street in the south and Brooker Highway in the north.

Collins Street operates as a one-way road in the vicinity of the site with a single northeast bound traffic lane from Murray Street in the south to Elizabeth Street in the north. In addition, parallel kerbside parking is available adjacent to each kerb subject to a variety of restrictions.

Specifically, on the site frontage (northwest side of Collins Street) the following parking is available:

- 2 spaces restricted to 5-minute parking from 8:30am to 6:00pm, Monday to Saturday and, 9:00am to 4:00pm, Sunday;
- 3 spaces restricted as a Loading Zone between 6:00am and 6:00pm; and
- 5 spaces provided as a Taxi Zone.

On the southeast side of the road (opposite the site), parking comprises a combination of 1/2 P Meter parking and 5 Minute parking from 8:30am to 6:00pm, Monday to Saturday and, 9:00am to 4:00pm, Sunday. In addition, a loading zone which operates during business hours is available, converting to 1/4P on the weekend.

Collins Street in the vicinity of the site is designated as a pedestrian priority street as shown in Figure E6.7.12 in the Planning Scheme.

A view of Collins Street is provided in Figure 3.

Figure 3 Collins Street looking southeast



Copyright Google

2.3 Car Parking

A number of off-street multideck parking areas are located in the vicinity of the site offering short-term parking open to the public and long term parking by agreement. The parking provided in the vicinity is detailed in Table 1 and shown in Figure 4.



Table 1 Off-Street Car Parking Opportunities

| Location | Type | Parking Spaces | Hours |
|------------------------------|-------------------------|----------------|---|
| Trafalgar Place | Long-term Short-term | - | 24/7 swipe card access by agreement / lease All-day short term parking on Saturdays only |
| Centrepont (Victoria Street) | Short-term | 782 | 7:30am to 6:15pm Monday to Friday 8:30 am to 5:15pm Saturday 9:30am to 4:15pm Sunday |
| Argyle Street | Long-term Short-term | 1,155 | Long term leases available (24/7 access) 7:00am to 10:00pm Monday to Sunday |

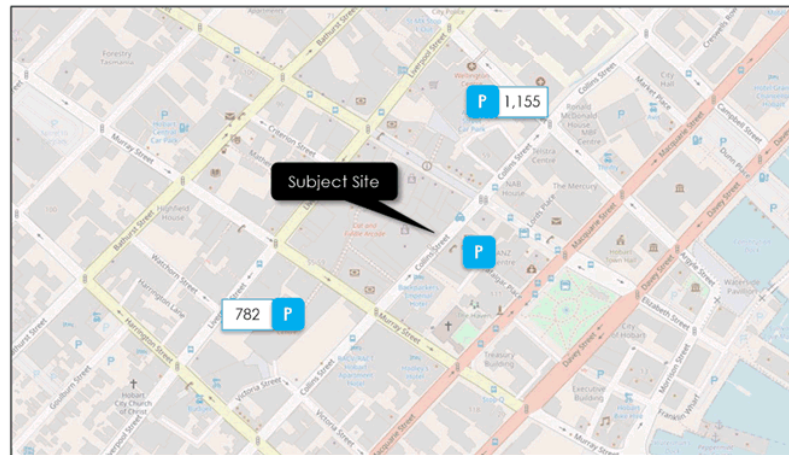
The parking at Trafalgar Place offers long and short term parking. Short term parking is only available on Saturdays with the primary offering being to long-term parking permit holders. The long term permits allow for 24/7 access to the parking structure. Access for vehicles is provided via Trafalgar Place with pedestrian access

The Centrepont (Victoria Street) multideck parking provides a total of 782 short term parking spaces for use during the following periods:

- 7:30am to 6:15pm Monday to Friday;
- 8:30 am to 5:15pm Saturday; and
- 9:30am to 4:15pm Sunday.

The Argyle Street multideck provides a total of 1,155 parking spaces for short term use between 7:00am to 10:00pm Monday to Sunday. In addition, long term leases are available with greater access periods.

Figure 4 Off-Street Car Parking Locations





2.4 Public Transport

The full public transport provision in the vicinity of the site is shown in Figure 5 and detailed in Table 2.

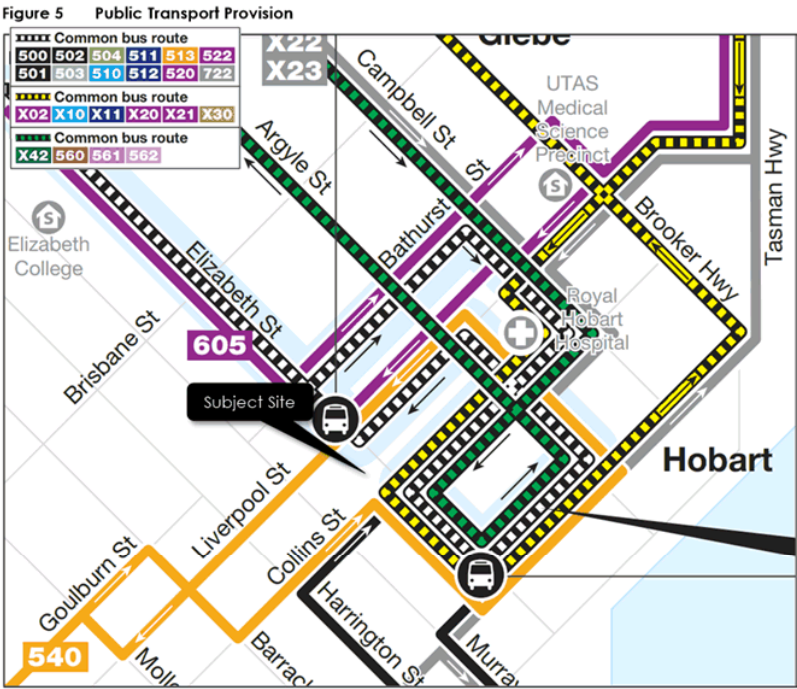




Table 2 Public Transport Provision

| Mode | Route No | Route Description | Nearest Stop/Station |
|------|----------|--|----------------------|
| Bus | 501 | University via Regent St, Hobart City, Glenorchy Interchange | Elizabeth Street |
| | 502 | Hobart City to Glenorchy via Elizabeth St, New Town Rd and Main Rd | Elizabeth Street |
| | 503 | Tolosa Park via Glenorchy | Elizabeth Street |
| | 504 | Jackson Street via Glenorchy | Elizabeth Street |
| | 510 | Austins Ferry via Glenorchy, Claremont, Abbotsfield | Elizabeth Street |
| | 511 | Claremont via Glenorchy, Rosetta, Chigwell | Elizabeth Street |
| | 512 | Claremont (Cadbury Estate) via Glenorchy, Rosetta, Chigwell | Elizabeth Street |
| | 513 | Kanella Ave (Chigwell) via Glenorchy, Marys Hope Rd | Elizabeth Street |
| | 520 | Bridgewater via Glenorchy, Claremont | Elizabeth Street |
| | 522 | Gagebrook via Glenorchy, Claremont, and Bridgewater | Elizabeth Street |
| | 560 | Glenorchy via East New Town, Goodwood, Grove Rd | Elizabeth Street |
| | 561 | Glenorchy via East New Town, Lutana, Goodwood, Grove Rd | Elizabeth Street |
| | 562 | Metro Springfield via East New Town, Cornelian Bay, Lutana, East Moonah | Elizabeth Street |
| | 722 | New Norfolk via Glenorchy, Berriedale (MONA), Claremont, Granton | Elizabeth Street |
| | X02 | Glenorchy Express via Brooker Hwy, Metro Springfield | Elizabeth Street |
| | X10 | Granton Express via Brooker Hwy | Elizabeth Street |
| | X11 | Claremont Express via Brooker Hwy, Elwick Rd, Glenorchy | Elizabeth Street |
| | X20 | Bridgewater Express via Brooker Hwy, Metro Springfield, Glenorchy, Claremont | Elizabeth Street |
| | X21 | Brighton Express via Brooker Hwy, Claremont, Bridgewater | Elizabeth Street |
| | X30 | Gagebrook Express via Brooker Hwy, Bowen Bridge, Old Beach | Elizabeth Street |
| | X42 | Glenorchy via New Town, Metro Springfield, West Moonah | Elizabeth Street |

The site has excellent public transport accessibility with access to the Hobart City Interchange (Elizabeth Street) approximately 75 metres from the subject site. The interchange provides access to a number of bus routes, allowing visitors to reach a number of destinations from within Hobart City.



3 DEVELOPMENT PROPOSAL

It is proposed to develop the subject site for the purposes of a mixed-use development over 14 storeys comprising the uses as detailed in Table 3 below.

Table 3 Proposed Development

| Use | Component | No./Area |
|-------------------------------------|---------------------|-------------------|
| Visitor Accommodation | Residential Hotel | 175 rooms |
| Food Services | Café and Restaurant | 200m ² |
| Hotel Industry | Bar | 50 m ² |
| Community Meeting and Entertainment | Function Facilities | 47m ² |

The use will primarily function as a residential hotel with restaurant / café / bar / function rooms primarily utilised as ancillary uses for guests, however, will also be open to the general public.

Pedestrian access to the site is proposed via the Collins Street frontage along the eastern boundary.

It is proposed to provide a total of 23 bicycle parking spaces across three on-site storage areas, comprising 7 spaces for staff and 16 visitor spaces. The bicycle parking will be provided as on-ground bicycle hoops, and vertically mounted and staggered bicycle racks. It is also proposed to provide two showers and associated changerooms within the basement level for use by staff.

It is not proposed to provide any car parking on-site commensurate with the existing building for which the façade is largely being retained.

4 LOADING REVIEW

A number of loading activities are expected to be associated with the proposed use including:

- Deliveries to the restaurant;
- Housekeeping services;
- Laundry services;
- Waste collection; and
- General deliveries.

An existing on-street loading area is provided along Collins Street at the frontage of the proposed development for use by nearby uses. The loading zone is capable of accommodating three utility vehicles at a time or one larger loading vehicle, such as a waste collection vehicle, and is in effect between 6:00am and 6:00pm.

On-site observations indicate that whilst the loading bay is utilised, there is more often than not at least one – two spaces available for loading to occur. It is expected that these patterns will remain if not improve, particularly considering the removal of the existing retail business which operates from the subject site. Furthermore, additional loading bays are located on the opposite side of Collins Street presenting further opportunities in the unlikely event that these spaces are occupied.

In this regard, all loading activity associated with the proposal will be catered for by the existing Loading Zone along the site frontage.

The provision for loading is therefore considered appropriate for the proposed use.



5 BICYCLE PARKING

5.1 Bicycle Parking Provision

The bicycle parking requirements for the subject site are identified in Clause E6.6.4 and detailed in Table E6.2 of the Hobart Interim Planning Scheme. The Planning Scheme specifies the following requirements for the visitor accommodation land use:

Table 4 Bicycle Parking Requirements – Table E6.2

| Use | No/Area | Requirement | Total |
|-------------------------------------|-------------------|--|-------|
| Community Meeting and Entertainment | 47m ² | 1 space per 500m ² of floor area for staff | 0 |
| | | 4 + 2 spaces per 200m ² of floor area for visitors | 4 |
| Food Services | 200m ² | 1 space per 100m ² of floor area available to the public for staff | 2 |
| | | 1 space per 200m ² of floor area after the first 200m ² of floor area (minimum 2) for visitors | 2 |
| Hotel Industry | 50m ² | 1 space per 25m ² of bar floor area plus 1 for each 100m ² of lounge/beer garden area for staff | 2 |
| | | 1 space per 25m ² of bar floor area plus 1 space for each 100m ² of lounge/beer garden area for visitors | 2 |
| Visitor Accommodation | 175 | 1 space per 40 accommodation rooms for staff | 4 |
| | | 1 space per 30 accommodation rooms for visitors | 6 |
| Total | | Employees | 8 |
| | | Visitors | 14 |

The parking spaces for employees are required to be provided as Class 1 or 2 spaces while the visitor spaces are required to be provided as Class 3.

As calculated above, the development has a requirement to provide a total of 22 bicycle parking spaces comprising 8 spaces for employees and 14 spaces for visitors.

The proposed provision of 23 bicycle parking spaces is therefore considered appropriate for the proposed development. It is noted that the proposed allocation of bicycle parking results in a shortfall of 1 employee space and a surplus of 2 visitor spaces. This is considered acceptable as the northwest storage area is shared between hotel guests and can accommodate fluctuating demands from either user.

Furthermore, where 5 or more employee bicycle spaces are provided, employee facilities are required in accordance with Clause E6.7.11 of the Hobart Planning Scheme, as identified below:

- 1 shower for the first 5 employee bicycle spaces; plus
- 1 to each 10 employee bicycle spaces thereafter.

Based on the proposed provision of 7 employee spaces the development requires one shower and associated change room.

The proposed provision of two showers for use by staff is in excess of the above requirements. The provision of bicycle facilities (in the form of showers and change rooms) meets the requirements of the Planning Scheme, and is therefore considered appropriate.



5.2 Bicycle Parking Design

The bicycle parking for the development is proposed at a mix of on-ground bicycle hoops and vertically mounted and staggered bicycle racks within three storage areas on the ground floor of the development.

The storage area at the Collins Street frontage is proposed with 10 Class 3 spaces for visitors to the development. The remaining two areas are located approximately 30 metres into the development and provide separate storage for employee and guest bicycle parking, classified as Class 2 spaces.

The vertical mounted racks have been designed in accordance with the Australian Standards; specifically, they are located at 500mm centres, a vertical stagger of 300mm and an envelope of 1.2 metres provided for bicycles and a 1.5 metre access aisle.

The bicycle hoops have been designed in accordance with the Australian Standards; specifically, they are provided with a 500mm wide and 1.8 metres long (includes 100mm into the aisle) envelope provided for bicycles and a 1.5 metre access aisle.

In addition, 3 of the 23 bicycle parking spaces proposed have been provided as on-ground hoops, falling short of the Australian Standard requirement for 20% of spaces being provided on-ground. Should a visitor be unable to lift their bicycle and an on-ground space be unavailable, a staff member will be able to assist. The proposed provision of on-ground bicycle hoops is therefore considered acceptable.

The design of the proposed bicycle parking spaces is in accordance with the requirements of Clause E6.7.10 of the Planning Scheme and is therefore considered acceptable.



6 CAR PARKING

6.1 Statutory Car Parking Requirements

The car parking requirement relevant to the proposal is specified within Table E6.2 of the Hobart Interim Planning Scheme.

Clause E6.6.1 of the Planning Scheme specifies that the number of on-site car parking spaces provided must be no less than and no greater than the number specified in Table E6.1 of the Planning Scheme except if:

- The site is subject to a parking plan for the area adopted by Council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan; or
- The site is subject to Clauses E6.6.5, E6.6.6, E6.6.7, E6.6.8, E6.6.9 or E6.6.10 of the Planning Scheme.

As the site is located within a Central Business Zone, the car parking requirements specified within Clause E6.6.5 of the Hobart Interim Planning Scheme apply.

Clause E6.6.5 Acceptable Solutions A1 allows for the following parking options:

- No on-site parking is provided; or
- On-site parking is provided at a maximum rate of 1 space per 200m² of gross floor area for commercial uses; or
- On-site parking is provided at a maximum rate of 1 space per dwelling for residential uses; or
- On-site parking is required operationally for an essential public service, including, hospital, police or other emergency service.

It is proposed to provide no on-site parking for the development in accordance with Option A of Clause E6.6.5 Acceptable Solution A1. The proposed provision of no on-site car parking is therefore determined to be an acceptable proposition for the site, subject to the satisfaction of Council.

A number of strategic factors have been considered in determining the appropriateness of Option A over Option B are discussed below.

6.2 Parking Considerations

6.2.1 Overview

The primary use of the proposed development is for a residential hotel use which will primarily attract overseas and interstate guests who tend not to have a private vehicle.

The selection of a hotel is typically subject to a number of preferences for guests including tourism options, business and the like. Considering the location of the site within the Central Business Zone, the expectation for car parking is far reduced than compared to an outer location.

In this regard, the majority of guests are unlikely to arrive by private motor vehicle thus generating little to no demand for car parking.

Further to the above, the ancillary bar and restaurant uses are expected to be primarily utilised by guests of the hotel, with other visitors attracted from nearby uses and as such is unlikely to generate a significant demand for car parking. Of note, those customers are likely to already be in the area visiting the CBD where a number of dining options exist. In this regard, customers tend to select a venue once within the area rather than specifically being attracted to a venue.



It is however acknowledged that on occasion visitors may travel to the site by car and as such a limited demand may be generated. A review of the acceptability of allowing for a reduction in car parking follows.

6.2.2 Local Planning Policy

Clause E6.7.12 'Siting of Car Parking' Acceptable Solution A2 requires that within the Central Business Zone, on-site parking at ground level adjacent to a street block frontage must comply with all of the following:

- New vehicular access points are not provided;
- An active street frontage is retained; and
- Parked cars are not visible from the street.

The site has a frontage to Collins Street of approximately 15 metres with buildings along the remaining boundaries. No vehicle access is currently provided to the site.

The provision of on-site parking would require vehicle access to be provided to Collins Street, impacting pedestrian flows and reducing the active street frontage for the site. The provision of parking would therefore not satisfy Clause E6.7.12.

As a result, it is considered appropriate for the development to adopt Acceptable Solution A1 Option A under Clause E6.6.5 for the provision of car parking.

6.2.3 Off-Street Parking Provisions

As detailed in Section 2.3, a number of multideck car parks are located in the vicinity of the site, providing short and long term parking options.

The short term parking in the vicinity of the site may be utilised by staff who drive to work and require parking or patrons to the restaurant and bar uses. The short-term parking may not be suitable for guests of the accommodation and as such a review of potential alternatives has been undertaken.

In this regard, there are a number of long term parking opportunities in the vicinity of the site which can be arranged by the hotel operator of the proposed use by entering into an agreement with the parking operator to provide a number of spaces for use by accommodation guests. The operator can then make those spaces available to guests when booking accommodation. This is a commonplace arrangement for hotels in inner city locations and ensures that car parking structures are used as efficiently as possible particularly considering office staff typically accommodate parking during business hours and afterhours the car parks lay dormant.

Guests will be aware of the availability of parking on-site when booking their accommodation and will make travel decisions based on this information. Guests that cannot obtain on-site parking (and require it) will likely book different accommodation.

As a result, it is expected that if the operator does not provide parking at the time of booking, guests will seek alternate accommodation. If the operator does provide long term parking via an agreement with an off-site provider these modest demands can be accommodated within short walking distance of the site.



6.2.4 Guest Drop Off and Pick Up

It is expected that there will be parking demands generated by taxis, Uber and other peer to peer ride sharing services associated with guest arrivals and departures throughout the day concentrating around the check-in and check-out times below:

- Check-out – 9am-11am; and
- Check-in – 2pm-4pm.

Traffix Group (another traffic engineering firm) has undertaken an assessment of similar uses and the anticipated demands associated with ridesharing services (including taxi's). Traffix Group undertook surveys of the Olsen Hotel on Chapel Street, South Yarra, Victoria, which contain 231 suites on Friday 27th October 2017. The surveys observed a maximum of four vehicles undertaking simultaneous pick-up and drop-off activities equivalent to a rate of 0.017 spaces per suite.

Application of the above rate to the proposed 175 rooms gives a demand for up to three vehicles undertaking pick-up/drop-off activities at any given time.

On-street parking along the frontage of the site provides two 5-minute parking bays and five taxi bays suitable for facilitating the pick-up and drop-off of guests.

Given the anticipated demand for no more than three pick-up spaces it is considered appropriate for guests to be picked up from the Collins Street frontage utilising the existing spaces. The rideshare vehicle/taxi will simply park along Collins Street within an available bay, the guests will enter the vehicle and then depart, or the reverse for arrivals.

It is therefore considered acceptable to utilise the existing on-street facilities to facilitate the pick-up and drop-off of guests without impacting on other users.



7 TRAFFIC

7.1 Overview

As no parking is proposed on-site, the development will not specifically generate any traffic movements to Collins Street associated with staff or guests parking. That said, there will be a level of traffic associated with the arrival and departure of guests as well as the occasional loading vehicle.

These are considered below.

7.2 Drop Off and Pick Up

In relation to the traffic generated by pickups and drop offs, case study data collected by other consultants at the Hotel Windsor (111 Spring Street, Melbourne VIC) identified the following traffic generation rates:

- AM peak hour: 0.09 vehicles per room; and
- PM peak hour: 0.11 vehicles per room.

Application of these rates to the proposed 175 rooms corresponds to:

- AM peak hour: 16 vehicles; and
- PM peak hour: 19 vehicles.

It is noted that each of the above vehicles corresponds to two vehicle movements, one inbound and one outbound. It is assumed that movements between the pick-up/drop-off area will also be evenly distributed.

Table 5 Anticipated Pick Up and Drop Off Traffic

| Period | Inbound Volume | Outbound Volume | Two-Way Volume |
|--------------|----------------|-----------------|----------------|
| AM Peak Hour | 16 movements | 16 movements | 32 movements |
| PM Peak Hour | 19 movements | 19 movements | 38 movements |

Based on the above, activities associated with the pick-up and drop-off of visitors is expected to generate 32 movements during the AM peak and 38 movements during the PM peak hour. This is equivalent to less than one movement per minute and is considered low in traffic engineering terms. Furthermore, as Collins Street is one-way there will be limited conflict between movements as they will be left in / left out to and from car bays. As noted in the car parking discussion, these movements will be spread across the hour and results in a maximum of 3 cars that are required to park momentarily when dropping off and picking up. With short term parking opportunities commonplace across the road network these can be suitably accommodated.

It is noted that the above traffic generation surveys also included the arrival and departure of shuttle buses and mini vans.

7.3 Loading

The development is expected to generate traffic movements associated with loading and waste collection activities on a regular basis. Loading and in particular waste collection can be managed to ensure that they occur outside of peak periods.



Waste collection is anticipated to occur 3 times per week, with bins collected from the loading zone at the frontage of the site outside of peak times. This activity is expected to generate approximately 6 vehicle movements per week and is considered to be negligible.

The development is expected to generate some demand for loading associated with housekeeping services, laundry services and other small deliveries associated with the accommodation and food services uses. It is anticipated that the use may generate up to 5 deliveries per day, generating approximately 10 vehicle movements.

The level of traffic generated by the development associated with loading and waste collection is minimal and can be easily absorbed by the surrounding road network with times managed to avoid peak periods of the road network.

The traffic generated by the use of the loading zone by the existing use is also considered to largely offset the traffic generated by the new development.

The anticipated traffic generation of the development is therefore considered acceptable.

8 CONCLUSIONS

It is proposed to develop the subject site for the purposes of visitor accommodation with 175 rooms for guests.

Considering the analysis presented above, it is concluded that:

- The proposed provision of no on-site car parking is appropriate for the proposed development;
- Provision of parking in accordance with Clause E6.6.5 Acceptable Solution A1 Option B would be inappropriate for the proposed development;
- Utilisation of existing on-street facilities for the accommodation of pick-up/drop-off and loading activities is considered appropriate; and
- The proposed development is expected to have a negligible impact on the surrounding road network when compared to the existing operation.



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TAL GP Projects No 4 Pty Ltd

79 Collins Street, Hobart

Wind Impact Assessment



30N-21-0101-TRP-47240489-0

2 March 2021



TAL GP Projects No 4 Pty Ltd
79 Collins Street, Hobart
Wind Impact Assessment

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| | 2 March 2021 | | |
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TAL GP Projects No 4 Pty Ltd
79 Collins Street, Hobart
Wind Impact Assessment

Executive Summary

TAL GP Projects No 4 Pty Ltd commissioned Vipac Engineers and Scientists Pty Ltd to prepare a statement of wind effects for the proposed development at 79 Collins Street, Hobart, Tasmania. This appraisal is based on Vipac's experience as a wind-engineering consultancy.

Drawings of the proposed development were supplied by Telha Clarke in Feb 2021, as described in Appendix C of this report.

The findings of this study can be summarised as follows:

With the proposed design:

- The development would be expected to generate wind conditions in the ground level footpath areas on Collins Street within the walking comfort criterion;
- The development would be expected to generate wind conditions in the front of building entrances within the standing comfort criterion.

As such, the proposed development is expected to have an acceptable wind environment and Vipac makes no recommendation for the alteration of the design as proposed.

The recommendations and assessments provided in this report have been made based on experience of similar situations in Hobart and around the world. As with any opinion, it is possible that an assessment of wind effects based on experience and without wind tunnel model testing may not account for all complex flow scenarios in the vicinity.

We recommend a wind tunnel study be carried out in the detail design phase to accurately quantify the wind conditions of the proposed development.



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TAL GP Projects No 4 Pty Ltd
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1 Introduction

Vipac Engineers and Scientists has been commissioned by **TAL GP Projects No 4 Pty Ltd** to carry out an appraisal of the pedestrian wind effects at the ground level of the proposed **development at 79 Collins Street, Hobart, Tasmania.**

Strong winds in pedestrian areas are frequently encountered in central business districts of cities around the world; including Sydney, Melbourne and Hobart. Wind characteristics such as the mean speed, turbulence and ambient temperature determine the extent of disturbance to users of pedestrian areas. These disturbances can cause both comfort and safety problems and require careful consideration to mitigate successfully.

The proposed development is a 14-storey building with a roof height of about 45.7 m from street level. The site is bounded by Collins Street to the southeast, and existing developments in other directions. A satellite image of the proposed development site and Collins Street elevation of the building are shown in Figure 1 and Figure 2 below.

This report details the opinion of Vipac as an experienced wind engineering consultancy regarding the wind effects in ground level footpath areas adjacent to the redevelopment as proposed. No wind tunnel testing has been carried out for this development at this stage. Vipac has carried out wind tunnel studies on a large number of developments of similar shape and having similar exposure to that of the proposed development. These serve as a valid reference for the prediction of wind effects. Empirical data for typical buildings in boundary layer flows has also been used to estimate the likely wind conditions on the ground level areas of the proposed development [2] & [3].

Drawings of the proposed redevelopment were supplied by **Telha Clarke** in **Feb 2021**, as described in Appendix C of this report.

The assessments provided in this report have been made based on experience of similar situations in Geelong and around the world. As with any opinion, it is possible that an assessment of wind effects based on experience and without wind tunnel model testing may not account for all complex flow scenarios in the vicinity.



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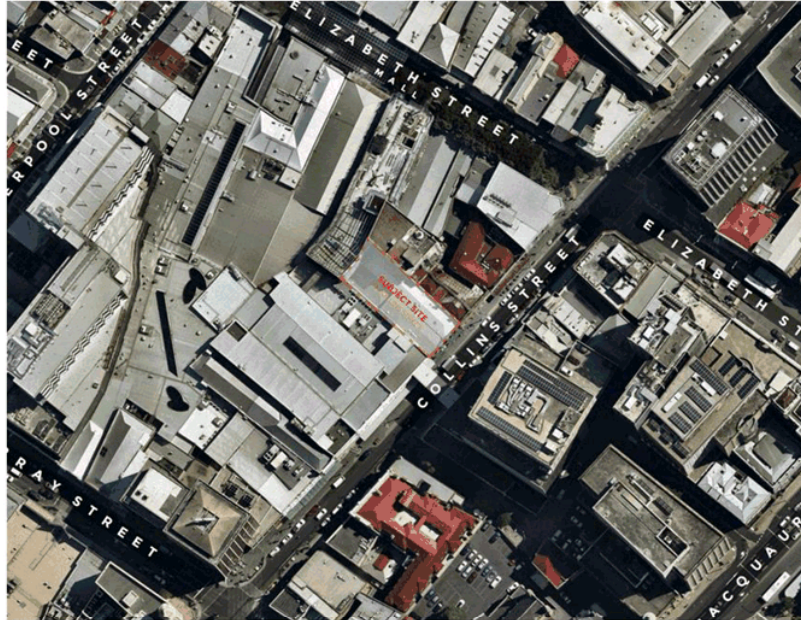


Figure 1: Aerial view of the proposed development site at 79 Collins St, Hobart.



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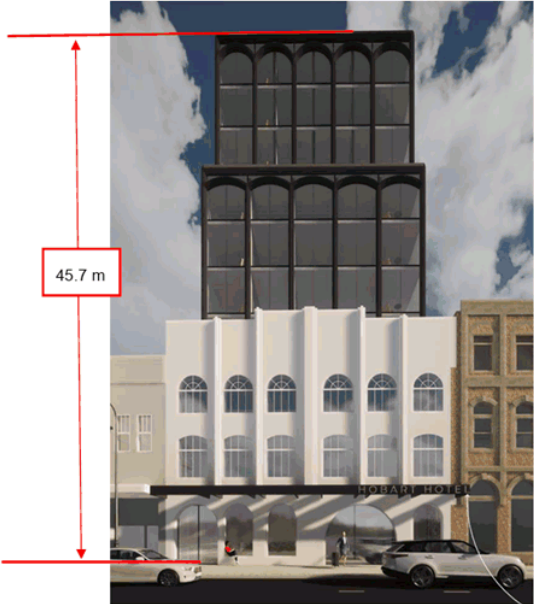


Figure 2: Collins Street View of the proposed development



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2 Analysis Approach

In assessing whether a proposed development is likely to generate adverse wind conditions in ground level footpath areas, Vipac has considered the following five main points:

- The exposure of the proposed development to wind;
- The regional wind climate;
- The geometry and orientation of the proposed development;
- The interaction of flows with adjacent developments;
- The assessment criteria, determined by the intended use of the areas affected by wind flows generated or augmented by the proposed development.

The pedestrian wind comfort at specific locations of ground level footpath areas may be assessed by predicting the worst annual 3-second wind gust expected at that location. The location may be deemed generally acceptable for its intended use if the annual 3-second gust is within the threshold values noted in Section 2.5. Where Vipac predicts that a location would not meet its appropriate comfort criterion, the use of wind control devices and/or local building geometry modifications to achieve the desired comfort rating may be recommended. For complex flow scenarios or where predicted flow conditions are well in excess of the recommended criteria, Vipac recommend scale model wind tunnel testing to determine the type and scope of the wind control measures required to achieve acceptable wind conditions.



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2.1 Site Exposure

The proposed development is located on a relatively flat terrain, surrounded within a 3 km radius (60 h circle) by water areas from northeast to southeast, and suburban housing to the other directions. A satellite image showing these site surroundings is shown in Figure 3.

Considering the immediate surroundings and terrain, the site of the proposed development is assumed to be within Terrain Category 1.5 for north through east to south east directions and Terrain Category 3 for all other directions (Figure 3).

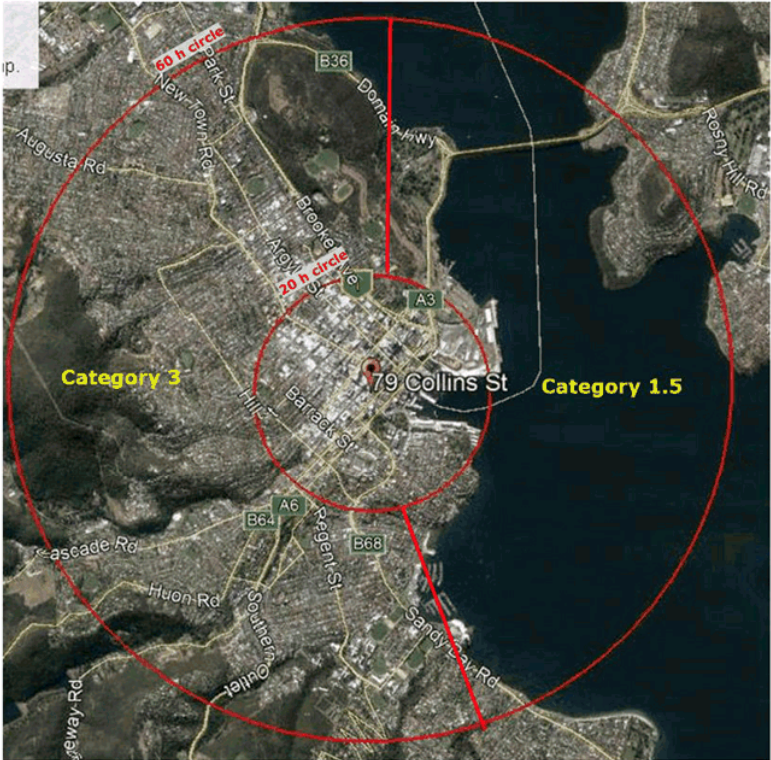


Figure 3: Assumed terrain roughness for wind speed estimation.



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2.2 Regional Wind Climate

The mean and gust wind speeds have been recorded in the Hobart area from 1970 to 2005 at the wind station of WS-094029. These data have been analysed and the directional probability distribution of wind speeds has been determined. The directional distribution of hourly mean wind speed at the gradient height, with a probability of occurring once per year (i.e. 1 year return period) is shown in Figure 4. The wind data is common to all Hobart city sites and may be used as a reference to assess ground level wind conditions at the Site.

The winds from the west are the strongest, followed by those from the northwest, then the winds from the southwest.

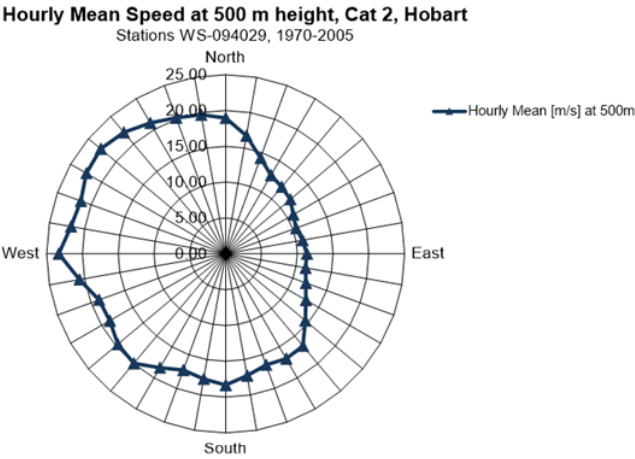


Figure 4: Directional Distribution of Annual Return Period Mean Hourly Wind Velocities (m/s) at Gradient Height for Hobart.



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2.3 Building Geometry and Orientation

The proposed development has rectangular plan, with the dimensions of approximately 15.4 m x 42.4 m as shown in Figure 5. The site is bounded by Collins Street to the southwest, and existing developments in the other directions. The building has a roof height of 45.7 m from ground level (Figure 2).

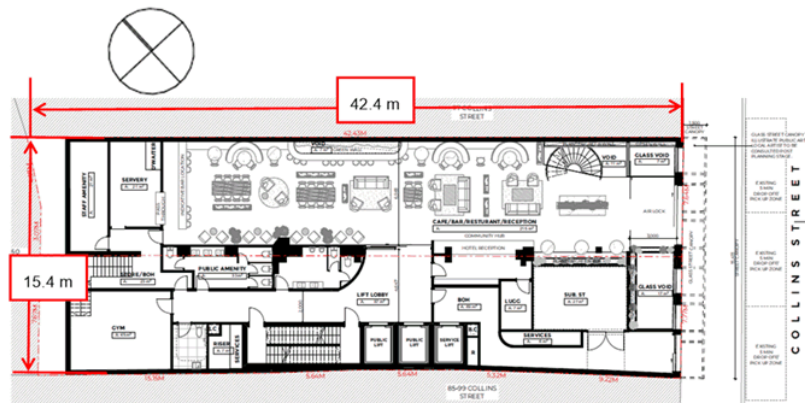


Figure 5: Ground level plan of the proposed development.



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2.4 Flow Interactions with Adjacent Developments

Immediately adjacent developments are shown in Figure 6. These buildings are low rise, varying from 2-7 storeys in the northwest side of Collins Street, and a 15 storey building across Collins Street.

At ground level, the proposed development is relatively shielded from winds approaching from most directions. The winds along Collins Street might have some channelling effects, however, the resultant wind flows from this directions are not expected to cause high wind speeds to the pedestrian areas adjacent to the proposed development.

The west is the prevailing wind direction, however, the adjacent buildings would produce sufficient shelter from the high winds for the ground level footpaths.

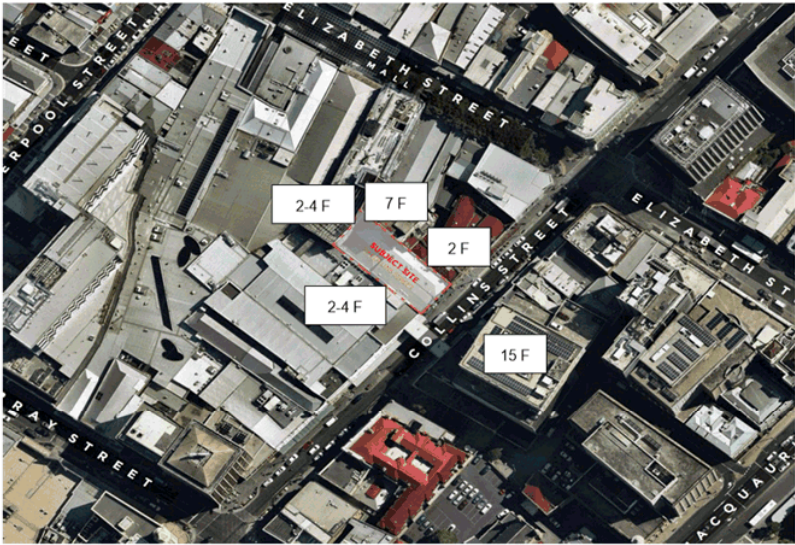


Figure 6: Immediately adjacent buildings and their approximate heights (F=storey).



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2.5 Assessment Criteria

With some consensus of international opinion, pedestrian wind comfort is rated according to the suitability of certain activities at a site in relation to the expected annual peak 3-second gust velocity at that location for each wind direction. Each of the major areas around the site are characterised by the annual maximum gust wind speeds. Most patrons may consider a site generally unacceptable for its intended use if it were probable that during one annual wind event, a peak 3-second gust occurs which exceeds the established comfort threshold velocity. If that threshold is exceeded once per year then it is also likely that during moderate winds, noticeably unpleasant wind conditions may result, and the windiness of the location may be voted as unacceptable.

The threshold gust velocity criteria are:

Table 1: Gust Velocity Criteria - Recommended Wind Speeds for Comfort and Safety

| Annual Maximum Gust Speed | Result on Perceived Pedestrian Comfort |
|---------------------------|---|
| >23m/s | Unsafe (frail pedestrians knocked over) |
| <20m/s | Acceptable for fast walking (waterfront or particular walking areas) |
| <16m/s | Acceptable for walking (steady steps for most pedestrians) |
| <13m/s | Acceptable for standing (window shopping, vehicle drop off, queuing) |
| <11m/s | Acceptable for sitting (outdoor cafés, gardens, park benches) |

In a similar manner, a set of hourly mean velocity criteria with a 0.1% probability of occurrence are also applicable to ground level areas in and adjacent to the proposed Development. An area should be within both the relevant mean and gust limits in order to satisfy the particular human comfort and safety criteria in question.

The threshold mean velocity criteria are:

Table 2: Mean Velocity Criteria - Recommended Wind Speeds for Comfort and Safety

| Mean wind speed exceeded 0.1% of the time | Result on Perceived Pedestrian Comfort |
|---|---|
| >15m/s | Unsafe (frail pedestrians knocked over) |
| <13m/s | Acceptable for fast walking (waterfront or particular walking areas) |
| <10m/s | Acceptable for walking (steady steps for most pedestrians) |
| <7m/s | Acceptable for standing (window shopping, vehicle drop off, queuing) |
| <5m/s | Acceptable for sitting (outdoor cafés, gardens, park benches) |

The Beaufort Scale is an empirical measure that related the wind speed to observed conditions on the land and sea. Table 3 describes the categories of the Beaufort Scale. The comparison between these observed conditions and the comfort criteria described above can be found in Table 4.



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Table 3: Beaufort Scale - empirical measure relating wind speed to observed conditions on land

| Beaufort Number | Descriptive Term | Wind Speed at 1.75 m height (m/s) | Specification for Estimating Speed |
|-----------------|------------------|-----------------------------------|--|
| 0 | Calm | 0-0.1 | |
| 1 | Light Air | 0.1-1.0 | No noticeable wind |
| 2 | Light Breeze | 1.1-2.3 | Wind felt on face |
| 3 | Gentle Breeze | 2.4-3.8 | Hair disturbed, clothing flaps, newspapers difficult to read |
| 4 | Moderate Breeze | 3.9-5.5 | Raises dust and loose paper; hair disarranged |
| 5 | Fresh Breeze | 5.6-7.5 | Force of wind felt on body, danger of stumbling when entering a windy zone |
| 6 | Strong Breeze | 7.6-9.7 | Umbrellas used with difficulty, hair blown straight, difficult to walk steadily, sideways wind force about equal to forwards wind force, wind noise on ears unpleasant |
| 7 | Near Gale | 9.8-12.0 | Inconvenience felt when walking |
| 8 | Gale | 12.1-14.5 | Generally impedes progress, great difficulty with balance in gusts |
| 9 | Strong Gale | 14.6-17.1 | People blown over |

Table 4: Comparison between Mean comfort criteria and the observed conditions

| Comfort Criteria | Beaufort Scale Equivalent |
|------------------|--------------------------------|
| Safety | 9 – Strong Gale |
| Walking | 5 – Fresh Breeze |
| Standing | 4-5 – Moderate to Fresh Breeze |
| Sitting | <4 – Moderate Breeze |



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2.5.1 Use of Adjacent Pedestrian Occupied Areas & Recommended Comfort Criteria

The following table lists the specific areas adjacent to the proposed development and the corresponding recommended criteria (see Figure 7).

Table 5: Recommended application of criteria

| Area | Specific location | Recommended Criteria |
|-------------------|----------------------|----------------------|
| Public Footpaths | Along Collins Street | Walking |
| Building entrance | At Collins Street | Standing |

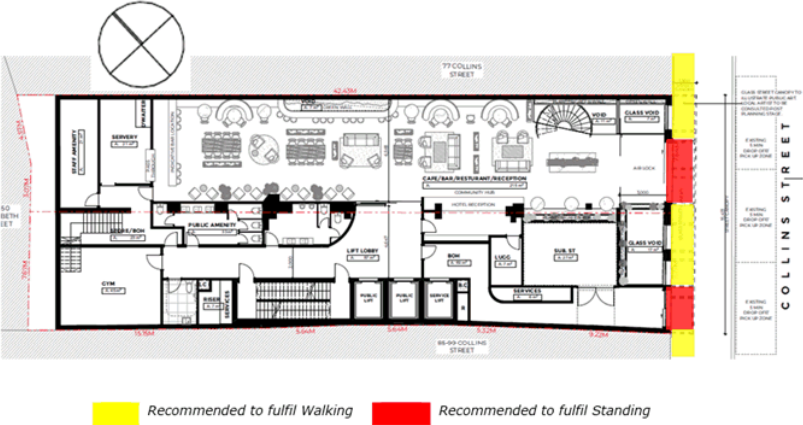


Figure 7: Ground level plan of the proposed redevelopment with the recommended wind criteria overlaid.



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3 Pedestrian Level Wind Effects

3.1 Discussion

Ground Level

The proposed development is relatively sheltered by the surrounding developments and the adjacent footpaths along Collins Street are not expected to experience wind conditions in excess of the criterion for walking or have significant adverse effects compared to the existing conditions.

The canopy along the Collins Street frontage is expected to provide some benefits from a wind environment perspective by sheltering the footpath and entrances below from downwash winds. The progressive set back design of the tower from Collins Street will also provide some benefits to the adjacent wind environment by reducing elevated winds flowing down to the street level. Thus, the building entrance areas at Collins Street are expected to meet the recommended standing comfort criterion.

3.2 Recommendations

After careful consideration of the form and exposure of the proposed redevelopment, Vipac predicts that the proposed development will present some changes to existing wind conditions in adjacent ground level areas. However, Vipac does not predict any exceedance of the various recommended criteria for the pedestrian level winds at the ground level.

As such, Vipac makes no recommendation for the alteration of the design as proposed.

It should be noted that this study is based on experience only and has not utilised any experimental data for the analysis. We recommend a wind tunnel study be carried out in the detail design phase to accurately quantify the wind conditions of the proposed development.



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4 Conclusions

An assessment of the likely wind conditions for the proposed development at **79 Collins St, Hobart** has been made.

Vipac has carefully considered the form and exposure of the proposed development, nominated criteria for various public areas according to their function and referred to past experience to produce our opinion of likely wind conditions. Based on this assessment, the following conclusions are drawn:

With the proposed design:

- The development would be expected to generate wind conditions in the ground level footpath areas on Collins Street within the walking comfort criterion;
- The development would be expected to generate wind conditions in the front of building entrances within the standing comfort criterion.

As such, the development is expected to have an acceptable wind environment and Vipac makes no recommendation for the alteration of the design as proposed.

The recommendations and assessments provided in this report have been made based on experience of similar situations in Hobart and around the world. As with any opinion, it is possible that an assessment of wind effects based on experience and without wind tunnel model testing may not account for all complex flow scenarios in the vicinity.

We recommend a wind tunnel study be carried out in the detail design phase to accurately quantify the wind conditions of the proposed development.

*This Report has been Prepared
For
TAL GP Projects No 4 Pty Ltd
By*

VIPAC ENGINEERS & SCIENTISTS LTD.



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Appendix A: ENVIRONMENTAL WIND EFFECTS

Atmospheric Boundary Layer

As wind flows over the earth it encounters various roughness elements and terrain such as water, forests, houses and buildings. To varying degrees, these elements reduce the mean wind speed at low elevations and increase air turbulence. The wind above these obstructions travels with unattenuated velocity, driven by atmospheric pressure gradients. The resultant increase in wind speed with height above ground is known as a wind velocity profile. When this wind profile encounters a tall building, some of the fast moving wind at upper elevations is diverted down to ground level resulting in local adverse wind effects.

The terminology used to describe the wind flow patterns around the proposed Development is based on the aerodynamic mechanism, direction and nature of the wind flow.

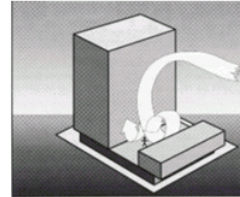
Downwash – refers to a flow of air down the exposed face of a tower. A tall tower can deflect a fast moving wind at higher elevations downwards.

Corner Accelerations – when wind flows around the corner of a building it tends to accelerate in a similar manner to airflow over the top of an aeroplane wing.

Flow separation – when wind flowing along a surface suddenly detaches from that surface and the resultant energy dissipation produces increased turbulence in the flow. Flow separation at a building corner or at a solid screen can result in gusty conditions.

Flow channelling – the well-known "street canyon" effect occurs when a large volume of air is funnelled through a constricted pathway. To maintain flow continuity the wind must speed up as it passes through the constriction. Examples of this might occur between two towers, in a narrowing street or under a bridge.

Direct Exposure – a location with little upstream shielding for a wind direction of interest. The location will be exposed to the unabated mean wind and gust velocity. Piers and open water frontage may have such exposure.





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Appendix B: REFERENCES

- [1] *Structural Design Actions, Part 2: Wind Actions*, Australian/New Zealand Standard 1170.2:2011
- [2] *Wind Effects on Structures* E. Simiu, R Scanlan, Publisher: Wiley-Interscience
- [3] *Architectural Aerodynamics* R. Aynsley, W. Melbourne, B. Vickery, Publisher: Applied Science Publishers



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Appendix C: DRAWING LIST

| Name | Date modified |
|--|--------------------|
|  Architectural Plans_Telha Clarke_22 Dec 2020 | 24/02/2021 9:13 AM |

Planning: #221128

Property

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*

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Use

Visitor accommodation

Details

Have you obtained pre application advice?

☒ Yes

If YES please provide the pre application advice number eg PAE-17-xx

Two meetings with Ben Ikin and Sarah Waight

Are you applying for permitted visitor accommodation as defined by the State Government Visitor Accommodation Standards? Click on help information button for definition. If you are not the owner of the property you MUST include signed confirmation from the owner that they are aware of this application.

☒ Yes

Is the application for SIGNAGE ONLY? If yes, please enter \$0 in the cost of development, and you must enter the number of signs under Other Details below.

• ☐ No

If this application is related to an enforcement action please enter Enforcement Number

Details

What is the current approved use of the land / building(s)?

General retail and hire

Please provide a full description of the proposed use or development (i.e. demolition and new dwelling, swimming pool and garage)

A planning permit is sought for a multi-storey development at 79 Collins Street, Hobart. The proposed use and development includes Visitor Accommodation (Hotel), Food Services (Café and Restaurant), Hotel Industry (Bar) and Community Meeting and Entertainment (Function Facilities) and includes the partial demolition of the existing building and its redevelopment utilising existing built fabric and a new tower component. Refer to the supporting documentation for further details.

Estimated cost of development

| | | |
|--------------------------|--------------------------|----------------|
| 22000000.00 | Proposed floor area (m2) | Site area (m2) |
| Existing floor area (m2) | 6883.00 | 627 |

Carparking on Site

| | | |
|----------------------|-------------------------|--|
| Total parking spaces | Existing parking spaces | N/A |
| 0 | 0 | <input type="checkbox"/> Other (no selection chosen) |

Hours of Business

Are the proposed hours of business different from the existing? • ☐ Yes

What days and hours of operation are proposed for the business?

| Existing | Proposed | From | To |
|------------------|------------------|-------|-------|
| Monday to Friday | Monday to Friday | 08:00 | 08:00 |
| Saturday | Saturday | 08:00 | 08:00 |
| Sunday | Sunday | 08:00 | 08:00 |

Number of Employees

List the total number of people who will be working on the site.

Proposed number of employees
0 Existing number of employees

Goods Deliveries

Will there be any commercial vehicles accessing the site? • ☐ No

| Type of Vehicle | Trips per Week |
|---------------------------|----------------|
| Very Large (Semi trailer) | |

| | |
|--------|----------------------|
| Large | <input type="text"/> |
| Medium | <input type="text"/> |
| Small | <input type="text"/> |

Outdoor storage / seating / number of beds

Is outdoor storage proposed? • ☐ No

Other Details

Does the application include signage?
*

☐ No

How many signs, please enter 0 if there are none involved in this application?
*

Tasmania Heritage Register
Is this property on the Tasmanian Heritage Register? • ☐ No

Documents

Required Documents

Title (Folio text and Plan and Schedule of Easements)
*

Certificates of Titles.pdf
Plans (proposed, existing)
*

Architectural Plans_Telha Clarke_22 Dec 2020.pdf
Covering Letter
Cover Letter.pdf

Supporting Documents

Planning Report
Supporting Planning Report_ERA_23 Dec 2020.pdf



Enquiries to: City Planning
Phone: (03) 6238 2715
Email: coh@hobartcity.com.au

10 February 2021

(ERA Planning)
Level 6, 111 Macquarie Street Hobart
HOBART TAS 7000

mailto: monica@eraplanning.com.au

Dear Sir/Madam

**79 COLLINS STREET, HOBART - WORKS ON FOOTPATH NOTICE OF LAND OWNER
CONSENT TO LODGE A PLANNING APPLICATION - GMC-21-6**

Site Address:

79 Collins Street, Hobart

Description of Proposal:

Partial Demolition and New Building for Visitor Accommodation, Hotel Industry, Food Services, Community Meeting and Entertainment, Signage and Associated Works

Applicant Name:

ERA Planning

PLN (if applicable):

PLN-20-911

I write to advise that pursuant to Section 52 of the *Land Use Planning and Approvals Act 1993*, I grant my consent on behalf of the Hobart City Council as the owner/administrator of the above land for you to make application to the City for a planning permit for the development described above and as per the attached documents.

Please note that the granting of the consent is only for the making of the application and in no way should such consent be seen as prejudicing any decision the Council is required to make as the statutory planning authority.

Hobart Town Hall
50 Macquarie Street
Hobart TAS 7000

Hobart Council Centre
16 Elizabeth Street
Hobart TAS 7000

City of Hobart
GPO Box 503
Hobart TAS 7001

T 03 6238 2711
F 03 6234 7109
E coh@hobartcity.com.au
W hobartcity.com.au

CityofHobartOfficial
ABN 39 055 343 428
Hobart City Council

This consent does not constitute an approval to undertake any works and does not authorise the owner, developer or their agents any right to enter or conduct works on any Council managed land whether subject to this consent or not.

If planning approval is granted by the planning authority, you will be required to seek approvals and permits from the City as both landlord, land manager, or under other statutory powers (such as other legislation or City By-Laws) that are not granted with the issue of a planning permit under a planning scheme. This includes the requirement for you to reapply for a permit to occupy a public space under the City's Public Spaces By-law if the proposal relates to such an area.

Accordingly, I encourage you to continue to engage with the City about these potential requirements.

Yours faithfully

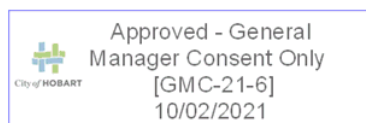


(N D Heath)

GENERAL MANAGER

Relevant documents/plans:

Covering Letter by ERA Planning dated 23 December 2020
Plans by Telha Clarke dated 22/12/20 rev TP01



23 December 2020

General Manager
Hobart City Council
16 Elizabeth Street
HOBART TAS 7000

By email: coh@hobartcity.com.au

Dear Sir/Madam,

PROPOSED USE & DEVELOPMENT

79 COLLINS STREET, HOBART

S52 LANDOWNER CONSENT REQUEST

On behalf of our client, TAL GP Projects, we seek to lodge a development application in relation to 79 Collins Street, Hobart (Lot 1 on Sealed Plan 51164 and Lot 2 on Sealed Plan 51178). The application is for a multi-storey development which includes Visitor Accommodation (Hotel), Food Services (Café and Restaurant), Hotel Industry (Bar) and Community Meeting and Entertainment (Function Facilities) and includes the partial demolition of the existing building and its redevelopment utilising existing built fabric and a new tower component. Please refer to the attached architectural plans, supporting planning report and accompanying technical assessments for further details.

A glass canopy is proposed that will extend the length of the subject site and overhang the footpath on Collins Street by 1.5m at a height of 4m. Pursuant to Section 52(1B) of the *Land Use Planning and Approvals Act 1993*, we therefore request Council's consent for the making of this application.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Monica Cameron'.

Monica Cameron
Planner

79-81 Collins Street, Hobart 7000


Collins Street Hotel

DEVELOPMENT APPLICATION

| JOB # | DATE | REVISION |
|-------|----------|----------|
| 20021 | 22/12/20 | TP01 |

DRAWING LIST

| SHEET NO. | SHEET NAME |
|-----------|------------------------------|
| TP11 | COVER |
| TP12 | AERIAL |
| TP13 | SITE SURVEY |
| TP14 | SITE ANALYSIS |
| TP15 | SITE PHOTOS |
| TP16 | URBAN CONTEXT ANALYSIS |
| TP17 | HISTORIC RESPONSE |
| TP18 | URBAN CONTEXT RESPONSE |
| TP19 | URBAN CONTEXT RESPONSE |
| TP110 | MATERIALITY |
| TP111 | DESIGN STATEMENT |
| TP112 | VISUALISATION |
| TP113 | VISUALISATION |
| TP114 | VISUALISATION |
| TP115 | URBAN VISUALISATION |
| TP116 | URBAN VISUALISATION |
| TP2.0 | MATERIALS |
| TP3.0 | SUN STUDIES - JUNE 21ST |
| TP3.1 | SUN STUDIES - JUNE 21ST |
| TP3.2 | SUN STUDIES - SEPTEMBER 22ND |
| TP3.3 | SUN STUDIES - SEPTEMBER 22ND |
| TP020 | DEMOLITION PLANS - SHEET 01 |
| TP021 | DEMOLITION PLANS - SHEET 02 |
| TP022 | DEMOLITION PLANS - SHEET 03 |
| TP099 | BASEMENT |
| TP100 | GROUND FLOOR |
| TP101 | LEVEL 01 |
| TP102 | LEVEL 02 |
| TP103 | LEVEL 03 |
| TP104 | LEVEL 04 |
| TP105 | LEVEL 05 |
| TP106 | LEVEL 06 |
| TP107 | LEVEL 07 |
| TP108 | LEVEL 08 |
| TP109 | LEVEL 09 |
| TP110 | LEVEL 10 |
| TP111 | LEVEL 11 |
| TP112 | LEVEL 12 |
| TP113 | LEVEL 13 |
| TP114 | ROOF |
| TP150 | KEY TYPES - STUDIO |
| TP151 | KEY TYPES - SUPER & SUITE |
| TP152 | KEY TYPES - DDA |
| TP200 | SOUTH EAST ELEVATION |
| TP201 | SOUTH WEST ELEVATION |
| TP202 | NORTH EAST ELEVATION |
| TP203 | NORTH WEST ELEVATION |
| TP220 | SECTION A |
| TP4.0 | DEVELOPMENT SUMMARY |



50 GARDEN STREET
SOUTH YARRA

PH: 03 9672 5999
E: contact@telhaclarke.com.au

TELHA
CLARKE

Approved - General
Manager Consent Only
[GMC-21-6]
10/02/2021

DEVELOPMENT APPLICATION



DEVELOPMENT APPLICATION

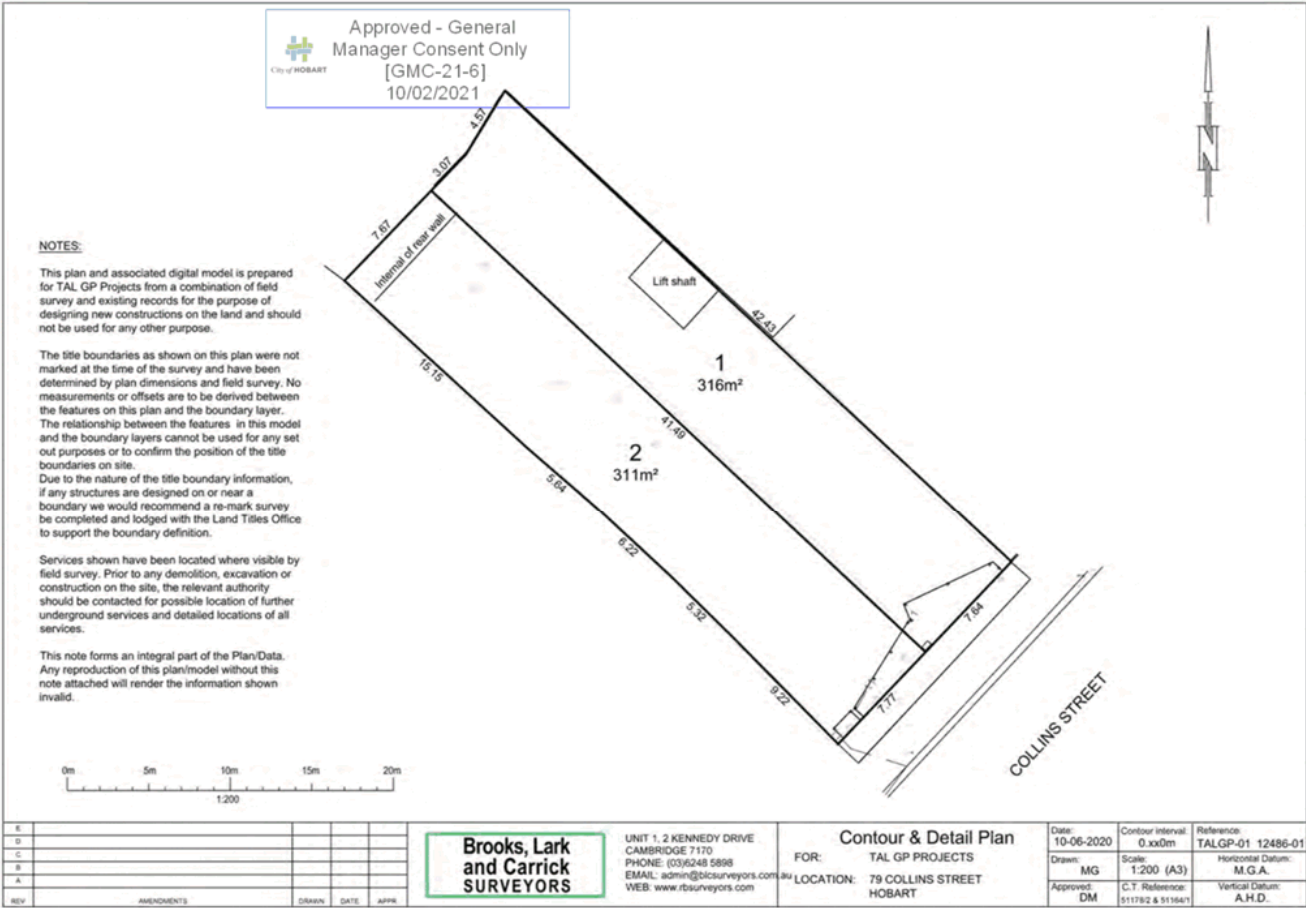
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Approved - General
Manager Consent Only
[GMC-21-6]
10/02/2021

TELHA
CLARKE

59 GARDEN STREET
SOUTH YARRA
VIC 3204
E: contact@telhaclarke.com.au

| PROJECT | PROPOSAL |
|---|------------|
| Collins Street Hotel | AERIAL |
| 10-12 Collins Street, Melbourne Vic 3000 | |
| DATE | BY DATE |
| 20/02/2021 | 20/02/2021 |
| DESIGNED | CHECKED |
| 20021 | TP1.2 |
| | TP01 |



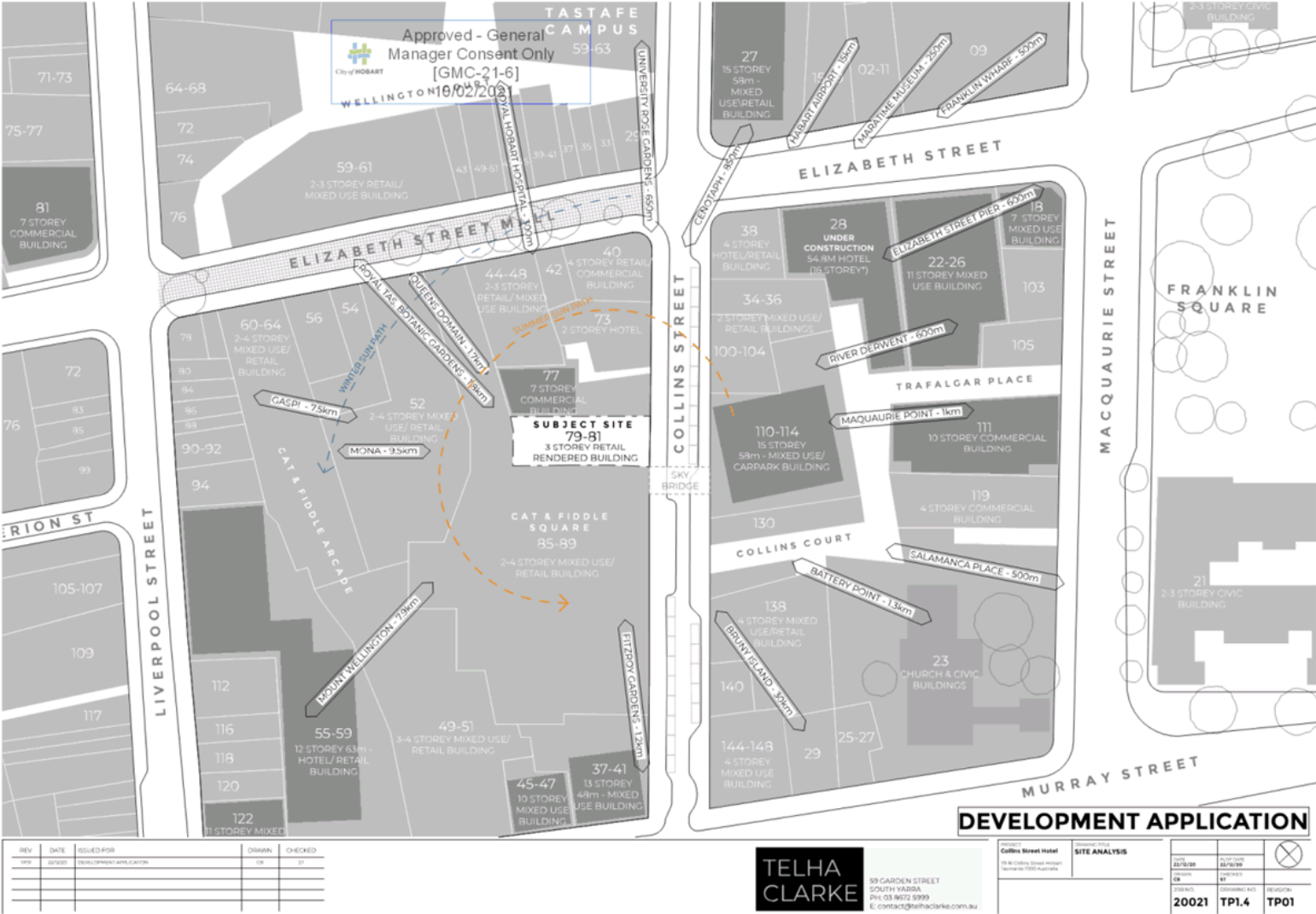
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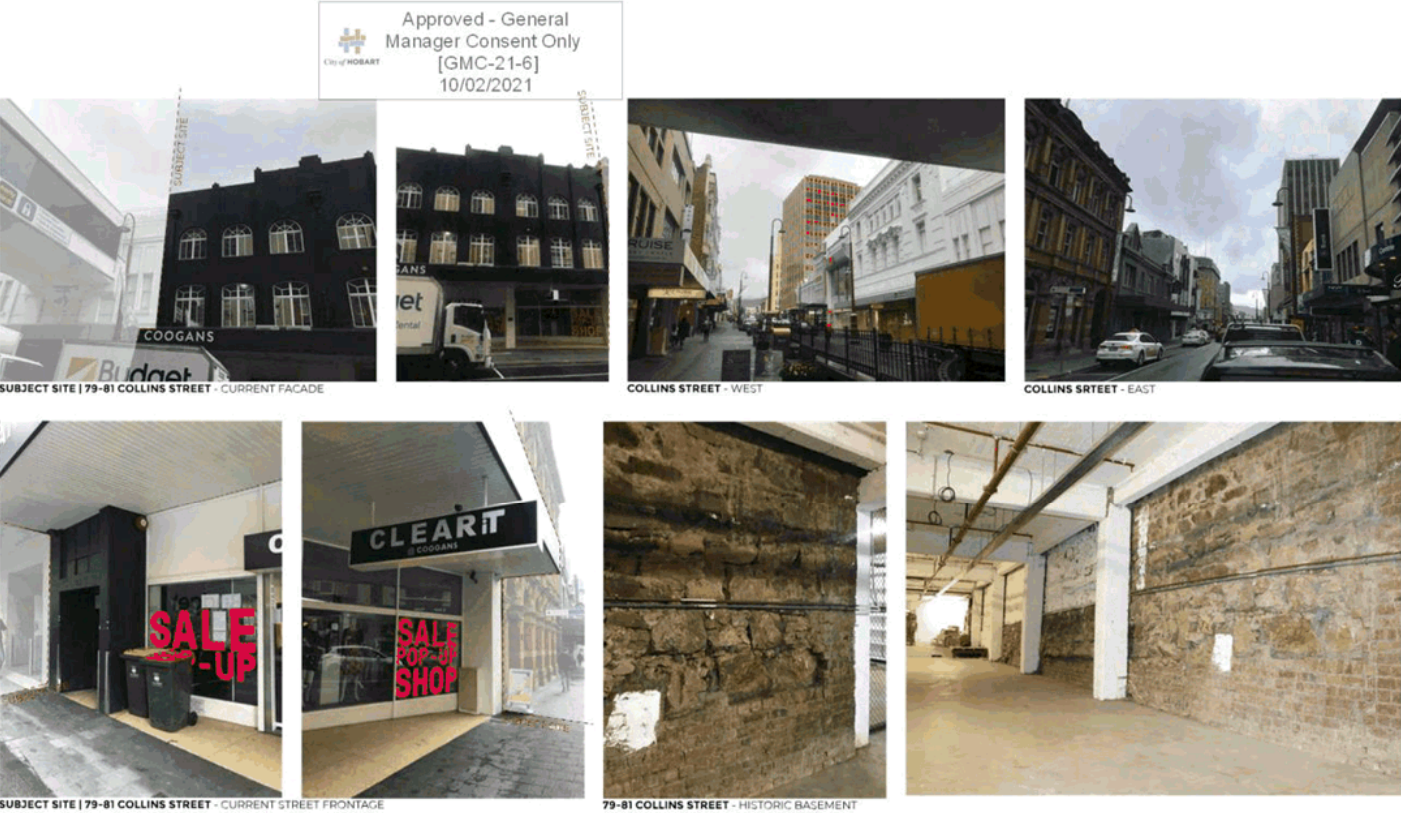
TELHA
CLARKE

59 GARDEN STREET
SOUTH YARRA
VIC 3141
E: contact@telhaclarke.com.au

DEVELOPMENT APPLICATION

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|---------------------------------|-------------------------|
| PROJECT Collins Street Hotel | PROPOSAL SITE SURVEY |
| DATE 28/06/2021 | BY DM |
| DATE 28/06/2021 | BY ST |
| 20021 | TP1.3 |
| 20021 | TP01 |





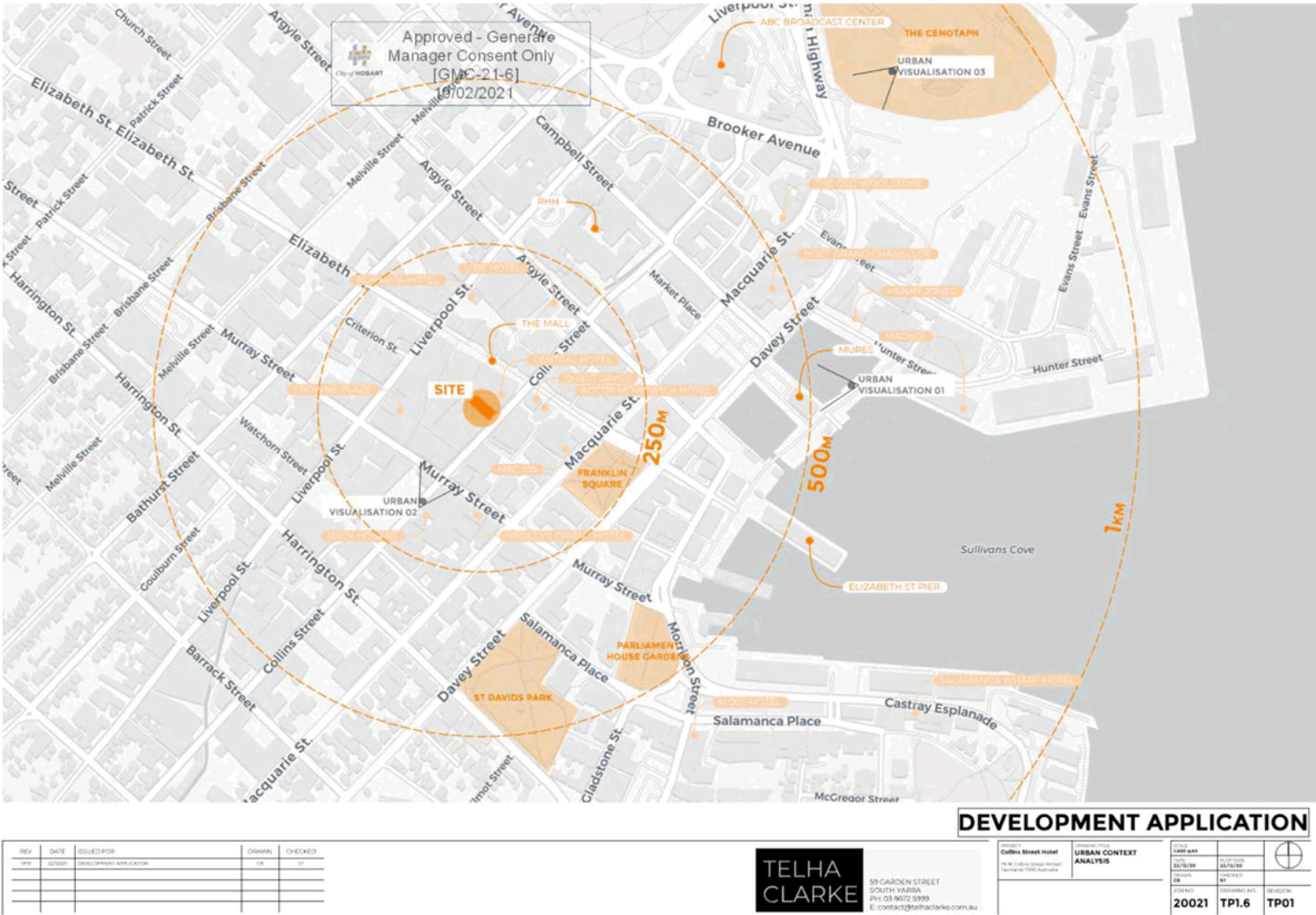
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TELHA
CLARKE

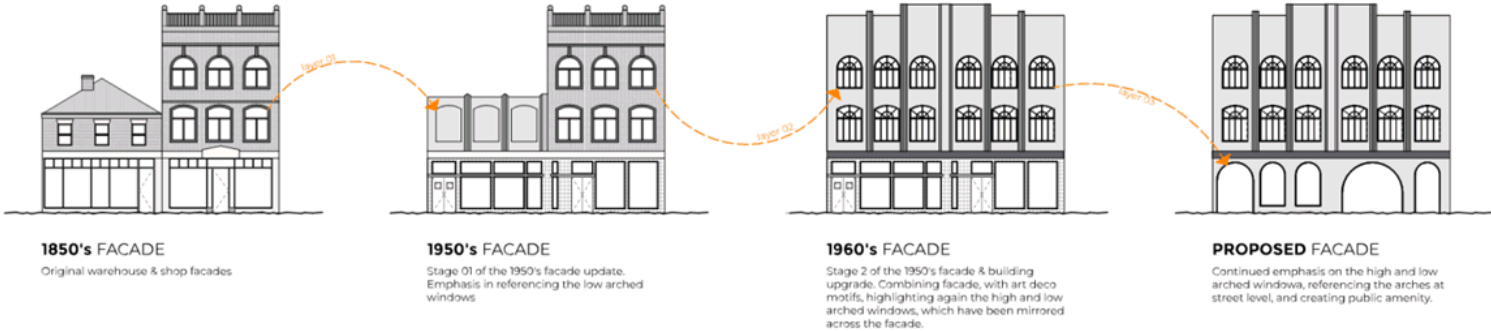
59 GARDEN STREET
SOUTH YARRA
VIC 3181
E: contact@telhaclarke.com.au

DEVELOPMENT APPLICATION

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|---|------------------|----------------|
| PROJECT Collins Street Hotel 79-81 Collins Street, South Yarra Victoria 3181 Australia | DATE 22/02/20 | REVISION 01 |
| 20021 | TP1.5 | TP01 |



Approved - General
Manager Consent Only
[GMC-21-6]
10/02/2021



| REV | DATE | REVISED FOR | DRAWN | CHECKED |
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| 001 | 28/06/21 | DEVELOPMENT APPLICATION | CP | ST |
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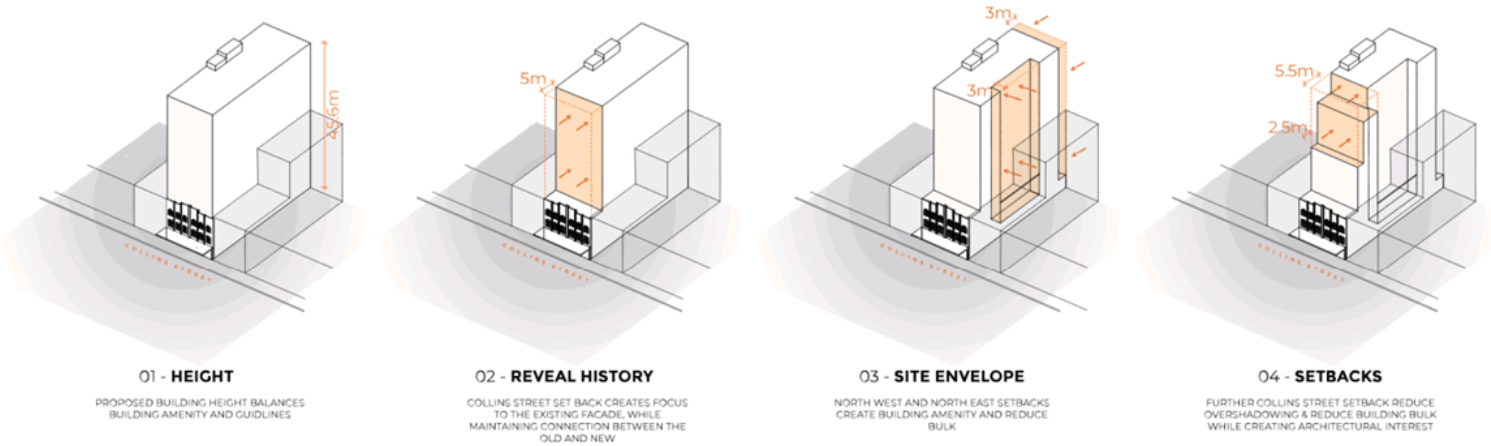
TELHA
CLARKE

89 GARDEN STREET
SOUTH YARRA
VIC 3204
E: contact@telhaclearke.com.au

DEVELOPMENT APPLICATION

| | | | | |
|--|-------------------------------|------------------|----------|-------------------|
| PROJECT Collins Street Hotel | PROPOSAL Historic Response | DATE 22/02/20 | BY CP | REVISION 20021 |
| TO: Mr. Collins Street Hotel Barrington 1000, South Yarra | HISTORIC RESPONSE | DATE 22/02/20 | BY CP | REVISION TP1.7 |
| | | | | REVISION TP01 |

Approved - General
Manager Consent Only
[GMC-21-6]
10/02/2021



| REV | DATE | REVISION | DRAWN | CHECKED |
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| 001 | 20/07/20 | DEVELOPMENT APPLICATION | CP | ST |
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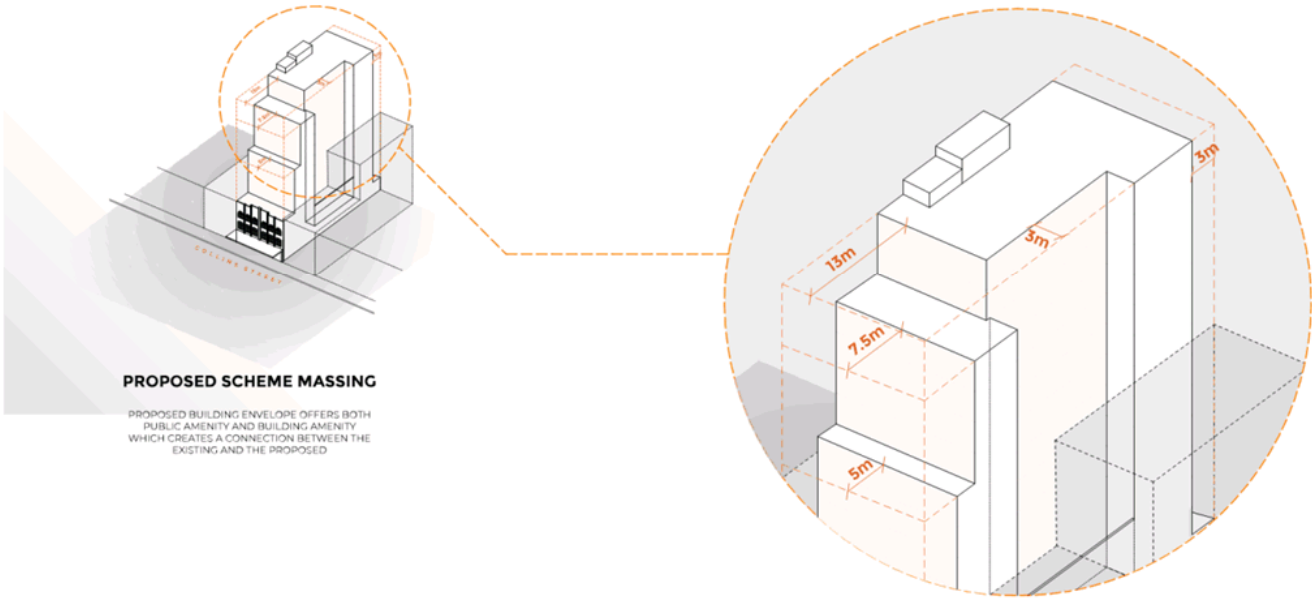
TELHA
CLARKE

59 GARDEN STREET
SOUTH YARRA
VIC 3204
E: contact@telhac Clarke.com.au

DEVELOPMENT APPLICATION

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|---|---|------------------|------------------------|
| PROJECT Collins Street Hotel | PROPOSAL TYPE URBAN CONTEXT RESPONSE | DATE 20/07/20 | ALLOT DATE 20/07/20 |
| 70-80 Collins Street (West) (formerly 70-80 Collins Street) | | DATE 20/07/20 | DATE 20/07/20 |
| | | 20021 | TP1.8 |
| | | | TP01 |

Approved - General
Manager Consent Only
[GMC-21-6]
10/02/2021




| REV | DATE | REVISION | DRAWN | CHECKED |
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| 001 | 20/01/20 | DEVELOPMENT APPLICATION | 00 | 01 |
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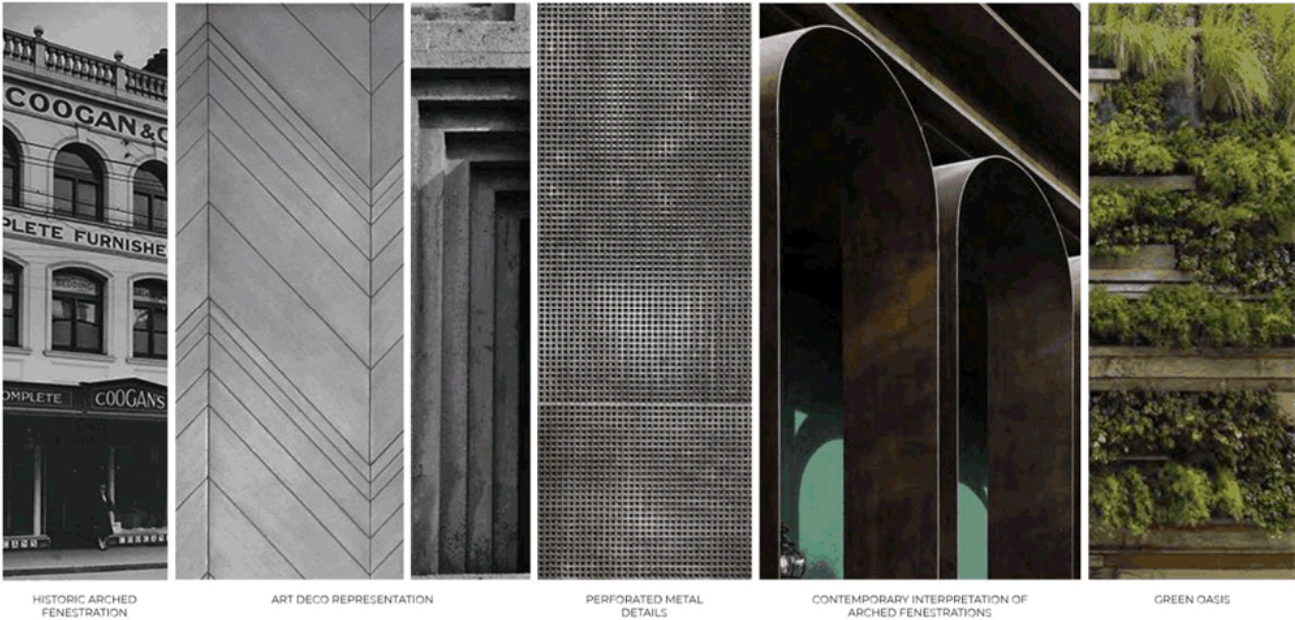
TELHA
CLARKE

59 GARDEN STREET
SOUTH YARRA
VIC 3204
E: contact@telhaclarke.com.au

DEVELOPMENT APPLICATION

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|---|---------------------------------------|------------------|------------------------|
| PROJECT Collins Street Hotel | PROPOSED URBAN CONTEXT RESPONSE | DATE 20/01/20 | ALLOT DATE 20/01/20 |
| TO: Mr Collins Street Hotel Development 1000 South Yarra | | OWNER 01 | DEVELOPER 01 |
| 20021 | TP1.9 | 20021 | TP01 |

 Approved - General
Manager Consent Only
[GMC-21-6]
10/02/2021



| REV | DATE | REVISION | DRAWN | CHECKED |
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| 001 | 28/06/2021 | DEVELOPMENT APPLICATION | 00 | 01 |
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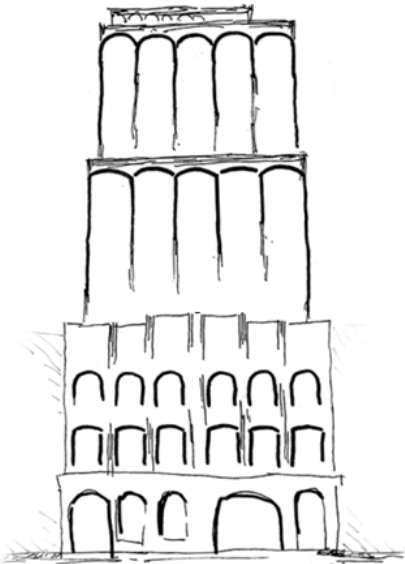
TELHA
CLARKE

59 GARDEN STREET
SOUTH YARRA
VIC 3141
E: contact@telhac Clarke.com.au

DEVELOPMENT APPLICATION

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|--|-------------------------------------|------------------|----------------------|-------------|
| PROJECT Collins Street Hotel | PROPOSED SITE MATERIALITY | | | |
| 10 Collins Street, Hobart Tasmania 7000 Australia | | DATE 22/06/20 | PLANNING 24/06/20 | |
| | | REVISED 08 | REVISION 01 | |
| | | 20021 | Disapproved: 04/05 | REVISION |
| | | 20021 | TP1.10 | TP01 |

Approved - General
Manager Consent Only
[GMC-21-6]
10/02/2021



DESIGN STATEMENT

OUR VISION FOR THE COOGAN'S COLLINS ST SITE IS TO REVEAL AND ENHANCE THE LAYERS OF HISTORY WHICH ARE WITHIN.

ARCHITECTURALLY WE PLACE EMPHASIS ON THE ARCHED FENESTRATIONS, HIGHLIGHTING THE ELEMENT AS A KEY FEATURE OF THE SITE, WHICH HAS BEEN PRESENT SINCE THE 1850'S. THE HISTORIC FACADE, RETURNED TO ITS ORIGINAL LIGHTER COLOURING IS JUXTAPOSED WITH THE DARKER TOWER BEHIND, CREATING A LANGUAGE OF EMPHASIS AND CONTRAST.

THE DESIGN RESPONDS TO THE HISTORICAL FABRIC OF THE SITE, AIMING TO REVEAL ELEMENTS WHICH HAVE BEEN HIDDEN. SPECIFICALLY THE RAW SANDSTONE AND BRICK BASEMENT WALLS, ALONG WITH 1850'S STRUCTURAL AND FEATURE ELEMENTS.

THE MULTIPLE PUBLIC SPACES WITHIN THE PROPOSAL OFFER EXPERIENCE AND INTERACTION WITH THESE HISTORIC ELEMENTS.

FORMING A KEY FOCUS ON PUBLIC AMENITY THE PROPOSAL AIMS TO CREATE A COMMUNITY HUB, FOR BOTH LOCALS AND TOURISTS ALIKE.

| REV | DATE | REVISION | DRAWN | CHECKED |
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| 001 | 28/06/2021 | DEVELOPMENT APPLICATION | CC | ST |
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TELHA
CLARKE

59 GARDEN STREET
SOUTH YARRA
VIC 3181
E: contact@telhaclarke.com.au

DEVELOPMENT APPLICATION

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|---|------------------------------------|--------------------|--------------------------|
| PROJECT Collins Street Hotel | PROPOSAL TITLE DESIGN STATEMENT | DATE 22/02/2021 | ALLOT DATE 22/02/2021 |
| 70-80 Collins Street, South Yarra Vic 3181 | | OWNER CC | DESIGNER ST |
| 20021 | TP1.11 | REVISIONAL TP01 | |



| REV | DATE | REVISIONS | DRAWN | CHECKED |
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| 001 | 28/06/2021 | DEVELOPMENT APPLICATION | 00 | 01 |
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TELHA
CLARKE

89 GARDEN STREET
SOUTH YARRA
VIC 3181
E: contact@telhac Clarke.com.au

DEVELOPMENT APPLICATION

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|--|---------------|----------|--|--|
| PROJECT | proposal type | | | |
| Coffins Street Hotel | VISUALISATION | | | |
| 10-12 Coffins Street, Melbourne Victoria 3000 Australia | | | | |
| DATE | BY DATE | | | |
| 28/06/20 | 28/06/20 | | | |
| ISSUED | CHECKED | | | |
| 01 | 01 | | | |
| JOB NO. | DRAWING NO. | REVISION | | |
| 20021 | TP1.12 | TP01 | | |



| REV | DATE | ISSUED FOR | DRAWN | CHECKED |
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TELHA
CLARKE

59 GARDEN STREET
SOUTH VALE
PH: 03 9622 5999
E: contact@telhac Clarke.com.au

| DEVELOPMENT APPLICATION | |
|---|---------------------------------------|
| PROJECT Collins Street Hotel | PROPOSED DEVELOPMENT VISUALISATION |
| TO: Mr Collins Street Hotel Barrington NSW Australia | |
| DATE 22/06/2021 | BY DATE 22/06/2021 |
| ISSUED 01 | REVISIONS 01 |
| 20021 | TP1.13 TP01 |

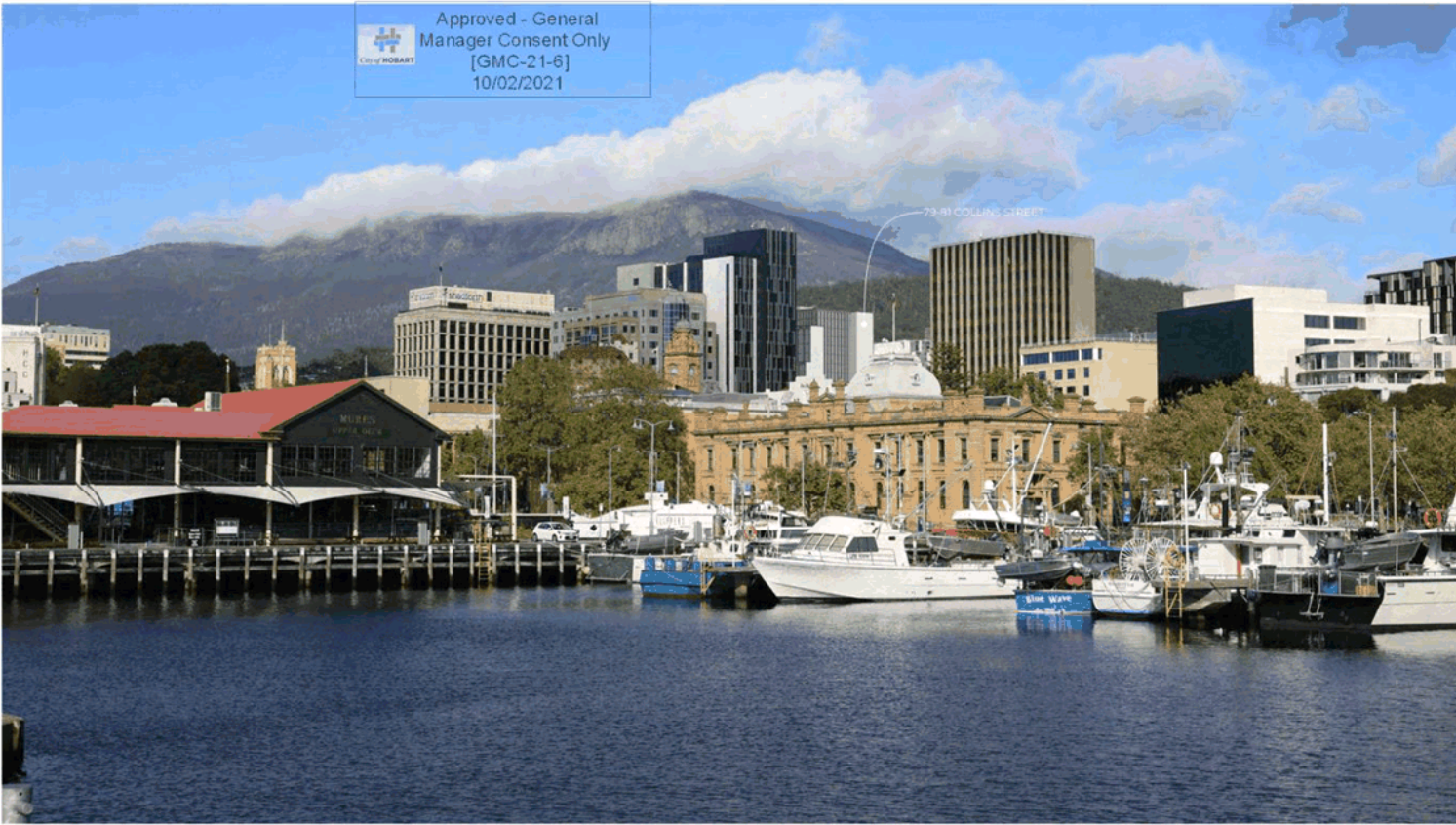


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TELHA
CLARKE

59 GARDEN STREET
SOUTH YARRA
VIC 3181
E: contact@telhac Clarke.com.au

| DEVELOPMENT APPLICATION | |
|--|---------------------------------------|
| PROJECT Collins Street Hotel | PROPOSED DEVELOPMENT VISUALISATION |
| 10-12 Collins Street, Hobart Tasmania 7000, Australia | |
| DATE 22/02/2021 | BY DATE 22/02/2021 |
| DESIGNED ST | CHECKED ST |
| PROJECT 20021 | DEVELOPMENT TP1.14 |
| | REVISIONS TP01 |



URBAN PERSPECTIVE 01
VIEW FROM FRANKLIN WHARF
LOOKING WEST
[View image in full screen](#)

| REV | DATE | REVISIONS | DRAWN | CHECKED |
|-----|----------|-------------------------|-------|---------|
| 001 | 28/07/20 | DEVELOPMENT APPLICATION | TP | ST |
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TELHA
CLARKE

59 GARDEN STREET
SOUTH YARRA
VIC 3141
E: contact@telhac Clarke.com.au

DEVELOPMENT APPLICATION

| PROJECT | | PROPOSAL TYPE | |
|--|----------|---------------------|----------|
| Collins Street Hotel | | URBAN VISUALISATION | |
| 73-81 Collins Street Hobart Tasmania 7000 Australia | | | |
| DATE | 28/07/20 | ALLOT DATE | 28/07/20 |
| NUMBER | 00 | CONTRACT | 00 |
| PROJECT | 20021 | DEVELOPMENT | TP1.15 |
| | | REVISION | TP01 |

Approved - General
Manager Consent Only
[GMC-21-6]
10/02/2021



DEVELOPMENT APPLICATION

| REV | DATE | REVISION | DRAWN | CHECKED |
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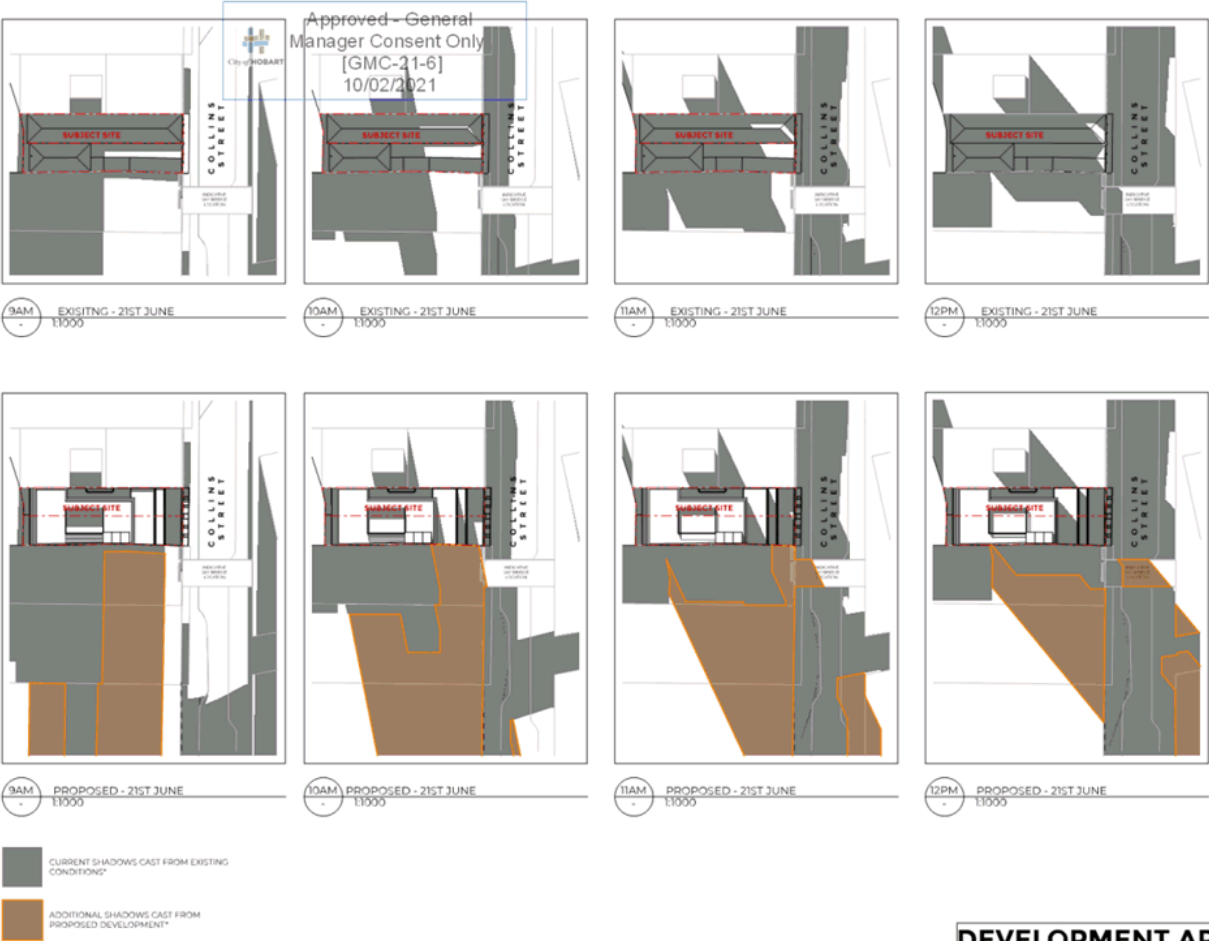
TELHA
CLARKE

89 GARDEN STREET
SOUTH YARRA
VIC 3182
E: contact@telhac Clarke.com.au

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|--|---------------------|------------------|------------------------|------------------|
| PROJECT | Project Title | | | |
| Collins Street Hotel | URBAN VISUALISATION | | | |
| 73-81 Collins Street, South Yarra Victoria 3000 Australia | | DATE 22/02/20 | PLAN DATE 06/06/20 | |
| | | ISSUED 08 | CHECKED ST | |
| | | JOB NO. 20021 | DRAWING REF. TP1.16 | REVISION TP01 |



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|--|---|--|------|------------|--|----------|----------|--|-------------|-------------|--|-----|----|--|
| <p>PROJECT Cofters Street Hotel</p> <p>10-16-00 (closed receipt) Receipts: 100% Available</p> | <p>CONSIDERING A/C MATERIALS</p> | <table border="1"> <tr> <td>DATE</td> <td>PLAN VALUE</td> <td></td> </tr> <tr> <td>22/10/20</td> <td>22/10/20</td> <td></td> </tr> <tr> <td>PROBABILITY</td> <td>100% (100%)</td> <td></td> </tr> <tr> <td>100</td> <td>50</td> <td></td> </tr> </table> | DATE | PLAN VALUE | | 22/10/20 | 22/10/20 | | PROBABILITY | 100% (100%) | | 100 | 50 | |
| DATE | PLAN VALUE | | | | | | | | | | | | | |
| 22/10/20 | 22/10/20 | | | | | | | | | | | | | |
| PROBABILITY | 100% (100%) | | | | | | | | | | | | | |
| 100 | 50 | | | | | | | | | | | | | |
| <p>20021</p> | <p>CONSIDERING A/C</p> | <p>DELEGATION</p> | | | | | | | | | | | | |
| <p>TP021</p> | <p>TP021</p> | <p>TP01</p> | | | | | | | | | | | | |



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|-----|------------|-------------------------|-------|---------|
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TELHA
CLARKE

59 GARDEN STREET
SOUTH YARRA
VIC 3141
E: contact@telhac Clarke.com.au

| DEVELOPMENT APPLICATION | | | |
|---|---|----------------------------------|----------|
| PROJECT Collins Street Hotel | PROPOSAL SUN STUDIES - JUNE 2021 | TITLE SUN STUDIES - JUNE 2021 | |
| 10-11 Collins Street, South Yarra Vic 3141 | 10-11 Collins Street, South Yarra Vic 3141 | DATE 28/06/2021 | BY 01 |
| 20021 | TP3.0 | REVISION TP01 | |

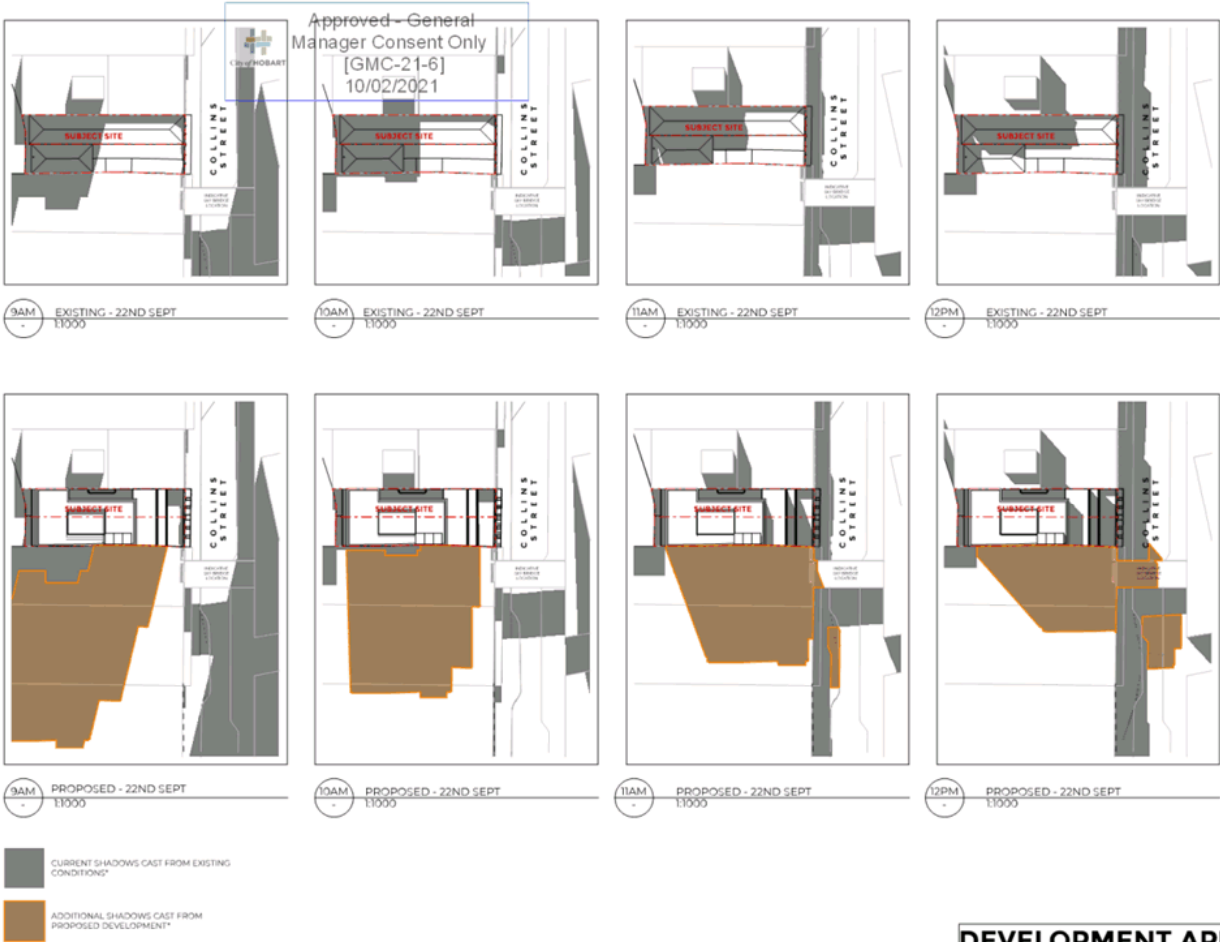


| REV | DATE | REVISION | DRAWN | CHECKED |
|-----|------------|-------------------------|-------|---------|
| 001 | 28/06/2021 | DEVELOPMENT APPLICATION | 00 | 01 |
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| | | | | |

TELHA
CLARKE

59 GARDEN STREET
SOUTH YARRA
VIC 3141
E: contact@telhaclarke.com.au

| DEVELOPMENT APPLICATION | | | |
|--|-------------------------------------|---|------------------------------------|
| PROJECT Collins Street Hotel 70-80 Collins Street, South Yarra Vic 3141 | PROPOSAL SUN STUDIES - JUNE 2021 | TITLE 1:1000 DAY DATE 28/06/2021 DRAWN 01 CHECKED 01 | REVISION 20021 TP3.1 TP01 |



| REV | DATE | REVISION | DRAWN | CHECKED |
|-----|----------|-------------------------|-------|---------|
| 001 | 28/09/20 | DEVELOPMENT APPLICATION | CP | ST |
| | | | | |
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| | | | | |

TELHA
CLARKE

59 GARDEN STREET
SOUTH VALE
PH: 03 9672 5999
E: contact@telhaclearke.com.au

| DEVELOPMENT APPLICATION | | | |
|--|----------|---|----------|
| PROJECT Collins Street Hotel | | PROJECT TITLE SUN STUDIES - SEPTEMBER 22ND | |
| 70-80 Collins Street, Sydney New South Wales 1585 | | SUN STUDIES - SEPTEMBER 22ND | |
| DATE 22/09/20 | BY CP | DATE 22/09/20 | BY ST |
| 20021 | TP3.2 | 20021 | TP01 |



| REV | DATE | ISSUED FOR | DRAWN | CHECKED |
|-----|----------|-------------------------|-------|---------|
| 001 | 28/09/21 | DEVELOPMENT APPLICATION | CP | ST |
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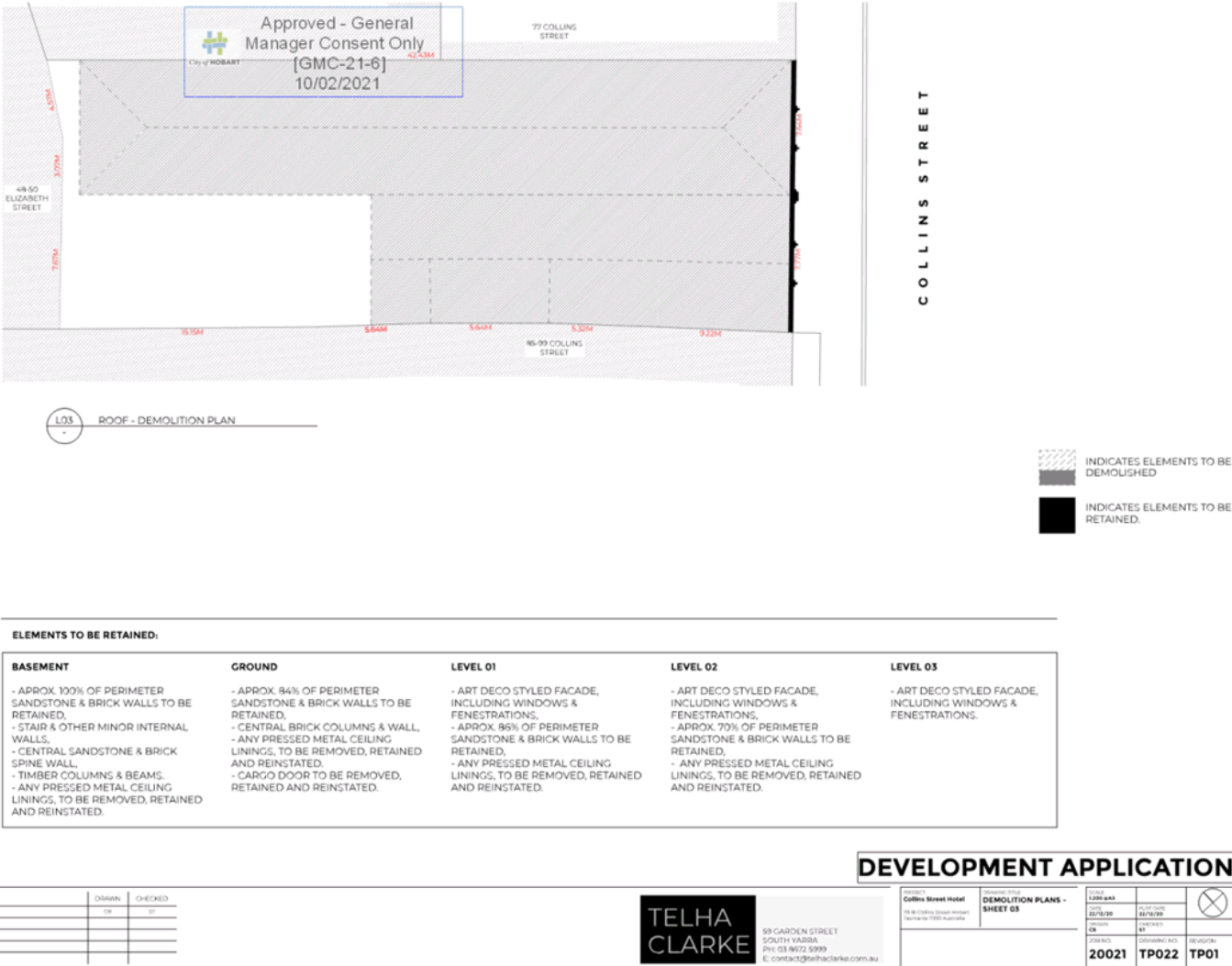
TELHA
CLARKE

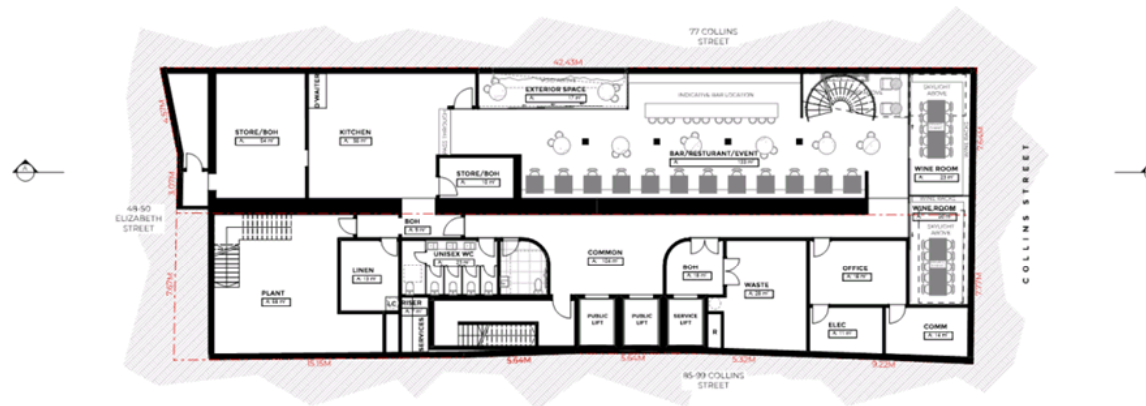
59 GARDEN STREET
SOUTH YARRA
VIC 3141
P: 03 9622 5999
E: contact@telhaclearke.com.au

| DEVELOPMENT APPLICATION | | | |
|--|---|--|--|
| PROJECT Collins Street Hotel 11000 Collins Street, South Yarra Vic 3141 | PROJECT TYPE SUN STUDIES - SEPTEMBER 22ND | TITLE 11000-045 DATE 22/09/21 DRAWN CP CHECKED ST | PROJECT NO. 20021 DEVELOPMENT NO. TP3.3 REVISION TP01 |









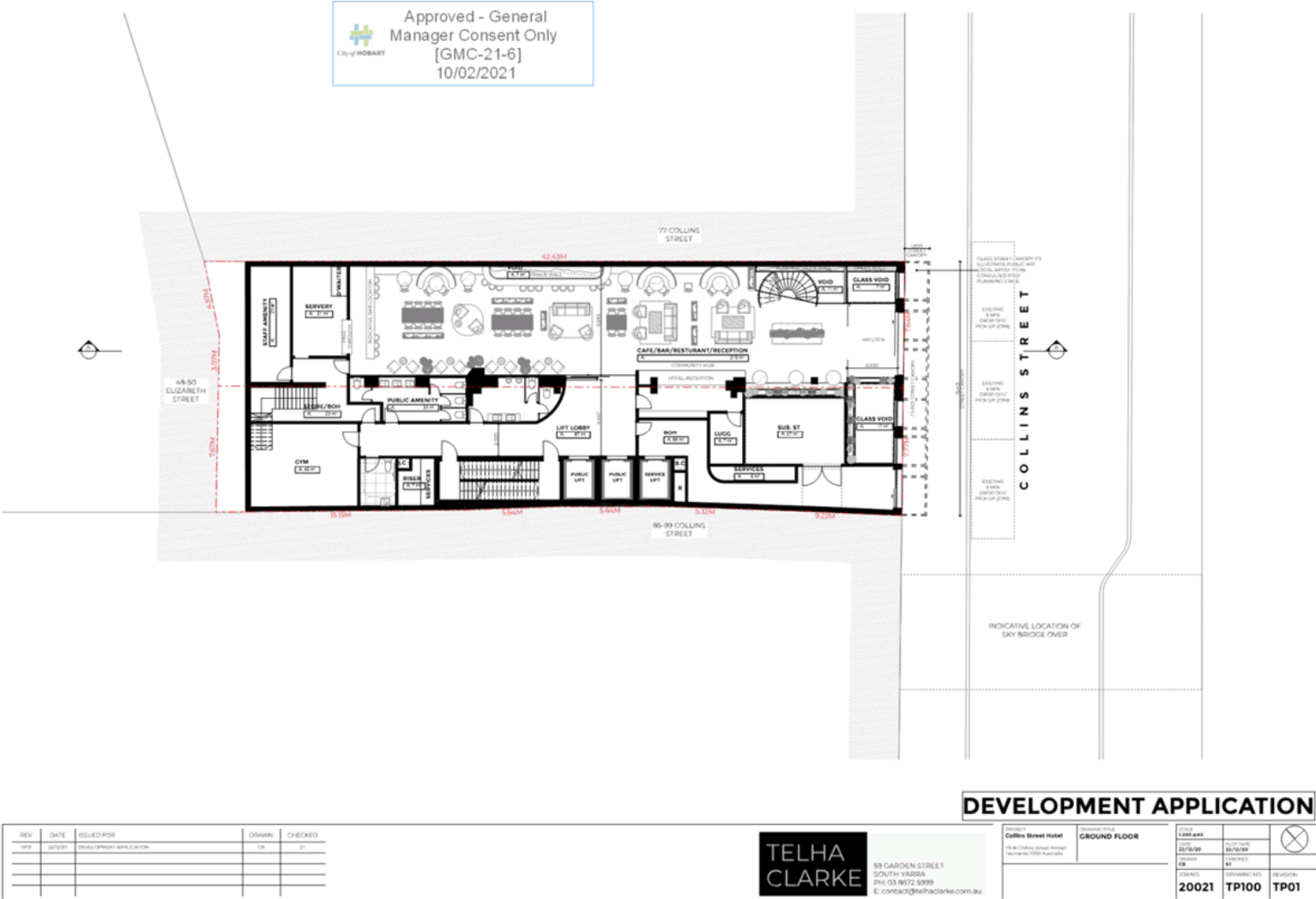
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|-----|---------|-------------------------|-------|---------|
| 100 | 22/2/20 | DEVELOPMENT APPLICATION | CR | ST |
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TELHA
CLARKE

59 GARDEN STREET
SOUTH YARRA
PH: 03 8672 5999
E: contact@telhaclarke.com.au

DEVELOPMENT APPLICATION

| | | | | |
|---|-----------------------------------|--------------------|------------------------|-------------|
| PROPERTY Collins Street Hotel 119 Collins Street, Melbourne Victoria 3000 Australia | REMARKS: PRICE BASEMENT | SCALE 1:200 @A3 | | |
| | | DATE 22/12/20 | PLANT DATE 22/12/20 | |
| | | DRAWN GB | CHECKED BY | |
| | | 2024 BCL | CONSULTING: BCL | REVISION: A |
| | | 20021 | TP099 | TP01 |



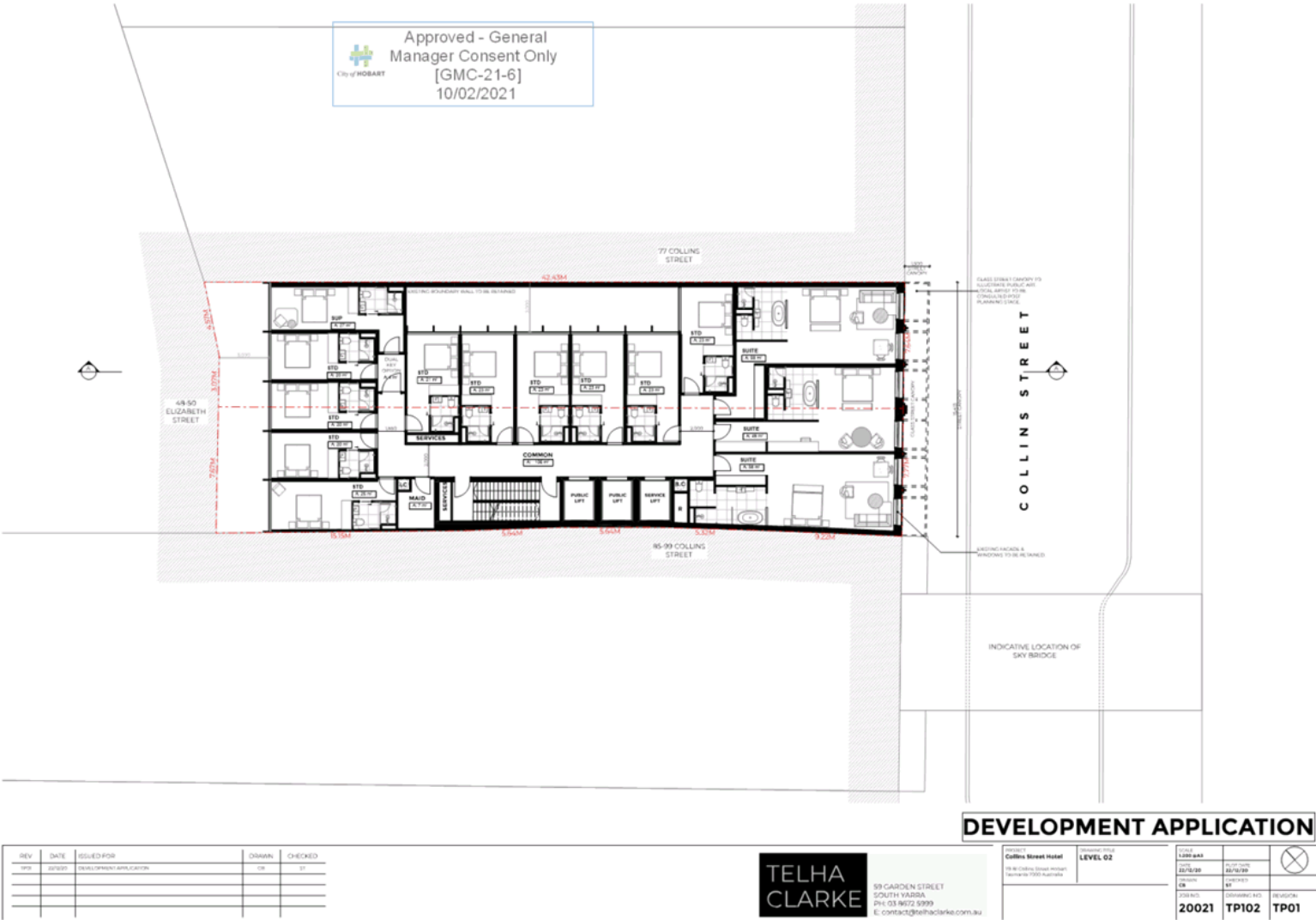


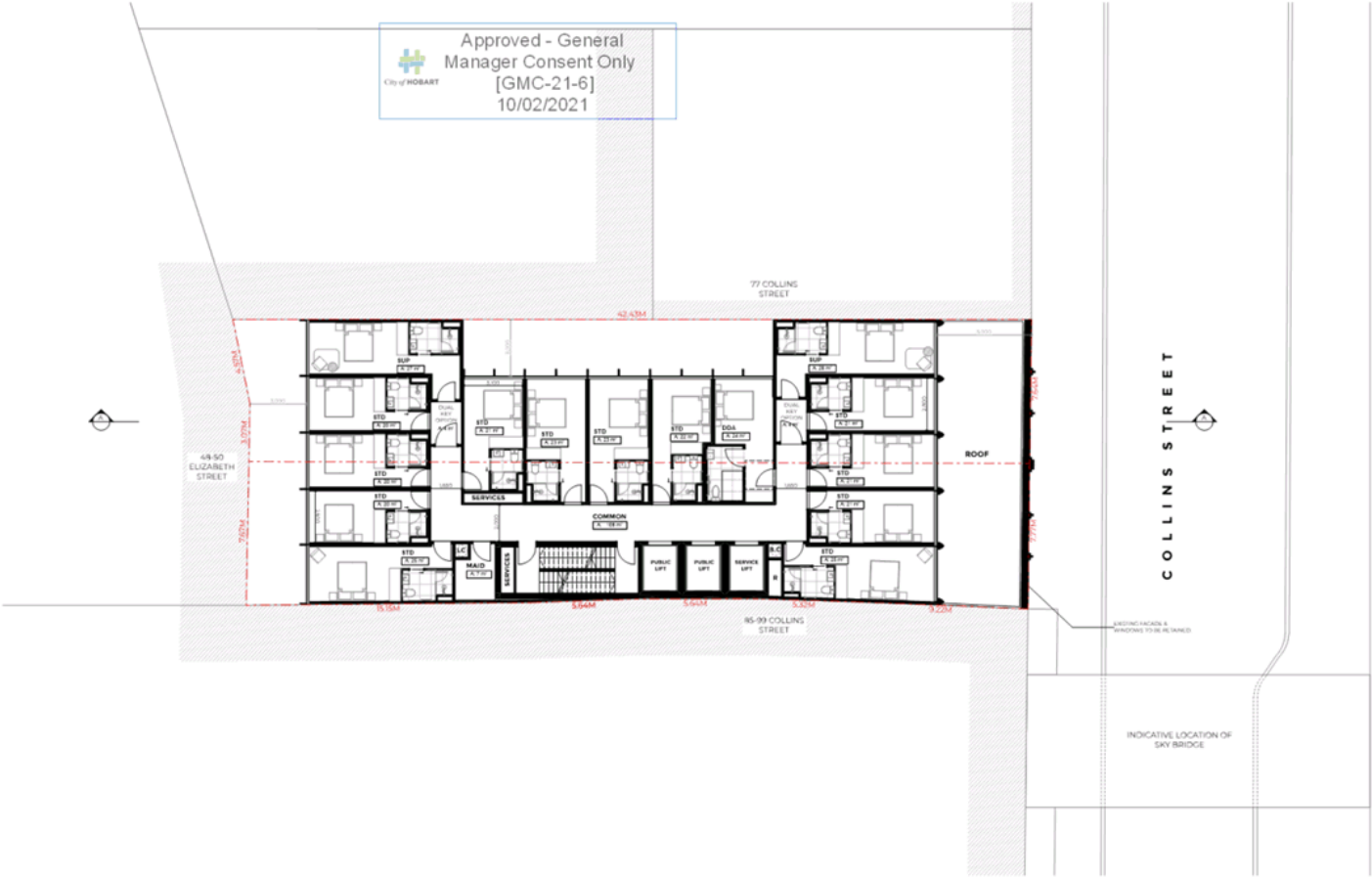
| REV | DATE | ISSUED FOR | DRAWN | CHECKED |
|-----|----------|-------------------------|-------|---------|
| 001 | 28/06/21 | DEVELOPMENT APPLICATION | TC | ST |
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TELHA
CLARKE

59 GARDEN STREET
SOUTH YARRA
VIC 3204
E: contact@telhaclarke.com.au

| DEVELOPMENT APPLICATION | | | |
|--|----------------------|------------------|------------------|
| PROJECT Collins Street Hotel | PROPOSAL LEVEL 01 | DATE 28/06/21 | BY ST |
| TO: Telha Clarke Group Pty Ltd 100/101 Collins Street, Melbourne VIC 3000 | DATE 28/06/21 | BY ST | REVISION TP01 |
| 20021 | TP101 | TP01 | |





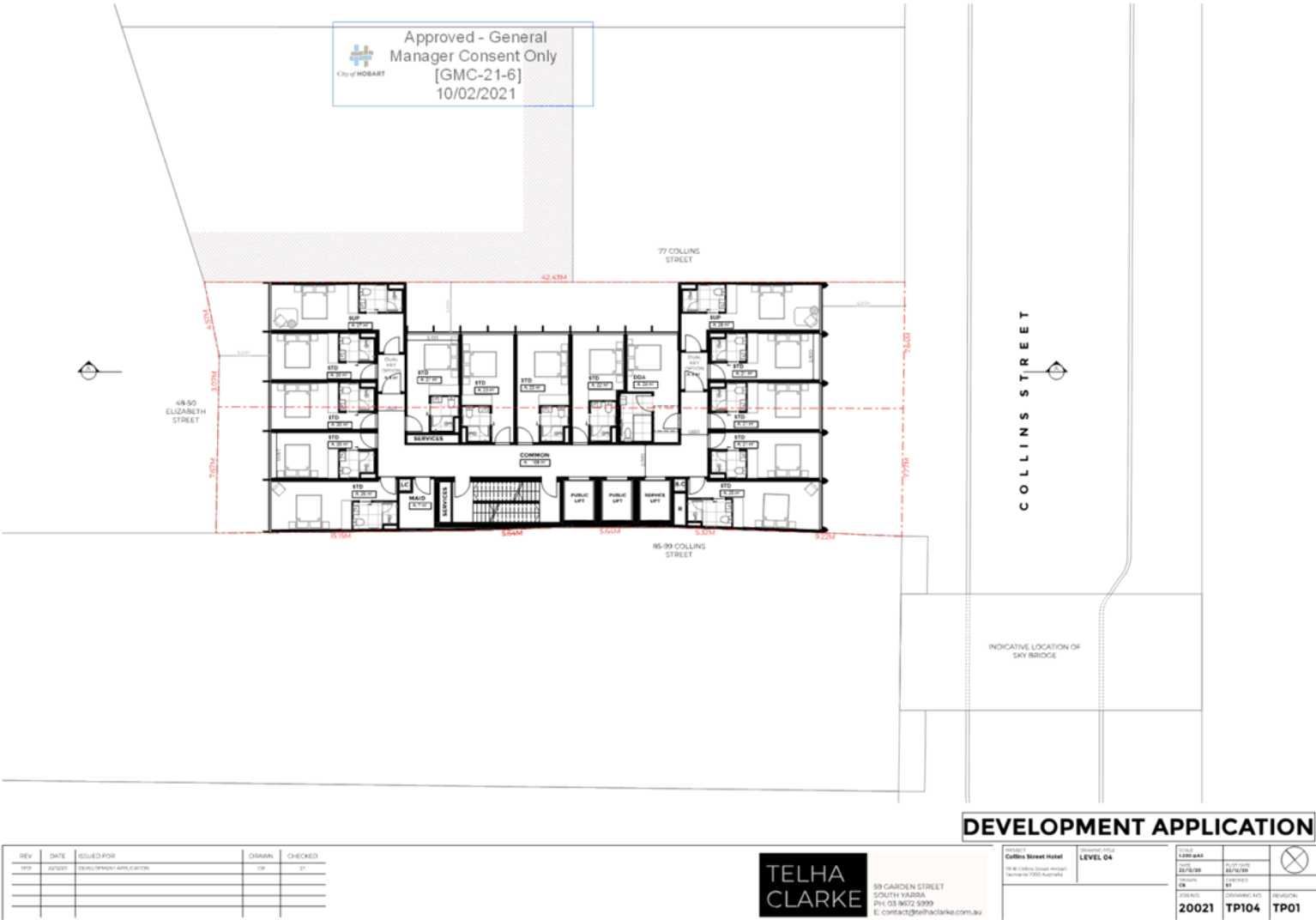
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|-----|----------|-------------------------|-------|---------|
| 001 | 28/07/20 | DEVELOPMENT APPLICATION | CP | ST |
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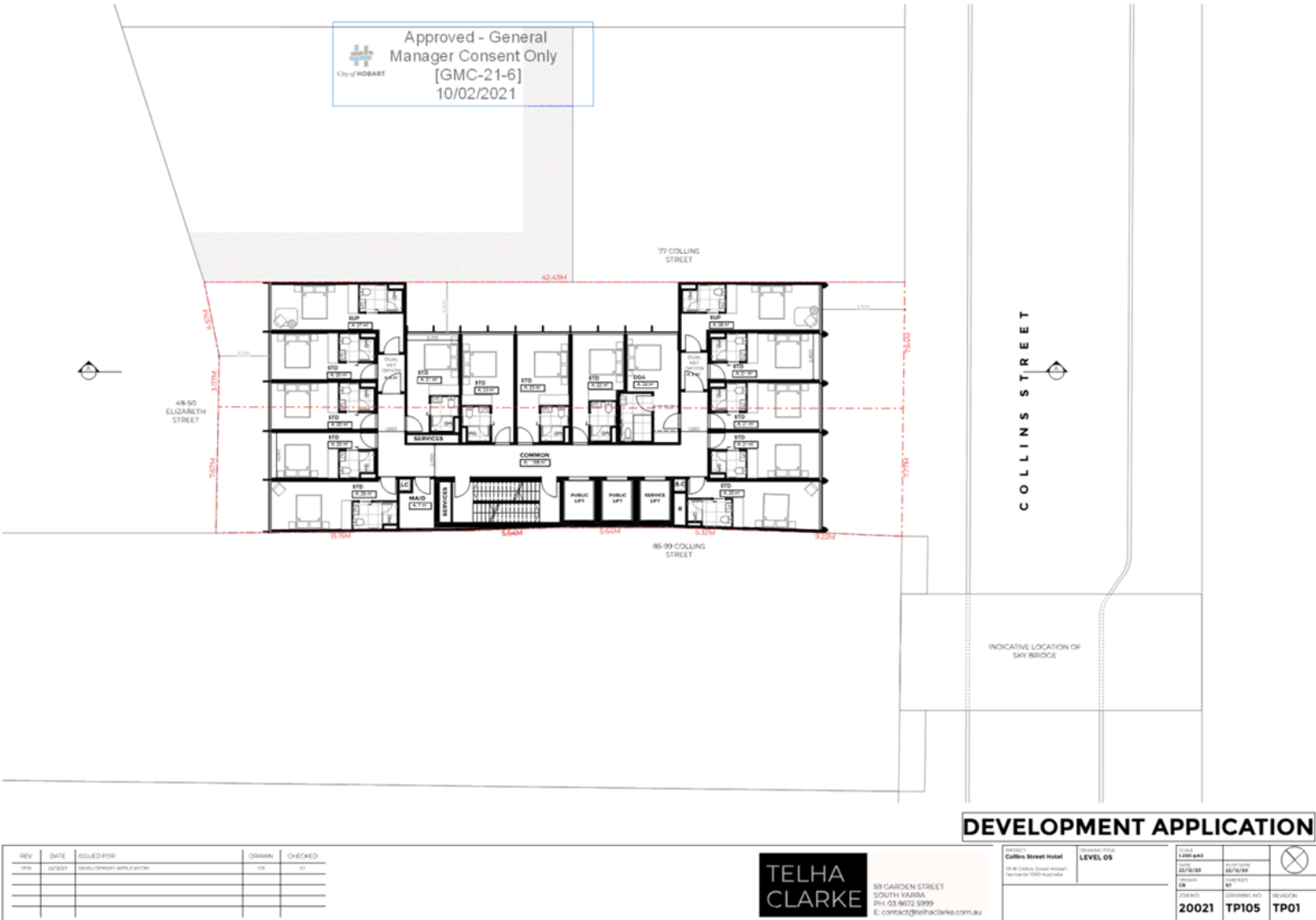
TELHA
CLARKE

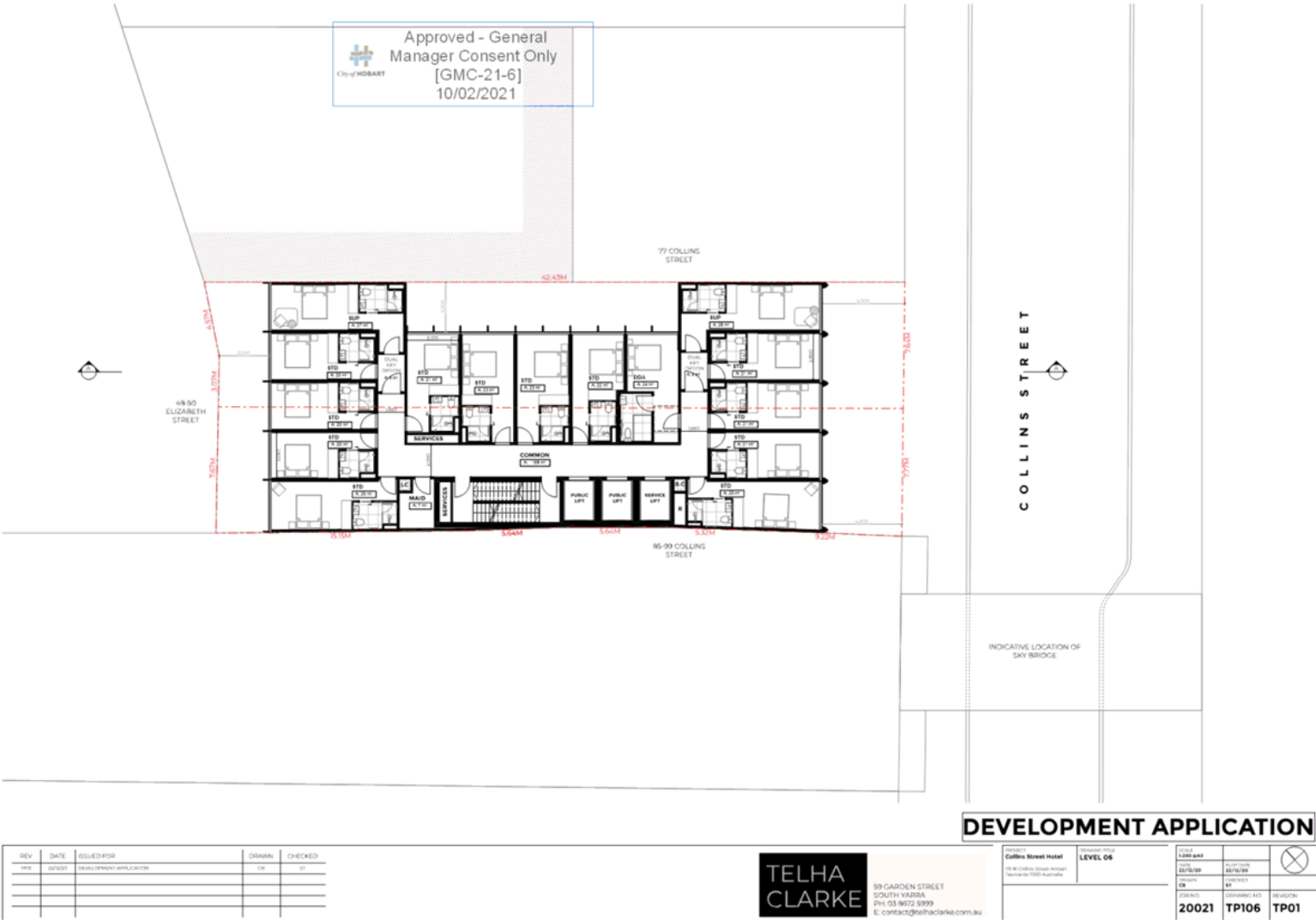
59 GARDEN STREET
SOUTH YARRA
PH: 03 9622 5999
E: contact@telhaclarke.com.au

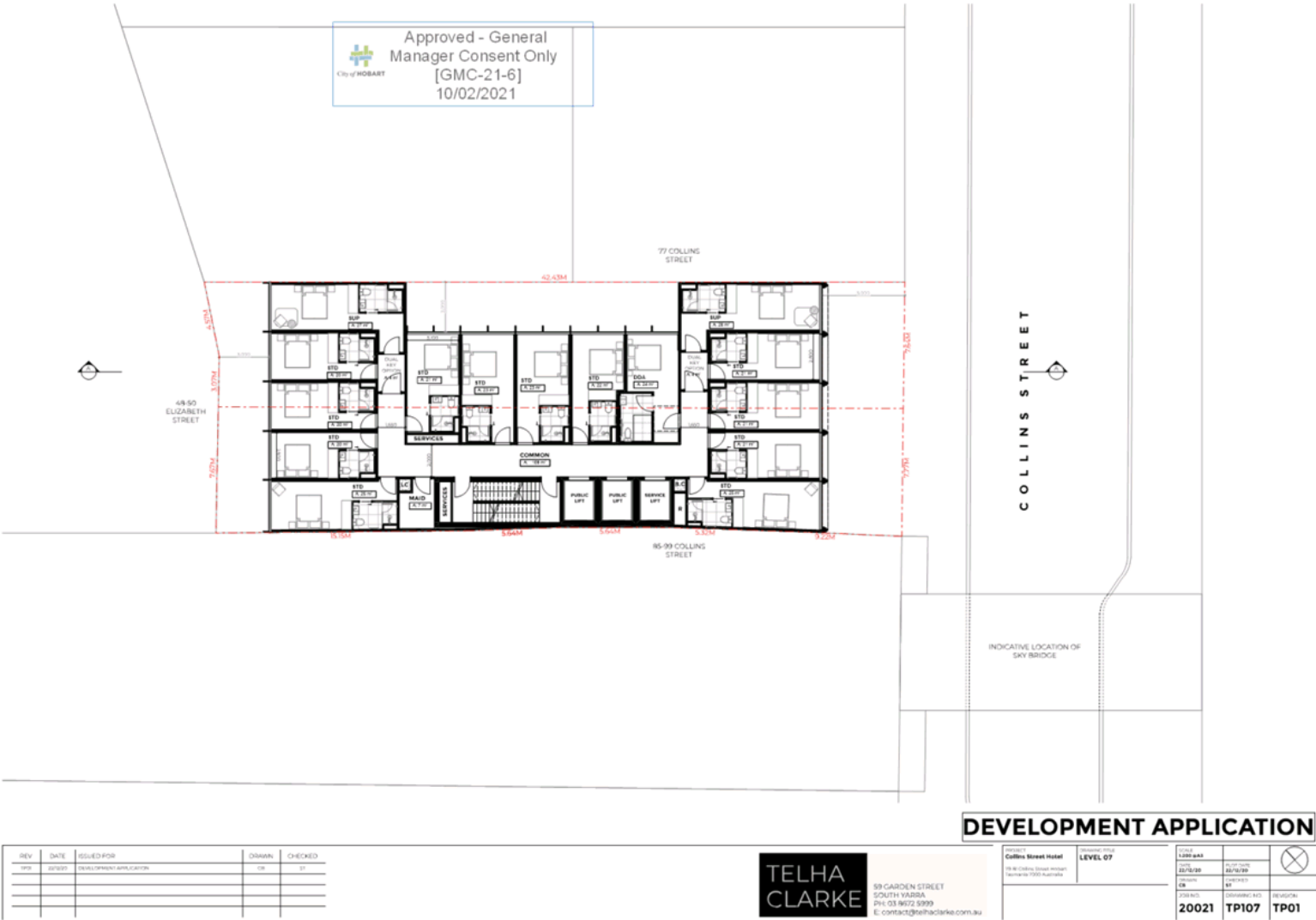
DEVELOPMENT APPLICATION

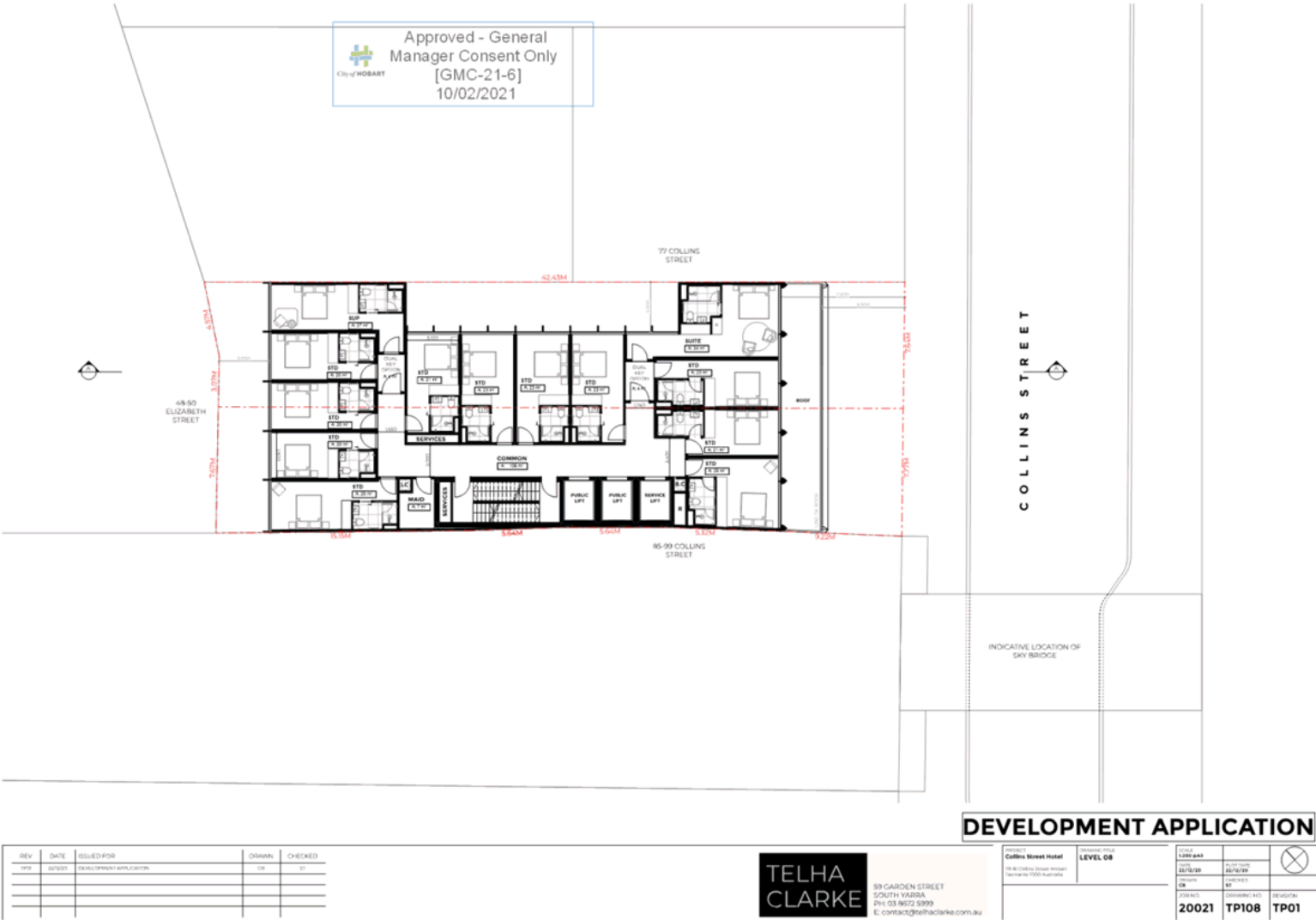
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|------------------------------------|----------------------|------------------|----------|---------------|------------------|
| PROJECT Collins Street Hotel | PROPOSAL LEVEL 03 | DATE 28/07/20 | BY CP | CHECKED ST | REVISION TP01 |
| PROJECT 59 Collins Street Hotel | | 20021 | | | |

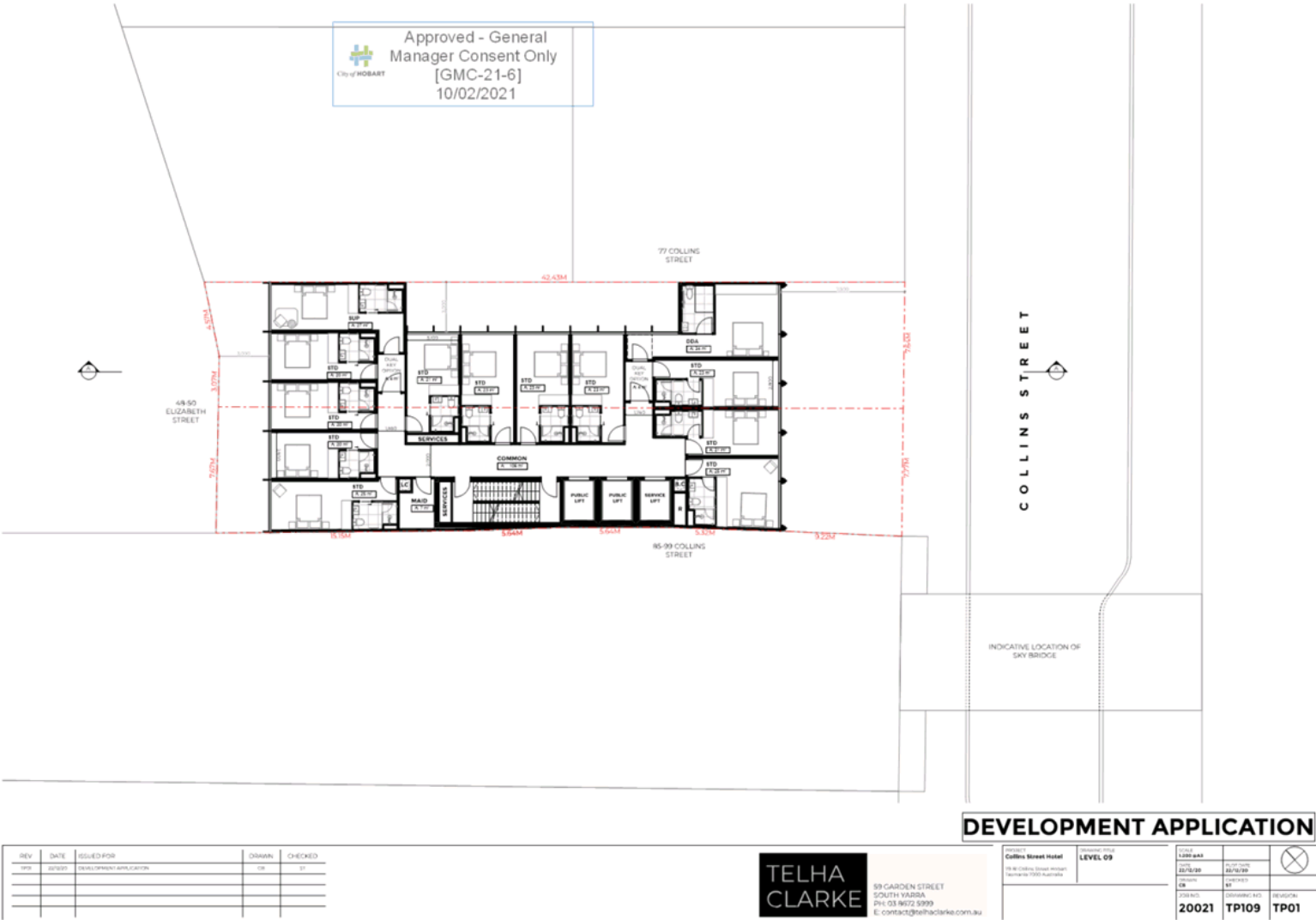


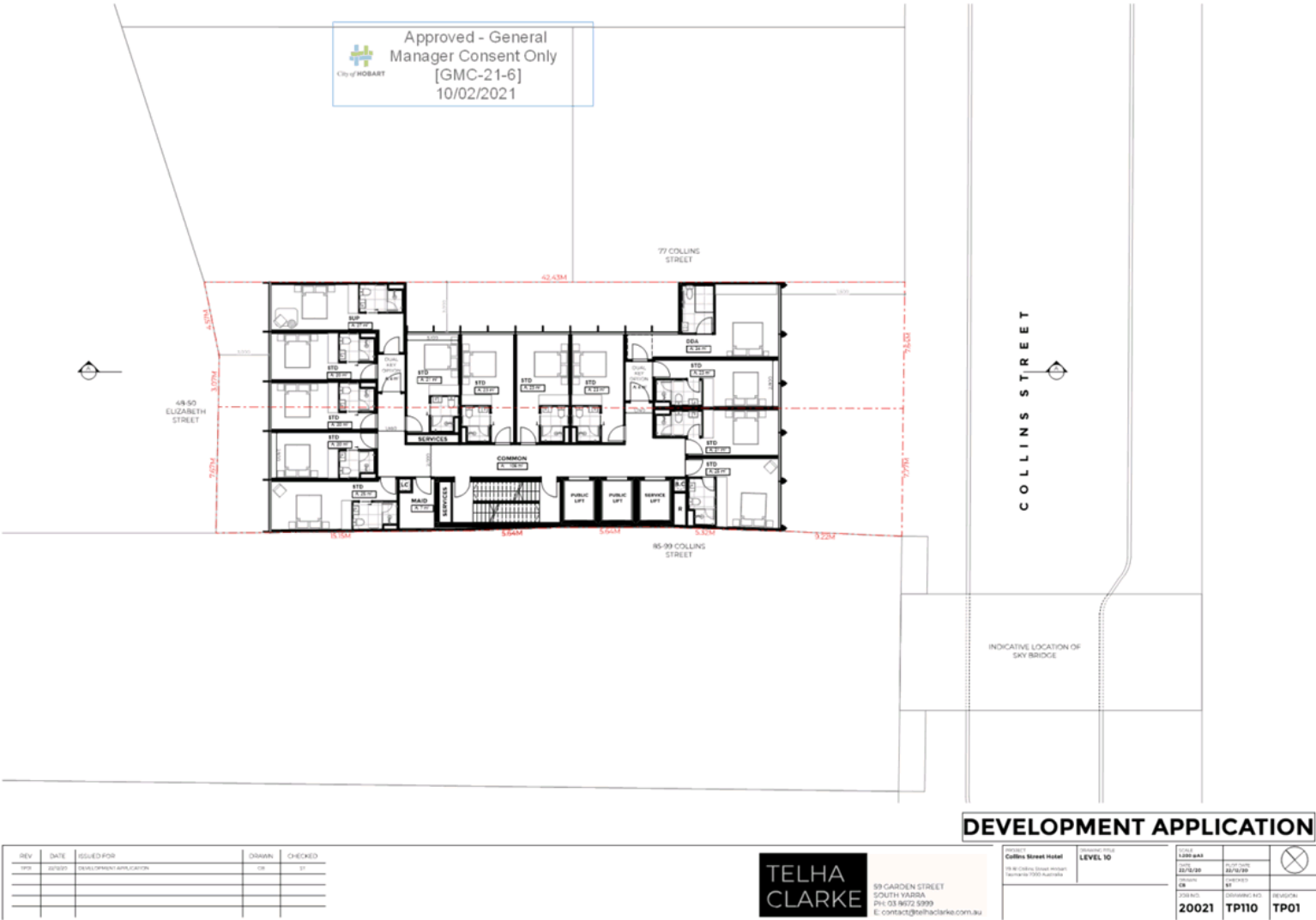


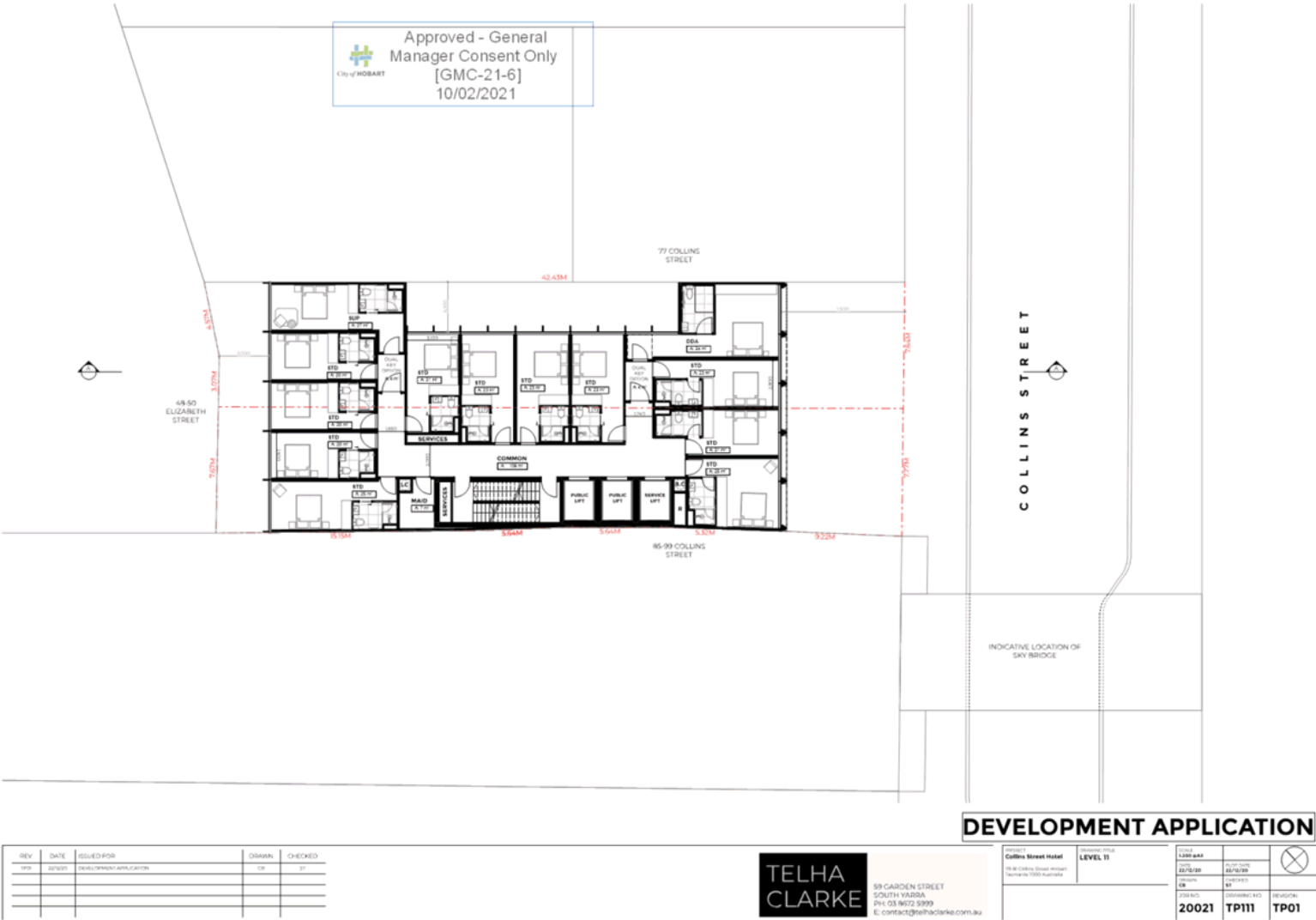


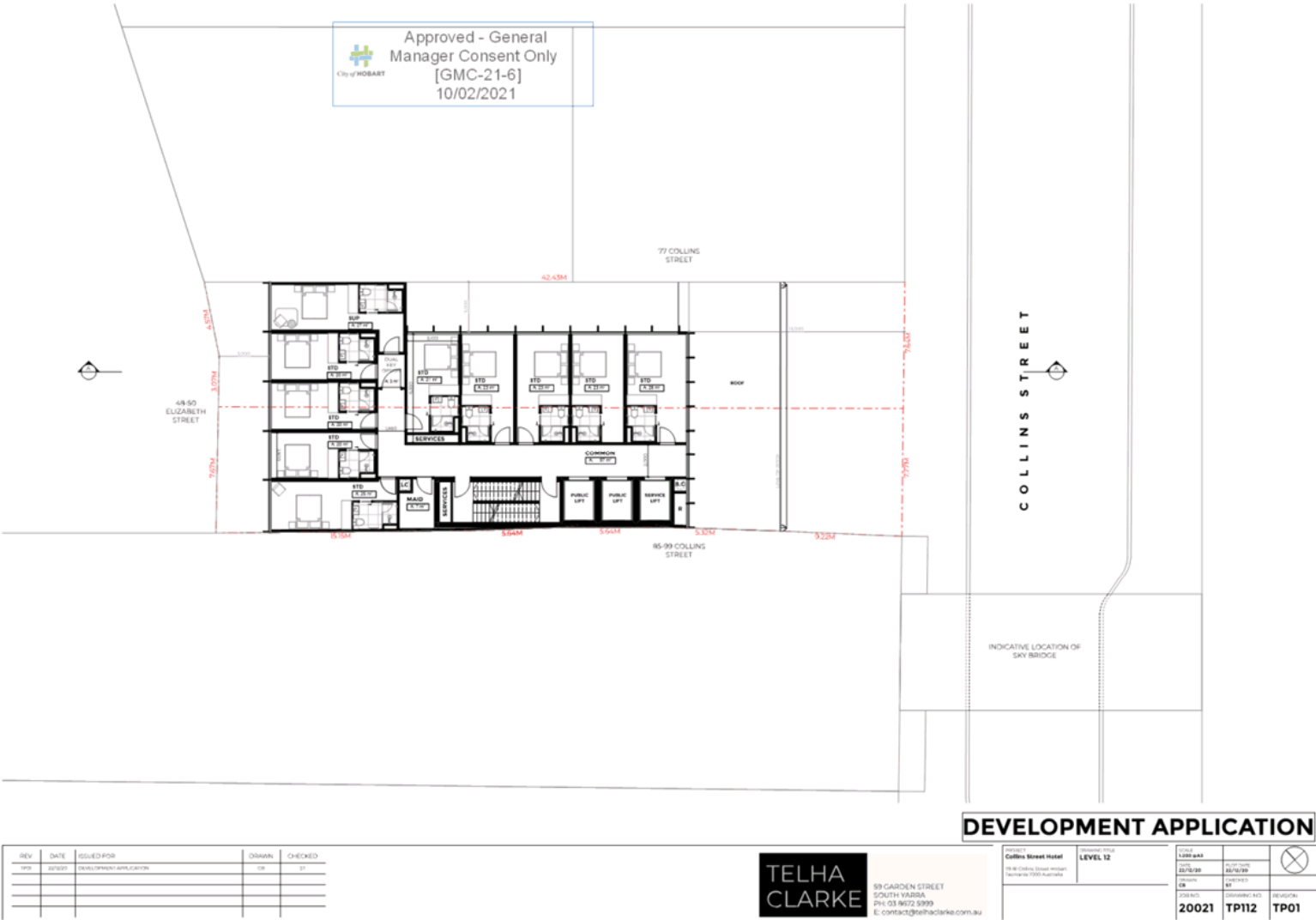


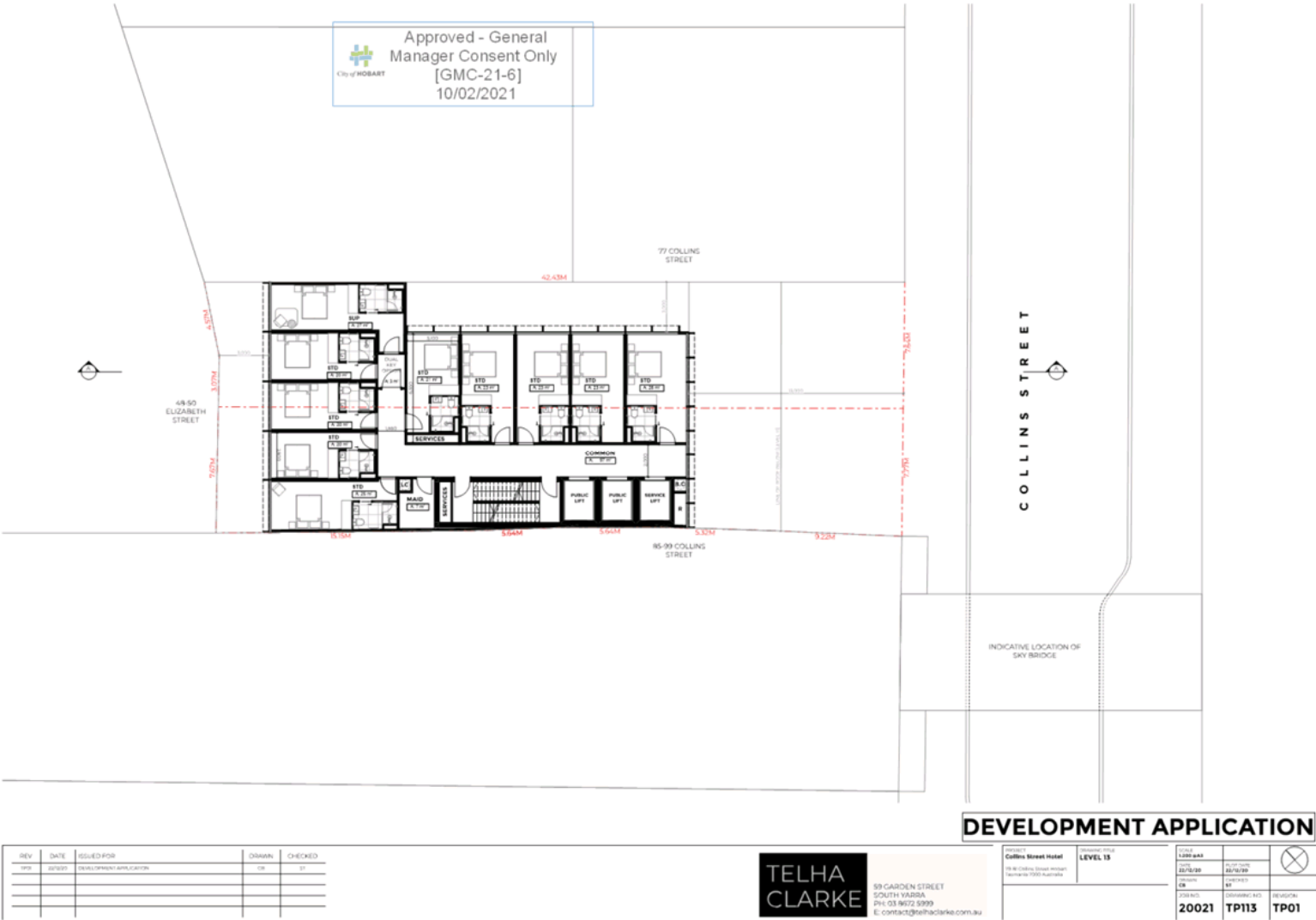


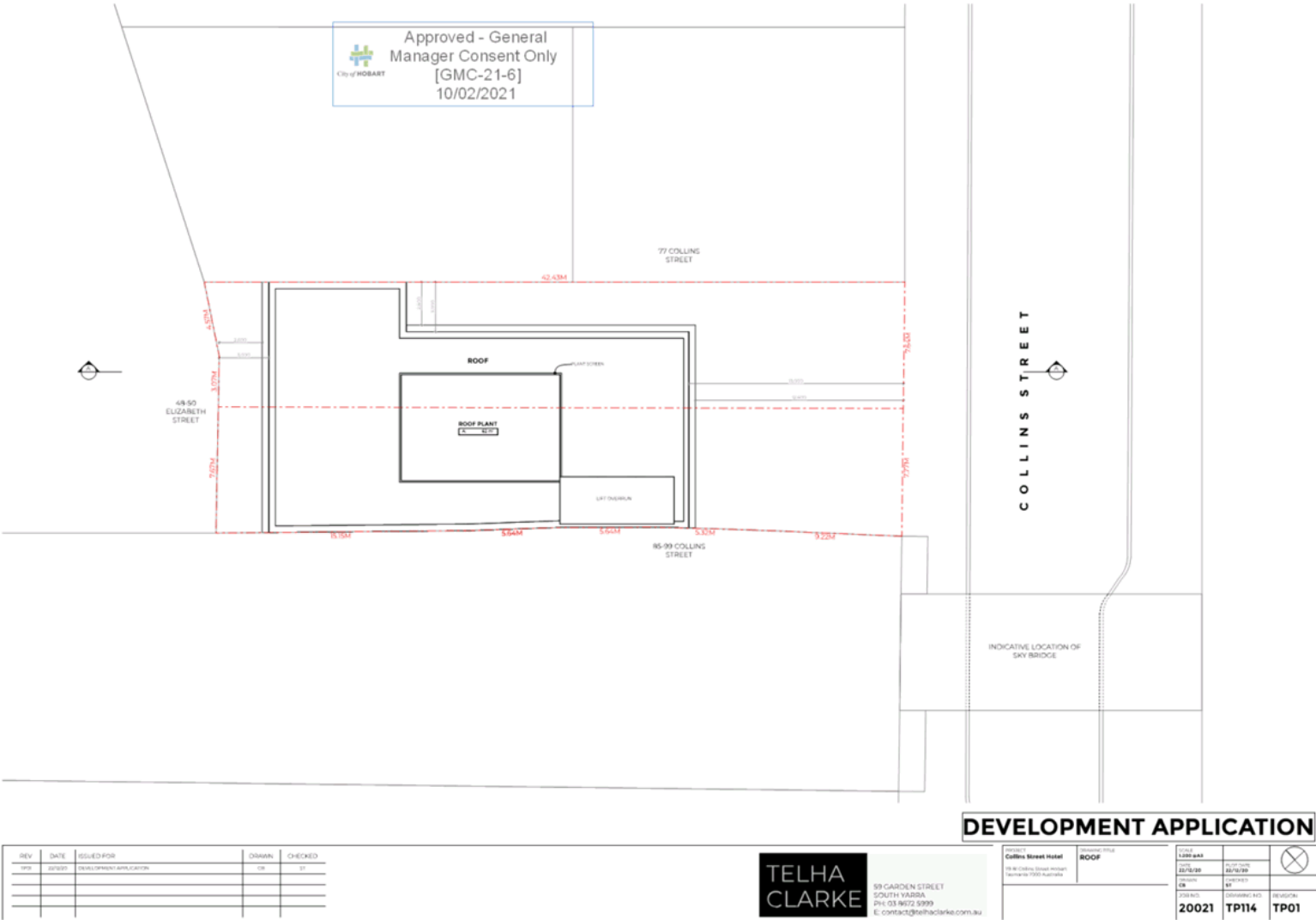












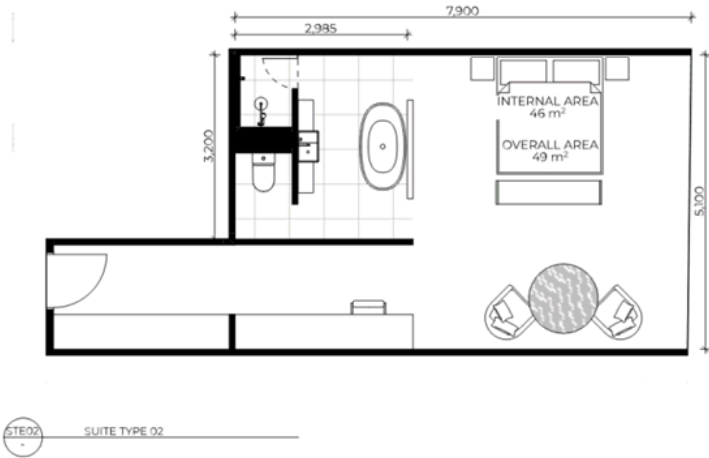
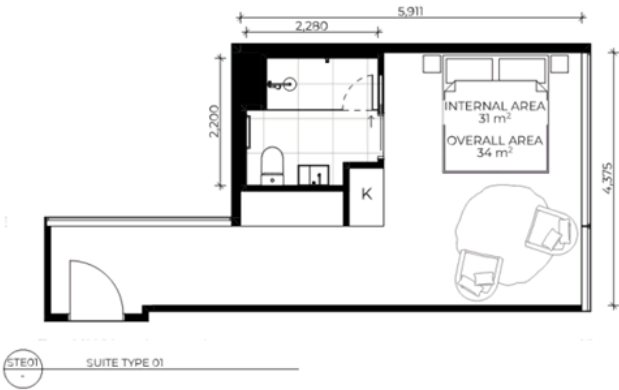
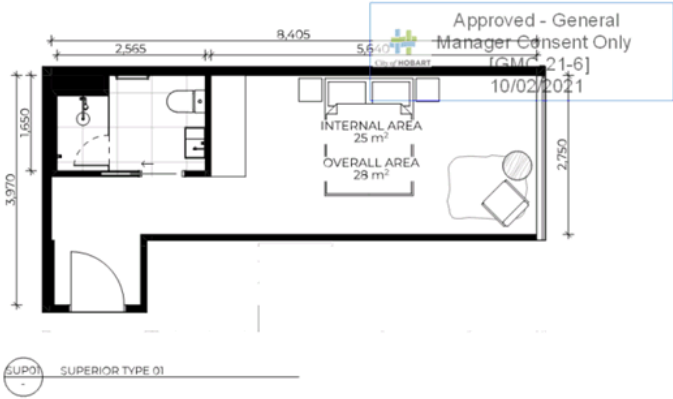


| REV | DATE | ISSUED FOR | DRAWN | CHECKED |
|-----|---------|-------------------------|-------|---------|
| 100 | 22/2/20 | DEVELOPMENT APPLICATION | CR | ST |
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| | | | | |

TELHA
CLARKE

59 GARDEN STREET
SOUTH YARRA
PH: 03 8672 5999
E: contact@teihaclarke.com.au

| | | | | | | | | | | | | | | |
|---|---|---|------------------|-----------------------|--|---------------|-------------------|--|----------|------------------|--------------|--------------|--------------|-------------|
| PROJECT Collins Street Hotel 178 Collins Street (opposite Market) Melbourne VIC 3000, Australia | GENERAL INFO KEY TYPES - STUDIO | <table border="1"> <tr> <td>DATE 22/12/20</td> <td>PLAN DATE 22/12/20</td> <td></td> </tr> <tr> <td>DESIGN GSD</td> <td>CHECKED BY GSD</td> <td></td> </tr> <tr> <td>2020 NO.</td> <td>CONSTRUCTION NO.</td> <td>REVISION NO.</td> </tr> <tr> <td>20021</td> <td>TP150</td> <td>TP01</td> </tr> </table> | DATE 22/12/20 | PLAN DATE 22/12/20 | | DESIGN GSD | CHECKED BY GSD | | 2020 NO. | CONSTRUCTION NO. | REVISION NO. | 20021 | TP150 | TP01 |
| DATE 22/12/20 | PLAN DATE 22/12/20 | | | | | | | | | | | | | |
| DESIGN GSD | CHECKED BY GSD | | | | | | | | | | | | | |
| 2020 NO. | CONSTRUCTION NO. | REVISION NO. | | | | | | | | | | | | |
| 20021 | TP150 | TP01 | | | | | | | | | | | | |



| REV | DATE | REVISION | DRAWN | CHECKED |
|-----|------------|-------------------------|-------|---------|
| 001 | 28/06/2021 | DEVELOPMENT APPLICATION | 01 | 01 |
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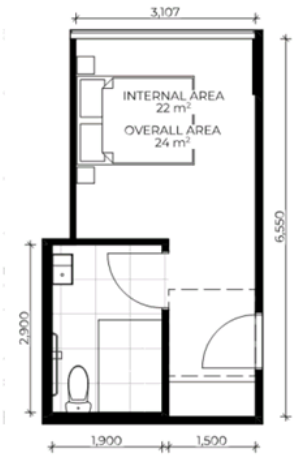
TELHA CLARKE

89 GARDEN STREET
SOUTH YARRA
VIC 3182
E: contact@telhaclarke.com.au

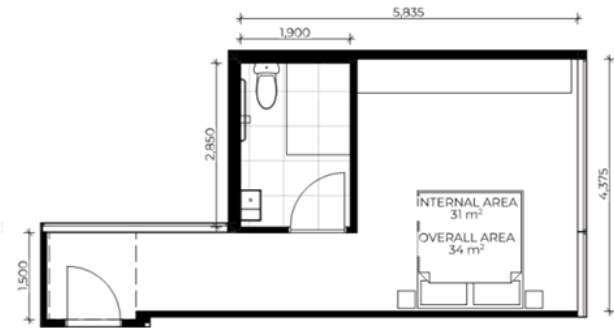
DEVELOPMENT APPLICATION

| | | | |
|--|---------------------------|------------------|------------------------|
| PROJECT Collins Street Hotel 70-80 Collins Street West Melbourne 3000 Australia | KEY TYPES - SUPER & SUITE | DATE 22/12/20 | ALLOT DATE 22/12/20 |
| | | PROPOSED 01 | CONVEYED 01 |
| | | 20021 | TP151 |
| | | | TP01 |

Approved - General
Manager Consent Only
[GMC-21-6]
10/02/2021



DDA1 DDA TYPE 01



DDA2 DDA TYPE 02

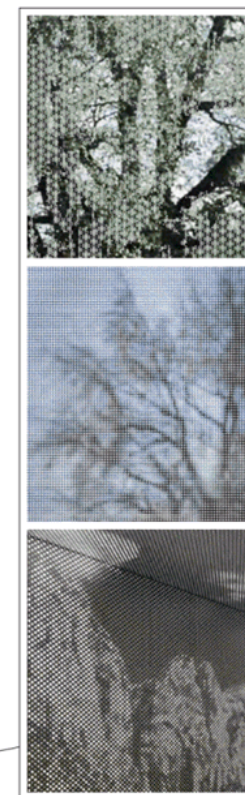
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|-----|----------|-------------------------|-------|---------|
| 001 | 28/06/20 | DEVELOPMENT APPLICATION | 01 | 01 |
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TELHA
CLARKE

59 GARDEN STREET
SOUTH YARRA
VIC 3141
E: contact@telhaclarke.com.au

DEVELOPMENT APPLICATION

| | | | |
|---|-----------------|------------------|------------------------|
| PROJECT Collins Street Hotel | KEY TYPES - DDA | DATE 28/06/20 | ALLOT DATE 28/06/20 |
| TO: Mr Collins Street Hotel Barrington Street, South Yarra | | OWNER 01 | DEVELOPER 01 |
| 20021 | TP152 | TP01 | |



**STREET CANOPY
ART INSTALLATION PRECEDENTS**

ART INSTALLATION TO FORM PART OF THE STREET CANOPY, CREATING PEDESTRIAN INTEREST AND CONNECTION BETWEEN THE STREET, THE PROPOSAL AND THE HISTORY OF THE SITE.

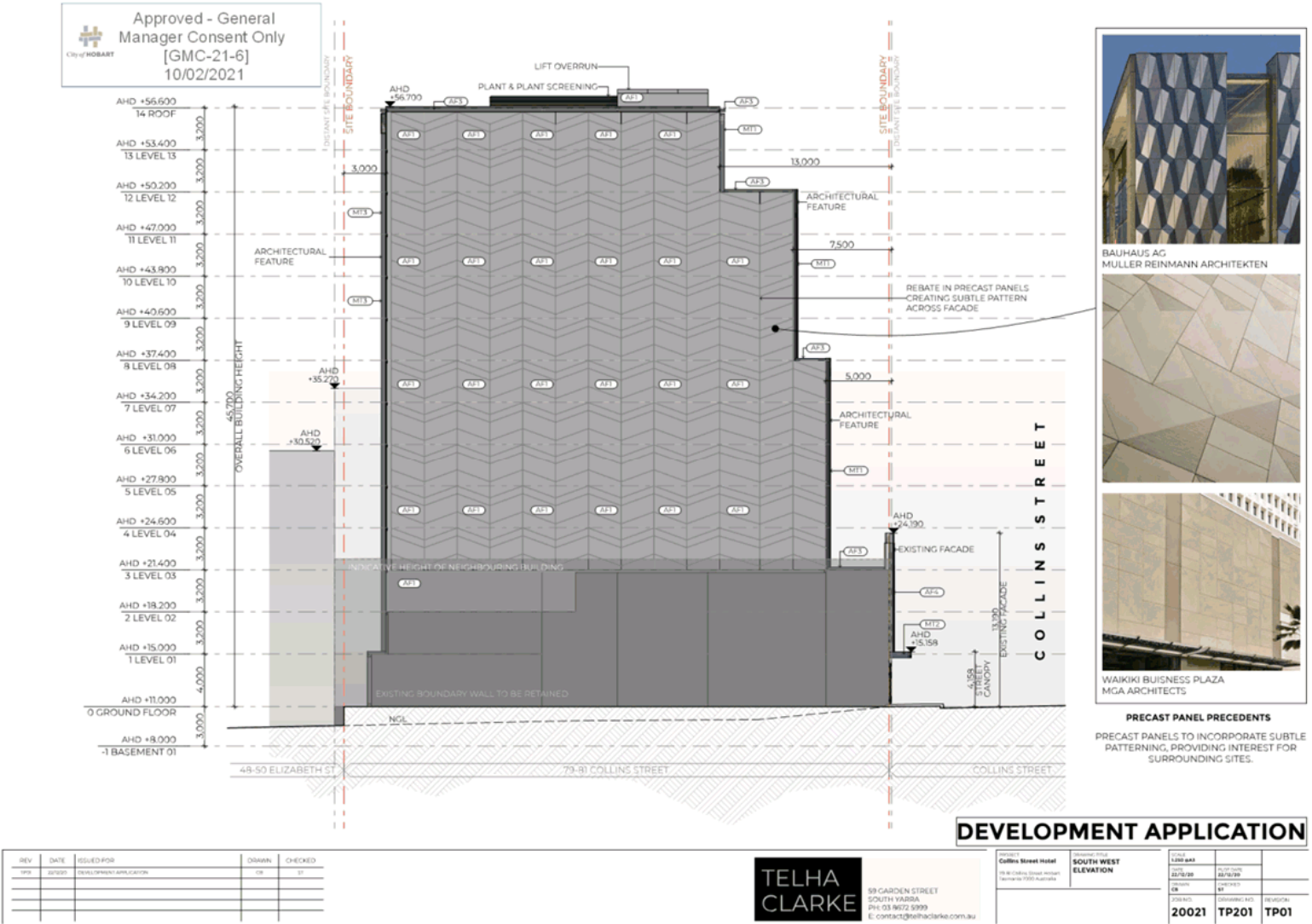
DEVELOPMENT APPLICATION

| REV | DATE | ISSUED FOR | DRAWN | CHECKED |
|-----|--------|-----------------------------|-------|---------|
| 100 | 207020 | REVAL OF PARENT APPLICATION | 06 | 07 |
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TELHA
CLARKE

59 GARDEN STREET
SOUTH YARRA
PH: 03 8672 5999
E: contact@telhaclarke.com.au

| | | | | |
|---|---|---------------------------|-----------------------------------|--------------------------|
| PROJECT Collins Street Hotel 79 St Collins, Grand Arcade Melbourne 3000 Australia | ISSUED TITLE SOUTH EAST ELEVATION | SCALE 1:100 A3 | | |
| | | DATE 22/02/20 | 50% DATE 22/02/20 | |
| | | DESIGNER GB | CHECKED BY BT | |
| | | 2020 PLO 202021 | COORDINATING PLO TP2021 | DE VISION TP01 |



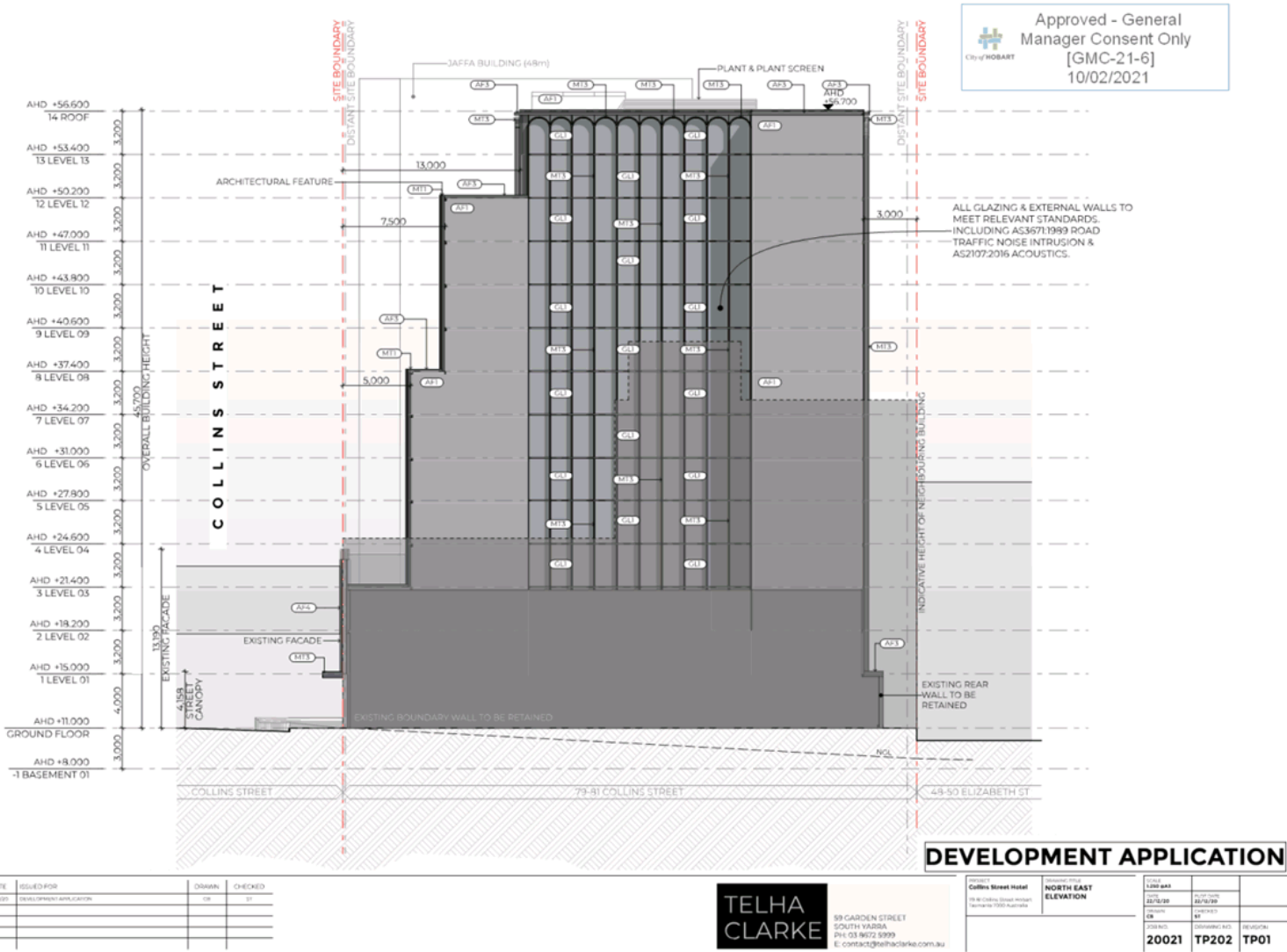
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| 001 | 28/07/20 | DEVELOPMENT APPLICATION | 01 | 01 |
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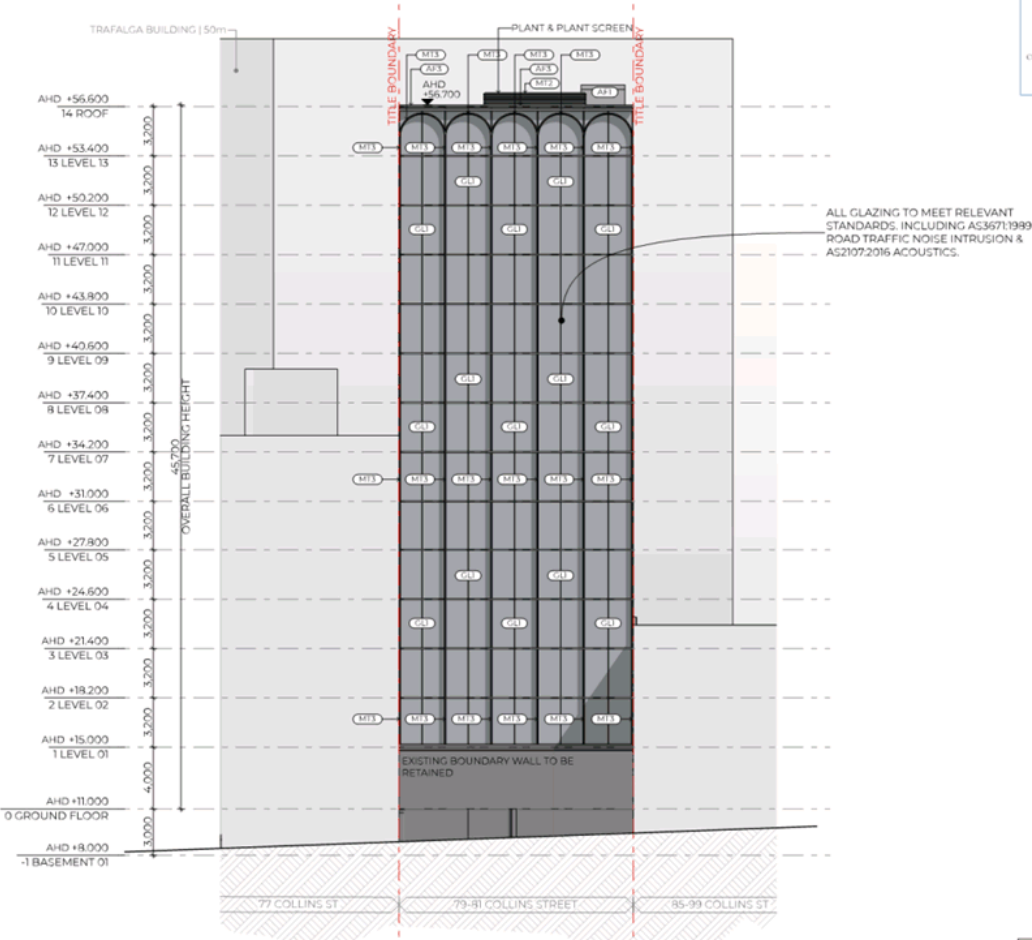
TELHA
CLARKE

59 GARDEN STREET
SOUTH YARRA
VIC 3204
P: 03 9672 5999
E: contact@telhaclearke.com.au

DEVELOPMENT APPLICATION

| Project No. | Client | Architect |
|-------------|--------|-----------|
| 20021 | TP201 | TP01 |





Approved - General
Manager Consent Only
[GMC-21-6]
10/02/2021

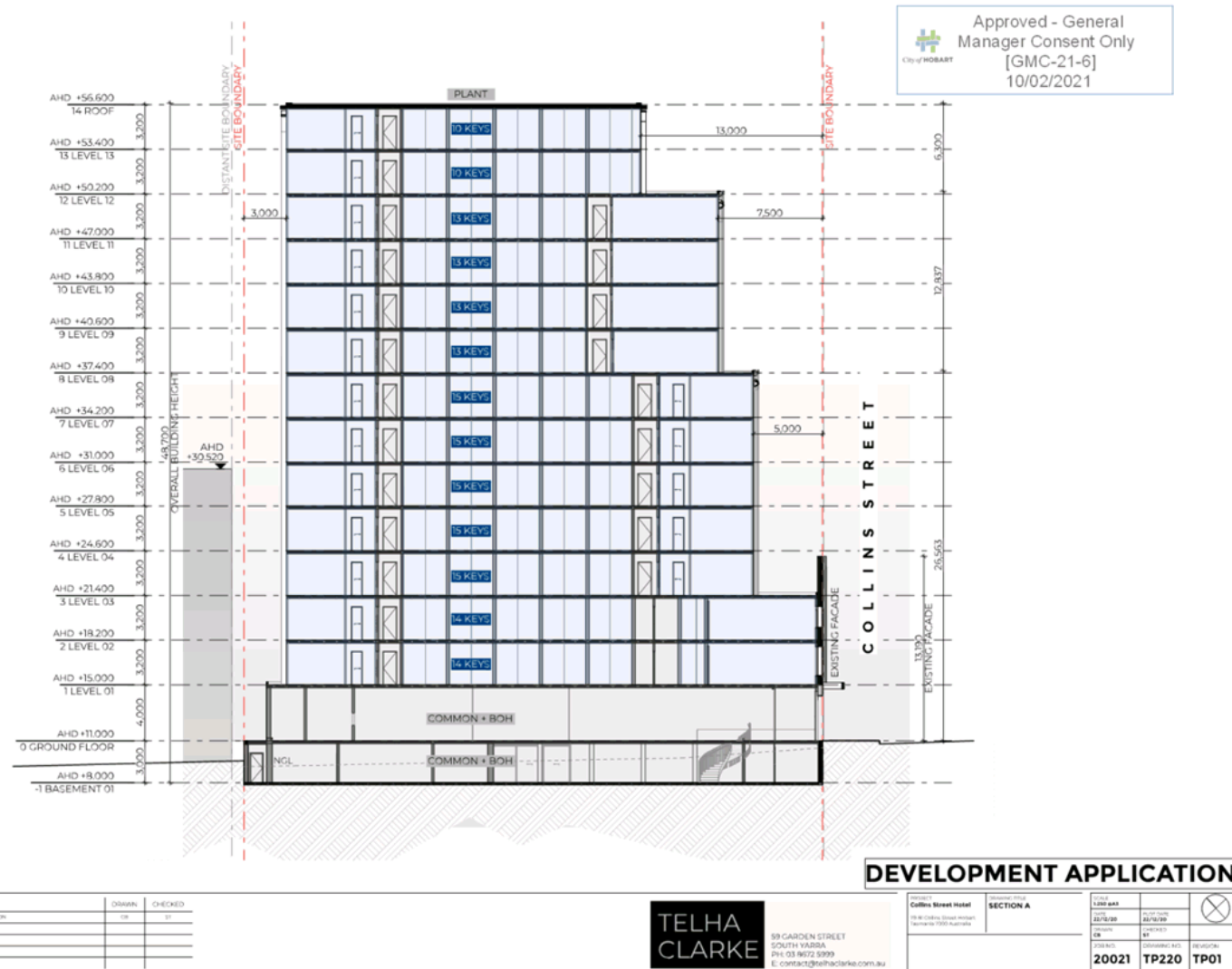
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|-----|----------|-------------------------|-------|---------|
| 001 | 28/06/21 | DEVELOPMENT APPLICATION | TC | ST |
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TELHA
CLARKE

59 GARDEN STREET
SOUTH YARRA
VIC 3182
E: contact@telhaclarke.com.au

DEVELOPMENT APPLICATION

| | | |
|--|-------------------------------------|---|
| PROJECT Collins Street Hotel 79-81 Collins Street (West) Borough of South Yarra | PROPOSED NORTH WEST ELEVATION | TITLE + JND 045 PLOT 22/12/20 SUB ST 20021 TP203 TP01 |
|--|-------------------------------------|---|



Approved - General
Manager Consent Only
[GMC-21-6]
10/02/2021

TELHA CLARKE

DEVELOPMENT SCHEDULE

PROJECT:

COLLINS STREET

JOB NO:

20021

NOTE

ADDRESS:

79 COLLINS STREET, HOBART

DATE:

21.12.2020

CLIENT:

TAL GROUP PROJECTS No.4 PTY LTD

REVISION:

0

Net Sellable Area (NSA) and Gross Floor Area (GFA) excludes balconies. Efficiency is calculated by taking the GFA and dividing it by the services/circulation. Areas are calculated using the property council method of measurement.

| Level | CAR PARKING no. | CAR PARK m2 | SERVICES/CIRCULATION m2 | CAFÉ/BAR/FUNCTION m2 | KEYS m2 | KEY MIX | | | | BALCONY m2 | NSA* m2 | GFA* m2 |
|--------------|--------------------|----------------|----------------------------|-------------------------|------------|-------------------|---------------------|----------------|------------------|---------------|------------|------------|
| | | | | | | STUDIO 20-26m2 | SUPERIOR 27-30m2 | SUITE 30+m2 | DDA 28 & 34m2 | | | |
| Basement 1 | | | 423 | | 193 | | | | | | 193 | 616 |
| Ground Floor | | | 346 | | 257 | | | | | | 257 | 603 |
| Level 1 | | | 113 | | 413 | 10 | 1 | 3 | | | 413 | 526 |
| Level 2 | | | 113 | | 413 | 10 | 1 | 3 | | | 413 | 526 |
| Level 3 | | | 115 | | 341 | 12 | 2 | | 1 | | 341 | 456 |
| Level 4 | | | 115 | | 341 | 12 | 2 | | 1 | | 341 | 456 |
| Level 5 | | | 115 | | 341 | 12 | 2 | | 1 | | 341 | 456 |
| Level 6 | | | 115 | | 341 | 12 | 2 | | 1 | | 341 | 456 |
| Level 7 | | | 115 | | 341 | 12 | 2 | | 1 | | 341 | 456 |
| Level 8 | | | 113 | | 305 | 11 | 1 | 1 | | | 305 | 418 |
| Level 9 | | | 113 | | 305 | 11 | 1 | | 1 | | 305 | 418 |
| Level 10 | | | 111 | | 305 | 11 | 1 | | 1 | | 305 | 416 |
| Level 11 | | | 111 | | 305 | 11 | 1 | | 1 | | 305 | 416 |
| Level 12 | | | 104 | | 228 | 9 | 1 | | | | 228 | 332 |
| Level 13 | | | 104 | | 228 | 9 | 1 | | | | 228 | 332 |
| Roof | | | | | | | | | | | 0 | 0 |
| TOTAL | 0 | 0 | 2226 | 450 | 4207 | 142 | 18 | 7 | 8 | 0 | 4657 | 6883 |
| TOTAL KEYS = | | | | | | 175 | | | | | | |

| REV | DATE | REVISION | DRAWN | CHECKED |
|-----|------------|-------------------------|-------|---------|
| 001 | 20/02/2021 | DEVELOPMENT APPLICATION | 00 | 01 |
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| | | | | |
| | | | | |

TELHA CLARKE

59 GARDEN STREET
SOUTH YARRA
VIC 3182
E: contact@telhaclearke.com.au

DEVELOPMENT APPLICATION

| | | | | | |
|---|--|---------------------------------|--|----------------------|--------------------------|
| PROJECT Collins Street Hotel 79-81 Collins Street Hobart Tasmania 7000 Australia | | PROPOSED DEVELOPMENT SUMMARY | | DATE 20/02/2021 | BY 01 |
| | | | | PROJECT NO. 20021 | DEVELOPMENT NO. TP4.0 |
| | | | | REVISION TP01 | |

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

| | |
|---------|---------------|
| VOLUME | FOLIO |
| 51164 | 1 |
| EDITION | DATE OF ISSUE |
| 5 | 04-Sep-2019 |

SEARCH DATE : 23-Dec-2020
SEARCH TIME : 02.32 PM

DESCRIPTION OF LAND

City of HOBART
Lot 1 on Diagram 51164
Derivation : Whole of 12 1/2 Perches Gtd. to Thomas Kidner
Prior CT 4808/40

SCHEDULE 1

M774736 TRANSFER to COOGANS PROPERTIES PTY LTD Registered
04-Sep-2019 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



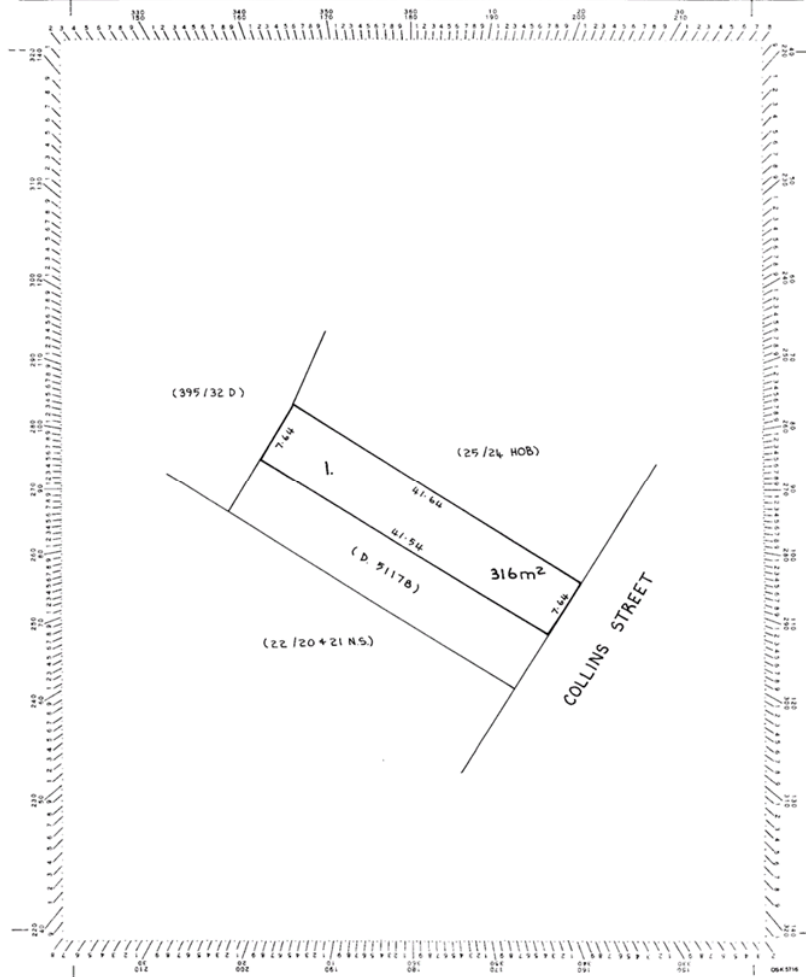
FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



| | | |
|---|---|--------------------------------------|
| Owner: L.T. ACT 1980 | PLAN OF SURVEY of land situated in the CITY OF HOBART (SEC. N) | Registered Number: D.51164 |
| Title Reference: A. 9475 | COMPILED FROM (3/190 L.O.) | Approved: 10 SEP 1991 |
| Grantee: WHOLE OF D-D-12 1/2 GTD TO THOMAS KIDNER | SCALE 1:400 MEASUREMENTS IN METRES | Recorder of Titles |



**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

| | |
|---------|---------------|
| VOLUME | FOLIO |
| 51178 | 2 |
| EDITION | DATE OF ISSUE |
| 5 | 04-Sep-2019 |

SEARCH DATE : 23-Dec-2020
SEARCH TIME : 02.32 PM

DESCRIPTION OF LAND

City of HOBART
Lot 2 on Diagram 51178
Being the land secondly described in Conveyance No. 61/6726
Derivation : Part of Location to George Hopwood
Prior CT 4808/41

SCHEDULE 1

M774736 TRANSFER to COOGANS PROPERTIES PTY LTD Registered
04-Sep-2019 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



FOLIO PLAN

RECORDER OF TITLES

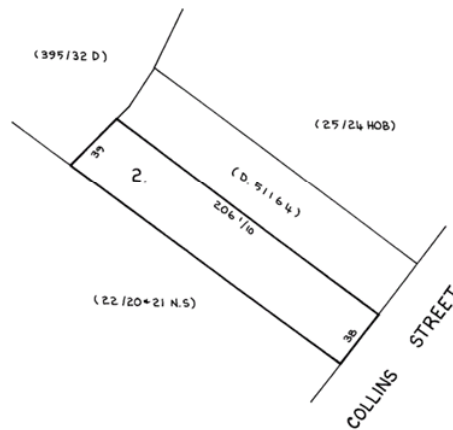
Issued Pursuant to the Land Titles Act 1980



| | | |
|---|---|--------------------------------------|
| APPROVED 10 SEP 1991 <i>[Signature]</i> RECORDER OF TITLES | CONVERSION PLAN CONVERTED FROM 61/6726 (2NDLY) | REGISTERED NUMBER D. 51178 |
| FILE NUMBER A. 9475 | GRANTEE PART OF LOCATION TO GEORGE HOPWOOD | DRAWN E.M. 3-9-91 |

SKETCH BY WAY OF ILLUSTRATION ONLY

CITY/TOWN OF HOBART (SEC. N)
LAND-DISTRICT-OF
PARISH-OF
LENGTHS ARE IN METRES. NOT TO SCALE.
LENGTHS IN BRACKETS IN LINKS/FEET & INCHES.





23 December 2020

Ben Ikin
Senior Statutory Planner, Development Appraisal
Hobart City Council
GPO Box 503
Hobart TAS 7001

By email: ikinb@hobartcity.com.au, coh@hobartcity.com.au

Dear Ben,

**79 COLLINS STREET, HOBART
DEVELOPMENT APPLICATION**

ERA Planning and Environment have been engaged by TAL GP Projects to seek a planning permit for a multi-storey development at 79 Collins Street, Hobart, also known as Lot 1 on Sealed Plan 51164 and Lot 2 on Sealed Plan 51178.

Land owner consent from Hobart City Council is also sought as a 1.5m wide awning is proposed over Collins Street which would extend across the length of the subject site. Refer to the architectural plans for further details.

The proposed use and development includes Visitor Accommodation (Hotel), Food Services (Café and Restaurant), Hotel Industry (Bar) and Community Meeting and Entertainment (Function Facilities) and includes the partial demolition of the existing building and its redevelopment utilising existing built fabric and a new tower component.

In support of this application the following documents are attached:

1. Certificates of Titles
2. Supporting Planning Report prepared by ERA Planning and Environment
3. Architectural Plans prepared by Telha Clarke Architects

The following technical reports will also be submitted in January 2021 to further support the application:

1. Heritage Impact Assessment
2. Archaeological Impact Assessment
3. Services Plan prepared
4. Stormwater Management Plan

Should you have any questions or require anything further please do not hesitate to contact me on 0400712023 or monica@eraplanning.com.au.

Yours sincerely,



Monica Cameron
Planner



Submission to Planning Authority Notice

| | | | |
|--|---|---------------------|------------------------------|
| Council Planning Permit No. | PLN-20-911 | Council notice date | 11/02/2021 |
| TasWater details | | | |
| TasWater Reference No. | TWDA 2021/00203-HCC | Date of response | 18/06/2021 |
| TasWater Contact | Anthony Cengia Ben Coventry (Trade Waste) | Phone No. | 0474 933 293 0436 914 395 |
| Response issued to | | | |
| Council name | CITY OF HOBART | | |
| Contact details | coh@hobartcity.com.au | | |
| Development details | | | |
| Address | 79 COLLINS ST, HOBART | Property ID (PID) | 5660104 |
| Description of development | Demolition and new building for Hotel, Cafe/Restaurant, Bar and Function Facilities | | |
| Schedule of drawings/documents | | | |
| Prepared by | Drawing/document No. | Revision No. | Date of Issue |
| Telha Clarke | 20021 Sheets TP1.2, TP1.3, TP020 to TP220 | TP02 | 28/04/2021 |
| Gandy & Roberts | 20.0501 Sheets H010 & H011 | 1 | 19/03/2021 |
| Conditions | | | |
| SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL | | | |
| Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application: | | | |
| CONNECTIONS, METERING & BACKFLOW | | | |
| <p>1. A suitably sized water supply with metered connections and sewerage system and connection to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.</p> <p>Advice: TasWater will not accept direct fire boosting from the network unless it can be demonstrated that the periodic testing of the system will not have a significant negative effect on our network and the minimum service requirements of other customers serviced by the network. To this end break tanks may be required with the rate of flow into the break tank controlled so that peak flows to fill the tank do not also cause negative effect on the network.</p> <p>2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.</p> <p>3. Prior to commencing construction/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.</p> | | | |
| TRADE WASTE | | | |
| <p>4. Prior to the commencement of operation the developer/property owner must obtain Consent to discharge Trade Waste from TasWater.</p> <p>5. The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge.</p> | | | |



6. The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent.

DEVELOPMENT ASSESSMENT FEES

7. The applicant or landowner as the case may be, must pay a development assessment fee of \$1,139.79 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.
- The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

General

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

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

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure.
Further information can be obtained from TasWater
- (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies
- (c) TasWater will locate residential water stop taps free of charge
- (d) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Trade Waste

Prior to any Building and/or Plumbing work being undertaken, the applicant will need to make an application to TasWater for a Certificate for Certifiable Work (Building and/or Plumbing). The Certificate for Certifiable Work (Building and/or Plumbing) must accompany all documentation submitted to Council. Documentation must include a floor and site plan with:

Location of all pre-treatment devices i.e. grease arrestor;
Schematic drawings and specification (including the size and type) of any proposed pre-treatment device and drainage design; and
Location of an accessible sampling point in accordance with the TasWater Trade Waste Flow Meter and Sampling Specifications for sampling discharge.
Details of the proposed use of the premises, including the types of food that will be prepared and served; and

The estimated number of patrons and/or meals on a daily basis.

At the time of submitting the Certificate for Certifiable Work (Building and/or Plumbing) a Trade Waste Application form is also required.


If the nature of the business changes or the business is sold, TasWater is required to be informed in order to review the pre-treatment assessment.

The application forms are available at <http://www.taswater.com.au/Customers/Liquid-Trade-waste/Commercialormation>

Boundary Trap Area



| |
|---|
| <p>The proposed development is within a boundary trap area and the developer will need to provide a boundary trap that prevents noxious gases or persistent odours back venting into the property's sanitary drain. The boundary trap is to be contained within the property boundaries and the property owner remains responsible for the ownership, operation and maintenance of the boundary trap.</p> |
| <p>Declaration</p> <p>The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.</p> |

| | | | | | | | | |
|---|------------------------------|---------|-----------------------------|-----------------------------|------|------------------------------|-----|---------------------|
| <p>Authorised by</p>  <p>Jason Taylor Development Assessment Manager</p> | | | | | | | | |
| <p>TasWater Contact Details</p> <table border="1"><tr><td>Phone</td><td>13 6992</td><td>Email</td><td>development@taswater.com.au</td></tr><tr><td>Mail</td><td>GPO Box 1393 Hobart TAS 7001</td><td>Web</td><td>www.taswater.com.au</td></tr></table> | Phone | 13 6992 | Email | development@taswater.com.au | Mail | GPO Box 1393 Hobart TAS 7001 | Web | www.taswater.com.au |
| Phone | 13 6992 | Email | development@taswater.com.au | | | | | |
| Mail | GPO Box 1393 Hobart TAS 7001 | Web | www.taswater.com.au | | | | | |

Application Referral Cultural Heritage - Response

| | |
|----------------------------|---|
| From: | Megan Baynes |
| Recommendation: | Proposal is unacceptable. |
| Date Completed: | |
| Address: | 79 COLLINS STREET, HOBART ADJACENT ROAD RESERVE |
| Proposal: | Partial Demolition and New Building for Visitor Accommodation, Hotel Industry, Food Services, and Community Meeting and Entertainment, and Associated Works |
| Application No: | PLN-20-911 |
| Assessment Officer: | Cameron Sherriff, |

Referral Officer comments:**Background**

The site of the proposed 13 storey hotel development is located within the urban block bound by Collins, Elizabeth, Murray and Liverpool Streets. The site is located in the street named after the founding Governor Lieutenant Collins and is within an urban block which was one of only 7 fully formed within Surveyor James Meehan's Plan for Hobart, that dates from 1811. The subject site is within the absolute 'colonial centre' of Hobart Town. The subject lot is 670m² and approximately 16x42m, namely narrow and deep. The site to be developed is in fact two titles and the lots have been in the same configuration since the 1840s. Each lot is just 8m wide.

Listings and discretion

The site is a heritage place listed in Table E13.1 and is located on a Place of Archaeological as defined in the Historic heritage Code of the Scheme..

The listed significance is linked to Coogan's Department Store. Coogan was a Launcestonian who ran a successful department store and furniture manufacturing business:

"Coogan's furniture manufacturing and retailing firm was established by upholsterer, William Coogan, in Launceston in 1876. The business expanded over the next four decades with factories in Hobart and Launceston and retail stores in Hobart, Launceston, Burnie and Ulverstone. At the peak of its success, Coogan's claimed to be 'the largest furniture warehouse and manufacturer' in Australia, and in the early 1920s was one of Tasmania's largest employers with a workforce of 376". (Alison Alexander, The Companion to Tasmanian History, 2005.)

The site is occupied by a 3 storey building, built on the full extent of the lots, with a basement. The building at No 79 is of a similar scale to the structures at 85 and 77 Collins Street which are also heritage listed. Number 77 is on the Tasmanian Heritage Register. No 79, Coogans, features a double pitched, timber spanned roof which likely dates from the 19th century. The upper level facade can be described as Inter War Art Deco. The building was a department store during the 20th Century. 19th century fabric at ground floor was previously demolished. The basement features sandstone walling and central concrete piers. The ground floor features a large sliding cargo door which is located on a side wall. Pressed tin ceilings exist at ground and upper levels and Art Deco detailed stairs connect the various floors. There is one stair at

the rear and another midway through the building.

The site is composed of two lots consistent with the colonial plot divisions of the original Hobart Town layout c1840. This development would trigger an adhesion order and thus the original colonial lot configuration, with its attendant urban grain, would be lost. The applicant has not applied for adhesion of the lots but it is likely to be the outcome of any forthcoming approval, should a Planning Permit be granted.

Within the urban block, the style and height of buildings is quite consistent, which is demonstrated in the urban section provided by the applicant. The Coogan's building makes a positive contribution to city centre by virtue of its period details and obliging scale. Some taller buildings exist – but these predate the current Planning Scheme.

The proposed development includes demolition and works and therefore the Historic Heritage Code of the Scheme needs to be considered. It is also necessary to evaluate the proposal against the Central Business Zone provisions, components of which relate to the impact of development upon places of cultural heritage significance.

The applicant was asked to provide information regarding the likely impact of cultural heritage values as part of the RFI process. These documents form part of the advertised material. It is noted that the proposed design predates requested heritage research and is essentially unaltered from its original form.

Site location

This site is located within the low ground of the Hobart Rivulet 'basin' as defined in the Planning Scheme. This low ground is the base upon which Hobart Town was built. The Planning Scheme offers the following objectives for the area:

Townscape and Streetscape

22.1.3.1 Objectives:

(a) That the Central Business Zone provides a compact built focus to the region, reflecting an appropriate intensity in its role as the heart of settlement.

(b) That the Central Business Zone develops in a way that reinforces the layered landform rise back from the waterfront, having regard to the distinct layers of the landform, respecting the urban amphitheatre, including the amphitheatre to the Cove, while providing a reduction in scale to the Queens Domain, the Domain and Battery Point headlands and the natural rise to Barracks Hill (see Figures 22.7 and 22.8).

(c) That the Central Business Zone consolidates within, and provides a transition in scale from, its intense focus in the basin, acknowledging also the change in contour along the Macquarie Ridge, including both its rising and diminishing grades, including to the low point of the amphitheatre to the Cove (see Figures 22.7, 22.8 and 22.9).

(d) That the historic cultural heritage values of places and precincts in the Central Business Zone be protected and enhanced in recognition of the significant benefits they bring to the economic, social and cultural value of the City as a whole.

The objectives are not criteria to be assessed, but decision makers may 'have regard', to them.

Assessment

Archaeology

As one of Hobart's Colonial streets the potential for significant archaeological remains is very high. Given that this is the area of one of the first 'camps' established by the British on lutruwita the potential for significance cannot be overstated. The report prepared by the heritage consultants acknowledges this. Given that excavation and ground disturbance is proposed, The Planning Scheme requires consideration of the following:

E 13.10.1 P1

Buildings, works and demolition must not unnecessarily impact on archaeological resources at places of archaeological potential, having regard to:

- (a) the nature of the archaeological evidence, either known or predicted;*
- (b) measures proposed to investigate the archaeological evidence to confirm predictive statements of potential;*
- (c) strategies to avoid, minimise and/or control impacts arising from building, works and demolition;*
- (d) where it is demonstrated there is no prudent and feasible alternative to impacts arising from building, works and demolition, measures proposed to realise both the research potential in the archaeological evidence and a meaningful public benefit from any archaeological investigation;*
- (e) measures proposed to preserve significant archaeological evidence 'in situ'.*

It is possible to place conditions to ensure the archaeological evidence is investigated and appropriate strategies are developed for consideration and approval by Council prior to the approval of any forthcoming building permits. Subject to conditions, the proposed excavation and site disturbance satisfies E.13.10.1 P1 (a), (b), (c), (d), and (e).

Demolition

Demolition E.13.7.1

Objective (From the Planning Scheme):

To ensure that demolition in whole or part of a heritage place does not result in the loss of historic cultural heritage values unless there are exceptional circumstances.

E13.7.1 P1

Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic cultural heritage significance of the place unless all of the following are satisfied;

- (a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;*
- (b) there are no prudent and feasible alternatives;*
- (c) important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained;*
- (d) significant fabric is documented before demolition.*

Proposed demolition includes the majority of the existing building. In some ways it is simpler to describe the elements proposed to be retained. Party walls in the basement, concrete columns in the basement, and the primary facade (at level 1 and 2) are proposed to be retained in situ. Exactly how the upper level façade is to be retained and supported is not clear in the drawings.

Roof

The roof of the building is worth describing in some detail. The property has a roof which

includes a double pitch. The width of this roof structure is indicative of the historic and narrow lots which date to at least the 1840s. Timber was the material used to span prior to the widespread introduction of steel in the early 20th century. As unoccupied spaces, roofs are often quite intact, unaltered and therefore most demonstrative of their period. Central Hobart is viewed from above by surrounding elevated land and offices. This roof is in many ways a '5th facade'. The roof of a building is considered an important structural element as per E13.7.1 P1 (c).

Facade/walls

The retention of only an upper portion of the primary facade and party walls, in isolation, at a heritage listed place is not considered to be a good cultural heritage outcome. The building has a re-entrant shopfront with terrazzo paving, large panes of glass and timber window frames. One external column exists which supports the ceiling over the re-entrant shopfront. This is not shown on the Demolition Plan but is presumed to be proposed to be demolished.

Interiors

Pressed metal tin ceiling panels and a bespoke metal sliding door are proposed to salvaged for reuse. There are matching timber stairs and one of these is proposed to be demolished while the other is retained.

A site visit was undertaken to assess the significance of the extant elements. The pressed-tin ceiling panels exist in the back section of the ground floor room and also on the 1st floor. They are painted white and in relatively good condition. The panels match and feature a geometric pattern with a leaf motif which suggests a c1920s origin rather than for example the more ornate Victorian period. The Coogan's company was at its largest in the 1920s and it is likely these panels date to this time. The timber stairs also feature a leaf motif and are very likely from the 1920s when the Art Deco style was popular. It is not clear why one set of timber stairs is proposed to be demolished whilst the other is to be retained. Given the stairs appear to match, a rationale for selective demolition is not apparent. The sliding metal door, at ground floor, is an elaborate device which is a functional feature. A lift, non-structural partition walls, carpet and various internal doors would all be demolished. Timber framed sash window at the rear of the shop have been painted and obscured by graphics but are of heritage value and are proposed to be demolished.

Conservation architecture practice seeks to identify and celebrate historic fabric and retain this insitu. This has not been the approach taken by the applicant. Rather the functional requirements of inserting a 13 storey hotel appears to have taken precedence. The applicant has not indicated how, or where, the cargo door, or pressed tin ceilings, would be reused. One of the existing timber stairs is proposed to be demolished whilst the other is proposed to be retained insitu. The construction of the stairs appears to match. The applicant has not offered a heritage rationale for the selective demolition.

Given that the property is a heritage listed place, the extent of demolition is problematic. Building elements associated with the Coogan's Department Store (c1920) are proposed to be demolished and thus E13.7.1 A1 is not satisfied. Given the above, the Performance Criteria must be considered.

Performance Criteria

(a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;

The applicant has not articulated environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place. (a) is not satisfied.

(b) there are no prudent and feasible alternatives;

An alternative, albeit presumably less profitable, scenario would be to adapt/operate the three storey building with retail or food services at ground floor and other mixed uses in the

basement and upper floors. In this scenario, the demolition of significant fabric could be avoided. (b) is not satisfied.

(c) important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained;

The upper level façade is proposed to be retained, whilst the ground floor c1950's re-entrant shopfront including a structural column would be demolished, (c) is only partially satisfied.

(d) significant fabric is documented before demolition.

Significant fabric has been photographed (but not professionally). The photography undertaken is not of an appropriate quality for archival purposes and thus (d) is only partially satisfied. **This could be a condition of permit.**

The proposed demolition is considered unable to satisfy E 13.7.1 P1, specifically roof, rooms, timber stairs and re-entrant shopfront including a structural column and terrazzo paving are all proposed to be demolished. The result will be a narrowly defined façade – in effect just a shell of the former building.

Works

Buildings and Works other than Demolition E13.7.2

Objective:

To ensure that development at a heritage place is:

(a) undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance; and

(b) designed to be subservient to the historic cultural heritage values of the place and responsive to its dominant characteristics.

The proposed works are not sympathetic to the heritage listed place because they would not in any meaningful way be informed by the heritage assets of Coogan's Department Store.

Sympathetic is defined in the Macquarie Dictionary as 'characterised by a special natural affinity'. The proposed development takes a very visual approach to the heritage assets. The facade and party walls alone are purported by the applicant to be sufficiently valuable heritage assets to warrant retention in situ. The cargo door, stairs with hardwood details, pressed tin ceiling and shopfront elements have been overlooked as period design features which could have been showcased in a more considered architectural design response. Physical, tactile and volumetric considerations have been overlooked.

The proposed 13 storey building is not considered to be subservient to the historic cultural heritage values of the place and nor is it responsive to its modest low-rise character. A building 4.3 times the height of a building which is a listed place is not submissive or deferential. Submissive means 'under', to put one's own desires below those of another. In the development context, this means accepting the existing physical attributes of a listed place as a given and working with them, rather than demolishing them, so that a hotel development becomes a viable proposition. The Objectives in the Heritage Code use the word 'complement' and this means to complete. A 13 storey building does not complete a 3 storey building. The proposed building is an entirely new building proposed to be built behind a very minimally retained section of upper level façade.

E13.7.2 P1

Development must not result in any of the following:

(a) loss of historic cultural heritage significance to the place through incompatible design, including in height, scale, bulk, form, fenestration, siting, materials, colours and finishes;

The proposed design is purported to take its cues from the arched apertures of the first and second floor facade. An arch motif is proposed to be repeated at ground floor to form an

arcade style shopfront, below the awning, and also upon the south and east facing elevations of the tower which will step back and rise to 13 floors.

The appropriation of the arch as a design motif appears to be visual strategy to unify what would be a tall, bulky and stepped form. A visual strategy might only appear more convincing than the likely three dimensional outcome, which would see arches applied to only certain faces of a stepped, multi-storey building.

The arch is a structural tradition of masonry which takes advantage of brickwork being strong in compression. The existing arches on the 1st and 2nd level facade are structural in the sense that they carry loads and enable glazing. Applied non-structural arches as part of fenestration design is curious architectural move with associations with the post-modern movement on the 1970's and 1980s.

The submitted documentation does not provide any detailed resolution with regard to the glazing design. A 'mood board' of other architects work is not an assurance that the proposed design will be of a similar quality. There is no historical evidence to suggest that the ground floor elevation, below awning, ever featured arches. The proposed design is misconstrued. The applicant has not demonstrated that the proposed design has any historical origins, nor is guaranteed to be a high quality, well resolved, contemporary work of design. The proposed design fails to satisfy E13.7.2 P1 (a).

(b) substantial diminution of the historic cultural heritage significance of the place through loss of significant streetscape elements including plants, trees, fences, walls, paths, outbuildings and other items that contribute to the significance of the place.

The proposed development involves the demolition of a c1950s re-entrant shop front featuring generous timber window frames and terrazzo paving. These elements were built during the operation of the Coogan's Department Store and provide a high degree of activation and transparency for the pedestrian. This period shopfront would be removed from the streetscape permanently and for this reason the proposed development fails to satisfy E13.7.2 P1 (b).

E13.7.2 P2

Development must be designed to be subservient and complementary to the place through characteristics including:

- (a) scale and bulk, materials, built form and fenestration;*
- (b) setback from frontage;*
- (c) siting with respect to buildings, structures and listed elements;*
- (d) using less dominant materials and colours.*

The proposed 13 storey building greatly exceeds the scale and bulk of the existing 3 storey structure. The scale and bulk of the upper 10 levels fail to satisfy (a).

The existing ground floor setback, features a re-entrant shopfront of approximately 2m. The proposed zero meter setback is at odds with the existing arrangements, which have historic origins. The proposed setback of zero meters is considered inappropriate.

The siting of the proposed multi-level hotel in relation to the Coogans is not subservient or complementary. The proposal to insert a much bigger building is an imposition on the heritage listed place, (c) is not satisfied.

The proposed material palette is monochromatic. The existing building is painted black with white trim and in this regard the proposed design is similar to the heritage listed place.

The proposed development only partially satisfies E13.7.2 P2 (b), colours are acceptable but setbacks are questionable.

E13.7.2 P3

Materials, built form and fenestration must respond to the dominant heritage characteristics of the place, but any new fabric should be readily identifiable as such.

The proposed materials (concrete and steel) built form (13 storey) and fenestration (glazed curtain wall) are not responsive to the dominant heritage characteristics which are 3 storey masonry and timber construction with some concrete components. The arched fenestration design proposed at ground floor is unrelated to likely historic fabric. It is thematically associated with upper levels but with different proportions. New work may not be able to be readily identified, particularly from afar when the old and new arches have the potential to 'read' very similarly. E13.7.2 P3 is not satisfied.

E13.7.2 P4

Extensions to existing buildings must not detract from the historic cultural heritage significance of the place.

The applicant is proposing a 10 storey extension to a 3 storey building. This is a bold proposition. In the domestic realm it is common practice to limit new development to the height of existing development. Whilst it is true that there are tall buildings quite close to the site of proposed development it is important to note that these were approved prior to the current Planning Scheme and/or are not located at a heritage listed place. It is considered a good cultural heritage outcome to adapt the heritage listed place for reuse rather than treat it as a thin 3 level 'mask' for a 13 storey building. E13.7.2 P4 is not satisfied.

D 22.4.1 Building Height

Objective:

That building height:

- (a) contributes positively to the streetscape and townscape;*
- (b) does not unreasonably impact on historic heritage character;*
- (c) does not unreasonably impact on important views within the urban amphitheatre;*
- (d) does not unreasonably impact on residential amenity of land in a residential zone; and*
- (e) provides significant community benefits if outside the Amenity Building Envelope.*

22.4.1 P5

Building height 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:

- (a) not unreasonably dominate existing buildings of cultural heritage significance; and*
- (b) not have a materially adverse impact on the historic cultural heritage significance of the heritage place;*
- (c) for city blocks with frontage to a Solar Penetration Priority Street in Figure 22.2, not exceed the Amenity Building Envelope illustrated in Figure 22.3, unless it can be demonstrated that the overshadowing of the public footpath on the opposite side of the Solar Penetration Priority Street does not unreasonably impact on pedestrian amenity.*

The Planning Scheme seeks to ameliorate the impact of taller buildings by establishing setbacks resulting in a hybrid building type with a 'podium' and 'tower'. A podium relates to the street, whilst a taller tower element is read in the round and from afar. The proposed design places arches across the types 'podium' and 'tower'. There is no architectural or typological distinction made. This is not best practice in relation to developing taller buildings within heritage streetscapes, and is not considered good outcome a listed place.

Part of the development would be within the 15m of the frontage, and is therefore assessable under the Planning Scheme. New fabric would exist in a mass which steps back three times. The pertinent portion of the building is considered to unreasonably dominate adjacent

buildings which are just 3 stories in height. It is considered the impact of the proposed mass is unacceptable in relation to 22.4.1 P5 (a).

In relation to materially adverse impacts, the insertion of a 16x42mx13storey mass into the heritage listed place, adjacent to buildings of cultural heritage significance, requiring demolition of the majority of existing fabric, behind a very narrowly retained upper level facade is not considered an acceptable impact. All but a single view (eg a visual sense) of the heritage listed place will be lost. Heritage listed places have integral value. Buildings are more than their facades. Buildings are not photographs. They have depth, mass and volumetric qualities and all these things contribute to their significance. Proposed development fails to satisfy 22.4.1 P5 (b) because the proposed development retains only the facade and party walls of the Coogan's department store. The proposed portion of the development within 15m of the property boundary will be well in excess of the modest three story scale of both 85-99 and 77 Collins Street. The impact would be unacceptable in relation to 22.4.1 P5 (b).

22.4.3 Design

Objective:

To ensure that building design contributes positively to the streetscape, the amenity and safety of the public and adjoining land in a residential zone.

22.4.3 A3

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:

- (a) include building articulation to avoid a flat facade appearance through evident horizontal and vertical lines achieved by setbacks, fenestration alignment, design elements, or the outward expression of floor levels; and*
- (b) have any proposed awnings the same height from street level as any awnings of the adjacent heritage building.*

The proposed facade has vertical and horizontal articulation and has a street awning at an appropriate height. 22.4.3 A3 (a) and (b) are satisfied. The depth of the proposed awning is less than the awning at the adjacent building. A condition could be placed to resolve this matter. It is possible to place a condition to require the awnings match up in plan and section.

Representations

Council has received 4 representation and three of these object and refer to heritage or heritage impacts.

"As evident by the listing on the Tasmanian Heritage Registry, the building has been situated at the same location in much the same form, with the same iconic and heritage facade since the mid-1800s. At over 150 years old, we are concerned what impacts the demolition and construction works will bring to the structural integrity of our building. We have included two historic photos at the end of this letter, obtained from the State Library for your reference.

We acknowledge that a Heritage Impact Assessment and Conservation Management Strategy was prepared for the proposed development, however we are of the opinion that the conservation and repair value cover more than just the proposed development site, rather its includes the integrity of the strip, including adjoining buildings on either side. To preserve this historical building, we wish to seek clarification as to what measures the developers have in place to protect, prevent and remediate possible damages to the neighbouring buildings, including roofs, boundary walls, and external walls among other elements of the historic built form"

"Whilst having no objection to the conversion of the building for its proposed new uses I do object to the excessive height and scale of the development. In particular I believe that the relatively harmonious group of buildings in that part of Collins St. will be disturbed by the scale & height of the building. To my mind I believe that the new development should be set back further from the frontage and the height be reduced by 7 storeys."

*"I object to the above development based on public interest, due to the following reasons:
- The proposed modern architectural style hotel does not blend in with the surrounding classical architectural style buildings in the area.
- The adjoining building (No. 77 Collins Street) is a heritage listed property. The impacts of construction work of the proposed development are not beneficial to the protection of the heritage building."*

In relation to the Historic Heritage Code the proposed extent of demolition, the scale and height of the proposed building and the 'style' of the architecture are relevant considerations.

Consideration

An assessment against the provisions of the Historic Heritage Code concludes that significant cultural heritage values are at risk and representors have echoed these concerns. The proposed design involves extensive demolition. Only the upper level facade and party walls would remain. Coogans Department Store is named in Table E 13.1. The proposed building would be 13 stories in height which is 10 stories in excess of the prevailing 3 storey datum in this section of Collins Street. The proposed design is a poorly conceived facadist application of non-structural arches which does not respect and acknowledge heritage assets. The Coogan's Department Store is essentially proposed to be removed rather than conserved and this is not considered to be acceptable.

The proposed demolition of roof, rooms, one of two matching stairs, and a shopfront, all associated with Coogans Department Store is not an acceptable impact. Listed Places have integral value. Buildings are more than their facades. Buildings are not photographs. They have depth, mass and volumetric qualities and all these things contribute to their significance.

Whilst it is true that there are tall buildings quite close to the site of proposed development, it is important to note that these were approved prior to the current Planning Scheme or are not located at a Listed Place.

Summary in relation to the Heritage Code (E)

The proposed building would not 'complete' the listed place. This is the word, and thus measure, for development in the objectives of the Historic Heritage Code. The proposed demolition, works and design are non-compliant. Council received 1 representation which specifically identified impacts upon the heritage at the listed place as a concern. The proposal fails to satisfy (E 13.7.1 P1 a) b) c) d) – demolition at a heritage listed place and E 13.7.2.2 P1 a) b), P3, P4, and E22.4.1 P5 (c).) - works at a Heritage listed place

Summary in relation to Townscape and Streetscape

The proposed development places a 13 storey building the built up area of the CBD. It provides a built focus of appropriate intensity – consistent with 22.1.3.1 (a). The proposed development respects the urban amphitheatre consistent with 22.1.3.1 (b). The proposed development consolidates the Central Business Zone consistent with 22.1.3.1 (c) but the proposed development does not protect and enhance a listed place in recognition of the significant benefits they bring to the economic, social and cultural value of the City as a whole (d). Council received representations which specifically identified impacts upon adjacent buildings of cultural heritage significance as a concern.

Recommendation:

A 13 storey building does not complete a 3 storey building. The proposed building is an

entirely new building proposed to be built behind a very minimally retained section of upper level façade. The proposed development fails to satisfy the Heritage Code and is questionable with regard a Townscape and Streetscape Objective in relation to protecting and enhancing listed places in the Central Business Zone.

This application is recommended for refusal as per (E 13.7.1 P1 a) b) c) d) and E 13.7.2 P1 (a) and (b), P3, P4, and clause 22.4.1 P5 (a) and (b).

Reason for refusal PLN-20-911 at 79 Collins Street

Partial Demolition, alterations and redevelopment for visitor accommodation and food services.

The proposal does not meet the acceptable solution or the performance criteria with respect to clause E 13.7.1P1 (a) to (d) of the *Hobart Interim Planning Scheme 2015* because the proposed demolition will result in the loss of 19th century and 20th century significant fabric, items and form that contribute to the historic cultural heritage significance of the place and it has not been reasonably demonstrated that: there are environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place; or that there are no prudent or feasible alternatives; or that important structural or facade elements that can feasibly be retained and reused in a new structure are retained or that significant fabric is documented before demolition.

The proposal does not meet the acceptable solution or the performance criteria with respect to clause E 13.7.2 P1 (a) and (b) of the *Hobart Interim Planning Scheme 2015* because it is an incompatible design through its height, scale, bulk, form, fenestration and siting behind a three storey heritage listed buildings and it also results in the substantial diminution of heritage values though the loss of features, fabric and items that contribute to the significance of the place.

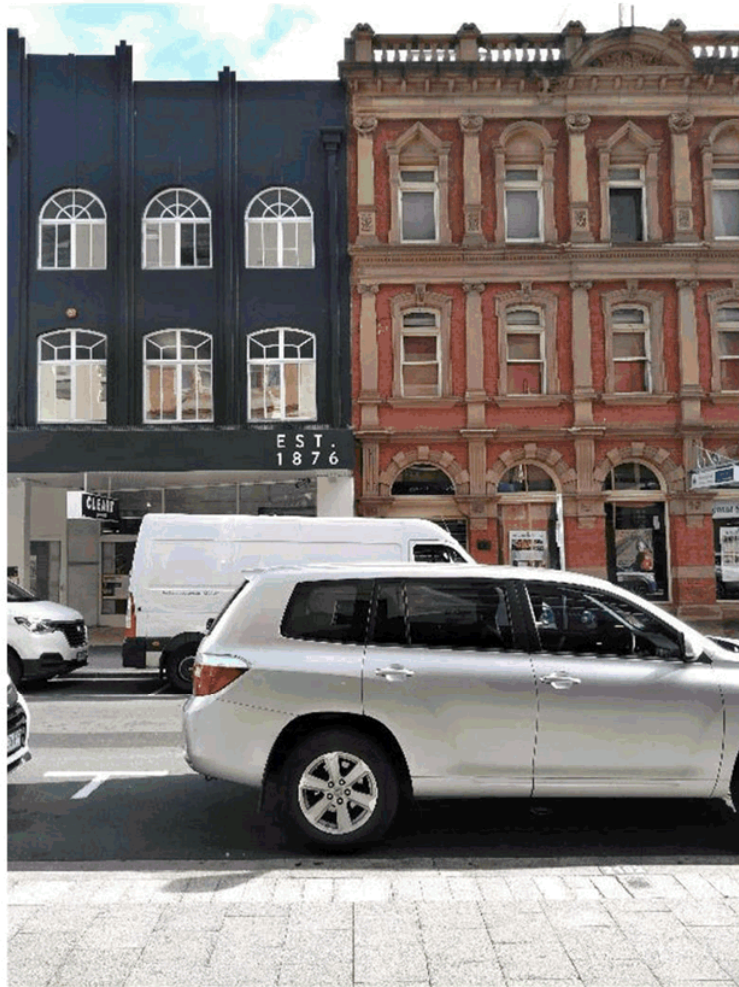
The proposal does not meet the acceptable solution or the performance criteria with respect to clause E 13.7.2 P2 (a) to (d) of the *Hobart Interim Planning Scheme 2015* because it will not be subservient and complementary to the listed place due to its bulk, scale, materials, built form, setback and siting in respect to listed elements.

The proposal does not meet the acceptable solution or the performance criteria with respect to clause E 13.7.2 P3 of the *Hobart Interim Planning Scheme 2015* because it does not respond to the dominant heritage characteristics of the listed place in its materials, fenestration and built form.

The proposal does not meet the acceptable solution or the performance criteria with respect to clause E 13.7.2 P4 of the *Hobart Interim Planning Scheme 2015* because it detracts from the historic cultural heritage significance of the place as a consequence of its height, scale, bulk siting and facade treatment.

The proposal does not meet the acceptable solution or the performance criteria with respect to clause 22.4.1 P5 of the *Hobart Interim Planning Scheme 2015* because its height unreasonably dominates existing buildings of cultural heritage significance and has a materially adverse impact on the historic heritage significance of adjacent heritage listed places.

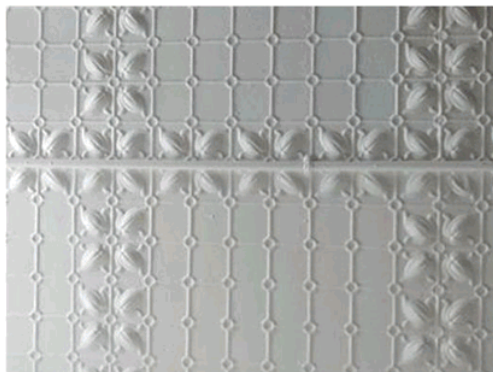
Megan Baynes
Cultural Heritage Officer
17
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2021



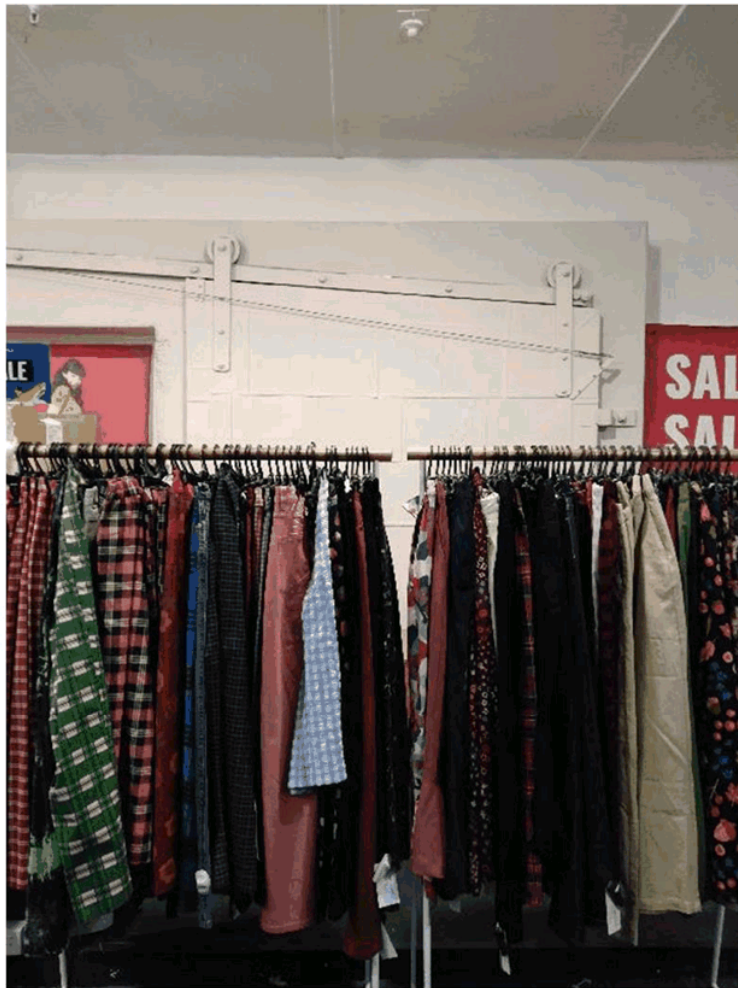
Three storey datum.



Timber details



Pressed tin ceiling



Cargo door



Timber stairs - proposed to be demolished.

URBAN DESIGN ADVISORY PANEL**MINUTES**

MINUTES OF A MEETING OF THE URBAN DESIGN ADVISORY PANEL
HELD AT 10:00 AM ON WEDNESDAY 26 MAY 2021
LADY OSBORNE ROOM

**79 COLLINS STREET, HOBART AND ADJACENT ROAD RESERVE – PARTIAL
DEMOLITION AND NEW BUILDING FOR VISITOR ACCOMMODATION, HOTEL
INDUSTRY, FOOD SERVICES, AND COMMUNITY MEETING AND ENTERTAINMENT,
AND ASSOCIATED WORKS - PLN-20-911**

The Panel met to discuss the proposal in detail and the advice below is provided for the consideration of the proponents and officers.

Description:

The proposed development comprises the demolition, replacement and retention of aspects of the existing building on the site, the construction of a new 14 storey hotel behind and above its facade, with a bar/restaurant and hotel services/amenities in the basement, the hotel reception, gym and further hotel amenities at ground floor, and 175 hotel rooms located across levels 1 to 13.

The existing façade is to be retained above street level, and the upper levels of the new building will have arched windows that echo the fenestration of the original building. At street level the façade will be altered to allow for pedestrian and service access. The development provides amenity for pedestrians and incorporates an awning over the footpath, and promotes visual interest through providing a well-defined front entry and glazing to allow permeability and opportunities for passive surveillance.

Pedestrian and service access to the hotel will be via Collins Street. There is no car parking proposed for the development, however bike parking and end of trip facilities are provided for staff and customers. Waste will be stored on site and removed via Collins Street through part of the altered street level façade.

The building is proposed to have a maximum height of approximately 49.31 metres above natural ground level measured to the top of its rooftop plant. This height occurs at the back (north-western) side of the roof plant. The total gross floor area of the proposed building is 6,883m².

External materials are listed as including dark metal fins; dark metal canopy; light metal; applied finishes in clear, light grey, dark matt and a light textured finish; tinted and clear glass; painted brick.

Comments:

The Panel thanked the applicants for their presentation and were largely in support of the application as presented.

The Panel suggested that care is taken of the design of the altered level street façade, given the importance of this aspect of the development to the history of the commercial street frontage. It was suggested the applicant consider extending the width of the awning to improve functionality by maintaining the street's characteristic awning depth and the protection it provides over the footpath.

The Panel raised concerns regarding the positioning of the roof top plant as it is currently fully exposed. Should the application be approved, the Panel suggested that a condition be included to ensure the plant is fully enclosed to reduce its visibility. The panel reminded the applicant that Central Hobart is viewed down upon from the surrounding hill-sides, and accordingly the roof-scape provides an elevation that demands consideration in its own right.

The Panel had some concerns with the dark colour palette, and some materials and finishes proposed. Of particular interest was the extensive (unrelieved) south-west elevation and its proposed stencilled concrete panels. The panel noted that the precedents referred to in the presentation were substantially more detailed than what was proposed. The Panel suggested that a condition requesting further details of the colour palette, material and finishes be also included in any approval.

The Panel were generally comfortable with the developer's contribution to public art identified in a public space in close proximity. The Panel also recognised the efforts to contribute to the public's experience by the opening up of views down in to the basement to passers-by.

Overall, the Panel were happy with the considered, careful design, and strongly encouraged the design finesse demonstrated to some elements be considered for other parts that are currently less fully resolved.