



CITY OF HOBART

MINUTES ATTACHMENTS

CITY PLANNING COMMITTEE MEETING

OPEN PORTION OF THE MEETING

TUESDAY, 29 JANUARY 2019

AT 5:00 PM

VENUE: LADY OSBORNE ROOM, TOWN HALL

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7.1.2 125 Bathurst Street, Hobart - Partial Demolition, Alterations and
Redevelopment for General Retail and Hire, Food Services and 33 Multiple
Dwellings - PLN-18-530

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QAPITAL INVESTMENTS PTY LTD
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Quinten Villanueva
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M: 0459 606 666

Cover Letter

The intent of this project was to challenge the Architectural design standards in Hobart, whilst addressing some of the core issues that affect the greater Hobart community today. We wanted to put forward a design that was sympathetic to the heritage elements within the streetscape, that both the community and council would be proud to support.

Of recent, Hobart and the greater Hobart region has seen an unprecedented increase in its real-estate prices. This has naturally caused big challenges to first home buyers and anyone looking to buy within Hobart, with many prospective purchasers being priced out of the market. There has been tensions and a lot of vocalization around the current transport infrastructure and what the potential future solutions may be to this ever-growing issue.

We believed that we could help address these issues with well-planned and well executed inner city living projects. To assist with the reduction of traffic on the roads, we chose not to supply parking for the residents, as our targeted occupant demographic were people who are already working within the CBD. Although, parking was supplied for the businesses, the parking and vehicular entrance is not intended to be used for unloading of goods, it is for staff parking only.

We set out to achieve an average price well below the current Hobart Median house price of \$755,000 for and unit price of \$600,500 and we are confident that we have achieved a product that will be much lesser than this. This figure will fall well within the range of affordability and loan serviceability for the average working couple in Hobart, giving us strong confidence in the overall success of this project and benefit to the community.

Throughout all stages design process, we engaged the Hobart City Council planning team and the Hobart City Council Heritage team and requested their valuable input. Some of the feedback that we took on board from the Heritage team was to retain the facade and part of the build form of the existing Art deco building. You can clearly see with our building design, we used this suggestion as a tool to design and outline some very clear and elegant design principals. After consultation and feedback, we have now proposed for the North Western Boundary wall to be an exciting canvas, which we envisage will be occupied by a mural or other artwork to be completed by a local artist.

Looking at the site from multiple vantage points from all over the greater Hobart area was critical to us to ensure the building would have minimal impact to the skyline and streetscape. Also, the recently completed Leigh Wooley report assists in confirming to us that our development is an appropriate for the area.

Through responsible engagement with Hobart City Council, and careful planning and consideration to the needs of Hobart, this project has achieved everything we set out to achieve and we are excited to bring this building into the fabric of Hobart City.

Kind Regards,

A handwritten signature in black ink, appearing to read "Quinten Villanueva", written over a light blue horizontal line.

Quinten Villanueva

22.11.2018

Design and Planning response for 125 Bathurst Street, Hobart; Proposed Multi- residential Apartment project by Atelier Cartel Director Simon Linardi

22.4.1 Building Height

A1.

a.) **Complies-** The proposal retains the existing Art Deco facade with an 8m set back from the street wall, before stepping up to 15m. And following the 15m setback line on the North-east and South-west boundary.

b.) **N/A**

c.) **Complies-** The height of proposed tower form sits within the 30m height guideline with the exception of lift overrun/ access/ services sitting beyond the 30m height (steps back from all boundaries)

The building envelope is stepped back 8m from the existing street wall, with transparent ballustrading to reduce visual bulk above the existing Art Deco facade, which will be retained along the street wall and partially along the right of way abutting the heritage building located at 3/126, Bathurst Street.

The central portion of the proposed podium which projects vertically over the center of the existing Art Deco facade, is seen as an unobtrusive crowning element which is typical of Art Deco Architecture. Additionally, a vertical open fire exit stair provides a projecting vertical feature, and enhances the vertical visual details that are present on the existing facade. This is seen as a strategy to transition the built form upwards from the low roof line of the heritage building on 126 Bathurst Street.

A2.

N/A

A3.

a.) **Non Compliant-** See performance criteria **P3. a.)** response below

b.) **Non Compliant-** See performance criteria **P3. b.)** response below

A3- P3. a.)

Complies-

The Hobart City Council has expressed the need to supply a multitude of housing options within the Hobart City centre, whilst this proposal does not meet the acceptable suggested building height within the CBD fringe area, the heritage and streetscape massing and scale is respected by retaining the existing Art Deco building, and providing generous setbacks on the upper levels to minimise visual impact on the street. The proposal suggests a transition in scale and height with ample civic amenity at ground and generous shared common areas on residual roof terrace spaces for future residence.

A3- P3. b.)**Complies)**

The proposal encourages a broad audience of local owner-occupiers to inhabit the CBD zone, which can have very positive effect on the economic benefits of local businesses, whilst providing a number of boutique scale commercial tenancies and an active ground level public space, which can contribute to the immediate commercial development of businesses and pedestrian activity within Bathurst Street and surrounding areas.

ii) Due to the minimisation of the street wall and setbacks, the wind conditions not produce unacceptable wind conditions in adjacent street.

iii) See DA14 (Shadow diagrams)- During September 22nd, the proposed new building overshadows a small portion of the footpath on the opposite side of Bathurst Street from 2pm onwards. The proposed building overshadows the footpath abutting the site from 12pm onwards.

22.4.2 Setback**A1- P1**

a) A predominant 15 meter setback above 15 meters height of the development has been achieved in accordance to Height & Set Back Standards in 22.4.1 (Central Business Zone) as a basis for appropriate urban design and sensitivity to visual bulk along Bathurst Street,

b.) Bathurst Street is dotted with properties ranging from empty car park allotments to 5 storey commercial/ office developments such as Construction House. The lot 127 Bathurst for example is set back 20 meters from the street edge with car parking in front. 126 Bathurst is appended with a number of additions beyond the heritage shop front, which provide a vertical and horizontal built layers stepping back into the site.

c.) The variation of balustrading, facade elements, roof top terrace/gardens provide rich visual detail ranging from small-medium-large contribute to the urban-scape from either side of Bathurst Street and along Murray Street on approach to the CBD. The tower element is broken into balcony/light court areas and open roof top above Level 9 Apartments to provide a different experience of the built from all perspectives of the broader urban-scape).

d.) The open lightcourt/wells located at the South Western and South Eastern & North Western frontages provide a permeable and light weight layering of the built form to reduce the overall bulk of the development in relation to the smaller footprint structures that currently adjoin the property.

e.) A series of smaller public forecourts are provided upon entering the site and to provide appropriate setbacks for commercial tenancies at the ground level. This provides an active visual frontage, bicycle parking for visitors and terraces above original facade will also permit greater visibility of the surrounding area.

A2-**N/A****22.4.4 Passive Surveillance****A1**

a.) **Complies-** The proposal utilises the existing main vehicular and pedestrian central access onto the site, as well as introducing 1 new access point where existing street level door exits.

b.) **Complies-** The existing facade that is retained on the Ground level street frontage is open for street access with an approximate 30% of the surface area. However, other permeability/openings amount to approximately 90% of the surface area which provides ample surveillance.

- c.) **Complies-** The existing facade that is retained on the Ground level street frontage is open for ample vehicular access with an approximate 30% of the surface area.
- d.) **Complies-** The rear of ground level will require security access and the street wall facade openings will be closed after business hours and require secure access to enter.
- e.) **Complies-** Sufficient external lighting will be provided to car park and pedestrian access 24 hours.
- f.) **Complies-** All publicly/private access-able areas will be lit during and after business hours.

22.4.5 Landscaping**N/A****22.4.6 Outdoor Storage Areas****A1**

- a.) **Complies-** Secured storage lockers facilities is provided within level 01 floor plan.
- b.) **Complies-** Provision for storage for commercial tenants will occur at the rear of the property/tenancy locations.
- c.) **N/A**

22.4.7 Fencing**A1**

- a.) **N/A**
- b.) **Complies-** See South east elevation (DA 10), ballustrading to be solid glass with feature horizontal lines, with approximately 90% transparency.
- c.) **N/A**

22.4.8 Pedestrian Links**N/A-** Due to topographical barriers. Right of way is preserved for use with adjoining tenants.

125 BATH RST STREET, H BART, TASMAN A, 7000.

PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT



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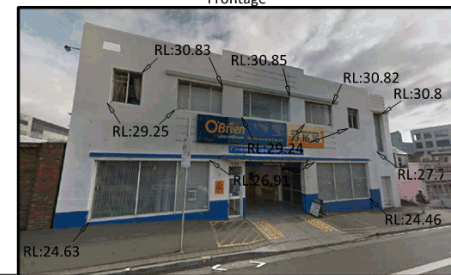
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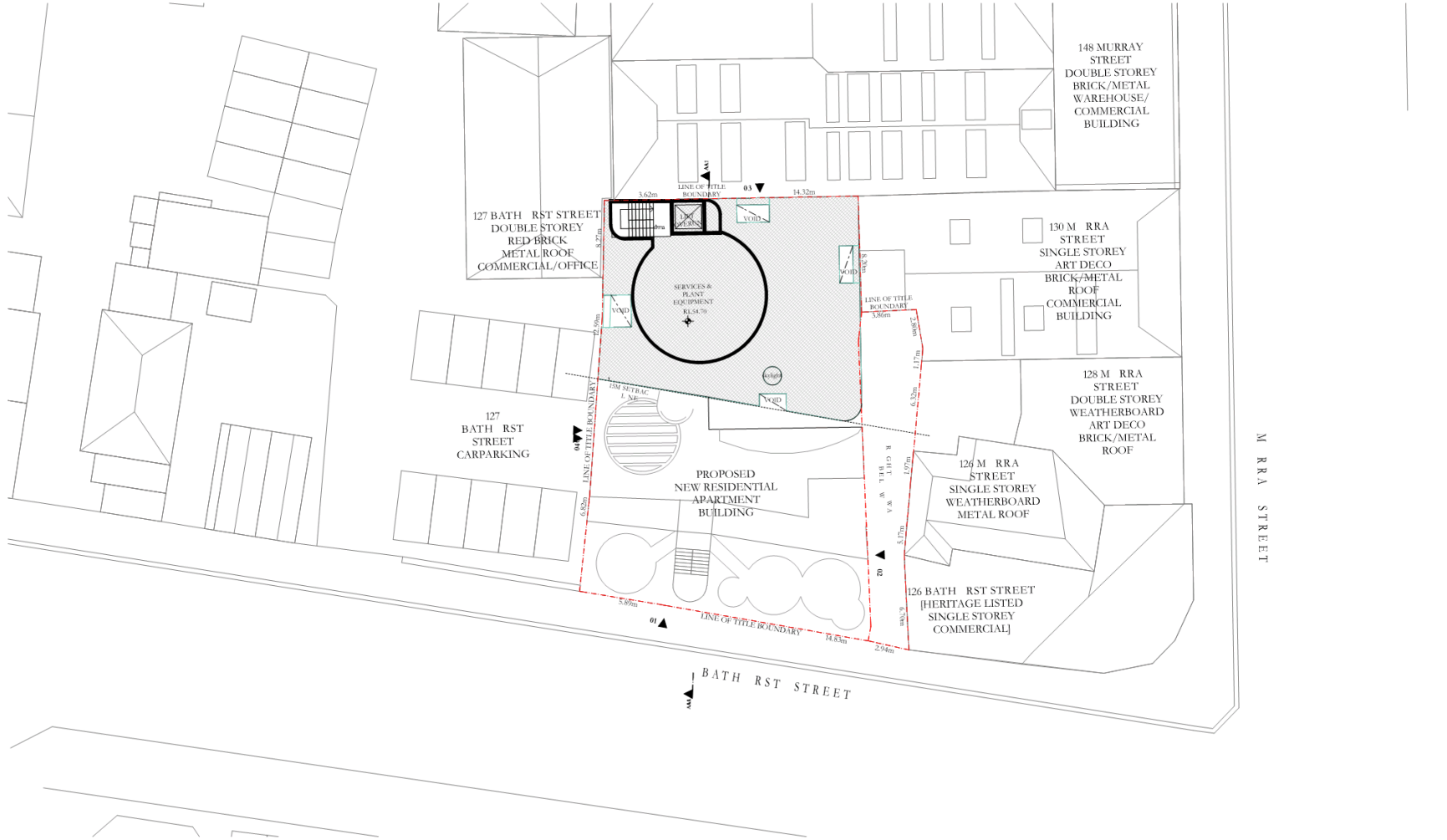
- DA00 - Title Page
- Site Survey Plan [By others]
- DA01- Existing Conditions Plan 1:500 @ A3
- DA02 - Proposed Site Plan 1:250@A3
- DA03 - Proposed Ground Plan 1:100 @ A3
- DA04 - Proposed Level 01 Plan 1:100 @ A3
- DA05 - Proposed Level 02 Plan 1:100 @ A3
- DA06 - Proposed Level 03/04 Typical Plan 1:100 @ A3
- DA07 - Proposed Level 05 Roof Plan 1:100 @ A3
- DA08 - Proposed Level 06-08 Typical Plan 1:100 @ A3
- DA09 - Proposed Level 09 Plan 1:100 @ A3
- DA10 - Proposed Roof Level Plan 1:100 @ A3
- DA11 - Sections 1:100@A1
- DA12 - Elevations 1:100 @ A1
- DA13 - Elevations 1:100 @ A1
- DA14 - Elevations 1:100 @ A1
- DA15 - Elevations 1:100 @ A1
- DA16 - Shadow Diagrams
- DA17 27 3D Artist Impressions
- DA28 - Development Summary
- DA29 - Broader Context Photos [viewlines]
- DA30 - Amenity Building Envelope Diagrams
- DA31 - Vehicle Swept Path Diagrams




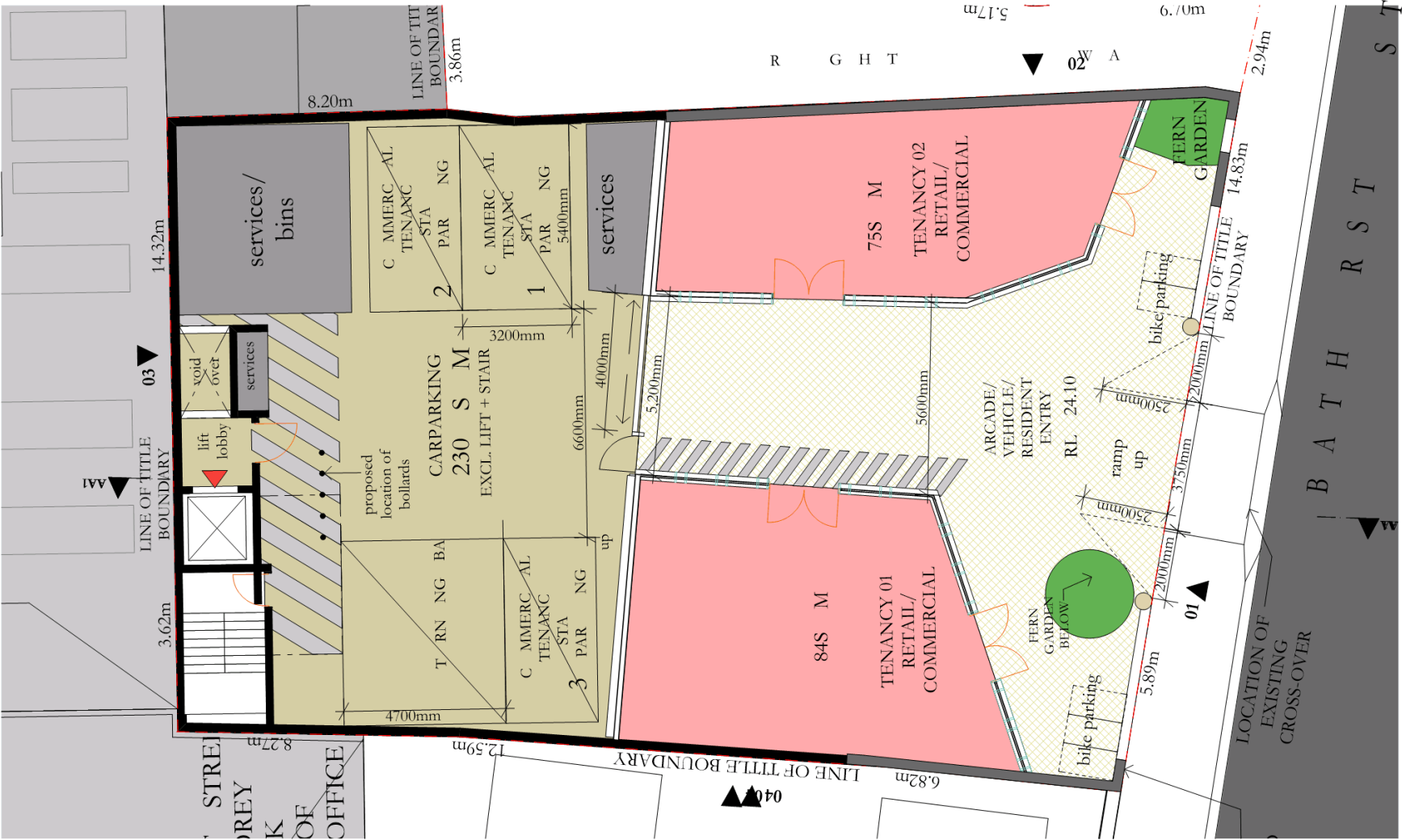
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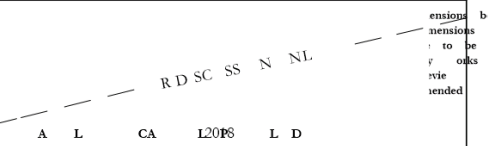


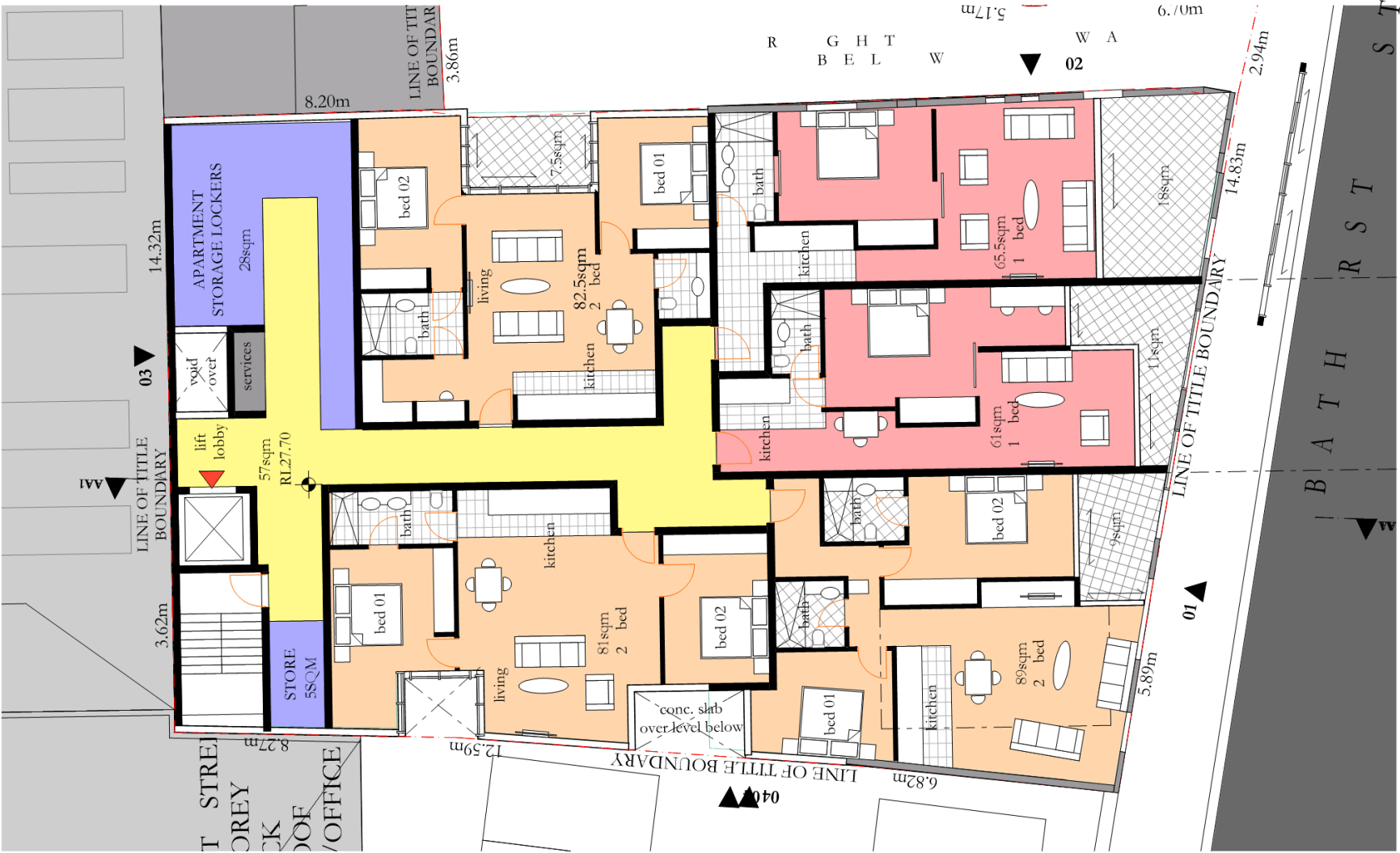
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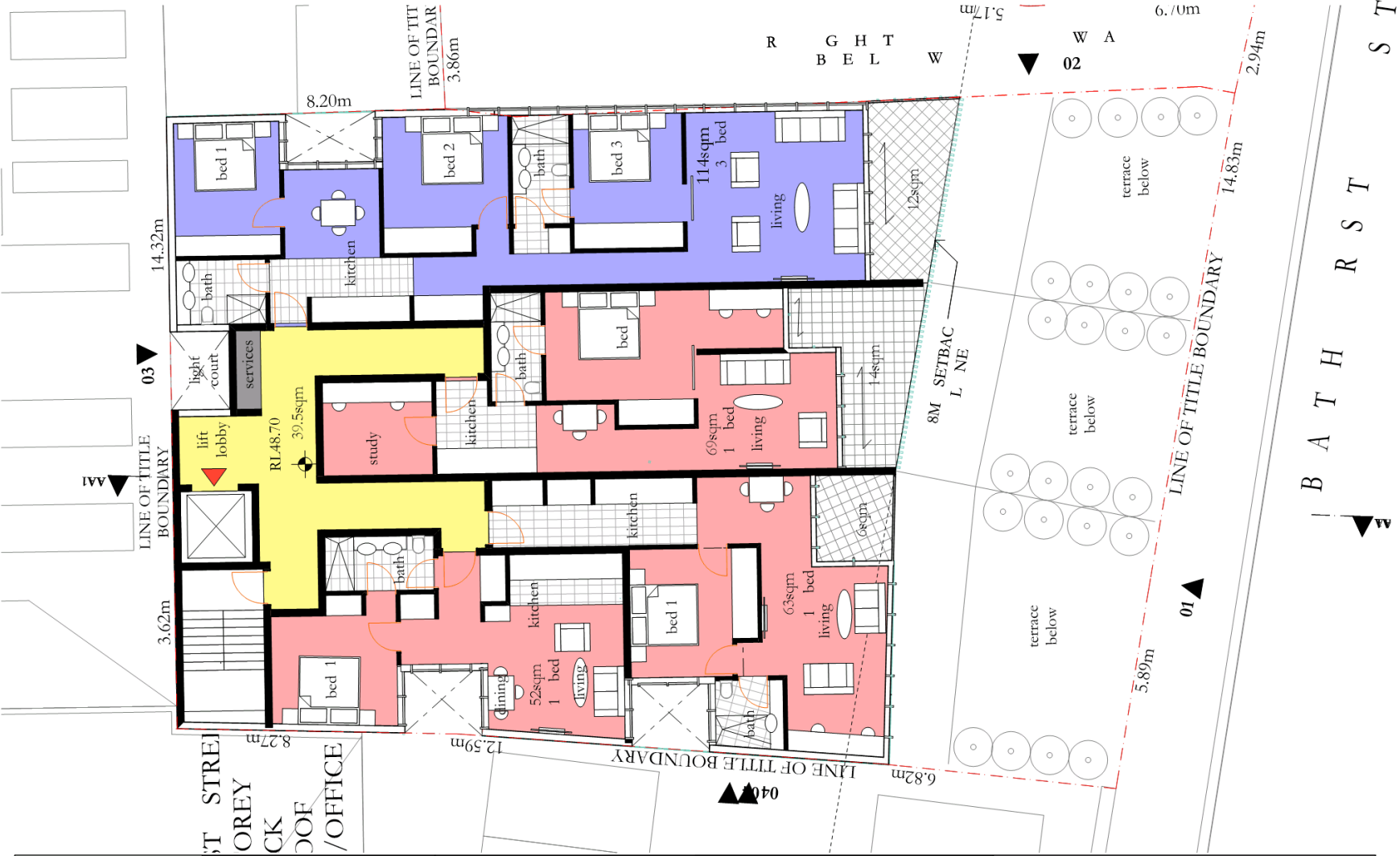
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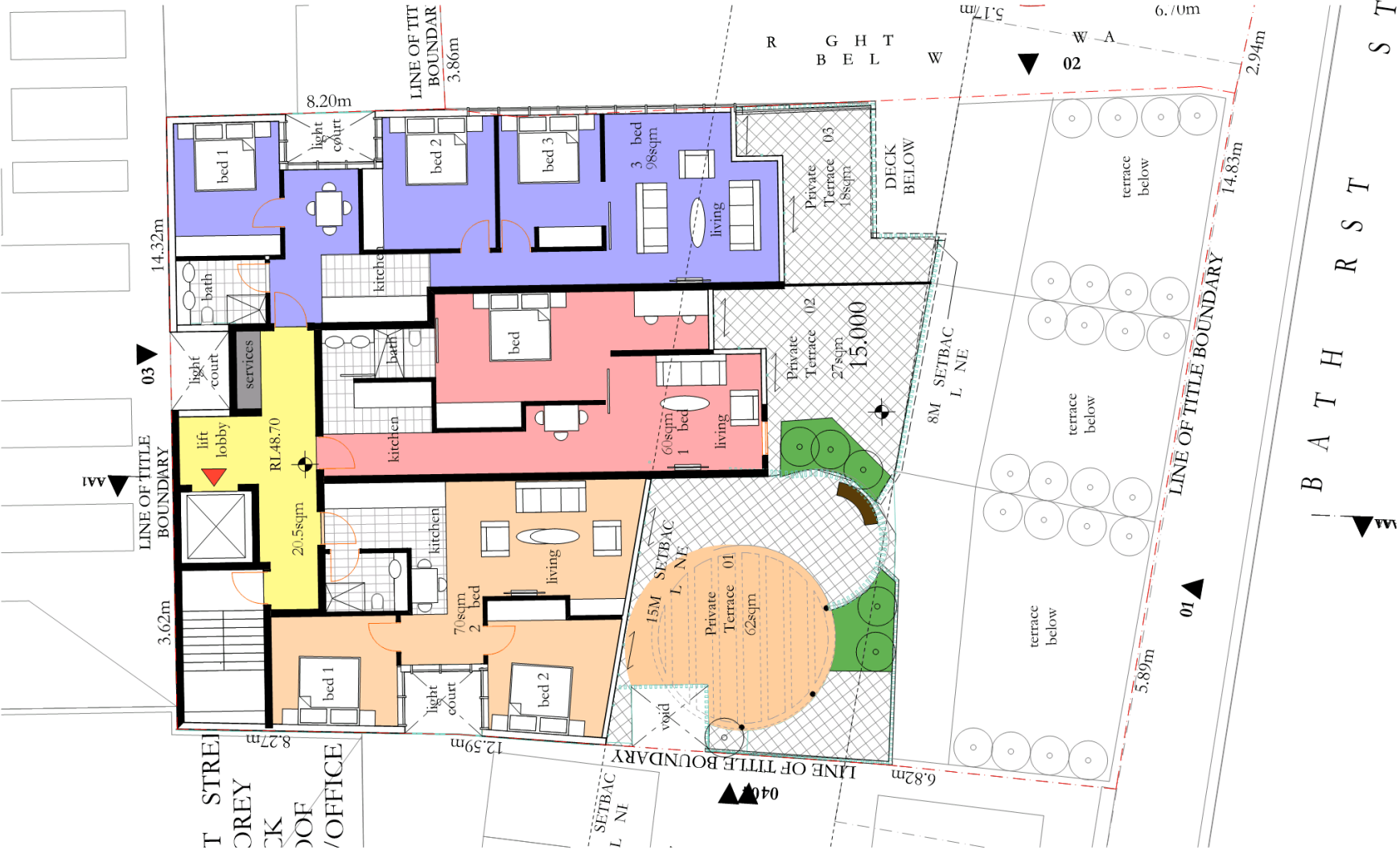


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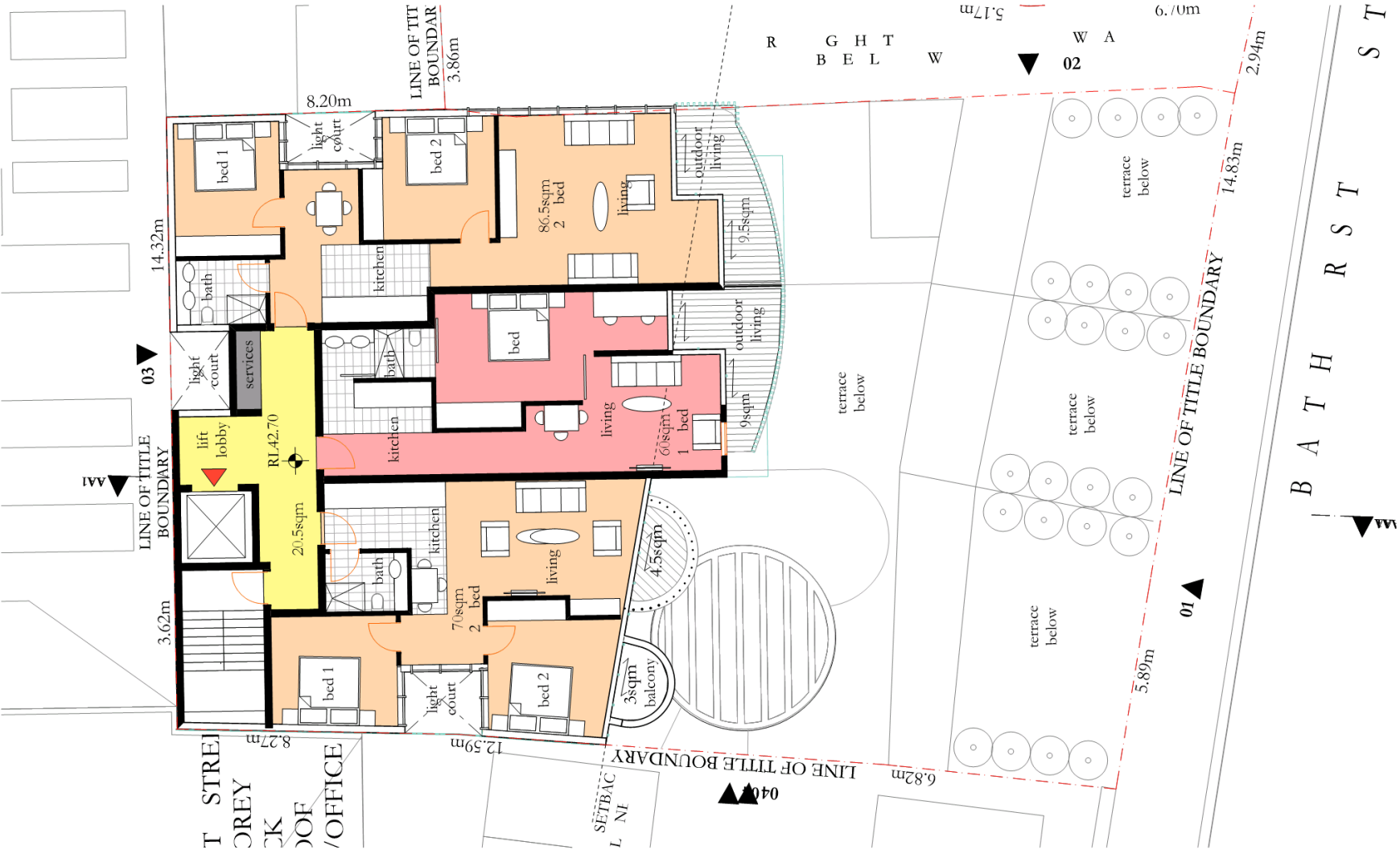


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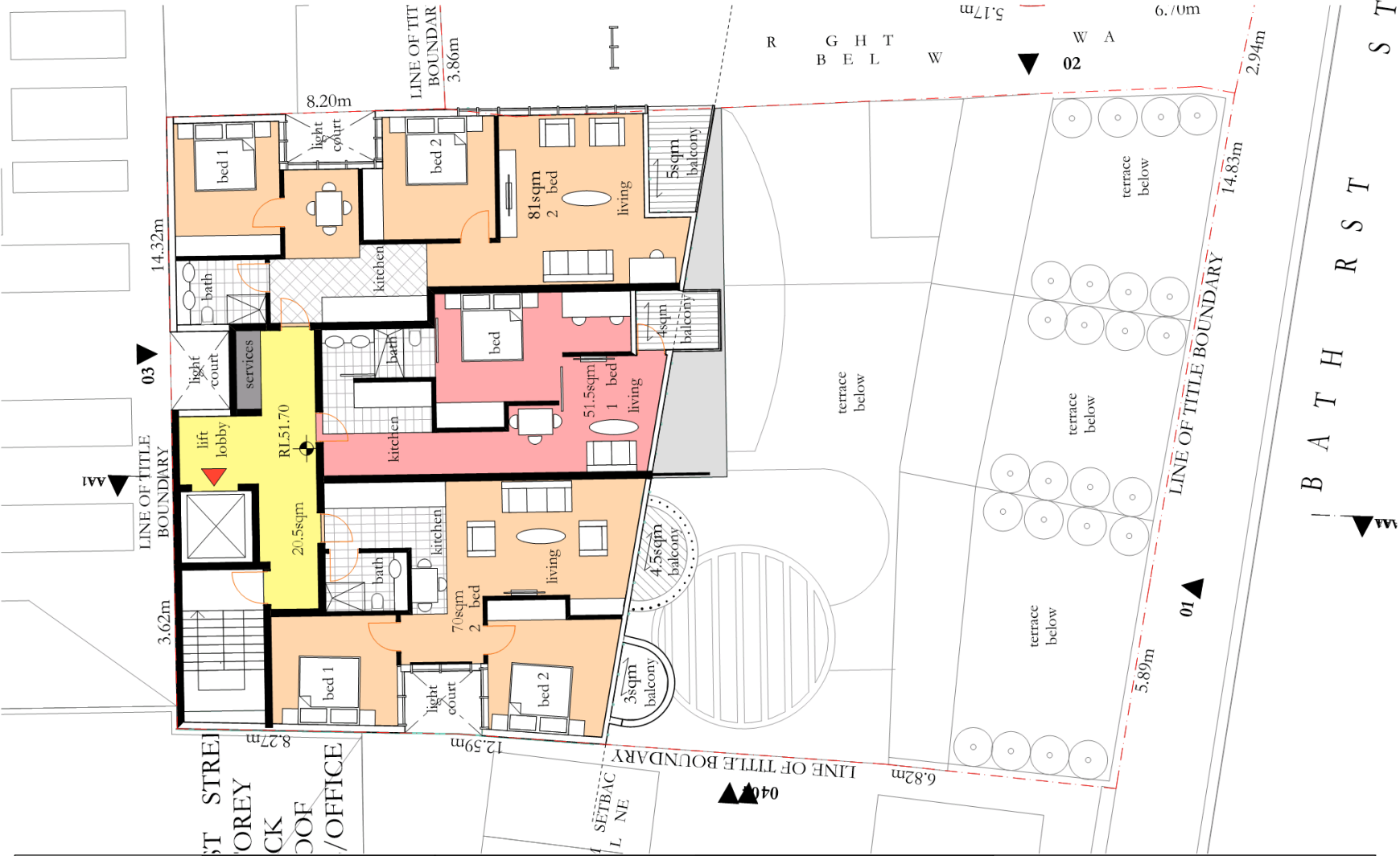


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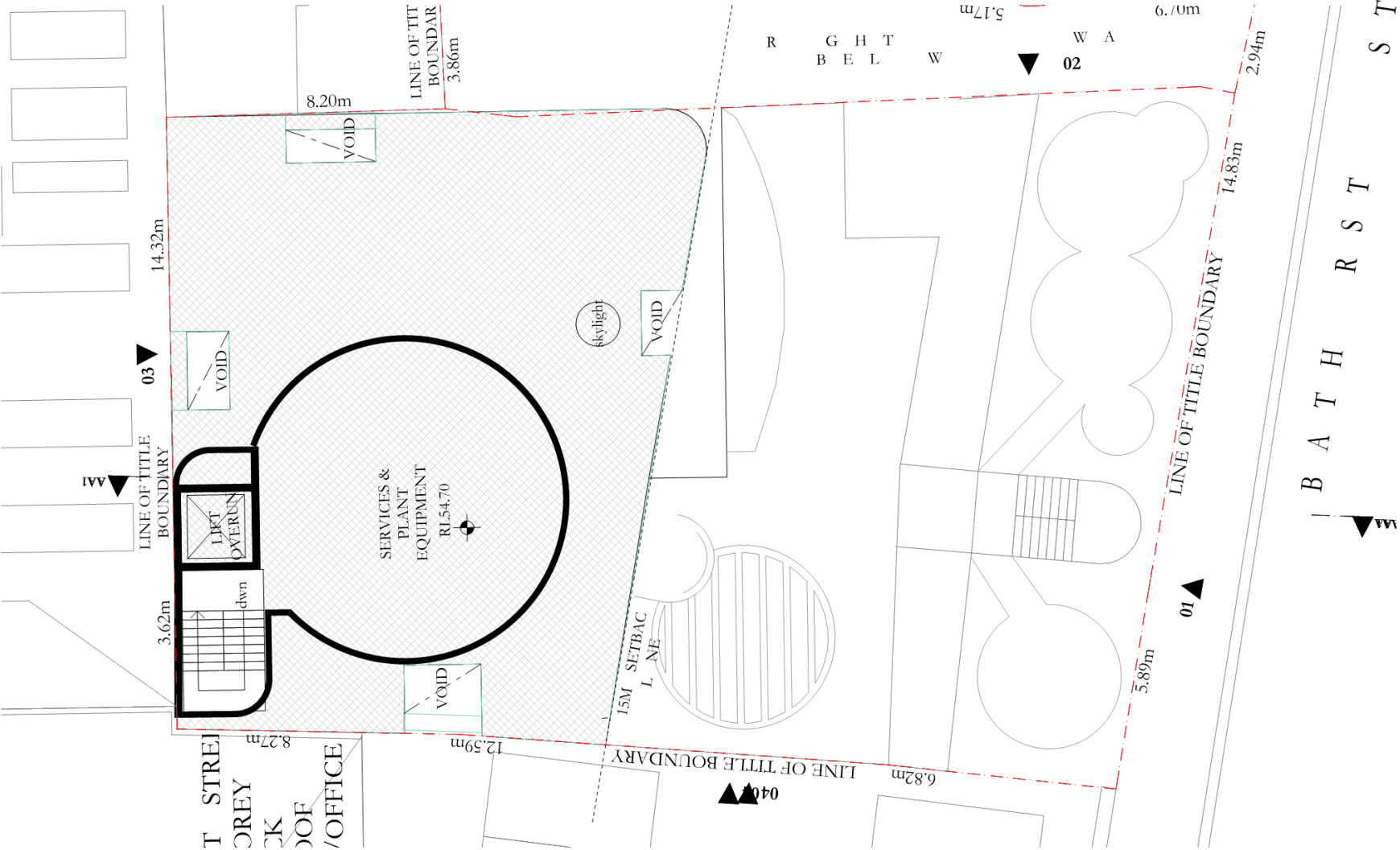


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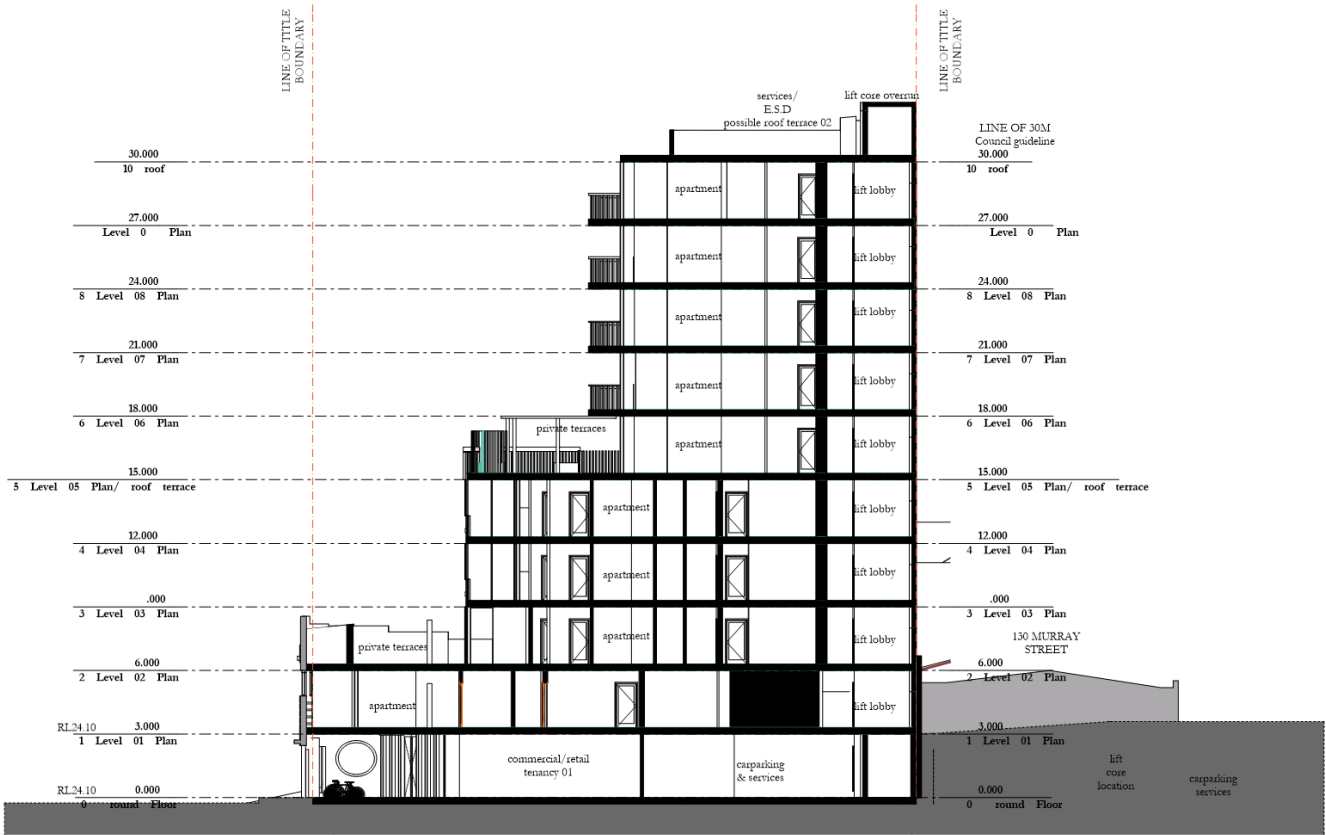


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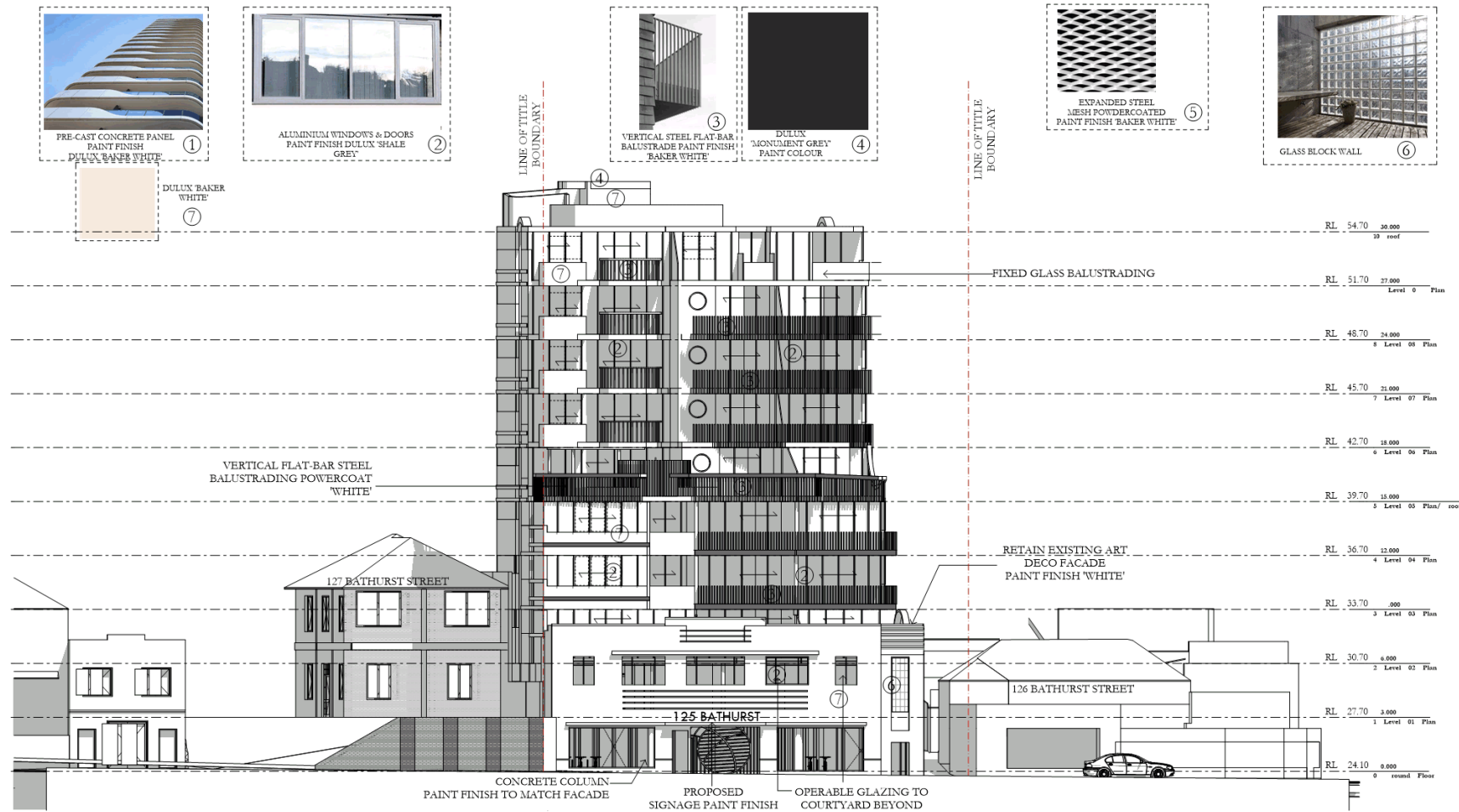


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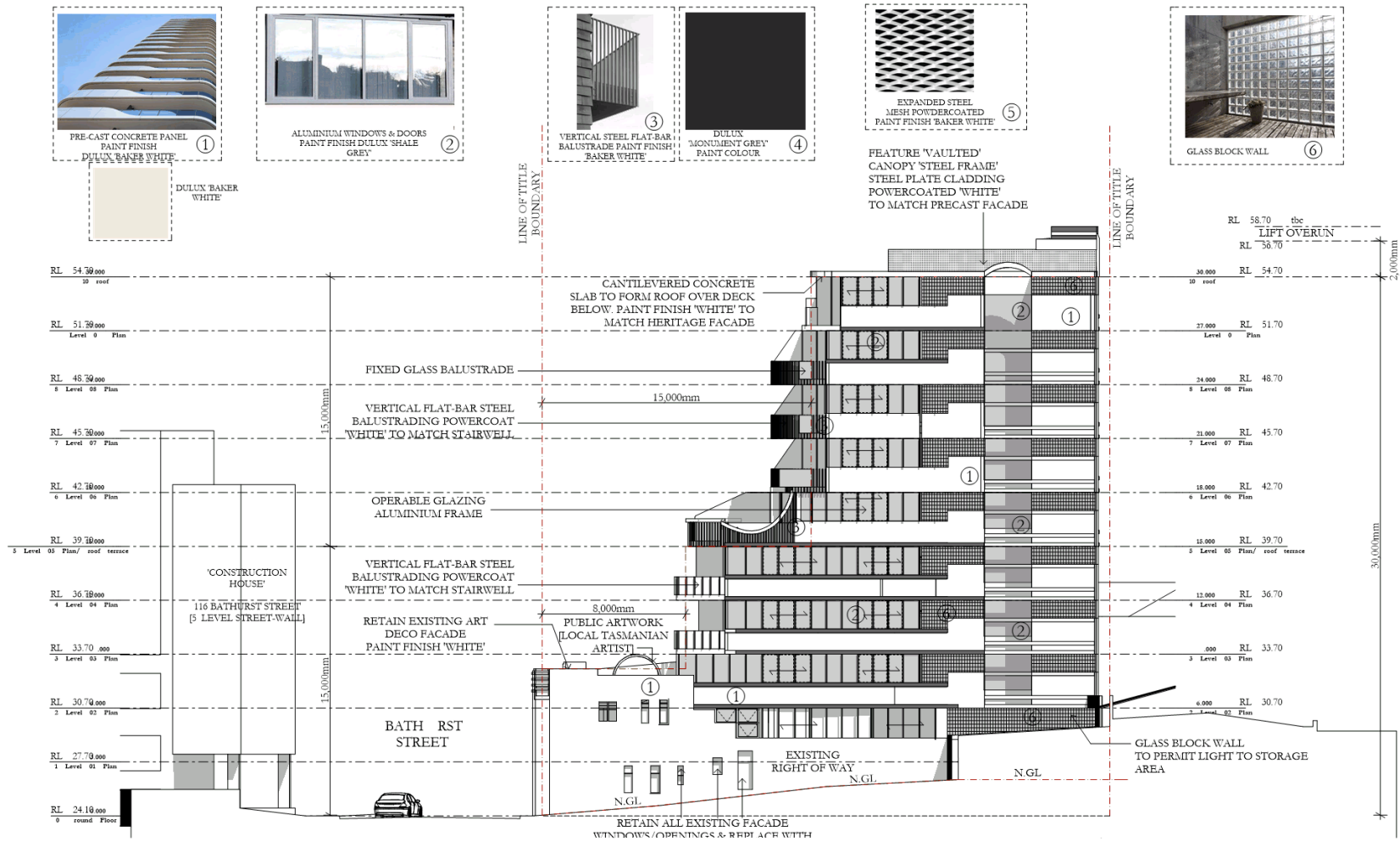


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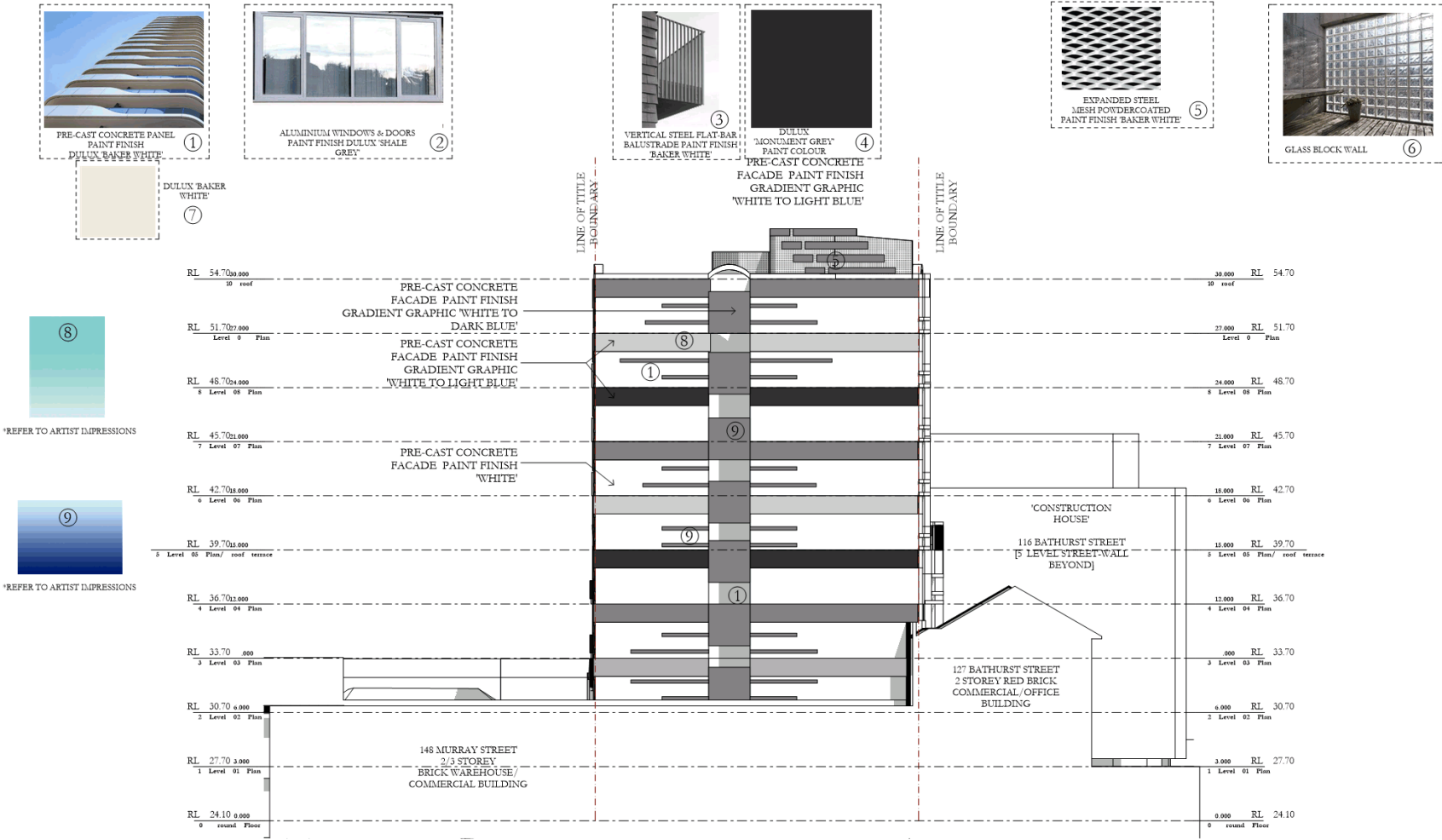


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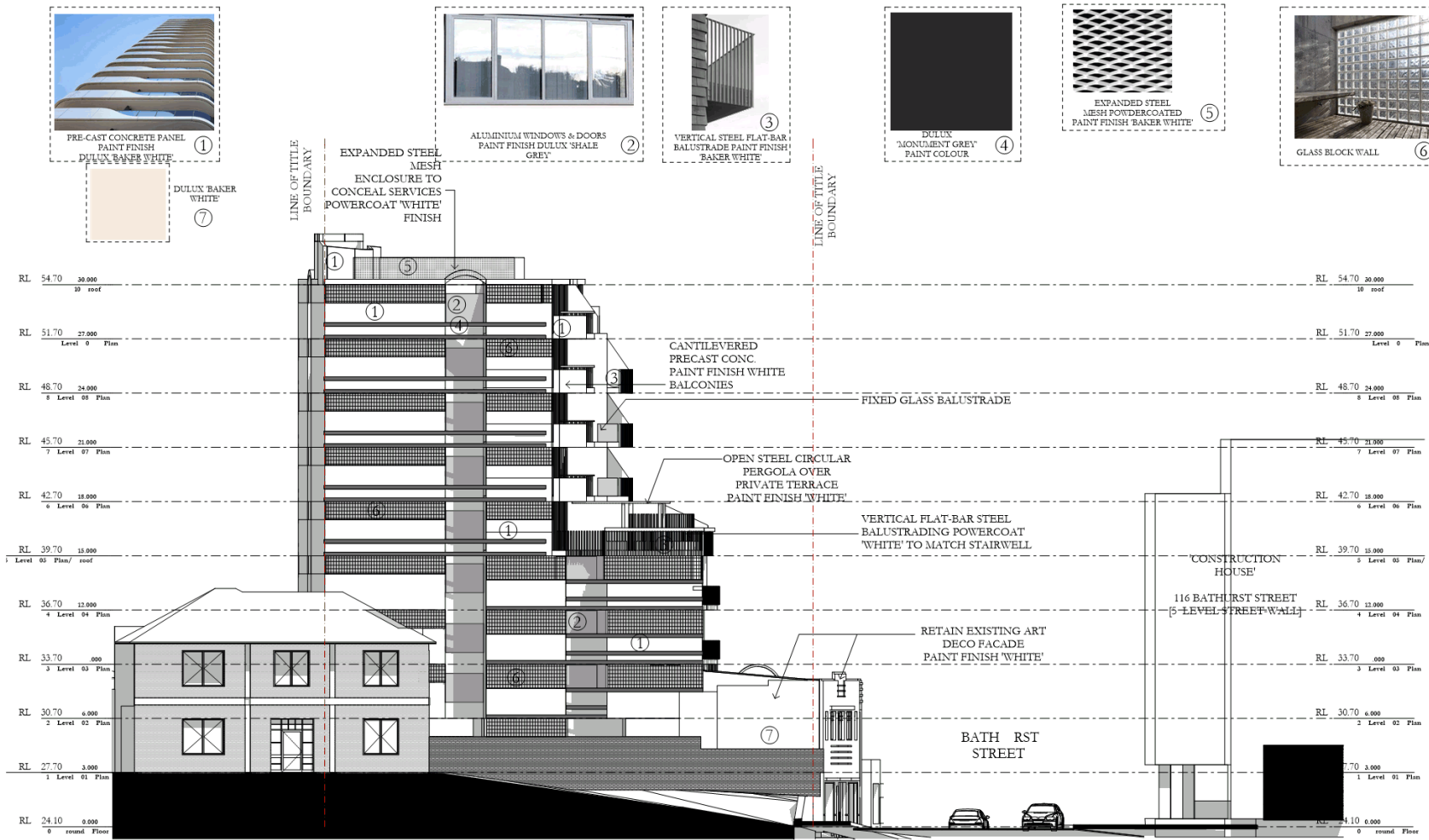


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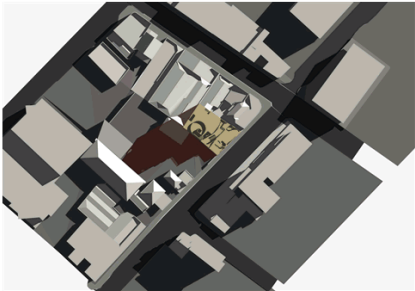


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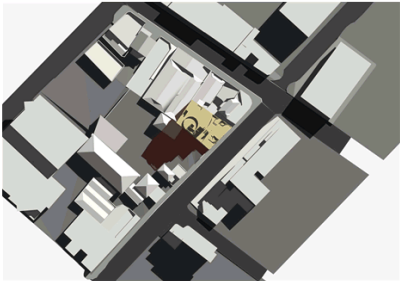
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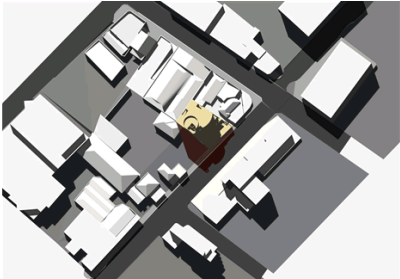
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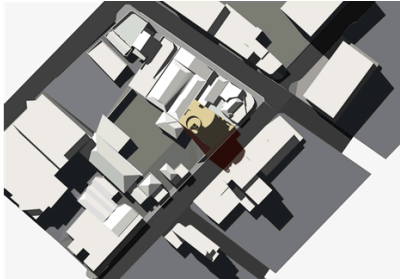
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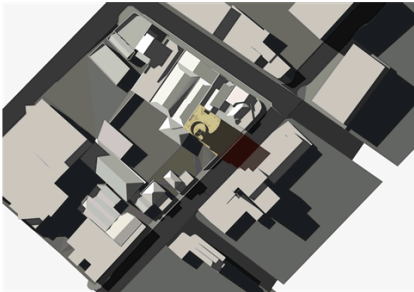
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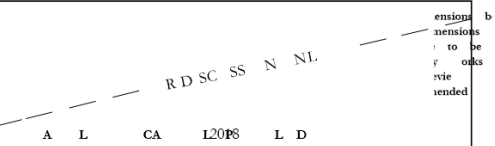
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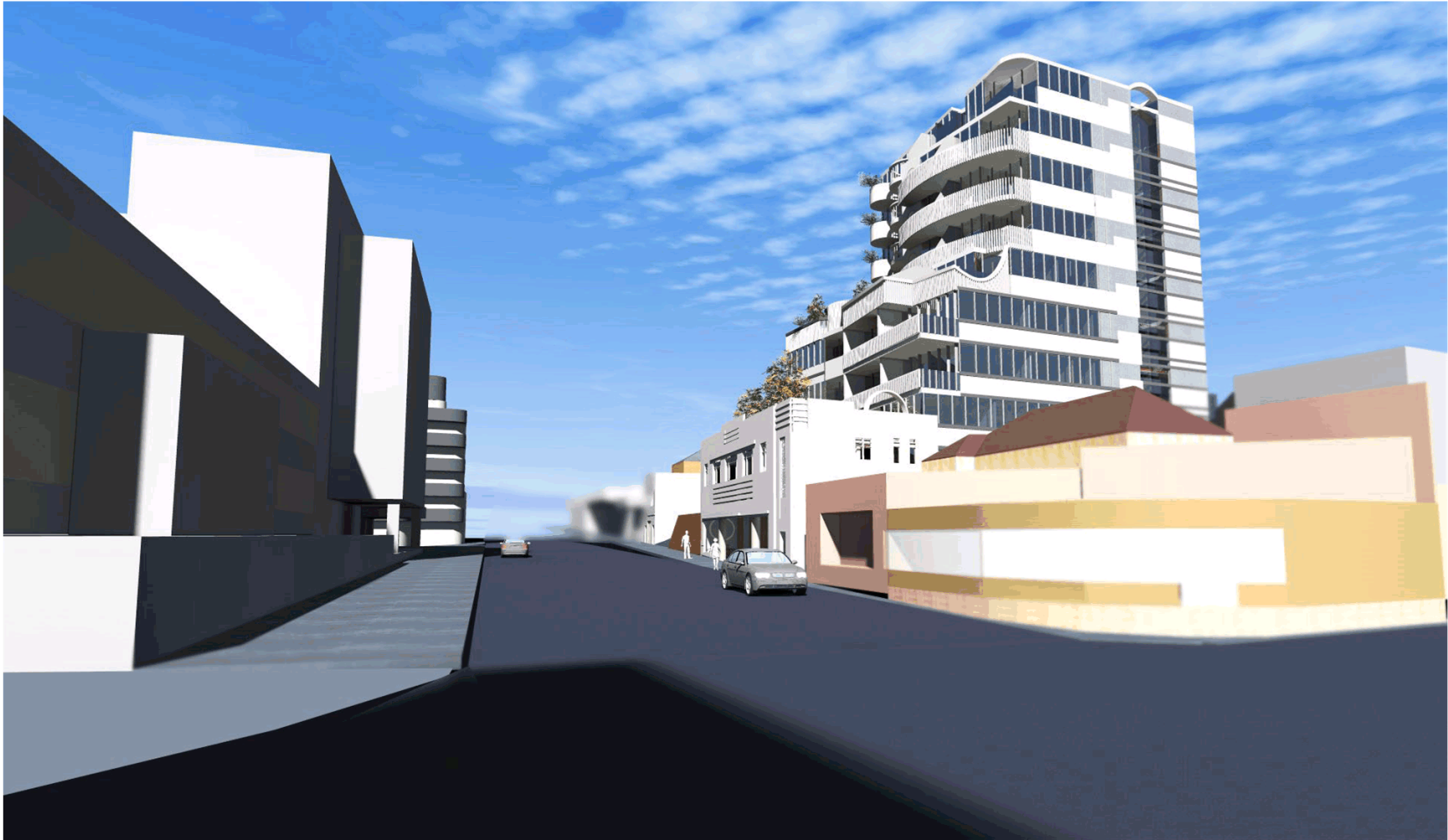


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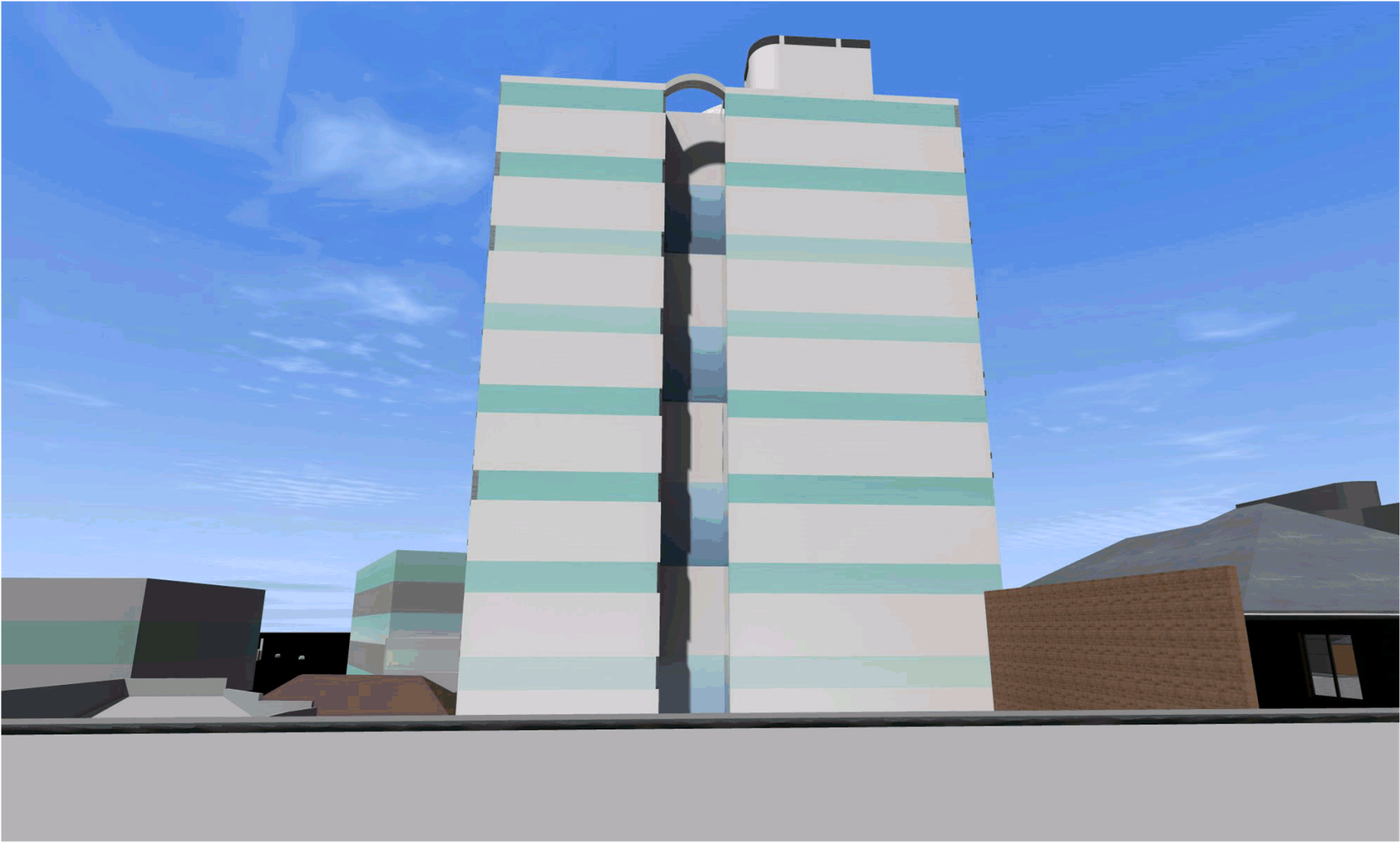


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LE EL 02	-	-	316 SQM	154 SQM	559 SQM	58.5 SQM lift/corridor/fire stair
LE EL 03	-	-	298 SQM	46.5 SQM	404 SQM	58.5 SQM lift/corridor/fire stair
LE EL 04	-	-	298 SQM	32 SQM	404 SQM	58.5 SQM lift/corridor/fire stair
LE EL 05	-	-	228 SQM	107 SQM	399 SQM	43 SQM lift/corridor/fire stair
LE EL 06	-	-	216.5 SQM	18.5 SQM	299.5 SQM	43 SQM lift/corridor/fire stair
LE EL 07	-	-	216.5 SQM	18.5 SQM	299.5 SQM	43 SQM lift/corridor/fire stair
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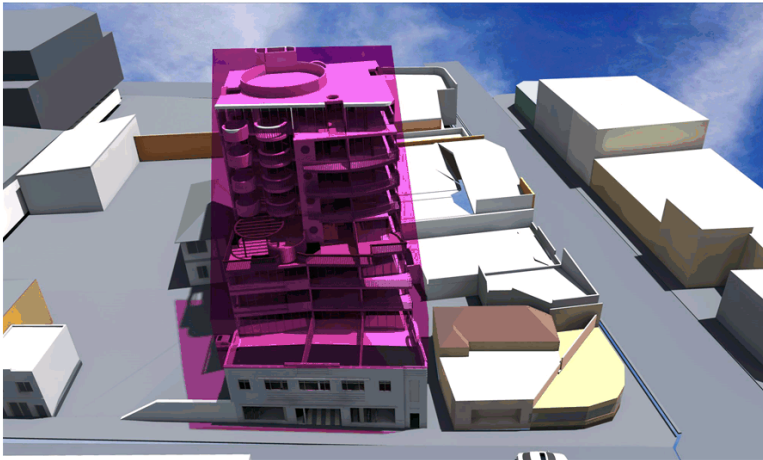
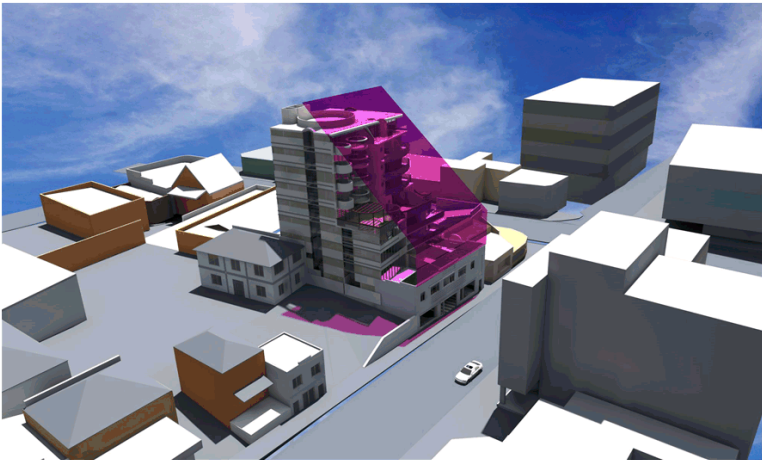




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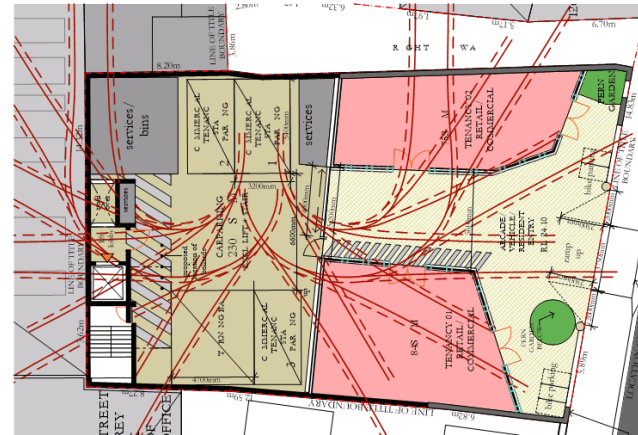



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Capital Investments Pty Ltd

125 Bathurst Limited PSI
Delivery Report

July 2018

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Appendices

- Appendix A – Figures
- Appendix B – Historical Aerial Photographs
- Appendix C – WorkSafe Tasmania Correspondence
- Appendix D – EPA Tasmania Correspondence
- Appendix E – Hobart City Council Records

1. Introduction

1.1 Background

Qapital Investments Pty Ltd (Qapital) commissioned GHD Pty Ltd (GHD) to undertake a Limited Preliminary (Phase 1) Site Investigation (PSI) to determine the potential for soil and groundwater contamination at 125 Bathurst Street in Hobart ('the site') (Figure 1 in Appendix A).

The site is located on within the Hobart Central Business District (CBD) and is currently being considered for purchase by Qapital. This report has been prepared to assist with decision-making regarding the purchase.

1.2 Objective

The objective of the work described herein was to undertake a desktop study and brief site inspection to assess whether soil and groundwater at the site is likely to be contaminated, and to provide advice on whether a more detailed environmental site assessment may be required.

1.3 Scope of work

This contamination assessment has been undertaken in general accordance with the National Environment Protection Council (NEPC) (2013) Schedule B2 *Guideline on Site Characterisation* of the National Environmental Protection (Assessment of Site Contamination) Measure 1999 (as amended April 2013) (the NEPM).

The scope of work completed to inform this report comprised the following tasks:

- Review and interpretation of the following information sources:
 - Local government planning information indicating current and proposed land use zoning and permissible uses
 - Historical aerial photography depicting the site and surrounds
 - Geological, soil and topographical maps depicting the site
 - WorkSafe Tasmania dangerous goods records review (information outstanding)
 - EPA Tasmania Contaminated Site database search (information outstanding)
 - Local government (Hobart City Council) records
- Preparation of this limited PSI report describing the investigation and presenting the findings.

1.4 Limitations

This report has been prepared by GHD for Capital Investments Pty Ltd and may only be used and relied on by Capital Investments Pty Ltd for the purpose agreed between GHD and the Capital Investments Pty Ltd as set out in this report.

GHD otherwise disclaims responsibility to any person other than Capital Investments Pty Ltd arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report. GHD disclaims liability arising from any of the assumptions being incorrect.

GHD has prepared this report on the basis of information provided by Capital Investments Pty Ltd and others who provided information to GHD (including Government authorities)], which GHD has not independently verified or checked beyond the agreed scope of work. GHD does not accept liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions in that information.

Site conditions (including the presence of hazardous substances and/or site contamination) may change after the date of this Report. GHD does not accept responsibility arising from, or in connection with, any change to the site conditions. GHD is also not responsible for updating this report if the site conditions change.

2. Site description

Site details are presented in Table 1 below.

Table 1 Site details

Item	Details
Site Address	125 Bathurst Street, Hobart, Tasmania, 7000
Legal Address	Title Reference Number/s: 249758/1 Property ID Number (PID): 5656615
Site Area	650 m ²
Site Owner/ Operator	Windscreens O'Brien
Current Zoning	22.0 Central Business (Hobart Interim Planning Scheme 2015)
Current Land Use	Windscreen repair business (ground floor and warehouse) and residence (1 st floor)
Surrounding Land Uses	The site is located approximately 500 m west of the Hobart GPO. Current land uses surrounding the site comprise: North: Retail and lifestyle businesses East/Southeast/South: Bathurst Street, retail and business offices on other side of street Southwest/West: Carparking and retail, lifestyle and business offices

2.1 Site layout

The layout of the site is shown on Figure 1 in Appendix A. It is essentially an irregular rectangular shape and has no open space, apart from a drive-way/right of way located on the north-eastern boundary. It is noted that this driveway is shown as belonging to the property on the LIST¹ however, is not currently used by the Site occupiers but rather by surrounding property owners/occupiers. Buildings cover the rest of the extent of the site, with a large 2-storey height warehouse located at the back of the site, with the street frontage comprising a two-storey building that consists of two ground floor offices positioned on either side of a vehicle access-way that leads into the warehouse. The first floor of the building is used as a residential flat that is accessed via a doorway on the eastern-most edge of the building, facing onto Bathurst Street.

Ground cover across the warehouse and vehicle access portions of the site comprise concrete panels. Groundcover in the office areas was covered with carpeting.

¹ <https://maps.thelist.tas.gov.au/listmap/app/list/map>, last visited 21 June 2018

2.2 Site environmental setting

2.2.1 Elevation and topography

The site is essentially flat-lying and has an elevation of approximately 25 m AHD² however, surrounding land generally slopes to the east. It is considered likely that the rear of the site has been excavated into natural ground to facilitate levelling.

2.2.2 Geology

Geology has been mapped as comprising two units, with a contact zone that runs west to north-north-east through the site³. The geology of the southern portion of the site is mapped as comprising *inferred dolerite boulder beds with possible subsurface dolerite or Parmeener rock* (Tcdbi), while the northern portion of the site is mapped as comprising *poorly sorted boulder to pebble grade deposits with boulders up to 3 m length, clasts generally dominantly of dolerite with traces to rarely dominant amounts of Upper Parmeener mudstone and other rocks and less commonly Lower Parmeener rocks, clayey material* (Tcbd).

2.2.3 Surface water and groundwater

The site is located approximately 700 m east of the Derwent River. Information on depth to groundwater beneath the site is not known however, based on similar sites in the Hobart CBD, groundwater is anticipated to be present between 2 and 5 metres below ground level (m bgl) at the site.

On the basis of topography in the vicinity of the site and proximity to the Derwent Estuary, it is anticipated that the groundwater flow direction at the site is towards the Derwent Estuary to the east.

2.2.4 Acid sulphate soils

The site is not mapped as being at risk of having acid sulphate soils (ASS)⁴.

2.3 Site history research

There is no general information available on the history of the site apart from anecdotal information that the site was purchased by Windscreens O'Brien in late 2011/early 2012, and was owned and used by Avis (car hire) prior to that (pers. comm. Matt Chapman, Windscreens O'Brien Branch Manager, 20 June 2018).

2.3.1 Historic aerial photography

A review of historical aerial photography was undertaken as part of this assessment, and the findings of the review are presented in Table 2 below.

Historic aerial photographs of the site were ordered at approximately 10-year intervals commencing from the earliest available (1946) to 2001. Figures for this report have been prepared using the most current image of the site available from Google Earth which is from 2018 and the same image has been used to describe the current site layout. The historic aeriels are presented in Appendix B.

² <https://maps.thelist.tas.gov.au/listmap/app/list/map>, last accessed 21 June 2018

³ <https://maps.thelist.tas.gov.au/listmap/app/list/map>, last accessed 21 June 2018

⁴ <https://maps.thelist.tas.gov.au/listmap/app/list/map>, last accessed 21 June 2018

Table 2 Summary of historic aerial photography

Date	125 Bathurst Street	Surrounding Land
26/03/1946	Site occupied by one large building with similar layout to current (2018) i.e. appears to comprise a warehouse at the back and offices/residential at front	Land surrounding site appears similar to current (i.e. buildings containing offices and commercial premises) however, more buildings present immediately south-west of site (current carparking area), and a fuel station is present on corner of Murray and Bathurst Streets (interpreted from roofline).
17/02/1965	Site similar to previous photograph, no significant changes	As above, fuel station roofline more obvious as image is clearer
26/10/1979	Site similar to previous photograph, no significant changes	As above however, fuel station may have closed down (roofline filled in along street)
02/12/1988	Site similar to previous photograph, no significant changes	As above
21/03/2000	Site similar to previous photograph, no significant changes	As above however, small buildings south-west of site (in current carparking area), have been demolished

2.3.2 WorkSafe Tasmania Dangerous goods records

A search of the WorkSafe Tasmania dangerous goods records was ordered to confirm if the site has historically been licenced to hold dangerous goods. On 12 July, WorkSafe advised that their database searches had not identified any dangerous good records for the site. A copy of the WorkSafe correspondence is presented as Appendix C.

2.3.3 Environmental Protection Authority Tasmania records

The findings of a search of the Environmental Protection Authority (EPA) Tasmania records for the site were provided on 17 July 2018. These records indicated that while there was no record of contamination or potentially contaminating activities undertaken at the site historically, the following surrounding properties were identified as having been subject to potentially contaminating activities:

- 126 Murray Street may have been a service station prior to 2007, and the adjoining properties 130 Murray Street and 125 Bathurst Street were also involved in the automotive industry (an activity considered to potentially be associated with contamination)
- 90 Melville Street was a timber yard associated with the Kemp and Denning sawmill and later, a building material and hardware business. While no record of contamination was identified, this is another landuse activity considered to potentially be associated with contamination
- 144-160 Murray street (adjoining the site on the north eastern boundary), has historically been licensed to store dangerous goods in underground fuel storage tanks (USTs) (under WST files W329 [1969-1985], and file IS-67155-15 (1936).

A copy of the EPA Tasmania correspondence is presented as Appendix D.

2.3.4 Hobart City Council records

The Hobart City Council (HCC) was contacted for any information they may hold regarding current or historic pollution at the site, including old reports and applications for fuel storage or chemical storage, remediation notices, pollution incidents, and permits. The CCC confirmed that they had records that the site had been historically used for potentially contaminating landuse activities. These comprised:

- From 1940 to 1948, the site was used as a motor car dealers, engineers and as a garage (Curnow's garage).
- From 1949 to date unknown, the property was used as a motor car dealers, engineer and as a garage (Island Cars).

The property also lies adjacent two sites that have been identified as potentially contaminated. These comprise:

- 130 Murray Street, which was used as a motor car dealers, engineer and garage from 1948 to date unknown, under the name of Tasmanian Automotive Service Company.
- 144-160 Murray Street, which operated as a motor car dealers, engineers and garage as follows;
 - CT Ovenden & Ovendens garage, from 1924
 - R Lydon, from 1932
 - Broderick Bros. Service Station, from 1948
 - Woodward's Tyres Pty Ltd, from 1969

These two adjacent properties are mapped as extending behind the site, as well as being located either side of the site.

The phrase "motor car dealer, engineer and garage" is a category name used to categorise similar businesses which was used when the contaminated sites register was created. These operations are generally considered to fall under the current classification of "commercial engine and machinery workshops or petroleum product or oil storage for service stations). (Pers. comm. Jessica Dwyer, Environmental Health Officer at HCC, via email, 27 June 2018). A copy of the correspondence is provided in Appendix E.

2.4 Site history summary

The earliest historical information that has thus far been identified about the site concerns its use as a motor car dealers, engineers and garage commencing in 1940. Records indicate that the site continued to be used for a similar purpose until at least the 1950's, and possibly until much later, as no source of information on the use of the site between the 1950's and the 2000's (when the premises was used by Avis), has been identified.

Potentially contaminating activities undertaken historically on neighbouring land are generally associated with the automotive industry, sawmilling or fuel storage. Specifically, a service station was present adjacent the site (at 126 Murray Street), and the lot that adjoins the site to the north-east (i.e. 130 Murray Street) has previously been used for automotive industry activities. It is considered unlikely that these lots have contributed to gross contamination at the site as they are inferred to be down hydraulic gradient from the site, albeit adjoining). However, 144-160 Murray Street adjoins the north-western corner of the site and as such, may be located up hydraulic gradient from at least the northern portion of the site, and has historically been licensed to store dangerous goods in underground storage tanks. The saw mill at 90 Melville Street was also located up hydraulic gradient from the site and as such, potential impacts to groundwater from the sawmill activities may be present beneath the site.

Figure 2 in Appendix A shows the locations of historic potentially contaminating activities undertaken in the vicinity of the site, relative to the site layout and the inferred groundwater flow direction.

2.5 Site inspection

The site was inspected on 20 June 2018, and a brief interview with the Windscreens O'Brien branch manager, Mr Matt Chapman, was held at the same time. Mr Chapman stated that Windscreens O'Brien have occupied the premises since approximately 2011, and before this, the site was occupied by Avis car rentals. The inspection revealed that currently all activities at the site are undertaken within the warehouse and offices, and that Windscreens O'Brien do not use the laneway/right of way. Current activities in the offices are typically administrative, and the warehouse is used for storage of goods (related to windscreens) and is accessed by vehicles. The ground surface in the warehouse comprised concrete panels, which appeared to be in good condition.

A former washdown station was located in the north-eastern corner of the warehouse. The drain into an underlying holding tank was covered with a metal plate, and a forklift was parked on top of both items (Plate 1 below). The washdown station has not been used by Windscreens O'Brien however, immediately following their occupation of the premises, they arranged for the contents of the tank to be pumped and disposed offsite (pers. comm. Mr Matt Chapman, 20 June 2018). It is understood that the washdown station was used by Avis during their occupation of the site, and no information regarding the age or design of the structure or related subfloor drainage has been identified. No evidence of fuel storage, either for vehicles or for heating etc, was observed during the inspection.



Plate 1 Former washdown area with metal plate covering drain into underlying holding tank.

Other locations with potential evidence of access to underlying ground comprised a grate that extended across one side of the vehicle access way, adjacent the former washdown area (Plate 2), and a rectangular section of flooring towards the back of the warehouse that may have replaced previous infrastructure or an area of damaged flooring (Plate 3).

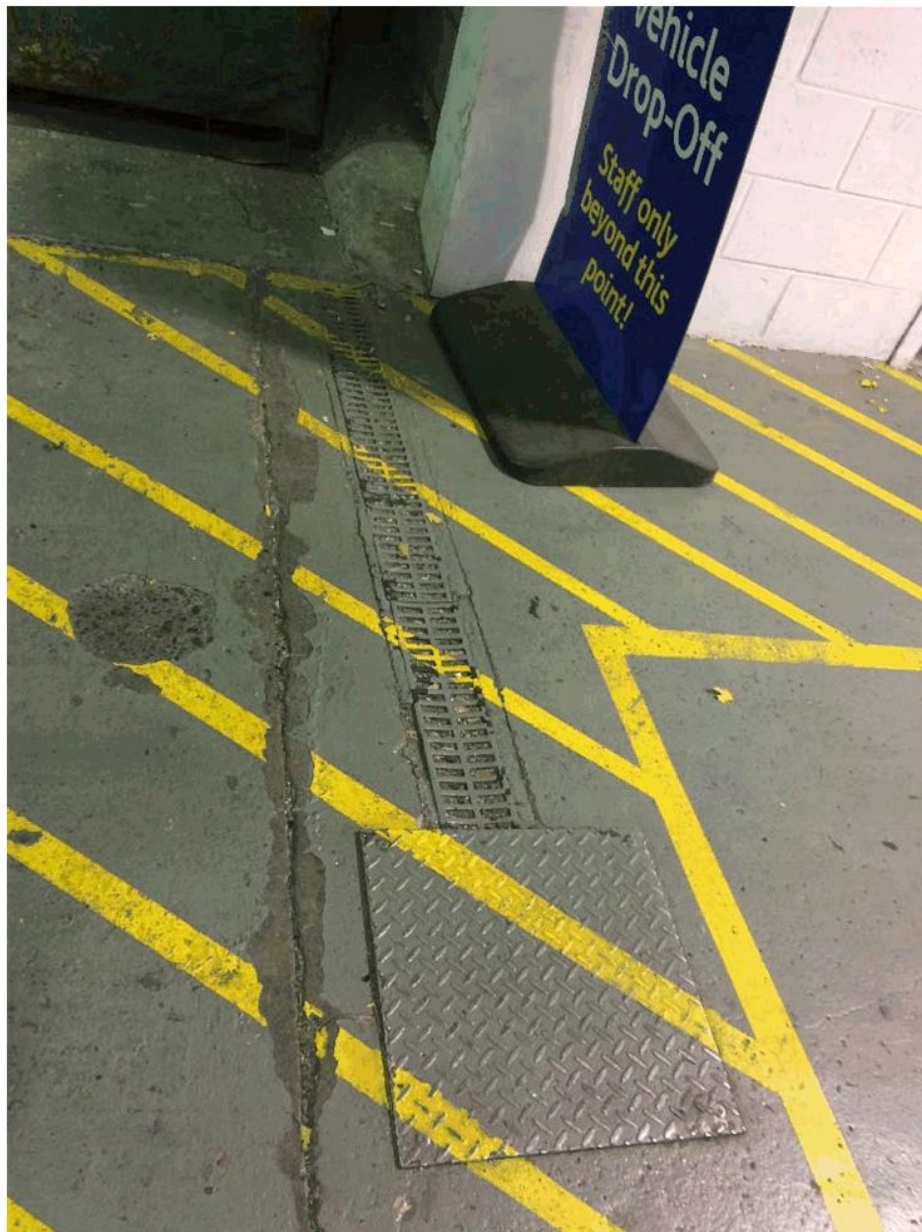


Plate 2 Partial grate across one side of vehicle access way, adjacent washdown area



Plate 3 Rectangular section of flooring towards back of warehouse that may indicate replaced infrastructure or flooring

3. Discussion and recommendations

3.1 Discussion

Review of available background information regarding the land use history of the site indicates that there is potential for contamination of soil and groundwater at the site, as a result of its use as a motor car dealers, engineers and garage since at least the 1940's. No information on potential subsurface infrastructure at the site has been identified and as such, it is not possible to identify if any residual structures relating to its use as a garage (e.g. sumps, stormwater or subsurface drainage, fuel storage and transfer locations, chemical storage, waste handling etc.), remain present or if they have been decommissioned and removed at some point in the past. The WorkSafe Tasmania and/or EPA database search results did not provide further information on this aspect of potential contamination at the site.

The historical search information provided by the HCC indicated that the properties surrounding the site (i.e. 130 and 144-160 Murray Street), have also historically been used as garages and as such, the surrounding properties are considered likely to have, or have had, similar contamination that that which may be present at the site. Potentially contaminating activities undertaken historically adjacent the site have been confirmed by the EPA Tasmania to include a service station, underground fuel storage and automotive industry activities. On the basis of the inferred groundwater flow direction, it is considered that the underground fuel storage activities have potential to cause impacts beneath the northern portion of the site (in the event of any historical release and subsequent migration beneath the site). A saw mill was also located in the vicinity of, and up hydraulic gradient from, the site. Potential impacts to groundwater arising from historic sawmill activities are also considered to have potential to impact groundwater quality beneath the site.

The site inspection did not permit inspection of soil beneath the site. It is understood that the site has not been subject to filling but rather by cutting at the back. It is also understood that the buildings have been constructed as slab on ground. The rectangular section of flooring that appeared to have been cut out or replaced at the back of the warehouse, is suspected to be related to the former use of the site as a garage (i.e. may lead to a sump, former underground fuel storage tank or similar). The presence of the grate over a portion of the vehicle access into the warehouse also indicates the presence of subsurface drainage (or other) infrastructure that may be related to potential contamination.

The dimensions or capacity of the tank beneath the former washdown area in the warehouse were not able to be confirmed, and neither has the age or the condition of the structure been confirmed. The composition of the liquids removed from it when Windscreens O'Brien moved into the premises were not available. This structure should be further inspected to assess if it is a potential source of contamination at the site.

While the site inspection did not identify any definite indicators of potential contamination, on the basis of the landuse history of the site and the surrounding area, and the infrastructure (or evidence thereof) that was present at the site and on adjacent properties, it is considered that some limited soil sampling should be undertaken to confirm the quality of soil at the site, and to determine the nature (age, capacity, dimensions, condition etc), of the tank beneath the washdown area and any associated (or other) subsurface drainage systems.

On the basis of the potentially contaminating activities that have been undertaken adjacent to and up hydraulic gradient from the site, it is considered important that groundwater quality entering the site is assessed. The necessity for assessing groundwater quality beneath and leaving the site will depend on the findings of the soil quality assessment, and the quality of groundwater leaving the site.

On this basis, it is recommended that at least one groundwater monitoring well is installed at the site to confirm the quality of groundwater entering the site and depth to groundwater. If groundwater entering site is contaminated, or soils at site are contaminated, and three monitoring wells are installed, it will be possible to confirm the inferred groundwater flow direction, and changes to groundwater quality across the site.

The potential contaminants of concern, which may be present at the site and are associated with the historical commercial engine or machinery workshops or petroleum product or oil storage for service stations:

- Petroleum hydrocarbons
- Benzene, toluene, ethyl-benzene, xylene and naphthalene (BTEXN)
- Metals including lead
- Polycyclic aromatic hydrocarbons (PAHs)
- Phenols

3.2 Recommendations

Based on the findings of this limited PSI, potentially contaminating activities have been identified on the site that would warrant that intrusive site investigations be undertaken to confirm the contamination status of the site. On the basis of the types of historic activities carried out in the vicinity of the site, and their locations, it is recommended that soil and groundwater are tested to confirm likely contamination sources, as well as to assess potential risks to human health and the environment, and to provide preliminary information on likely requirements for offsite disposal of soils.

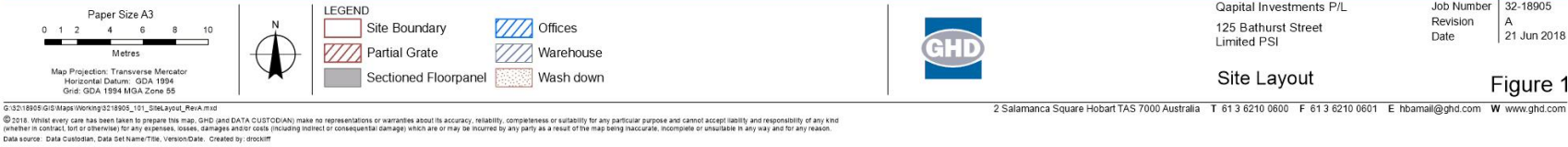
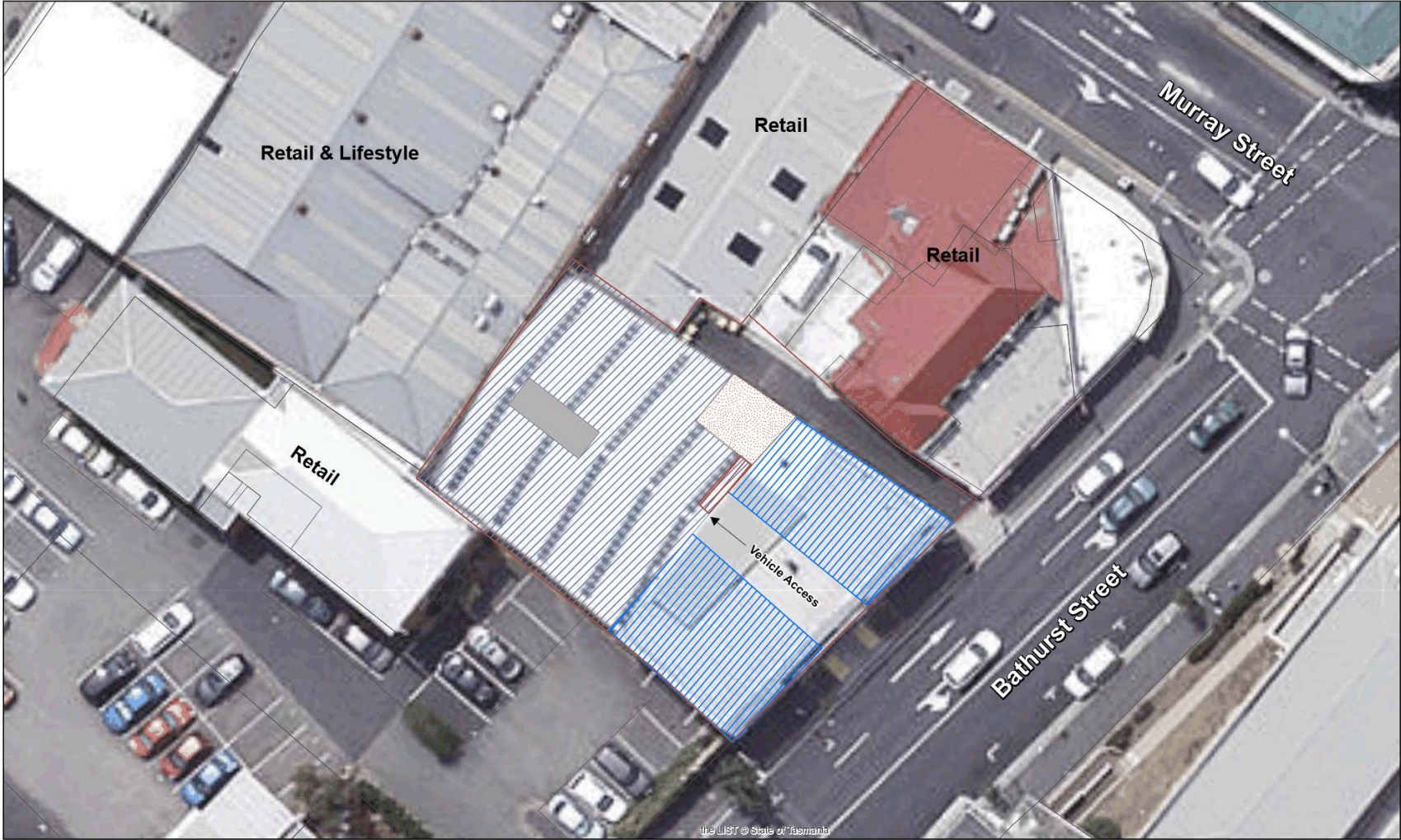
Before any sampling is undertaken, information on the identified WorkSafe licences for 144-160 Murray Street should be reviewed to confirm locations of the underground fuel storage systems.

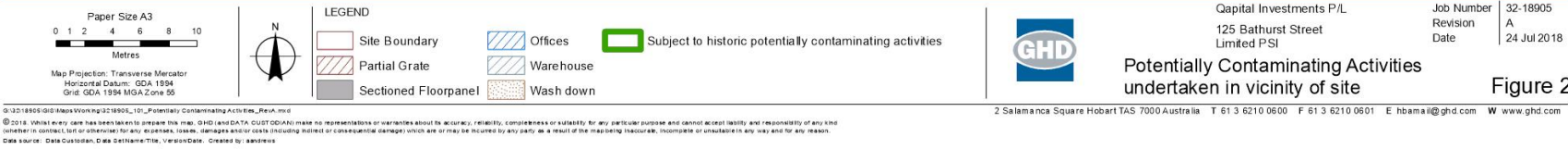
Appendices

Appendix A – Figures

Figure 1 – Site Layout

Figure 2 – Potentially Contaminating Activities Undertaken in Vicinity of Site





Appendix B – Historical Aerial Photographs

1946

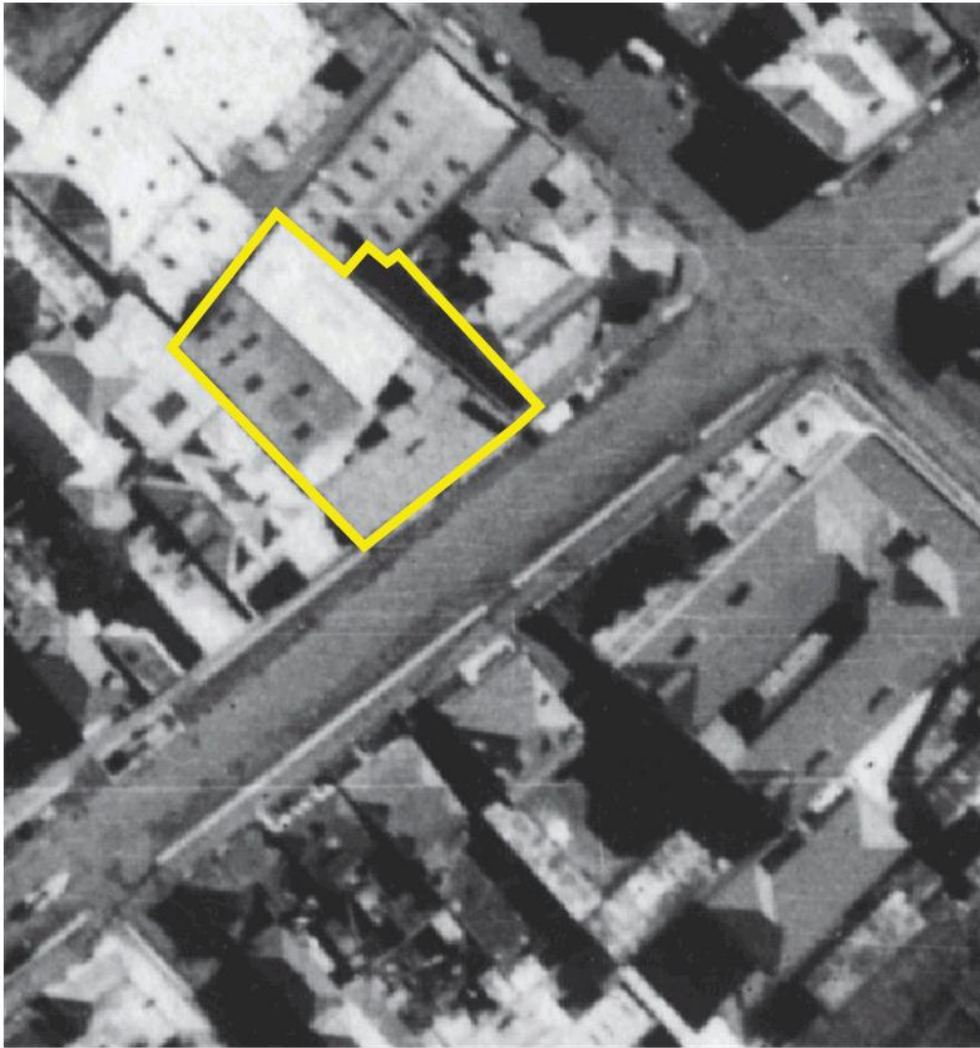
1965

1979

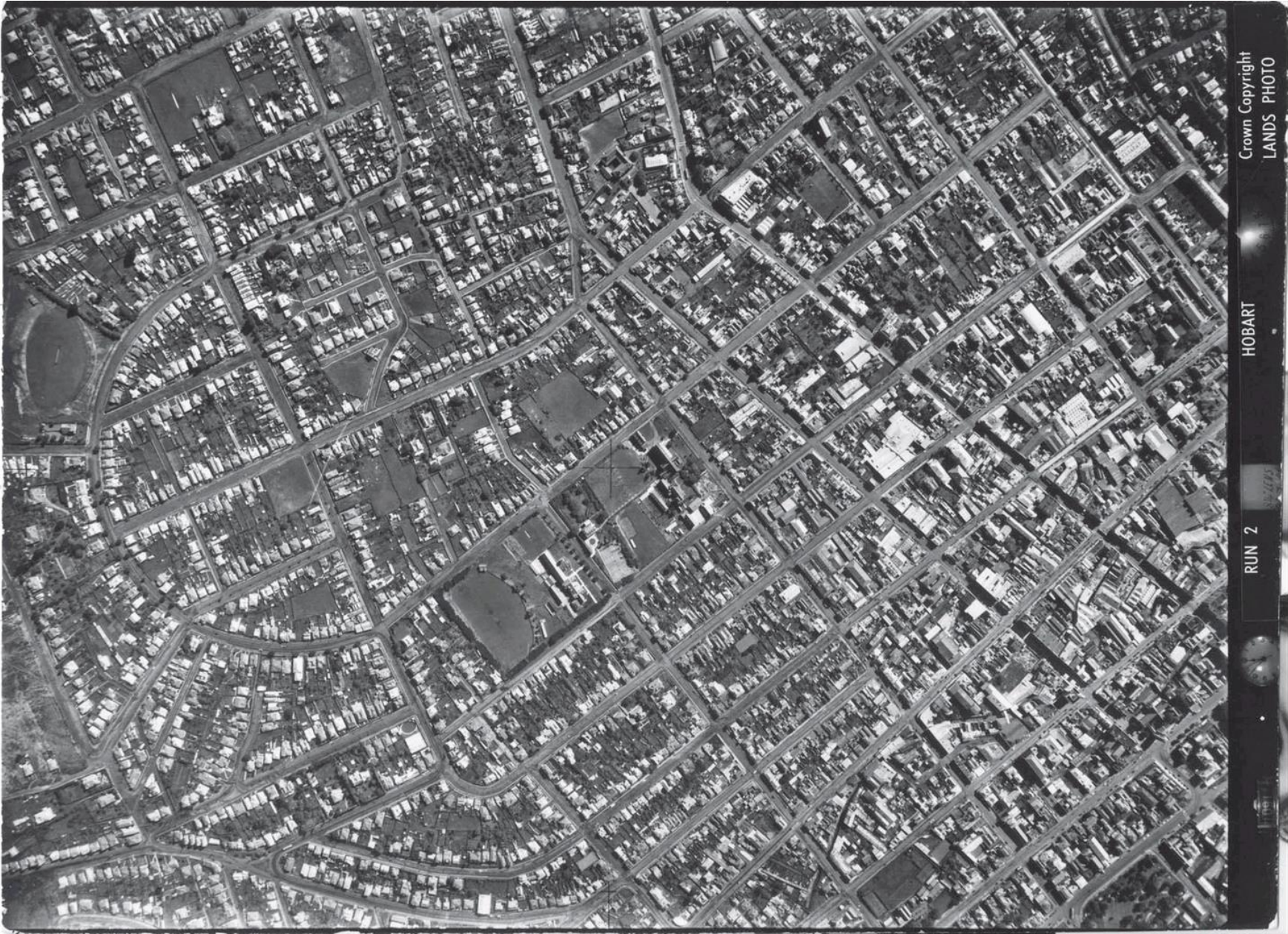
1988

2000

2018



1946 Aerial Photograph – close-up of site





1965 Aerial Photograph – close-up of site





1979 Aerial Photograph – close-up of site



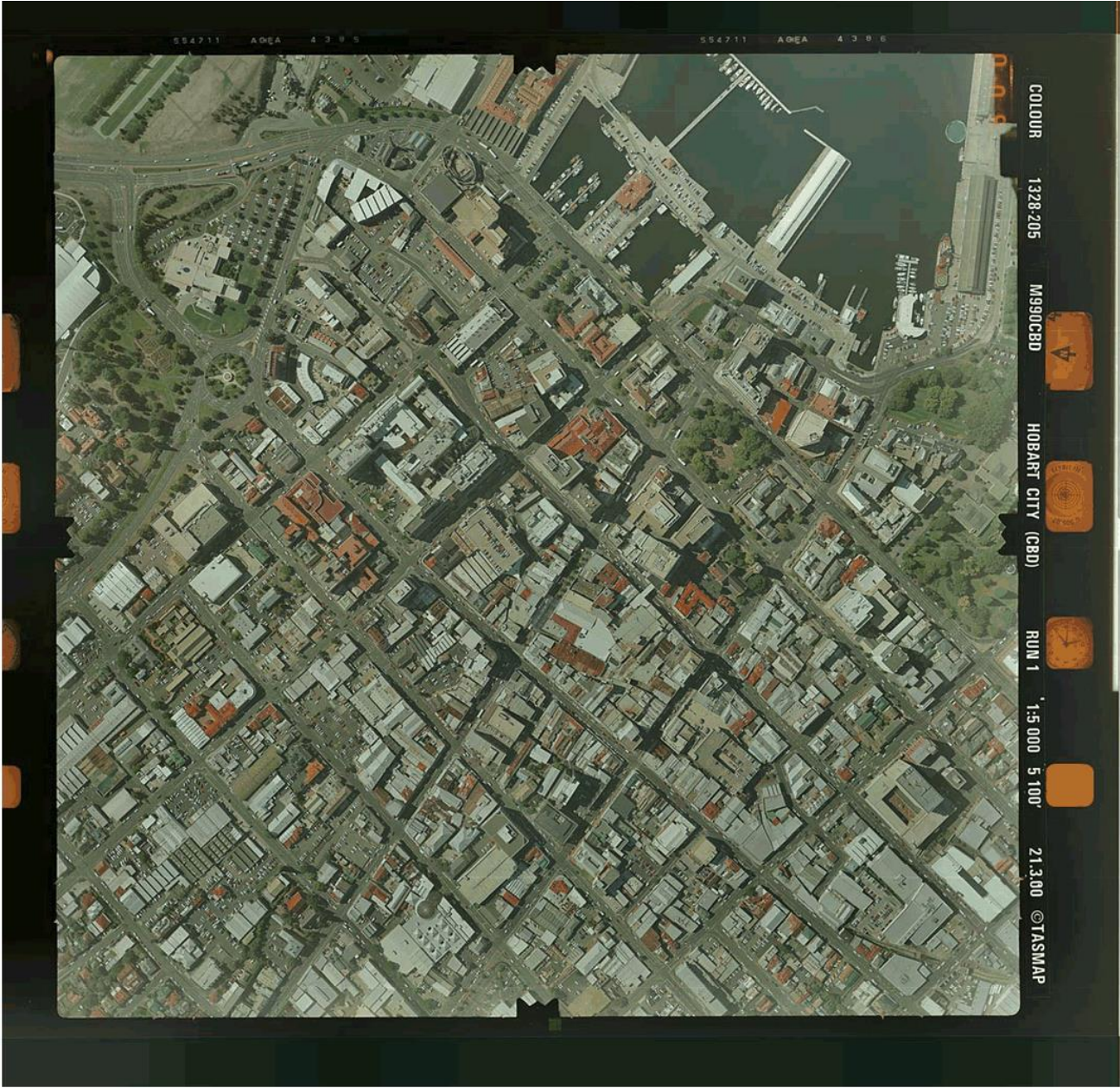


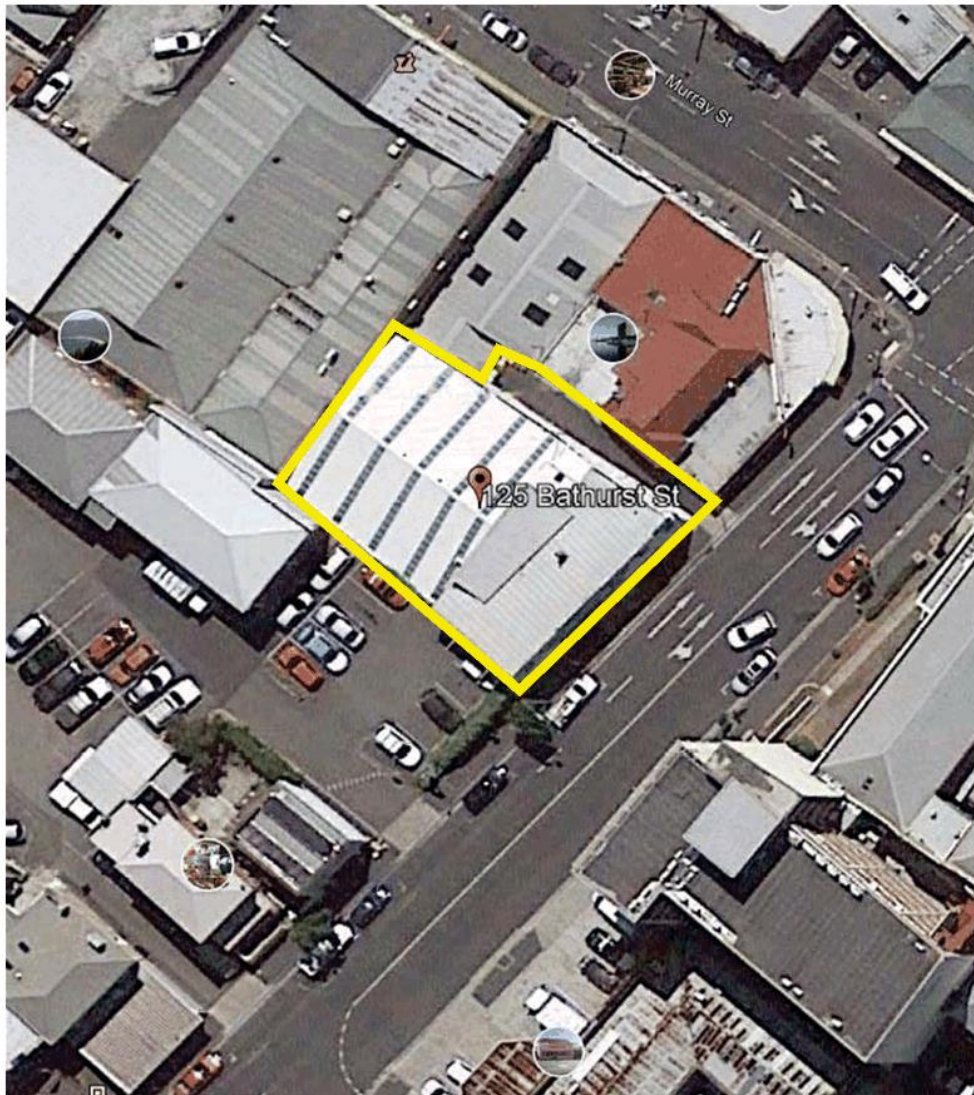
1988 Aerial Photograph – close-up of site



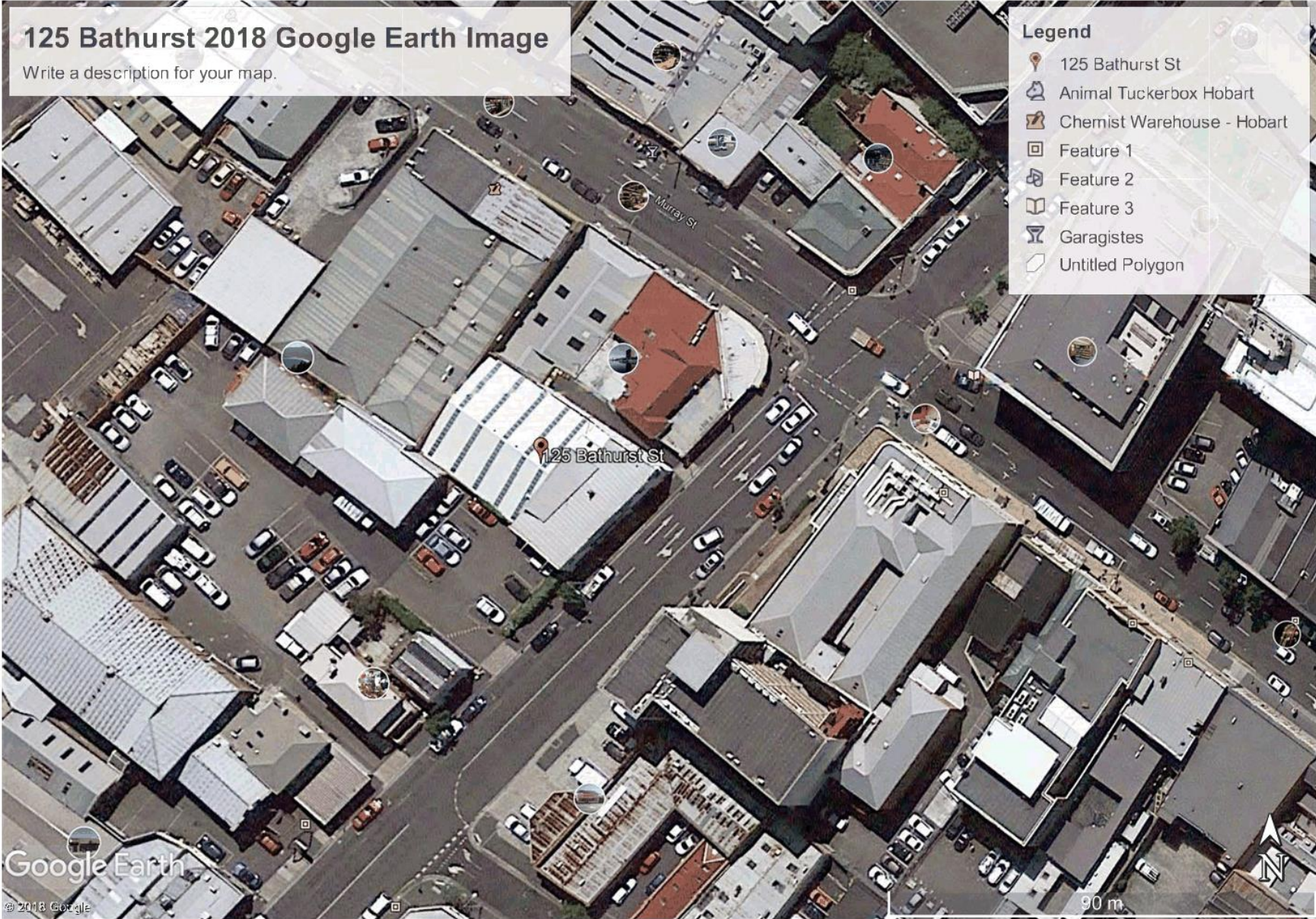


2000 Aerial Photograph – close-up of site





2018 Aerial Photograph – close-up of site



Appendix C – WorkSafe Tasmania Correspondence

Correspondence

From: Knowles, Melanie (DoJ)
To: [Nikki Meskanen](#)
Subject: RE: Dangerous goods database check request - 125 Bathurst Street Hobart
Date: Thursday, 12 July 2018 12:13:21 PM
Attachments: [image004.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

Hi Nikki,

My apologies for the delay in getting back to you. The final search did not return any more dangerous goods records for the site.

Kind regards,

Melanie



Melanie Knowles | Support Officer – Prosecution Coordination

WorkSafe Tasmania
Department of Justice

p (03) 6166 4680

e Melanie.Knowles@justice.tas.gov.au

w www.justice.tas.gov.au

30 Gordons Hill Road, Rosny Park, TAS 7018 | PO Box 56, Rosny Park TAS 7018

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From: Nikki Meskanen <Nikki.Meskanen@ghd.com>
Sent: Thursday, 12 July 2018 9:10 AM
To: Knowles, Melanie (DoJ) <Melanie.Knowles@justice.tas.gov.au>
Subject: RE: Dangerous goods database check request - 125 Bathurst Street Hobart

Hi Melanie,

Do you have the final info for this site?

Thanks,
Nikki

Nikki Meskanen
Senior Environmental Scientist

GHD

Proudly employee owned

T: +61 3 6210 0633 | M: +61 455 895 831 | E: nikki.meskanen@ghd.com
2 Salamanca Square Hobart Tasmania 7000 Australia | www.ghd.com

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From: Knowles, Melanie (DoJ) <Melanie.Knowles@justice.tas.gov.au>
Sent: Thursday, 28 June 2018 4:21 PM
To: Nikki Meskanen <Nikki.Meskanen@ghd.com>
Subject: RE: Dangerous goods database check request - 125 Bathurst Street Hobart

Hi Nikki,

I am just waiting on a final search parameter on dangerous goods at 125 Bathurst Street, Hobart; I will let you know the results of that search as soon as possible. So far I have found no records of dangerous goods for that location in our files.

Kind Regards,

Melanie



Melanie Knowles | Support Officer – Prosecution Coordination

WorkSafe Tasmania
Department of Justice

p (03) 6166 4680

e Melanie.Knowles@justice.tas.gov.au

w www.justice.tas.gov.au

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From: Nikki Meskanen <Nikki.Meskanen@ghd.com>
Sent: Wednesday, 20 June 2018 2:04 PM
To: Nidorfer, Elma (DoJ) <Elma.Nidorfer@justice.tas.gov.au>; WST Info (DoJ) <WST.Info@justice.tas.gov.au>
Subject: Dangerous goods database check request

Hi,

Please find attached a requested for a dangerous goods search for 125 Bathurst Street in Hobart.

If you could let us know an ETA, it would be appreciated.

Thankyou,
Nikki

Nikki Meskanen
Senior Environmental Scientist

GHD

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T: +61 3 6210 0633 | M: +61 455 895 831 | E: nikki.meskanen@ghd.com
2 Salamanca Square Hobart Tasmania 7000 Australia | www.ghd.com

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Appendix D – EPA Tasmania Correspondence

Correspondence

Level 7, 134 Macquarie Street, Hobart TAS
GPO Box 1550, Hobart, TAS 7001 Australia

Enquiries: Contaminated Sites Unit
Phone: (03) 6165 4599
Email: contaminatedsites@epa.tas.gov.au
Web: www.epa.tas.gov.au
Our Ref: (EN-EM-AV-100706_38: H889528) ars



17 July 2018

Ms Nikki Meskanen
GHD
2 Salamanca Square
HOBART TAS 7000

Dear Ms Meskanen

**PROPERTY INFORMATION REQUEST
125 Bathurst Street, Hobart
Certificate of Title: 249758/1**

On 20 June 2018, the Contaminated Sites Unit received your Property Information Request relating to the land referred to above ('the Site').

Whilst no EPA Tasmania records relating to contamination or potentially contaminating activities on the Site were found, a Hobart City Council record indicated that, prior to 2007, **126 Murray Street** may have been a service station with the adjoining properties **130 Murray** and **125 Bathurst Streets** also involved in the automotive industry. The activities associated with this land use have the potential to cause land and groundwater contamination. Please refer to our website for further explanation: <http://epa.tas.gov.au/regulation/contaminated-sites/identification-and-assessment-of-contaminated-land/potentially-contaminating-activities-industries-and-land-uses>

The neighbouring property at **90 Melville Street** was the timber yard associated with the Kemp and Denning sawmill and later a building material and hardware business. No records reporting contamination were discovered, however some activities associated with the operation of a timber yard have the potential to contaminate soil and ground water

At **144-160 Murray Street** (adjoining the Site on the North East boundary), historical WorkSafe Tasmania (WST) File W329 (1969-1985) and File IS-67155-15 (1936) refer to the presence of dangerous goods stored in Underground Storage Tanks.

No other records relating to contamination or potentially contaminating activities at the Site or adjacent properties were found.

The search of records is restricted to those held by EPA Tasmania and includes records relating to: The *Environmental Management and Pollution Control (Underground Petroleum Storage Systems) Regulations 2010*; Industrial Sites (which are or have been regulated by EPA Tasmania); historic landfills; and contamination issues reported to the Contaminated Sites Unit. In addition, the Incidents and Complaints database and records relating to the historical storage of dangerous goods (as detailed below) are searched.

WorkSafe Tasmania (1300 366 322 or wstinfo@justice.tas.gov.au) may have issued dangerous goods licences and/or may hold relevant records for the Site and adjoining properties. As the storage of dangerous goods/fuels is an environmentally relevant activity, you may wish to contact them for further information.

Please note that the dangerous goods licensing records referred to by EPA Tasmania are for sites with underground storage tanks that ceased holding Dangerous Goods Licences prior to 1993. WorkSafe Tasmania hold the records for these Licences after 1993.

EPA Tasmania does not hold records on all sites that are or may be contaminated. You should consider obtaining a site history to determine the likelihood of contamination. If contamination on the Site or an adjacent property is considered likely, further assessment by a competent environmental assessment practitioner is recommended. Site assessments should be conducted in accordance with the *National Environment Protection (Assessment of Site Contamination) Measure 1999*, National Environment Protection Council (or as varied). <http://epa.tas.gov.au/regulation/contaminated-sites/identification-and-assessment-of-contaminated-land/contaminated-site-assessment>

Please note since 1 July 2015, the Director has required all environmental site assessments and reports submitted to the Contaminated Sites Unit for consideration to be prepared by a person certified as a specialist contaminated sites consultant under a scheme approved by the Director. Effective from the 30 June 2018 the currently endorsed scheme is Certified Environmental Practitioner Scheme: Site Contamination. <https://www.cenvp.org>. Alternatively, the investigation may be conducted or endorsed by an interstate Contaminated Sites Auditor.

Further details are available at: <http://epa.tas.gov.au/regulation/contaminated-sites/identification-and-assessment-of-contaminated-land/engaging-a-contaminated-site-assessment-consultant>.

As local councils are able to issue Environment Protection Notices, Environmental Infringement Notices and record complaints, you may wish to contact them for additional information that may be relevant to the Site. Further, if the Site has historically been subject to a permit under the *Land Use Planning and Approvals Act 1993*, the Council would have issued the permit.

Under the *Right to Information Act 2009* (RTI Act), you are entitled to apply for any records mentioned within this letter such as reports, letters, or other relevant documents. For further information on how the RTI process works and how to request information under the RTI Act please visit the Department of Primary Industries, Parks, Water and Environment website.

If you are purchasing a property, you should consider Part 5A of the *Environmental Management and Pollution Control Act 1994* (EMPCA) which defines and specifies requirements for managing contaminated sites. If there is reason to believe the Site is, or is likely to be, contaminated there are certain requirements that you must meet (e.g. notification of a likely contaminated site to the Director, EPA, as outlined in section 74B of the EMPCA).

Although all due care has been taken in the preparation of this letter, the Crown gives no warranty, express or implied, as to the accuracy or completeness of the information provided. The Crown and its servants or agents accept no responsibility for any loss or damage, which may arise from reliance upon this letter, and any person relying on the letter, does so at their own risk absolutely.

As you are aware, property searches incur a charge of \$232.50. An invoice is enclosed.

If you have any queries in relation to the matters above, please contact the Contaminated Sites Unit using the details at the head of this correspondence or refer to the EPA website at www.epa.tas.gov.au and click on 'Regulation and Assessment' to locate information on Underground Fuel Tanks and Contaminated Sites.

Yours sincerely



Bruce Napier
ENVIRONMENTAL OFFICER - CONTAMINATED SITES

Email: Nikki Meskanen – nikki.meskanen@ghd.com

Attachment: Invoice

Appendix E – Hobart City Council Records

Correspondence

From: Dwyer, Jessica
To: [Nikki Meskanen](#); [Moore, Rowan](#); [Edwards, Felicity](#)
Subject: RE: Request for historic contamination information
Date: Wednesday, 27 June 2018 3:34:31 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Nikki,

Our records show that from 1940 to 1948 the property at 125 Bathurst Street was used as a motor car dealers, engineers and garages operating under the name Curnow's garage. From 1949 (date of operation ending unknown) the property again operated as a motor car dealer, engineer and garage under the name of Island Cars Pty Ltd.

The property has two adjacent sites that are considered to be potentially contaminated.

- 130 Murray Street which our records show as operating as a motor car dealer, engineer & garage from 1948 (date of operation ending unknown) under the name of Tasmanian Automotive Service Company.
- 144-160 Murray Street which our records show as operating as a motor car dealer, engineer & garage under the names of;
C.T Ovenden & Ovendons garage from 1924
R. Lyden from 1932,
Broderick Bros. Service Station from 1948,
Woodwards Tyres PTY LTD from 1969 onwards.

**Please note "motor car dealer, engineer & garage" is a category name used to categorize similar businesses which was used when our register of potentially contaminated sites was created. These operations would now be considered to fall under commercial engine and machinery workshops or petroleum product or oil storage for service stations.

Please let me know if you need anything else.

Kind regards,

Jess

Jessica Dwyer
Environmental Health Officer | Environmental Health



City of HOBART

16 Elizabeth Street, Hobart, Tasmania, Australia, 7000 | hobartcity.com.au
Telephone (03) 6238 2115

GHD

2 Salamanca Square

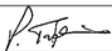

T: 61 3 6210 0600 F: 61 3 6210 0601 E: hbamail@ghd.com

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<https://projects.ghd.com/oc/Tasmania/125bathurstphase1ass/Delivery/Documents/125 Bathurst Phase1 Rpt.docx>

Document Status

Revision	Author	Reviewer		Approved for Issue		
		Name	Signature	Name	Signature	Date
0	N Meskanen	Peter Topliss		Peter Topliss		25/07/2018

www.ghd.com



30 August 2018

Quinten Villanueva
Director
Capital Investments Pty Ltd
57 Toorak Ave
MOUNT STUART TAS 7000

Our ref: 3218905-33672
Your ref:

Dear Quentin

**125 Bathurst Limited PSI
City of Hobart PCL1 Condition - Options to fulfil**

The following presents our comments on the Council Condition PCL1 with regard to 125 Bathurst Street in Hobart (the Site). The condition pertains to the need for an Environmental Site Assessment (ESA) to be completed at the site, for all identified potential risks to human health and the environment to be managed or mitigated appropriately, and once this has been completed, for a Statement of Suitability to be prepared based on the results of the ESA, which confirms that the site will not adversely impact on human health or the environment (subject to implementation of management and mitigation measures).

GHD previously undertook a limited Phase 1 assessment at the Site, which comprised a site walkover and a desktop review of the environmental setting and historic landuse activities. The GHD (2018)¹, assessment identified that *"Based on the findings of this limited PSI, potentially contaminating activities have been identified on the site that would warrant that intrusive site investigations be undertaken to confirm the contamination status of the site. On the basis of the types of historic activities carried out in the vicinity of the site, and their locations, it is recommended that soil and groundwater are tested to confirm likely contamination sources, as well as to assess potential risks to human health and the environment, and to provide preliminary information on likely requirements for offsite disposal of soils"*.

The Site currently has a two-storey building on it, which extends out to three of the four boundaries, and the fourth boundary is occupied by a right of way which is used by a number of neighbouring businesses. The Site is currently occupied by a windscreen repair business (ground floor) which needs full access across their site for up to 12 hours per day, and a private residence (Level one). As such, it is not considered practicable to undertake an intrusive investigation at the site at this point in time.

On the basis that GHD (2018) identified that soil and groundwater the Site has potential to be contaminated, it is proposed that a Phase 2 intrusive soil assessment will be undertaken following demolition and removal of the building from the site and before the underlying soils are significantly disturbed. This would allow the field sampling to be undertaken without disrupting the current occupiers, and will also provide greater visibility to ensure that potential contamination "hotspots" (on basis of visual and olfactory evidence), are targeted for sampling.

¹ GHD (2018). 125 Bathurst Limited PSI Delivery Report. July 2018

All assessment works and management plans will be prepared and/or undertaken in accordance with the requirements of the National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) (the ASC NEPM).

Please contact Peter Topliss on 0457 551 571 or the undersigned, if you wish to discuss any aspect of this advice.

Kind Regards,
GHD



Nikki Meskanen
Senior Environmental Scientist
+61 3 6210 0633



10 September 2018

City of Hobart
16 Elizabeth St
HOBART TAS 7000
Attn: Tristan Widdowson

Our ref: 3218905-12251
Your ref:

Dear Tristan

**125 Bathurst Limited PSI
Proposed Site Assessment Commitments and Contamination Management Plan**

This letter has been prepared in response to a request from the City of Hobart (CoH) on Friday 7 September 2018, for further information on how potential contamination at 125 Bathurst Street, Hobart (the site) will be managed during its redevelopment.

The CoH advice was provided in response to a letter entitled *125 Bathurst Limited PSI, City of Hobart PCL1 Condition – Options to fulfil* (GHD, 2018a), submitted to the CoH on 30 August 2018 to clarify how potential contamination at the site is proposed to be assessed (on basis that site is currently built up and access to the ground surface is limited). A Preliminary Site Investigation (i.e. a limited Phase 1 contamination assessment) was completed in mid-2018, and the findings are described in GHD (2018b)¹.

This letter has been prepared to confirm that an extensive Environmental Site Assessment (ESA), will be undertaken after structures at the site are removed, and that a Contamination Management Plan (CMP), will be prepared based on the findings of the ESA, to ensure that appropriate remediation and protection measures are undertaken before and during excavations. It is intended that the CMP will include a statement that if the CMP is followed, the land will be suitable for its intended use and that the excavations will not adversely impact human health or the environment.

The site is currently built up and has no open space, buildings cover most of the site apart from a driveway/right of way that provides access of Bathurst Street. A large 2-storey warehouse is located at the back of the site, with the street frontage comprising a two-storey building that consists of two ground floor offices positioned on either side of a vehicle access-way that leads into the warehouse beneath a residential flat that is accessed from Bathurst Street.

1 Current status of contamination investigations

The GHD (2018) limited PSI did not identify any definite indications of contamination at the site however, on the basis of the landuse history and infrastructure at the site and adjacent properties, it was recommended that some limited soil sampling should be undertaken to confirm the quality of soil at the site. It was concluded that the preceding investigation did not identify any higher risk (of potential contamination) based on the site history. Therefore, on the condition future development works at the

¹ GHD (2018). *125 Bathurst Limited PSI, Delivery Report*. July 2018.

site are staged, and that subsurface disturbance (after building removal) does not occur before an ESA has been completed, the potential risk to human health (i.e. site workers) and the environment can be adequately managed. In the unlikely event that site contamination is identified, it will be during the ESA process, at which time appropriate management controls can be advised by the environmental consultant. In following this process, the demolition program (prior to the ESA), should not include subsurface excavation or removal of soil material until a suitable level of characterisation has been conducted and appropriate approvals for off-site disposal obtained.

2 Environmental Site Assessment Commitments

Following removal of structures (which currently cover approximately 90% of the site), Qapital Investments Pty Ltd, commits to complete an extensive ESA at the site. The ESA will be undertaken in general accordance with the *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013)* ('the ASC NEPM') and will comprise a gridded and semi-targeted array of soil sampling locations that will meet the minimum requirements for soil sampling densities described in Australian Standard AS 4482.1-2005².

As described in Section 1, the ESA will also include some monitoring of groundwater quality however, the extent of any groundwater monitoring undertaken at the site will be dependent on the findings of the soil assessment.

It is intended that a SAP will be prepared in accordance with the ASC NEPM, before intrusive investigations commence. The SAP will cover infilling of site history data gaps (e.g. location of up-hydraulic gradient off-site fuel tanks) and ensure that all areas of potential historic contamination are targeted for characterisation, ensure the site is assessed at an appropriate density, that relevant chemicals of potential concern (CoPC) are tested for in relevant samples. The SAP will also confirm quality assurance and quality control (QA/QC) requirements for the sampling program, by identifying data quality objectives (DQOs), to ensure that data obtained during the investigations is reliable, repeatable and precise, and therefore suitable for decision-making at the site.

The ESA will assess risks to potential sensitive human and ecological receptors at the site, including current site users (i.e. workers, residents and visitors), workers during the redevelopment of the site, and future post-development users. Potential risks to the identified receptors from contaminated soil and water at the site will be assessed in accordance with the ASC NEPM and its published assessment criteria. Where identified risks are considered to be unacceptable, appropriate management and mitigation measures will be proposed to render the risks acceptable (e.g. removal of contaminated material from site, appropriate handling measures etc.) (see Section 3.0 for more information on management).

Chemicals of potential concern at the site are identified in GHD (2018b) as comprising:

- Total recoverable hydrocarbons (TRH)
- Benzene, toluene, ethylbenzene, xylene and naphthalene (BTEXN)

² Australian Standard AS 4482.1-2005. *Guide to the investigation and sampling of sites with potentially contaminated soil. Part 1: non-volatile and semi-volatile compounds.*

- Metals (cadmium, chromium, copper, lead, mercury, nickel and zinc)
- Polycyclic aromatic hydrocarbons (PAH)
- Phenols

3 Contamination Management Plan Commitments

As described in Section 2.0, following completion of the ASC NEPM-compliant ESA, the findings of the assessment will be used to identify where unacceptable risks to potential sensitive receptors exist. Where a complete linkage between a contamination Source, a transport and uptake Pathway and a sensitive Receptor exists (termed a complete source-pathway-receptor [SPR] linkage), a potential risk is present.

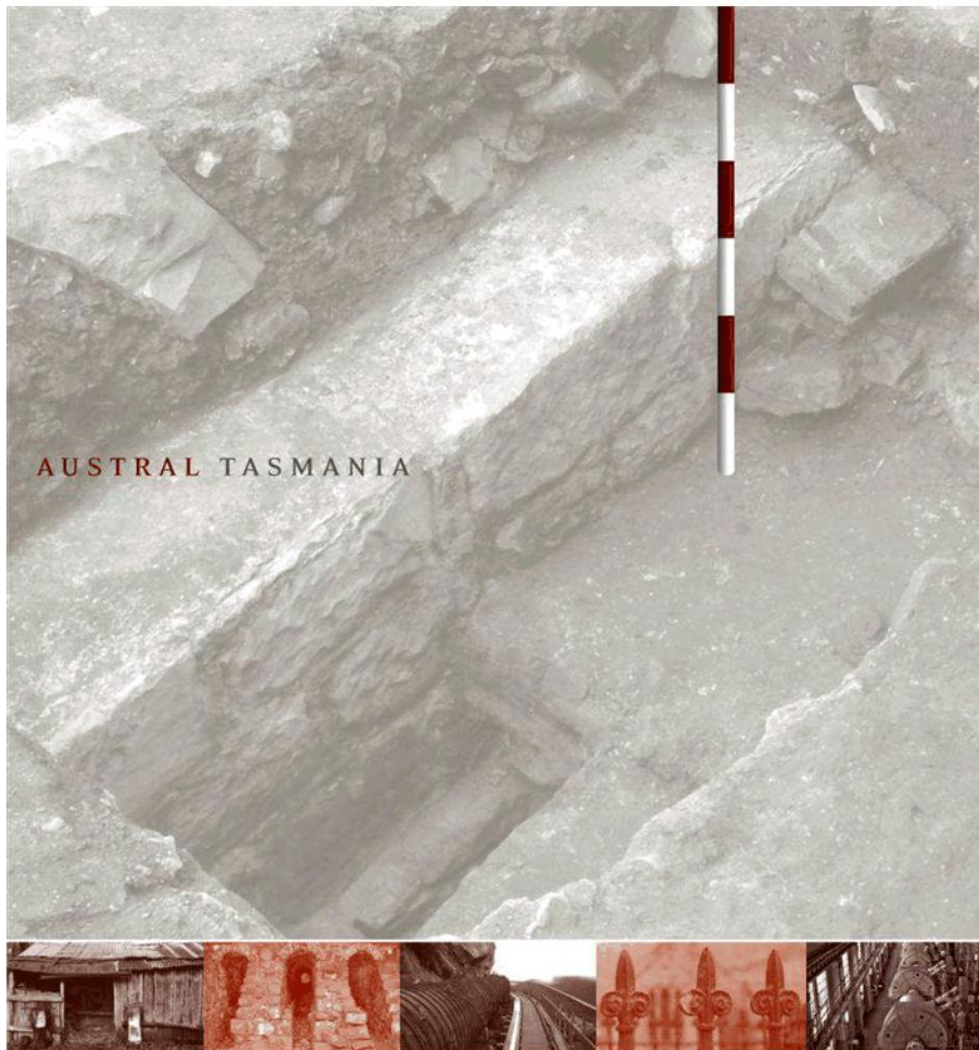
A detailed Contamination Management Plan (CMP) will be developed to manage or mitigate all identified contamination risks once they have been identified and characterised. The CMP will be prepared in general accordance with the ASC NEPM, and Environment Protection Agency (EPA) Tasmania guidance documents *Bulletin No 105 Classification and Management of Contaminated Soil November 2012*, and will include as a minimum the following main points (note the following list is indicative only; actual management actions to be implemented during the works will be selected depending on what media is impacted, the contaminants that are present, concentrations measured etc.):

- Description of all areas of unacceptable risk including media (i.e. soil or groundwater), lateral extent, depth, CoPC, expected concentrations, receptors at risk (e.g. ecological communities, intrusive workers, residents etc.)
- Identification of appropriate management measures to protect identified receptors, such as offsite disposal or capping/containing impacts (e.g. to control groundwater ingress or human contact), and handling/exposure mitigation measures such as dust control and stockpiling measures and PPE
- Validation procedures (e.g. sampling and analysis of excavation walls/floor after removal of contaminated material)
- Monitoring procedures (e.g. for visible dust, asbestos fibres, Lowest Explosive Limits [LELs] etc.)
- Reporting commitments (e.g. what and to whom, frequency, supporting documentation such as tipping dockets/landfill receipts etc.)

Sincerely
GHD

A handwritten signature in black ink, appearing to read 'Nikki Meskanen', with a long, sweeping horizontal line extending to the right.

Nikki Meskanen
Senior Environmental Scientist
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125 Bathurst Street, Hobart

Statement of Archaeological Potential

Final Report prepared for Qapital Investments Pty Ltd

ATo246

30 July 2018

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EXECUTIVE SUMMARY

Introduction

A redevelopment is proposed for 125 Bathurst Street, Hobart. The property is subject to the archaeological requirements of the *Hobart Interim Planning Scheme 2015* and this report has been prepared to assess the archaeological potential and significance of the place and provide management guidance as part of the development.

Site History

For a place in such proximity to the central business district, it is unusual to have only undergone two key phases of historical development. A weatherboard house and associated outbuildings had been constructed on the property by 1822. For a short period it was also used as a shop, but soon reverted solely to residential functions. Although modified at various stages, the house remained extant until 1937. It was demolished in that year along with remaining outbuildings and the site redeveloped after extensive ground reducing earthworks for the current building, constructed as a reinforced concrete and brick motor garage with residential flat above. This building remains extant and is currently used for windscreen repairs.

Archaeological Potential and Significance

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 frameworks.

The archaeological potential varies across the property. The assessment concludes that approximately 90% of the place (some 585 m²) has nil to low archaeological potential because of the reduction in ground levels. This relates to the footprint of the existing 1937-38 building which is likely to have destroyed archaeological evidence of nineteenth century use and development. The remaining 10% of the study area (some 65 m²) is assessed as having moderate archaeological potential. This area corresponds with the right of way along the north east lot boundary with 126 Murray Street, which may contain evidence of past driveway surfacing or drainage infrastructure. Refuse deposits may also have accumulated in this area.

The archaeological significance of such remnant evidence, in isolation from other aspects of the place (destroyed in 1937-38) is assessed as being low. Evidence of potential historic driveway surfaces or drainage infrastructure is limited in the information that it could contribute to an understanding of Hobart's history.

The variable archaeological potential of the place has been presented in a simplified zoning, dividing the property into areas of nil to low and moderate potential. This is shown in the following Archaeological Zoning Plan.



Archaeological Zoning Plan for 125 Bathurst Street. The zoning shows: 1. areas of nil to low (green) and 2. moderate (orange) archaeological potential (LIST Map, © State of Tasmania).

Recommendations

A Statement of Archaeological Potential is designed to provide guidance on the appropriate course of action to manage archaeological values. The retention of evidence of historic driveway surfaces or drainage infrastructure whilst desirable, is not considered essential. It is unlikely to be of sufficient significance to warrant avoidance and conservation. Archaeological monitoring of excavations within this zone and recording of features prior to removal is considered an appropriate response.

Recommendation 1: Statutory compliance

This Statement of Archaeological Potential should form part of the Development Application for the proposed development.

Recommendation 2: Archaeological Monitoring & Recording within Zone of Moderate Potential

Ground disturbances within the area zoned as having moderate archaeological potential as depicted in the Archaeological Zoning Plan are to be monitored and recorded by a suitably qualified and experienced historical archaeologist. The results of the monitoring are to be documented in a report submitted to Hobart City Council. Whilst desirable to retain archaeological features or deposits within this area, they are unlikely to be of sufficient significance to warrant avoidance and conservation.

Recommendation 3: Unanticipated Discovery Protocol for Historical Archaeology

Excavations within the area zoned as having nil to low archaeological potential as depicted in the Archaeological Zoning Plan can proceed without further archaeological oversight. However, the Project Specifications should include notification protocols whereby archaeological advice is sought if features or deposits of an archaeological nature are uncovered during excavation or where doubt exists concerning the provenance of any strata revealed during excavations. This may include but not be limited to the exposure of any structural material made from bricks, stone, concrete or timber and forming walls or surfaces, or the presence of more than five fragments of artefacts such as ceramic, shell, glass or metal from within an area of no more than 1 m².

In such instances, excavation should immediately cease pending attendance on site and receipt of advice from the archaeological consultant, at which point, depending on the findings, it may also be necessary to involve Hobart City Council.

Recommendation 4: Unanticipated Discovery Plan for Aboriginal Heritage

The Unanticipated Discovery Plan for managing Aboriginal heritage (Appendix 1) should form part of the Project Specifications. The results of the Aboriginal heritage property search remain valid until 1 December 2018, after which time a new property search should be carried out.

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1.0 INTRODUCTION

1.1 Client and project details

This report presents the results of a desktop assessment of the historical archaeological potential of 125 Bathurst Street in central Hobart (Figure 1). It has been prepared as part of the proposed redevelopment of the site.

The place is subject to the archaeological requirements of the *Hobart Interim Planning Scheme 2015 (HIPS 2015)*. The report provides an illustrated desktop investigation of the site's history and past disturbances; assesses the site's archaeological potential and significance; and provides recommendations to assist with ongoing management.



Figure 1: 125 Bathurst Street, Hobart. Study Area shaded red (LIST Map, © State of Tasmania).

1.2 Authorship

This report was written by Justin McCarthy and James Puustinen. It was reviewed by Alan Hay.

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 and social values is beyond the scope of this study.

An Aboriginal heritage assessment has not been undertaken as part of this work, although an Aboriginal Heritage Property Search has been conducted and the results incorporated into the recommendations made in this report.¹

Detailed original research has been carried out for this project and all sources cited in this report are included in the reference list. The results and judgements contained in this report are constrained by the limitations inherent in overview type assessments, namely accessibility of historical information

¹ Aboriginal Heritage Search Record PS0025689: 125 Bathurst Street, Hobart, 1 June 2018

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 Acknowledgements

The assistance of the following people and organisations is gratefully acknowledged:

- Mr Quinten Villanueva, Qapital Investments;
- Mr Mathew Chapman, O'Brien Glass;
- Mr John Stephenson, Heritage Tasmania, DPIPWE; and
- Staff of the Tasmanian Archives and Heritage Office.

2.0 REQUIREMENTS FOR HISTORICAL ARCHAEOLOGICAL MANAGEMENT

2.1 Desktop review of registered and listed heritage places

Both Commonwealth and State Acts of Parliament may have a bearing on the management of cultural heritage at 125 Bathurst Street. Key legislation is summarised below. The summary is intended as a guide only and should be confirmed with the administering agency and, where necessary, specialist legal opinion.

2.2 National Heritage Management Provisions

2.2.1 World/National/Commonwealth Heritage Lists

There is an established framework for the identification, protection and care of places of significance to the nation and/or Commonwealth. Entry in the National and/or Commonwealth Heritage Lists triggers statutory processes under the terms and provisions of the *Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)*. Actions which will or may have a significant impact upon the recognised values of a listed place are required to be referred to the Australian Government Minister for the Environment, after which a judgement will be made as to whether the proposed action will require formal assessment and approval. The Act also provides for consideration of actions that may occur outside of a listed place that may have significant impact upon national heritage values, or actions taken on Commonwealth land or by Commonwealth agencies that are likely to have a significant impact on the environment (anywhere). Listing occurs by nomination, which may be made by any one at any time. The Act also provides for emergency listing where National Heritage values are considered to be under threat.

As at 5 June 2018, the place is not included or nominated to the World, National or Commonwealth Heritage Lists.

2.3 State Heritage Management

2.3.1 The *Historic Cultural Heritage Act 1995* and the Tasmanian Heritage Register

The *Historic Cultural Heritage Act 1995 (HCHA 1995)* is the key piece of Tasmanian legislation for the identification, assessment and management of historic cultural heritage places.

The *HCHA 1995* establishes the Tasmanian Heritage Register (THR) as an inventory of places of State significance; to recognise the importance of these places to Tasmania; and to establish mechanisms for their protection. 'State historic cultural heritage significance' is not defined, however the amended Act allows for the production of Guidelines, which presumably will use the existing assessment guidelines for the purposes of defining State level significance.²

A place of historic cultural heritage significance may be entered in the THR where it meets one of eight criteria. The criteria recognise historical significance, rarity, research potential, important examples of certain types of places, creative and technical achievement, social significance, associations with important groups or people, and aesthetic importance.

Works to places included in the THR require approval, either through a Certificate of Exemption for works which will have no or negligible impact, or through a discretionary permit for those works which may impact on the significance of the place.

Discretionary permit applications are lodged with the relevant local planning authority. On receipt, the application is sent to the Heritage Council, which will firstly decide whether they have an interest in determining the application. If the Heritage Council has no interest in the matter, the local planning authority will determine the application.

If the Heritage Council has an interest in determining the application, a number of matters may be relevant to its decision. This includes the likely impact of the works on the significance of the place;

² Heritage Tasmania, DPIPWE, *Assessing historic heritage significance for Application with the Historic Cultural Heritage Act 1995*

any representations; and any regulations and works guidelines issued under the *HCHA 1995*. The Heritage Council may also consult with the planning authority when making a decision.

In making a decision, the Heritage Council will exercise one of three options: consent to the discretionary permit being granted; consent to the discretionary permit being granted subject to certain conditions; or advise the planning authority that the discretionary permit should be refused.

The Heritage Council's decision is then forwarded to the planning authority, which will incorporate the decision into any planning permit.

As at 5 June 2018 the place is not included in the THR.

2.3.2 *Aboriginal Heritage Act 1975*

The *Aboriginal Heritage Act 1975* (*AHA 1975*) is the key Tasmanian legislation providing for the conservation of Aboriginal heritage. The *AHA 1975* applies to 'relics' which are defined as:

- 2 (3)(a) any artefact, painting, carving, engraving, arrangement of stones, midden, or other object, made or created by any of the original inhabitants of Australia or the descendants of any such inhabitants, which is of significance to the Aboriginal People of Tasmania; or;
- (b) any object, site, or place that bears signs of the activities of any such original inhabitants or their descendants, which is of significance to the Aboriginal People of Tasmania; or
- (c) the remains of the body of such an original inhabitant or of a descendant of such an inhabitant that are not interred in –
 - (i) any land that is or has been held, set aside, reserved, or used for the purposes of a burial-ground or cemetery pursuant to any Act, deed, or other instrument; or
 - (ii) a marked grave in any other land
- 2 (4) Despite subsection (3)(a) or (b), objects made, or likely to have been made, for the purposes of sale (otherwise than by way of barter or exchange in accordance with Aboriginal tradition) are not relics for the purposes of this Act.³

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:

- (a) destroy, damage, deface, conceal, or otherwise interfere with a relic;
- (b) 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;
- (c) remove a relic from the place where it is found or abandoned;
- (d) 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;
- (e) take a relic, or cause or permit a relic to be taken, out of this State; or
- (f) 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.⁴

An Aboriginal Heritage Property Search has been conducted for the property to determine if it contains any previously recorded Aboriginal heritage sites, or if there are any specific Aboriginal heritage constraints that apply to the place. The search has not identified any registered Aboriginal relics or identified any particular constraints in regards to Aboriginal relics. These results remain valid until 1 December 2018.⁵

The absence of registered Aboriginal relics does not mean that the study area does not have the potential to contain such items. All Aboriginal relics are protected under the *AHA 1975*, including those found during works. An Unanticipated Discovery Plan should be implemented should Aboriginal Heritage be discovered during ground disturbance works.⁶ This Unanticipated Discovery Plan is included at Appendix 1.

³ *Aboriginal Heritage Act 1975*, s2(3)

⁴ *Ibid*, s14

⁵ Aboriginal Heritage Search Record PS0025689: 125 Bathurst Street, Hobart, 1 June 2018

⁶ *Ibid*

2.4 Local Management Provisions

2.4.1 Hobart Interim Planning Scheme 2015

The property is located within the planning area of the *Hobart Interim Planning Scheme 2015 (HIPS 2015)*. The *HIPS 2015* establishes a Heritage Code, which applies to Heritage Places; Heritage Precincts; and Places of Archaeological Potential.

The property at 125 Bathurst Street is not identified as a Heritage Place or within a Heritage Precinct. It is however within the Place of Archaeological Potential defined by Figure E13.4.1 (Figure 2 below). The objective for the management of archaeological values as part of Building, Works and Demolition is:

To ensure that building, works and demolition at a place of archaeological potential is planned and implemented in a manner that seeks to understand, retain, protect, preserve and otherwise appropriately manage significant archaeological evidence.⁷

The relevant performance criteria are:

Acceptable Solutions	Performance Criteria
A1 Building and works do not involve excavation or ground disturbance.	P1 Buildings, works and demolition must not unnecessarily impact on archaeological resources at places of archaeological potential, having regard to: <ul style="list-style-type: none"> (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'.

Table 1: HIPS 2015: Development Standards for Places of Archaeological Potential - E13.10.1 Building, Works and Demolition

The *HIPS 2015* establishes a series of Application Requirement for Buildings and Works within the Place of Archaeological Potential. This report addresses the Scheme definition of a 'Statement of Archaeological Potential' which is:

statement of
archaeological
potential

Means 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).

⁷ *HIPS 2015*, cl.13.10.1

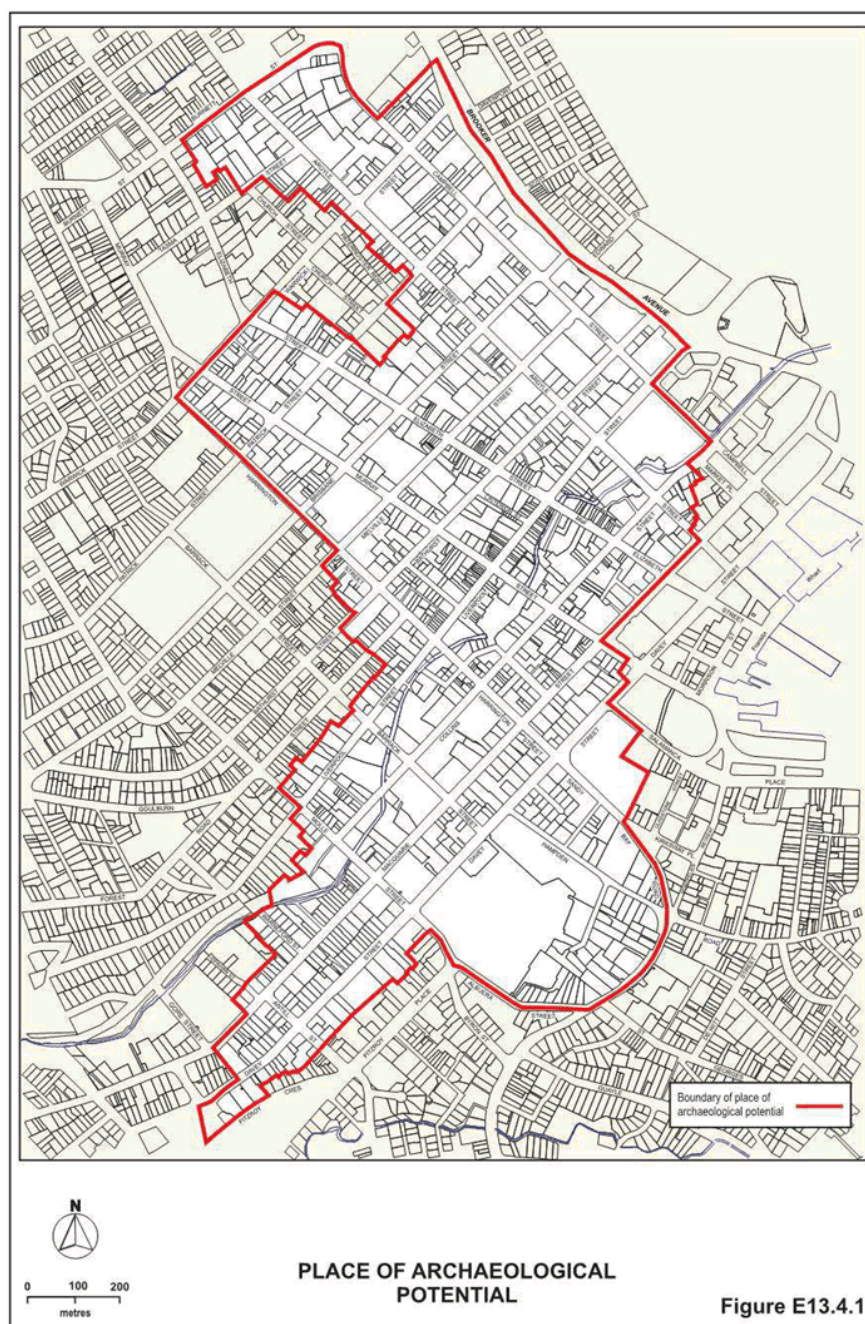


Figure 2: Hobart Interim Planning Scheme 2015 - Place of Archaeological Potential Figure E13.4.1

2.5 Other Heritage Lists

2.5.1 Register of the National Estate

The Register of the National Estate (RNE) was established in 1976 as a list of natural, Indigenous and historic heritage places throughout Australia, with limited statutory mechanisms relating to actions taken by the Commonwealth. As of February 2007, the RNE ceased to be an active register, with places no longer able to added or removed and the expectation that the States and Territories would consider places included on the RNE for management under relevant State legislation. The RNE ceased to exist as a statutory register on 19 February 2012 and references to the RNE were removed from the *EPBC Act*. The RNE continues to exist as a non-statutory information source. Coincidence with other heritage lists and registers (including the THR and planning scheme heritage schedules) is not uncommon.

The property is not included on the RNE.

2.6 Section Summary

Table 2 below summarises the various statutory and non-statutory mechanisms and identifies those in which part of the place is listed.

Register/Listing	Inclusion	Statutory Implications
National Heritage List	No	No
Commonwealth Heritage List	No	No
Tasmanian Heritage Register	No	No
<i>Hobart Interim Planning Scheme 2015</i>	Yes	Yes
Register of the National Estate	No	No

Table 2: Summary of statutory and non-statutory mechanisms

3.0 ILLUSTRATED SITE HISTORY

3.1 Introduction

The Planning Scheme requires a Statement of Archaeological Potential to include an illustrated site and disturbance history. This consists of a series of overlay plans that depict key periods or phases (as dictated by the availability of archival evidence), together with explanatory text and illustrations.

This historical overview begins with a brief introduction to the Aboriginal people of the Hobart area, followed by information related to the early European settlement and development of Hobart and the study area. Historical information has been sourced from key primary and secondary sources to inform archaeological judgments.

For a place in proximity to the central business district of Hobart, it is unusual that the study area appears to have undergone only two key phases of development. These were a weatherboard house that was in place by 1822, and used for a short period as a shop and which survived until 1937 when the site was cleared and the current concrete and brick building was constructed as a motor garage.

The site history has been arranged chronologically addressing the following key phases of use and development:

- The Aboriginal people of the Hobart area and contact history;
- 1804-c.1822: the European settlement of Hobart and the study area;
- 1822: initial subdivision & residential and commercial development; and
- 1937-38: Site Clearance and Redevelopment.

3.2 The Aboriginal People of the Hobart Area & Contact History

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.⁸

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.

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 nations, the South East group did not move 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.⁹

The Nuenonne band from Bruny Island was visiting the area when David Collins arrived in 1804. Woorady, of the Nuenonne later recalled how the people reacted and interpreted the events of early settlement, describing how:

⁸ Ryan, L, *The Aboriginal Tasmanians*, Allen & Unwin: St Leonards, 1996, p.12

⁹ *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

...when the first people settled they cut down trees, built houses, dug the ground and planted; that by and by more ships came, then plenty of ships; that the natives went to the mountains [*Mount Wellington*], went and looked at what the white people did, went and told other natives and they came and looked also.¹⁰

Brief details of contact between the Aboriginal people and the British can be found in the diary of the Reverend Robert Knopwood. An entry in March 1804 records his observations on encountering 'a great many native huts [*sic*] and the fires they made' on the western shore of the Derwent, north of Hobart. Two days later he noted many Aboriginal people were around the camp at Sullivan's Cove, but they could not be persuaded to enter. On numerous occasions, Knopwood wrote of the fires lit by the Aboriginal people for both land management and hunting.¹¹

Initial contact between the Muwinina and Europeans was positive. Although not visiting the settlement, the Aboriginal people were friendly with small groups of Europeans they met at more isolated areas. Such relations were not to last, as by 1806, violence had already begun to emerge. Conflict over food resources was one of the triggers in the deteriorating relationship. By necessity, the European settlers sought to augment their meagre stores with fresh caught game, mainly kangaroos, thereby placing them in direct competition with the Aboriginal people. So insatiable was the European demand for kangaroos, that by late 1808 this food resource had largely been exhausted from the immediate surrounds of Hobart, with hunting parties having to venture further afield.¹²

This period saw a fundamental shift in colonial society with the relocation of Norfolk Islanders to Van Diemen's Land, beginning in 1805 and intensifying from 1807. Gradually, farms spread out along the shores of the Derwent as a burgeoning agricultural economy began to take shape. Over the coming years, more land was granted and brought into production, and the population grew, albeit slowly at first.

The period 1804 to 1824 has been described as one of 'uneasy coexistence' between Aboriginal people and Europeans. Certainly, there were outbreaks of hostilities, but by comparison with what occurred post-1824, the first two decades since the coming of the Europeans were relatively calm.¹³ Notwithstanding the increase in conflict, groups of Aboriginal people continued to occasionally visit Hobart into the early 1820s. One such group was known by the Europeans as the 'Hobart-Town tribe', who visited the emergent town for food and other items.¹⁴

Robinson wrote of groups of Aboriginal people visiting Hobart Town in November 1824 and October 1825. Of the latter, he described:

At 1/2 3 pm 64 black natives came into town. They were naked. Under the protection of the government. Went to see them. At 8 pm they were placed in the market house. They were formed into 3 circles with a fire in the middle of each. On one side of each circle elevated about 3 feet above the rest sat a person whom I supposed were their chief. One out of the 3 of these chiefs could speak broken English. They were all committed to the care of Mr Mansfield the Wesleyan missionary [*sic*]. One of them had a white feather stuck in his ear.¹⁵

Such relative peace was not to last. During the 1820s, the European population grew rapidly, accompanied by an explosion in the issuing of land grants over the most valuable grass plains. These actions created disputes over access to native game, hunting grounds and the connection of Aboriginal people with their traditional tribal lands. What followed was unprecedented violence.¹⁶

In October 1830, Lieutenant Governor Arthur commenced the failed 'Black Line' operation; an attempt to push the Oyster Bay and Big River people remaining in settled areas down to the Tasman Peninsula. The 'line' involved a human chain formed from 3,000 colonists, who through a pincer

¹⁰ *Ibid*, p.77

¹¹ Nicholls, Mary (ed.), *The Diary of the Reverend Robert Knopwood 1803-1808. First Chaplain of Tasmania*, Tasmanian Historical Research Association: Hobart, 1977, p.46; Brown, S., *Aboriginal Archaeological Resources in South East Tasmania. An Overview of the Nature and Management of Aboriginal Sites*, National Parks & Wildlife Service Tasmania, Occasional Paper No. 12, April 1986, pp. 171-172

¹² Ryan, *op. cit.*, pp.76-78

¹³ Boyce, J, *Van Diemen's Land*, Black Inc.: Melbourne, 2008, pp. 67-68, 105-106; McFarlane, I, 'Frontier Conflict', in Alexander, A, (ed.), *The Companion to Tasmanian History*, Centre for Tasmanian Historical Studies, University of Tasmania: Hobart, 2005

¹⁴ *The Hobart Town Courier*, Saturday 5 January 1828, p.2; TAHO, CSO1/1/323/7578, Evidence of Robert Jones to Thomas Anstey, 15 March 1830; *Hobart Town Gazette and Van Diemen's Land Advertiser*, Friday 5 November 1824, p.1

¹⁵ Plomley, NJB, (ed.), *Friendly Mission. The Tasmanian Journals and Papers of George Augustus Robinson 1829-1834*, Tasmanian Historical Research Association: Kingsgrove, NSW, 1966, p.100, f.n. 3

¹⁶ Boyce, *op. cit.*, pp.140-146

movement, attempted to push the Aboriginal people down onto East Bay Neck, dividing the Tasmanian mainland from the Forestier Peninsula. From here, it was expected that the final movement would drive the captured Aboriginal people onto the Tasman Peninsula.

Ultimately, this costly exercise failed to push the remaining Aboriginal people onto the Peninsula who slipped past the line. However, where it did succeed was in clearing the valuable south-east and midlands for secure European settlement. More success was had by George Augustus Robinson who led a series of expeditions which enticed or coerced the remaining Aboriginal people to leave their country. In January 1832, Robinson arrived in Hobart Town in the company of 26 surviving members of the Big River nation. Apparently, the Aboriginal people were accommodated in the basement of Robinson's house until sent to establishments in the Furneaux Islands ten days later.¹⁷

In 1847, the 47 remaining Aboriginal people at the mission on Flinders Island were transported to the former convict station at Oyster Cove, south of Hobart. Back on the Tasmanian mainland, the people would often leave Oyster Cove for weeks at a time to hunt, camp and collect traditional foods, with occasional trips to Hobart.¹⁸

3.3 1804-c.1822: The European Settlement of Hobart and the Study Area

The first decade of European settlement in Hobart was marked by the close relationship between development and the waterfront. After the failure of the settlement at Risdon Cove and the relocation to Sullivans 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.¹⁹

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 Sullivans Cove, Meehan's plan had some street alignments skewed to avoid wide scale demolition of buildings which were located within intended streets.²⁰ The study area is outside of this initial township grid, although given its proximity to the centre, some level of informal use such as timber getting or grazing is likely.

3.4 c.1822: Initial Subdivision & Residential and Commercial Development

The very earliest history of the study area remains uncertain. It is not until the early 1820s that specific and definitive historical evidence of use or development can be established. Even with such information, substantial gaps exist in our understanding of the early history of the place.

Land alienation and the establishment of property boundaries is the first suggestion of development. Hobart had expanded further to the west by 1815, with the creation of Bathurst and other streets.²¹ By the early 1820s, the block bounded by Bathurst, Murray, Melville and Harrington streets had been subdivided into 20 lots. The land which now comprises 125 Bathurst Street was Lot 20, containing approximately 650 m², and largely corresponding with the current property boundaries. It was in the possession of John Parker who had a 21 year lease of the property (Figure 3). Parker also had the nearby allotment on the opposite corner of Murray and Bathurst streets which now contains Highfield House, before acquiring in 1828 the adjacent corner first held by James Blay.²²

¹⁷ Ryan, *op. cit.*, pp.157-158; Bonwick, J, *The Last of the Tasmanians; or, the Black War of Van Diemen's Land*, Sampson Low, Son & Marston: London, 1870, pp.228-229; *The Tasmanian Mail*, 22 August 1896, p.17

¹⁸ Gough, J, 'Oyster Cove', in Alexander, A, (ed.), *The Companion to Tasmanian History*, Centre for Tasmanian Historical Studies, University of Tasmania: Hobart, 2005, pp.261-262; *The Mercury*, Friday 20 December 1861, p.2; *The Mercury*, Friday 25 May 1866, p.4; *The Mercury*, Friday 18 February 1870, p.2

¹⁹ 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

²⁰ 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

²¹ *The Hobart Town Gazette and Southern Reporter*, Saturday 13 December 1817, p.2

²² TAHO, LSD418/1/46-47, John Parker; TAHO, SC285/1/50/501, Grant Application, Joseph Lester, 1852

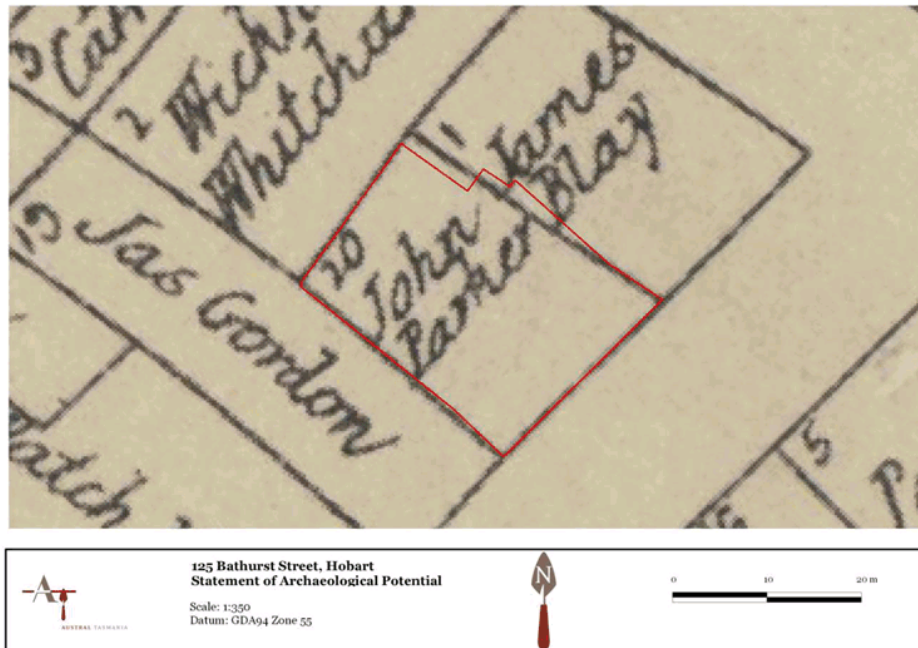


Figure 3: Detail from c.1826-28 plan of Hobart showing early parcel boundaries and lease or grant holders. The study area was issued as a 21 year lease to John Parker in 1824. Parker acquired James Blay's adjacent lot in 1828, now registered as 126 Murray Street (TAHO, AF394/1/106, Map - Hobart 104 - plan of Hobart from Sullivan's Cove to Warwick Street and from Antill Street to Campbell Street).

Parker is but one example of the opportunities afforded to former convicts following the remission of their sentences. A London weaver by trade, he was found guilty in July 1817 of breaking and entering and the theft of goods and cash. He was sentenced to death at the age of 25, later reduced to transportation and a life sentence.²³

He arrived in Hobart Town in June 1818 and initially continued to have run-ins with the law. He was found guilty of being absent from his lodgings in May 1819, attempted to escape by ship in August (an offence for which he received 25 lashes), and in September received 100 lashes and a two year sentence to the government work gang for breaking and entering and burglary. Although not his last encounters with the law, Parker's conduct improved. He married Sarah Pettitt in November 1823, and received his ticket of leave in January 1824.²⁴

Parker's lease over the Bathurst Street property was also registered in 1824, but it appears he had been in residence there for some time prior where he established a general retailing business. In September 1822, he advised that he had for sale at Mrs Millers house (next door to Mr Blay's), the following imported items:

Gentlemen's fine cambric shirts and white drill trowsers [sic], striped jean trowsers [sic], toilonet [sic] waistcoats, jean jackets, superfine hats, ladies' straw bonnets, ready trimmed; women and children's black willow bonnets, blue jackets and trowsers [sic], cotton shirts, striped calico checks, men and women's cotton stockings; a choice selection of teas, by the chest; sugar by the bag, butter and cheese.²⁵

Who Mrs Miller was, how and when she came to possess land in Bathurst Street and construct a house has not been established. However, it would seem likely that the premises combined both commercial and residential functions, a pattern common in the nineteenth century. In the coming years, their

²³ Proceedings of the Old Bailey, John Parker, t18170702-87; TAHO, 1813, CON13/1/1/183, John Parker

²⁴ TAHO, CON31/1/34/11, John Parker; TAHO, RGD36/1/1 no. 663; *Hobart Town Gazette and Van Diemen's Land Advertiser*, Friday 30 January 1824, p.1

²⁵ *Hobart Town Gazette and Van Diemen's Land Advertiser*, Sat 28 Sep 1822, p.2

stock expanded to include mustard, herrings, salt, tobacco and snuff, smoking pipes, rice, pepper, peas, coffee and lamp oil.²⁶

Parker continued to trade from Bathurst Street over the coming years. However, his conduct as a shopkeeper was far from exemplary. He was fined in 1822 and again in 1826 for overcharging customers by using inaccurate and illegal weights; in March 1824 he was punished for selling bread at more than the set price; and he was caught selling spirits without a license in 1827. Fines and sentences to the treadmill or to works gangs occurred with some regularity.²⁷

The next description of development within the study area comes from this period with Parker attempting to sell his two city properties in 1825. The Bathurst Street site contained 'an excellent weatherboarded house' with:

... an extensive view of the Town and Harbour, in a well finished state, containing 4 Rooms, Bake-house, Oven, and Loft, with a small Stable detached.²⁸

He was however, unable to find a buyer and was seeking residential tenants by September. Commercial uses of the place seem to have ended at this time, with Parker subsequently giving Murray Street as the address of his work.²⁹

Sarah died in February 1826 and after waiting six months John remarried, this time to Elizabeth Ann Throne. Mary and Joseph Lester witnessed the wedding, and this couple were to have further involvement with the Parkers and the study area in the coming years.³⁰

The first map to show development within the study area dates from this period (Figure 4). Prepared in c.1830, the map is of a very large scale, and its spatial accuracy is limited. It does however show a rectangular building on the street frontage, which was most likely the house and former commercial premises, with smaller outbuildings in the north west and north east corners, probably the stable and possibly the bakehouse. All three buildings are shown as being constructed from timber.

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), 1/2 acre to one acre (second class) and 1/4 acre to 1/2 acre (third class). Each designation came with certain building requirements, although some flexibility was available.³¹

Parker's land was 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.³² As shown in Figure 4, buildings in the study area departed from the regulation, being constructed from timber.

²⁶ *Hobart Town Gazette and Van Diemen's Land Advertiser*, Friday 11 Mar 1825, p.4; *The Tasmanian Almanack for the Year of Our Lord 1825*, p.81

²⁷ TAHO, CON31/1/34/11, John Parker

²⁸ *Hobart Town Gazette*, Saturday 2 July 1825, p.3; *Hobart Town Gazette*, Friday 22 July 1825, p.1

²⁹ *Colonial Times and Tasmanian Advertiser*, Friday 9 September 1825, p.1

³⁰ TAHO, RGD34/1/1 no. 115, Sarah Parker; TAHO, RGD36/1/1 no. 902

³¹ Ross, J, *The Hobart Town Almanack for the year 1829*, James Ross: Hobart Town, 1829, pp. 118-123

³² *Ibid*, p.119

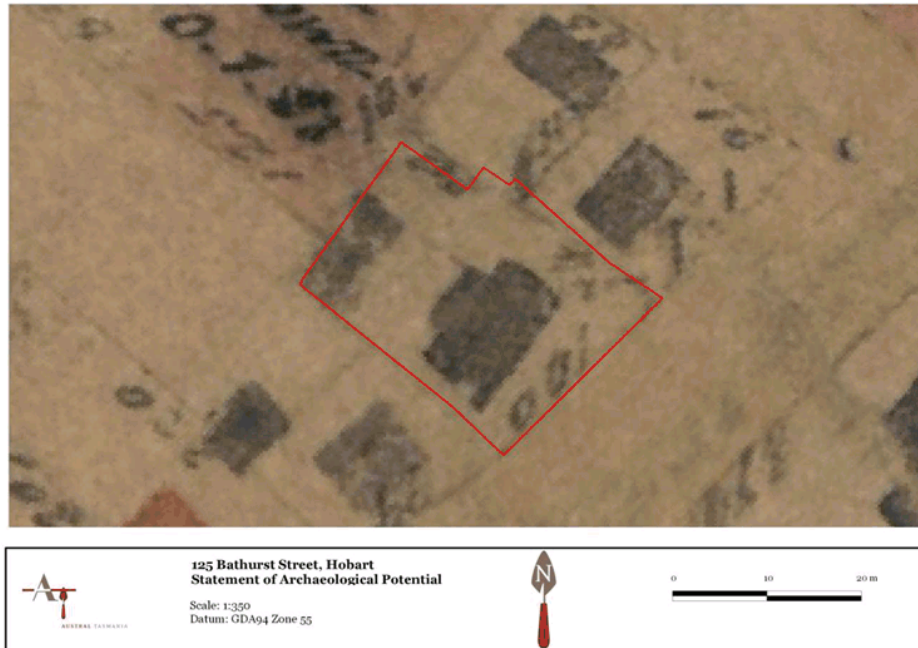


Figure 4: c.1830 map of Hobart showing three timber buildings within the study area. The large building had reverted to solely residential uses by this time (TAHO, AF394/1/5, Map - Hobart 5 - Plan of Hobart Town).

Two children were born to the second marriage, but it does not appear to have been a successful relationship, with the couple separating by 1831 and John warning the public that he would not be accountable for any debts incurred by his wife. Twice in 1833, and again in 1837 Elizabeth took legal action against John to provide financial support to herself and their children. Ultimately, she was unsuccessful, it emerging during the trial that the separation had been caused by her adultery.³³

Newspaper accounts described Parker as 'recently reduced in circumstances, although formerly an opulent man.'³⁴ These financial difficulties coincided with his marriage breakup, resulting in the sale of his properties, including his Bathurst Street house to Joseph Lester in March 1831. Joseph Lester and his wife Mary had been witnesses to Parker's marriage.³⁵

Mary and Joseph Lester shared a similar background, both being former convicts who went on to some success. Joseph arrived in New South Wales in 1814 with a seven year sentence. His crime has not been established, however prior to transportation his trade was in brickmaking. Mary had arrived in Sydney in 1813 from London. At the age of 18, she had been found guilty of stealing muslin and received a seven year sentence. Mary was discharged from the Parramatta Female Factory in 1816 and transferred to Hobart Town. Also aboard the ship was Joseph, and the pair married in December of that year.³⁶

The Lester's gained their freedom by 1820 and went on to some prosperity. Joseph seems to have begun his career in the whaling or sealing industry. By 1821 he had received a publican's license to operate the Brown Bear hotel on the corner of Bathurst and Harrington streets, before transferring to the White Horse Inn in Liverpool (and then Elizabeth) Street in 1823. They had achieved some wealth by 1824, allowing the family to travel to England before later returning to Hobart. Joseph was fined several times for breaching his licensing conditions but generally appears to have entered respectable society and diversifying his business interests as a general merchant. He amassed a large number of

³³ TAHO, CON31/1/34/11, John Parker; *The Hobart Town Courier*, Saturday 5 November 1831, p.3; *Colonial Times*, Tuesday 7 November 1837, p.7

³⁴ *Colonial Times*, Tuesday 7 November 1837, p.7

³⁵ LTO, Deeds Index, John Parker

³⁶ TAHO, CON13/1/1/45, Joseph Lister [sic]; Female Convicts in Van Diemen's Land Database: Mary Lester (Jones); TAHO, RGD36/1/1 No.244, Marriage Register - Joseph Lester, Mary Jones

properties throughout Hobart, and the Lester's made their home on the opposite corner of Murray and Bathurst streets, on land originally held by John Parker.³⁷

A series of maps were prepared of Hobart during the 1830s, but these generally lack spatial accuracy. Figure 5 dates from c.1834 and shows two rectangular buildings within the study area. Although depicted differently to the earlier c.1830 map (Figure 4 above), it would seem likely that the same two large buildings are being shown.

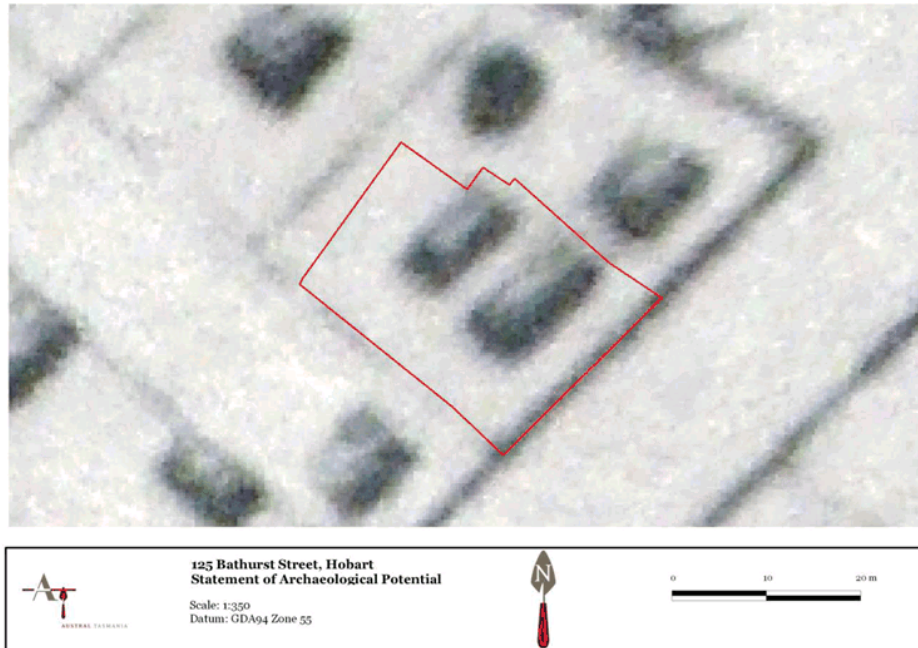


Figure 5: c.1834 map of Hobart showing the study area. The map lacks spatial accuracy, but the two buildings shown in the study area are probably the same two large structures shown in the previous map (Figure 4 above) (TAHO, MAP1/1/99, Map - Derwent-Hobart City and Battery Point: Shows Public and Private buildings).

The place continued to serve its residential function as rental accommodation, with James Pross and his family living there during the 1840s.³⁸ James Sprent completed his highly accurate surveys of Hobart during this same period. These plans are spatially accurate in showing building locations, materials, and lot boundaries. Unfortunately, Sprent only depicted the front section of the building on Bathurst Street, and not the entire site (Figure 6). It does however continue to show a timber building, which is likely to have been the same one shown in previous maps.

³⁷ *The Hobart Town Gazette and Southern Reporter*, Saturday 26 August 1820, p.2; *Hobart Town Gazette and Van Diemen's Land Advertiser*, Saturday 6 October 1821, p.1; *Hobart Town Gazette and Van Diemen's Land Advertiser*, Saturday 11 January 1823, p.2; *Hobart Town Gazette and Van Diemen's Land Advertiser*, Friday 24 December 1824, p.1; TAHO, CON31/1/27, p.5 Joseph Lester; LTO, Deeds Index, Joseph Lester; *The Tasmanian*, Friday 8 March 1839, p.8; TAHO, CEN1/1/15, 1842, Joseph Lester

³⁸ Assessment and Valuation Rolls, 1847

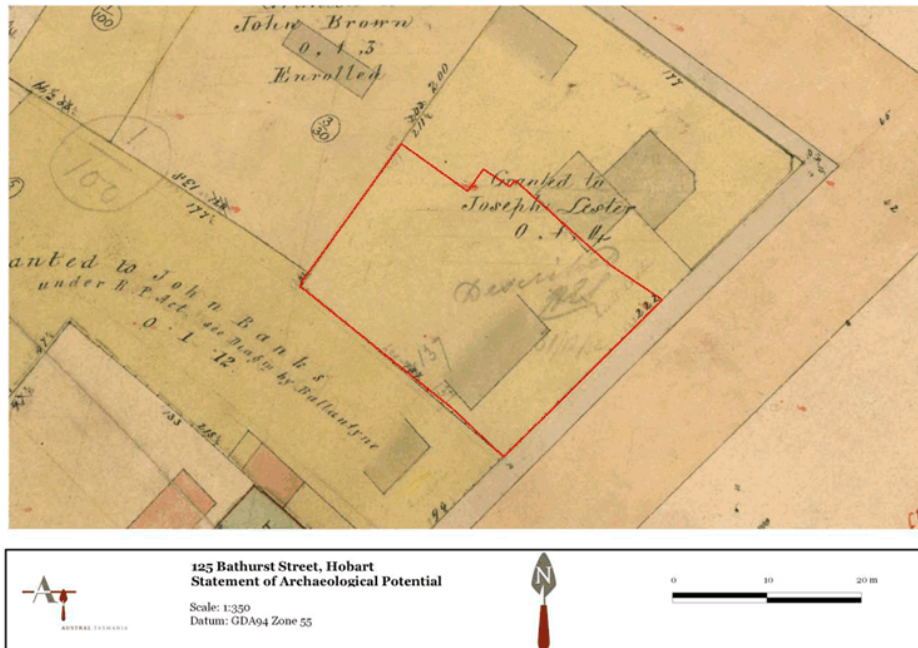


Figure 6: James Sprent's 1840s survey. Although only partially depicted, it is likely that the timber house shown in the study area is the original building depicted in previous maps (TAHO, AF393/1/52, Map - Sprent's page 54 - bounded by Harrington, Melville, Murray & Bathurst (sec ff) includes Bathurst St Watch House Hobart).

The property was granted to Joseph Lester in 1852, as part of a combined application for what are now 125 Bathurst Street and the adjacent 126 Murray Street.³⁹ Lester died in 1875 and executors disposed of his estate. The Bathurst Street land was purchased by James Sargeant, a pawnbroker. Sargeant and his family lived in the house, whilst also renting out individual rooms in the 'pleasantly situated, central [and] quiet' cottage.⁴⁰ The whole house was made available to tenants in 1887, with the advertisement noting:

That centrally situated COTTAGE, No.73, BATHURST STREET, containing 6 rooms, detached kitchen, bath and servants' rooms; also nice kitchen and flower gardens, well stocked.⁴¹

Photographs and other images begin to show the site during the latter part of the nineteenth century. Unfortunately none are particularly clear, but they do indicate a small, hipped roof cottage with a verandah (Figure 7). A photograph looking towards the south east (Figure 8) may show the large outbuilding in the north west corner of the lot shown in Figures 4 and 5 above, or perhaps the detached kitchen described in the 1887 advertisement.

It was not until 1905 that a detailed and accurate map of the place was prepared (Figure 9). The timber cottage remained extant, with a new wing extending off its north western corner. The large outbuilding that previously existed in the rear north west corner had been removed by this time, with a single water closet in its place. The Drainage Board Plan is also useful in providing ground heights and shows that there was a height differential of 3.46 metres from Bathurst Street to the top of the allotment. Bathurst Street was at 24.18 metres a.s.l., with a flight of steps leading up to the house, at some 27.54 metres a.s.l. The land reached a height of 27.64 metres a.s.l. towards the rear north western corner.

³⁹ TAHO, SC285/1/50/501, Grant Application, Joseph Lester, 1852

⁴⁰ TAHO, RGD35/1/8, no. 2585, Death Certificate, Joseph Lester; TAHO, AD960/1/11, Will no. 1776, Joseph Lester; *The Mercury*, Wednesday 27 November 1878, p.1; *The Mercury*, Saturday 6 November 1880, p.1

⁴¹ *The Mercury*, Saturday 19 February 1887, p.1

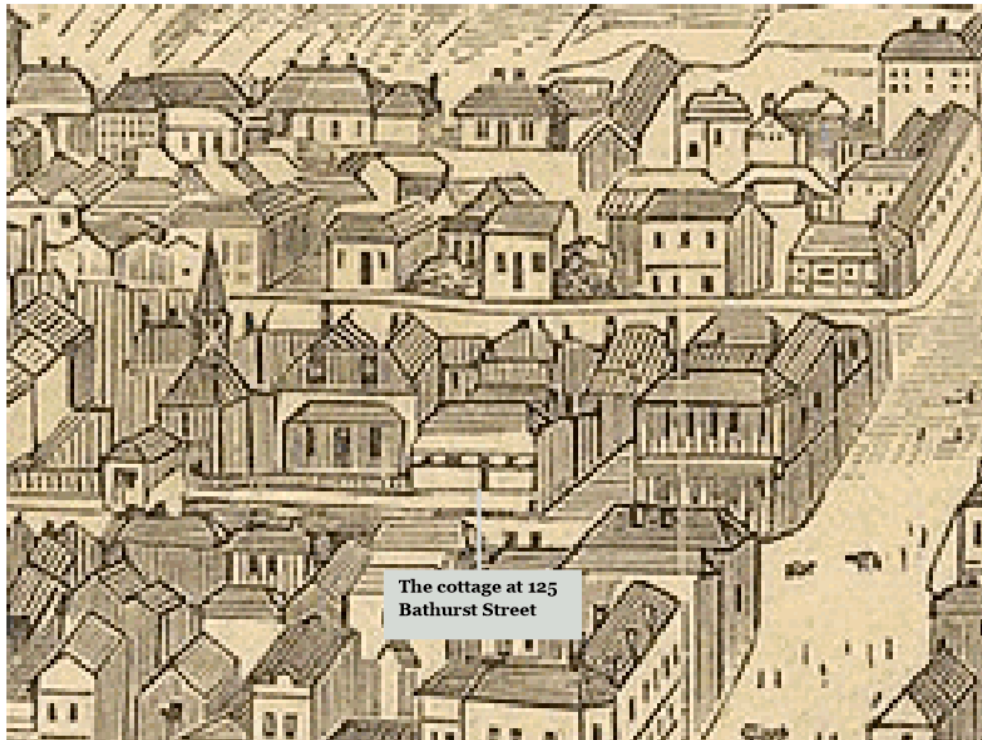


Figure 7: 1879 birds-eye sketch looking north west with the study area indicated (TAHO, Hobart Town, 1879, A.C. Cooke, State Library of Tasmania, Allport Library and Museum of Fine Arts, AUTAS001128189651).



Figure 8: c.1890s photograph looking south east with the rear of 125 Bathurst Street indicated (TAHO, NS1013/1/767, Photograph - Hobart from the North - showing Harrington Street).

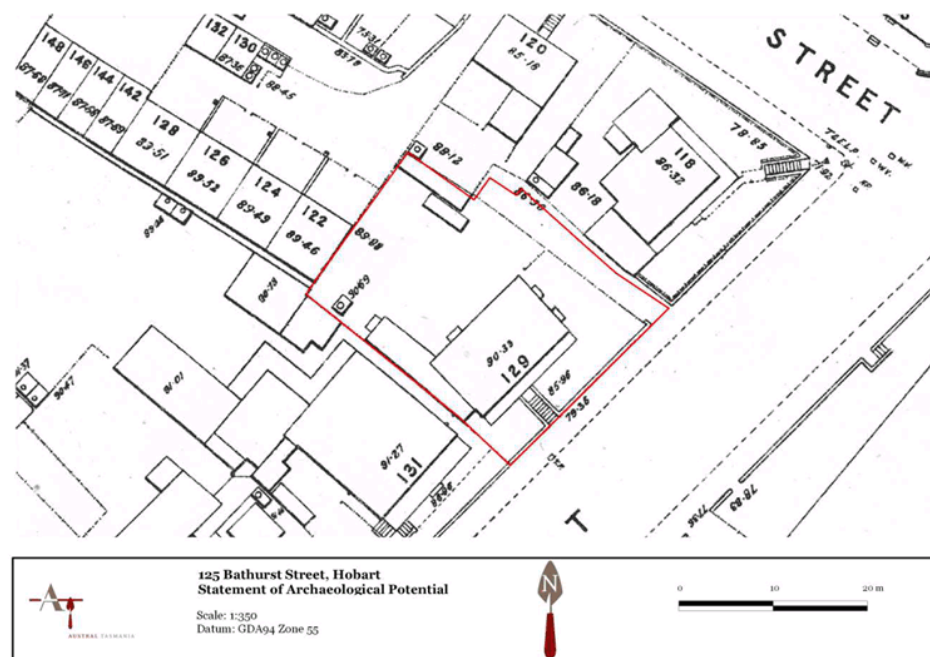


Figure 9: 1905 Drainage Board Plan showing the study area. The plan also indicates ground levels - 24.18 metres a.s.l. on the street frontage, the house at 27.54 metres a.s.l, and the water closet in the rear north west corner at 27.64 metres a.s.l (TAHO, Metropolitan Drainage Board, City of Hobart Detail Plan No.8 (City Centre), 1905).

Ownership and occupants changed several times during the early twentieth century. The property largely continued to be used as rental accommodation over the coming decades, with residents including Clara Bealey (1910), Nora Reid (1915), George Watson (1920), J House (1924), Stephen O'Donoghue (1930) and Dorothy Norman (1934).⁴² It was placed on the market in 1921 and again in 1926, the earlier sale describing it as:

That conveniently situated W.B. verandah cottage, No. 125 Bathurst Street, near Murray Street, containing 6 rooms, and usual outbuildings.

Land has a frontage of 67 ft [i.e., approximately 20.4 m] and a depth of 88 ft [i.e., approximately 26.8 m].⁴³

3.5 1937-38: Site Clearance and Redevelopment

The extant building at 125 Bathurst Street was constructed for Mrs Annie Pierce in 1937-38 as a motor garage with an upstairs flat. Designed by architect Harry Hope, it was built during a period when private motor vehicle ownership was increasing, and a range of new commercial enterprises was established to service these needs, such as petrol stations, vehicle manufacture and sale, repair work and car hire.

Construction of the reinforced concrete and brick building began in 1937, commencing with demolition of the existing timber cottage and outbuildings. The cottage was located on an elevated position, originally overlooking Hobart. To allow for ground floor vehicle access off Bathurst Street, the slope was cut and benched. An advertisement from August sought excavators to remove 2,000 yards (i.e., 1,529 m³) of earth.⁴⁴

The new building occupied the majority of the site, with the exception of the right of way access along its north eastern boundary with 126 Murray Street. The extent of cutting required for the garage was

⁴² TAHO, Assessment and Valuation Rolls

⁴³ *The Mercury*, Thursday 13 October 1921, p.8; *The Mercury*, Saturday 21 March 1925, p.2

⁴⁴ *The Mercury*, Tuesday 31 August 1937, p.1;

extensive, and increased in depth towards the north, allowing for the ground floor to be on all the same level. Cutting of the hill slope and excavations reached a depth of some 3.3 metres along the north western boundary with 144-160 Murray Street, were shallower on the Bathurst Street frontage, but rapidly increased in depth, to a depth of +/- 2 metres toward the middle of the lot (Figures 10-13).

The building was completed in 1938 and traded as Curnow's garage, offering vehicle sales and rentals.⁴⁵ It has subsequently been used for car hire and windscreen repairs.

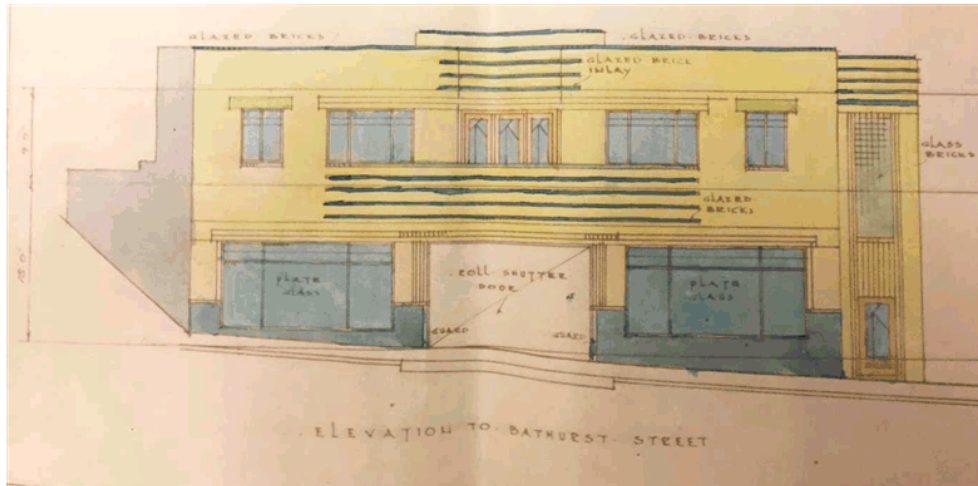


Figure 10: 1937 plan showing Bathurst Street elevation of the garage (TAHO, AE417/1/2108, 125 Bathurst Street (6871).

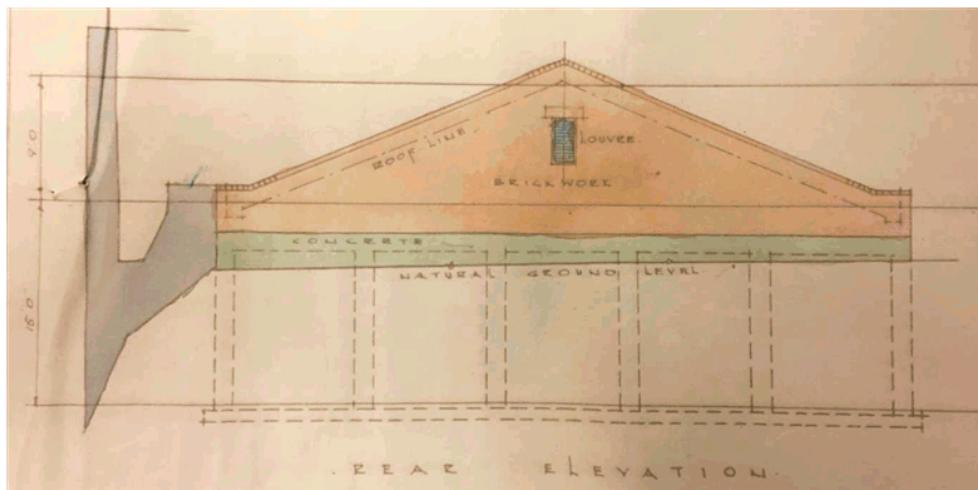


Figure 11: Rear, north western elevation on boundary with 144-160 Murray Street. Note the level of the natural ground level. Excavations in the order of some 3.3 m were required at this end of the site (TAHO, AE417/1/2108, 125 Bathurst Street (6871).

⁴⁵ *The Mercury*, Tuesday 23 August 1938, p.2; *The Mercury*, Tuesday 22 August 1939, p.10

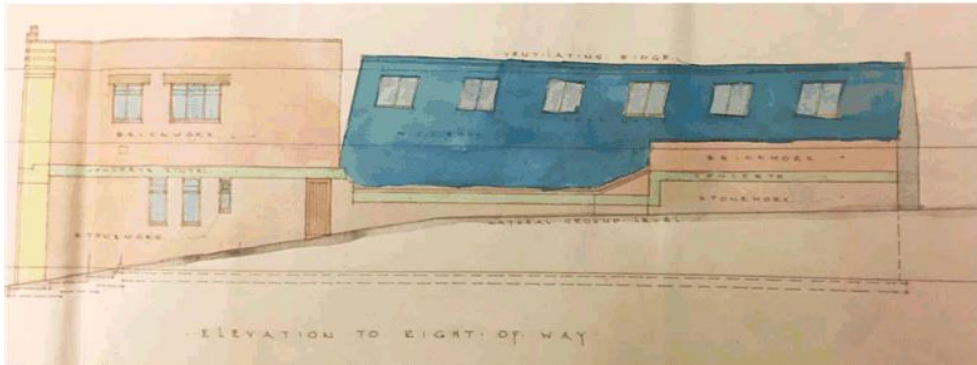


Figure 12: North eastern elevation to right of way. The right of way retained the natural ground level, but the extent of excavation for the garage floor level is shown, greater at the northern end and shallower towards Bathurst Street. North to right of figure (TAHO, AE417/1/2108, 125 Bathurst Street (6871).



Figure 13: Ground floor plan. The green area shows the building footprint, and area of excavation. The right of way on the north eastern side is indicated (TAHO, AE417/1/2108, 125 Bathurst Street (6871).

4.0 ARCHAEOLOGICAL ASSESSMENT – DISTURBANCE HISTORY, SIGNIFICANCE AND SENSITIVITY ZONING

The management recommendations made in this report (see section 5.0) 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.

4.1 The site in 2018

A site visit to the study area was carried out on 19 June 2018. The study area consists of the 1937-38 reinforced concrete and brick building, and the right of way on the north east alignment separating 125 Bathurst Street from 126 Murray Street.

The 1937-38 building occupies the majority of the lot, some 585 m². It is constructed in two sections - the two storey section on the street frontage, with the gabled roofed workshop to the rear (Figure 14). A central driveway provides vehicle access from Bathurst Street and extends on the same level to the rear boundary wall separating 125 Bathurst Street from 144-160 Murray Street behind (Figures 15-16). The natural slope of the hill has been substantially cut to accommodate this level access. The floor is reinforced concrete, described in the specifications as being 30.48 cm thick.⁴⁶ An underground storage tank and service pit are located towards the south eastern end of the ground floor.

A right of way separates 125 Bathurst Street from the adjoining 126 Murray Street. The right of way is some 23 m long and varies from 2.5 - 3.5 m wide. It covers an area of some 65 m². The right of way has a bitumen surface and rises several metres from Bathurst Street. Its gradient is likely to represent the nineteenth century slope, with the extant rubble stone wall and historic building on 126 Murray Street suggesting that the original topography of the hill and driveway remains in place (Figures 17-18).

⁴⁶ TAHO, AE417/1/2108, 125 Bathurst Street (6871)



Figure 14: 125 Bathurst Street, constructed 1937-38 and occupying the majority of the lot. Note the right of way access on the right hand side, separating 125 Bathurst Street from 126 Murray Street. Looking north west.



Figure 15: Workshop area, behind the two storey street frontage. Looking north west to boundary wall.



Figure 16: Workshop area, behind the two storey street frontage. Looking south east to Bathurst Street.



Figure 17: The right of way looking north west from Bathurst Street, with 125 Bathurst Street on left, and 126 Murray Street, right. The gradient is likely to represent the nineteenth century slope. Note the stone wall and historic building at 126 Murray Street.



Figure 18: Looking south east from near the top of the right of way. 125 Bathurst Street on right, and 126 Murray Street, left.

4.2 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.

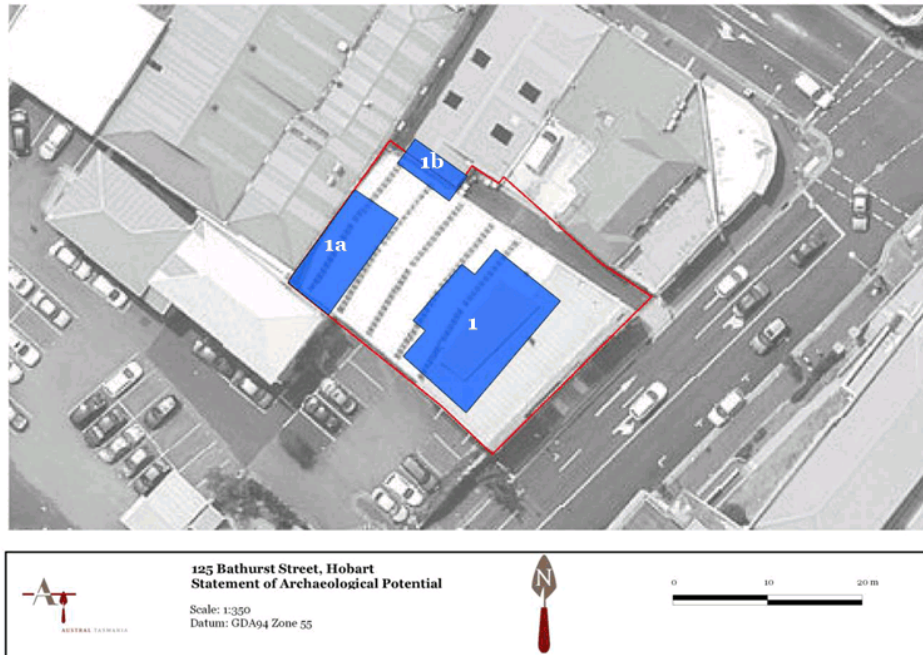
The study area has been subject to two key periods of development:

1. By 1822: the construction of a timber house and associated outbuildings, also used for a short period in early 1820s as commercial premises; and
2. 1937-1938: Site clearance and construction of the current reinforced concrete and brick building.

Modifications are likely within each phase, and for clarity the following sections divide the history of the place into four phases, based on key historic maps or 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 or commercial activity, such as associated yards, gardens, laneways and outdoor workspaces, or unmapped outbuildings.

The conclusion drawn from this analysis is that the study area has undergone a high level of disturbance. Excavations to bench the site for the footprint of the 1937-38 building are likely to have destroyed or substantially impacted both structural and artefactual deposits related to nineteenth century development and occupation. The right of way separating 125 Bathurst Street from 126 Murray Street appears to be the only part of the site which has not been subject to substantial disturbances.

4.2.1 Phase 1: c.1822-c.1830**Figure 19: Overlay showing development in the study area from c.1822-c.1830 (LIST Map, © State of Tasmania).**

No.	Phase	Disturbance to Previous Phases
1, 1a, 1b	<p>Weatherboard House [1]. This building was in existence by 1822, and described as being 'Mrs Miller's House'. It was used for a period during the early-mid 1820s as a shop. It was put on the market in 1825, at which time it was described as containing four rooms.</p> <p>Timber Outbuildings [1a] and [1b]. These buildings were associated with the house [1]. The 1825 advertisement described the property as containing a bakehouse, oven and loft and a small detached stable. The larger of the structures [1a] may have been the stables.</p> <p>Cess or rubbish pits were also typically located in rear yards during the nineteenth century and were used for the disposal of refuse. It would seem likely that rubbish and sewage disposal took place within the yard space between [1] and [1a].</p> <p>The location of these buildings is taken from a c.1830 map of Hobart, of limited spatial accuracy (AF394/1/5). However, there is some level of consistency in depicting the location of [1] in later maps with regard to setback, alignment and footprint.</p>	First defined phase of built development on the lot.

Table 3: Phase 1 Development

4.2.2 Phase 2: c.1840s

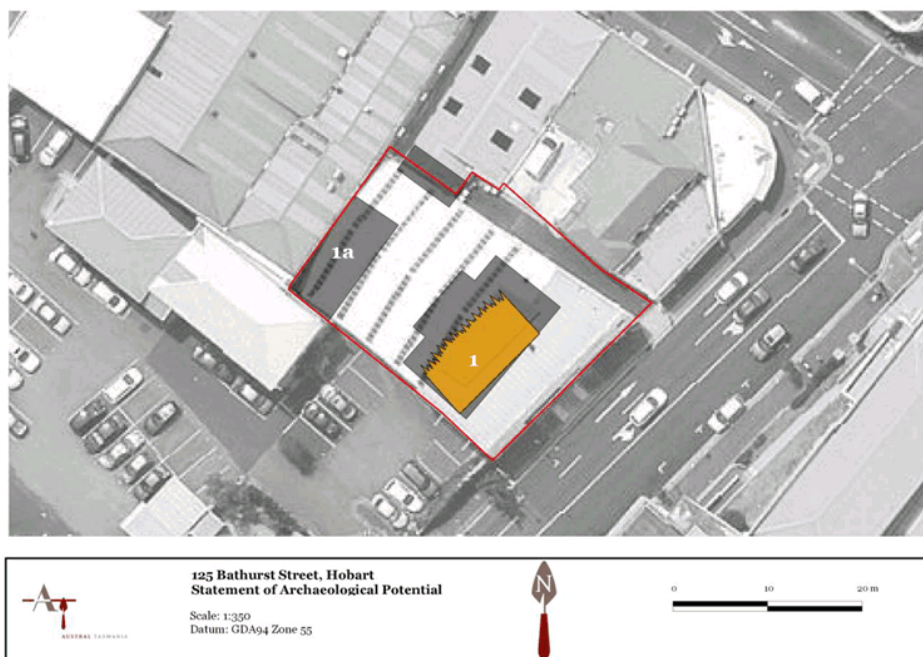


Figure 20: Overlay showing development in the study area c.1840s (LIST Map, © State of Tasmania).

No.	Phase	Disturbance to Previous Phases
1, 1a	<p>Weatherboard Cottage [1]. Plans from the 1830s continue to show rectangular buildings on the lot, but not with spatial accuracy (see for example MAP1/1/99). Sprent's survey from the 1840s only partially shows the cottage, as indicated by the hacheurs. By this time the place had reverted to solely residential uses.</p> <p>Timber Outbuilding [1a]. This part of the lot was not depicted by Sprent's survey although it would seem likely that this large outbuilding continued to exist to this time. A c.1890s photograph (NS1013/1/767) suggests a large hipped roofed rectangular building in this location which may be [1a].</p>	<p>[1] and [1a] are continuations of the previous phase of use and development. Modifications to the structures are likely during this period which may have had some impact on subfloor deposits within building footprints, but are unlikely to have destroyed or removed all such evidence.</p> <p>Yard deposits are likely to have continued to accumulate during this period. They may have been periodically cleared out.</p>

Table 4: Phase 2 Development

4.2.3 Phase 3: c.1840s-1905



Figure 21: Overlay showing development in the study area from c.1840s-1905 (LIST Map, © State of Tasmania).

No.	Phase	Disturbance to Previous Phases
1, 2, 3	<p>Weatherboard Cottage [1]. The 1905 Drainage Board plan indicates a front wall, steps leading up to the verandah, the house, and a long addition on the south west elevation.</p> <p>Two Outbuildings [2]. The function of these buildings is unknown.</p> <p>Water closet [3].</p>	<p>[1] is a continuation of the previous phase of use and development, with late nineteenth, early twentieth century additions. These modifications may have had some impact on subfloor deposits within building footprints, but are unlikely to have destroyed or removed all such evidence.</p> <p>There is some coincidence between outbuildings [2] and the small building shown in this location in the c.1830 map [1b]. Some level of archaeological impact to [1b] is likely.</p> <p>[3] is likely to have resulted in discrete impacts to the large outbuilding [1a] but would not have resulted in widespread destruction.</p> <p>Yard deposits are likely to have continued to accumulate during this period.</p>

Table 5: Phase 3 Development

4.2.4 Phase 4: 1937-1938

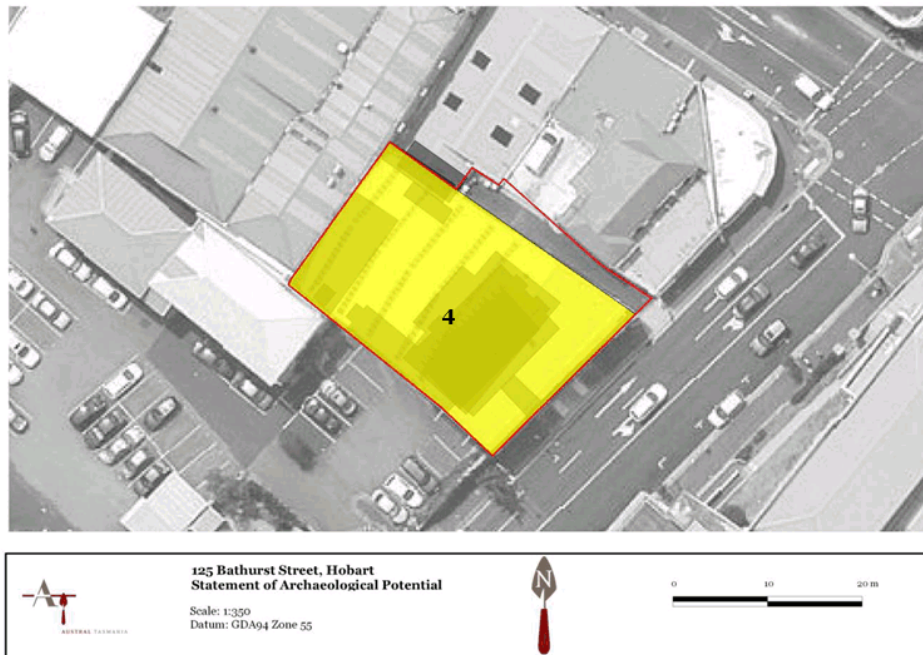


Figure 22: Overlay showing development in the study area from 1937-1938 (LIST Map, © State of Tasmania).

No.	Phase	Disturbance to Previous Phases
4	<p>Current building [4].</p> <p>The weatherboard cottage [1] and associated outbuildings [2] and [3] were demolished in 1937.</p> <p>Extensive ground preparation works were carried out for the construction of [4] as a motor garage. Vehicle access is provided on one level extending from the Bathurst Street entrance to the rear north western boundary. Ground disturbances were deeper at the north western end (in the order of some 3.3 m) than at the Bathurst Street end, although elevations indicate that deep excavations also occurred within the centre of the lot (+/- 2 m), where the cottage [1] had been located.</p>	<p>The construction of [4] is likely to have destroyed, or substantially impacted all previous phases of historical development within its footprint.</p> <p>The survival of archaeological evidence of timber buildings is variable and determined by a number of factors. Timber buildings that were erected on timber footings usually leave little surviving evidence, save perhaps the footing holes. However, timber buildings supported on brick or stone footings are more likely to leave tangible remnants, if demolished prior to the 1940s when the use of earthmoving equipment for demolition became common.⁴⁷ In this case, there is little potential for archaeological evidence of [1] or its associated outbuildings [1b], [1c], [2] or [3] to have survived given the extent of excavations for [4].</p> <p>Deep archaeological deposits from rubbish or cess pits could typically be expected to have been located in the rear yard of [1]. However, there is little potential for such material to have survived, as this area corresponds with the deepest area of excavations for [4], some 3.3 m.</p>

Table 6: Phase 4 Development

⁴⁷ Austral Archaeology Pty Ltd, *Archaeological Investigation of the Hobart Magistrates' Court*, report prepared for the Tasmanian Department of Justice, Hobart, 1994, p.7

4.3 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.

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 generally low:

- There is a nil to low potential for archaeological evidence to exist of the c.1822 weatherboard house, located on an elevated position, towards the centre of the lot. Ground preparatory works in 1937 for the current building are likely to have destroyed any evidence of this building.
- There is nil to low potential for archaeological evidence to exist of the former outbuildings, including the stables, oven/bakehouse and water closets. These structures were located in the rear of the lot where the extent of excavations for the current building were at their greatest, in the order of 3.3 m.
- There is low potential for archaeological evidence of subfloor deposits, yard features or cess or rubbish pit deposits to have survived. These would have been located within the footprints of buildings, or typically expected to have accumulated, or have been located in the rear yard space, and again corresponding with the area of greatest excavations in 1937.

There is some, albeit undefined archaeological potential within the right of way drive access along the north eastern lot boundary with 126 Murray Street. This appears to be the only part of the study area to have escaped widespread disturbances, retaining the rising topography as historically existed. It is likely that this was the historic point of access to the rear of the lot from the early nineteenth century, and therefore unlikely to have contained buildings or other structures. It may however have required some surfacing of the driveway such as gravel, cobbles or paving, and possibly drainage infrastructure given the steepness of the slope. Refuse deposits may also have accumulated in this area.

4.3.1 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 (Figure 23). The following simplified, two tier zoning has been adopted:

1. The area shaded **green** is zoned as having nil to low archaeological potential. This zoning relates to the 1937-38 garage building and covers an area of approximately 585 m².
2. The area shaded **orange** relates to a zone of moderate archaeological potential and covers approximately 65 m². This zoning relates to the right of way along the north eastern lot boundary with 126 Murray Street.



Figure 23: Archaeological Zoning Plan for 125 Bathurst Street. The zoning shows: 1. areas of nil to low (green) and 2. moderate (orange) archaeological potential (LIST Map, © State of Tasmania).

4.4 Assessing Archaeological Significance

The assessment of significance is a key part of determining heritage values and management requirements. 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.

The assessment of significance is by reference to the terms and definitions of the *HIPS 2015*, which defines 'historic cultural heritage significance' as having the same meaning as provided in *Historic Cultural Heritage Act 1995 (HCHA 1995)*, that is, the eight registration criteria.⁴⁸ Criterion (c.) of the *HCHA 1995* 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.

4.4.1 Statement of Archaeological Significance

Criterion (c.) the place has the potential to yield information that will contribute to an understanding of Tasmania's history

The majority of 125 Bathurst Street has been assessed as having nil to low archaeological potential and no archaeological significance. Extensive earthworks and the construction of the existing concrete and brick building in 1937-38 are likely to have destroyed archaeological evidence of nineteenth century development and occupation.

A small section of the place relating to the right of way along the north east lot boundary is assessed as having moderate potential to contain archaeological features related to historic driveway surfaces or drainage infrastructure. In isolation, the importance of such potential archaeological fabric is limited and of low significance, and is unlikely to contribute to timely or relevant research questions.

⁴⁸ *HIPS 2015*, cl.E13.3; *HCHA 1995*, s.3

5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 Conclusions

This report has been prepared to determine the archaeological potential of 125 Bathurst Street; assess its heritage significance; and provide guidance on the management of such values as part of future redevelopment.

The assessment concludes that approximately 90% of the place (some 585 m²) has nil to low archaeological potential. This relates to the footprint of the existing 1937-38 building and its associated earthworks which are likely to have destroyed archaeological evidence of nineteenth century use and development. The remaining 10% of the study area (some 65 m²) is assessed as having moderate archaeological potential. This area corresponds with the right of way along the north east lot boundary with 126 Murray Street, which may contain evidence of past driveway surfacing or drainage infrastructure, and accumulated refuse deposits.

The archaeological significance of such remnant evidence, in isolation from other aspects of the place (destroyed in 1937-38) is assessed as being low. Evidence of potential historic driveway surfaces or drainage infrastructure is limited in the information that it could contribute to an understanding of Hobart's history.

A Statement of Archaeological Potential is designed to provide guidance on the appropriate course of action to manage archaeological values. The retention of evidence of historic driveway surfaces or drainage infrastructure whilst desirable, is not considered essential. It is unlikely to be of sufficient significance to warrant avoidance and conservation. Archaeological monitoring of excavations within this zone and recording of features prior to removal is considered an appropriate response.

5.2 Recommendations

Recommendation 1: Statutory compliance

This Statement of Archaeological Potential should form part of the Development Application for the proposed development.

Recommendation 2: Archaeological Monitoring & Recording within Zone of Moderate Potential

Ground disturbances within the area zoned as having moderate archaeological potential as depicted in the Archaeological Zoning Plan are to be monitored and recorded by a suitably qualified and experienced historical archaeologist. The results of the monitoring are to be documented in a report submitted to Hobart City Council. Whilst desirable to retain archaeological features or deposits within this area, they are unlikely to be of sufficient significance to warrant avoidance and conservation.

Recommendation 3: Unanticipated Discovery Protocol for Historical Archaeology

Excavations within the area zoned as having nil to low archaeological potential as depicted in the Archaeological Zoning Plan can proceed without further archaeological oversight. However, the Project Specifications should include notification protocols whereby archaeological advice is sought if features or deposits of an archaeological nature are uncovered during excavation or where doubt exists concerning the provenance of any strata revealed during excavations. This may include but not be limited to the exposure of any structural material made from bricks, stone, concrete or timber and forming walls or surfaces, or the presence of more than five fragments of artefacts such as ceramic, shell, glass or metal from within an area of no more than 1 m².

In such instances, excavation should immediately cease pending attendance on site and receipt of advice from the archaeological consultant, at which point, depending on the findings, it may also be necessary to involve Hobart City Council.

Recommendation 4: Unanticipated Discovery Plan for Aboriginal Heritage

The Unanticipated Discovery Plan for managing Aboriginal heritage (Appendix 1) should form part of the Project Specifications. The results of the Aboriginal heritage property search remain valid until 1 December 2018, after which time a new property search should be carried out.

6.0 REFERENCES

6.1 Secondary Materials

6.1.1 Published & Unpublished Sources

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6.1.2 Newspapers

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Hobart Town Gazette and Van Diemen's Land Advertiser, Saturday 11 January 1823, p.2

Hobart Town Gazette and Van Diemen's Land Advertiser, Friday 30 January 1824, p.4

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Hobart Town Gazette and Van Diemen's Land Advertiser, Friday 24 December 1824, p.1

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Hobart Town Gazette, Saturday 2 July 1825, p.3
Hobart Town Gazette, Friday 22 July 1825, p.1
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The Mercury, Tuesday 23 August 1938, p.2
The Mercury, Tuesday 22 August 1939, p.10
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6.1.3 Websites

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6.2 Primary Materials

6.2.1 Published Sources

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6.2.2 Archival Materials

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TAHO, AF394/1/106, Map - Hobart 104 - plan of Hobart from Sullivans Cove to Warwick Street and from Antill Street to Campbell Street

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TAHO, MAP1/1/99, Map - Derwent-Hobart City and Battery Point: Shows Public and Private buildings

TAHO, Metropolitan Drainage Board, City of Hobart Detail Plan No.8 (City Centre), 1905

TAHO, NS1013/1/767, Photograph - Hobart from the North - showing Harrington Street

APPENDIX 1: ABORIGINAL HERITAGE UNANTICIPATED DISCOVERY PLAN

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**

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**APPENDIX 2: ASSESSMENT AND VALUATION ROLLS
(SELECT)**

1847					
Address	Description	Occupier	Owner	Ratable Value	Capital Value
53 Bathurst Street	House	James Pross	Joseph Lester	£15	-
1853					
Address	Description	Occupier	Owner	Ratable Value	Capital Value
Bathurst Street	House	Daniel Curtis	Fleming	£18	-
1855					
Address	Description	Occupier	Owner	Ratable Value	Capital Value
Bathurst Street	House	Daniel William Curtis	-	£20	-
1860					
Address	Description	Occupier	Owner	Ratable Value	Capital Value
73 Bathurst Street	House	Daniel William Curtis	Henry Fleming	£13	-
1865					
Address	Description	Occupier	Owner	Ratable Value	Capital Value
73 Bathurst Street	House	John Paffer	Joseph Lester	£12	-
1869					
Address	Description	Occupier	Owner	Ratable Value	Capital Value
73 Bathurst Street	House	Daniel W Curtis	Joseph Lester, Murray St	£6.10	-
1875					
Address	Description	Occupier	Owner	Ratable Value	Capital Value
73 Bathurst Street	House	Daniel W Curtis	Joseph Lester	£7	-
1879					
Address	Description	Occupier	Owner	Ratable Value	Capital Value
73 Bathurst Street	House	James Sargeant	James Sargeant	£20	-
1884					
Address	Description	Occupier	Owner	Ratable Value	Capital Value
73 Bathurst Street	House	James Sargeant	James Sargeant	£28	-
1889					
Address	Description	Occupier	Owner	Ratable Value	Capital Value
129 Bathurst Street	House	Edward Ings	James Sargeant	£28	-
1895					
Address	Description	Occupier	Owner	Ratable Value	Capital Value

129 Bathurst Street	House	Emma Clark	James Sargeant, Murray St	£28	-
1898					
Address	Description	Occupier	Owner	Ratable Value	Capital Value
129 Bathurst Street	House	James Sargeant	James Sargeant	£28	-
1901					
Address	Description	Occupier	Owner	Ratable Value	Capital Value
129 Bathurst Street	House	Joseph J McLoughlin	James Sargeant	£27	£450
1905					
Address	Description	Occupier	Owner	Ratable Value	Capital Value
129 Bathurst Street	House	Joseph J McLoughlin	Joseph J McLoughlin	£27	£450
1910					
Address	Description	Occupier	Owner	Ratable Value	Capital Value
125 Bathurst Street	House	Clara Bealey	Joseph J McLoughlin	£33	£450
1915					
Address	Description	Occupier	Owner	Ratable Value	Capital Value
125 Bathurst Street	House	Nora Reid	Florence A Ramsay, Collins St	£33	-
1920					
Address	Description	Occupier	Owner	Ratable Value	Capital Value
125 Bathurst Street	House	George Watson	Florence A Ramsay, Collins St	£36	-
1924					
Address	Description	Occupier	Owner	Ratable Value	Capital Value
125 Bathurst Street	House	J House	J House	£38	-
1930					
Address	Description	Occupier	Owner	Ratable Value	Capital Value
125 Bathurst Street	House	Stephen O'Donoghue	J House; c/o G Gibson, 112 Argyle St	£61	-
1934					
Address	Description	Occupier	Owner	Ratable Value	Capital Value
125 Bathurst Street	House	Dorothy G Norman	Mrs Eliza J Johnston; co 53 Murray St	£56	-
1939					
Address	Description	Occupier	Owner	Ratable Value	Capital Value
125 Bathurst Street	Garage	Dorothy G Norman	Mrs Annie Pierce, 24 Augusta Rd	£130	-

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1946					
Address	Description	Occupier	Owner	Ratable Value	Capital Value
125 Bathurst Street	Garage	A Curnow	Mrs Annie Pierce, 83 Augusta Rd	£130	-
	Flat	Mrs BG Norman	Mrs Annie Pierce, 83 Augusta Rd	£52	