

SEARCH OF TORRENS TITLE

VOLUME 23364	FOLIO 1
EDITION 2	DATE OF ISSUE 27-Jul-1994

SEARCH DATE : 17-May-2021

SEARCH TIME : 11.29 AM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Diagram 23364

Derivation : Part of 4 Acres (Section B.2.) Gtd. to J. Bisdee.

Prior CT 4129/69

SCHEDULE 1

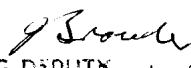
B785251 TRANSFER to BUILDING GROUP APPRENTICESHIP SCHEME LTD
Registered 27-Jul-1994 at 12.01 PM

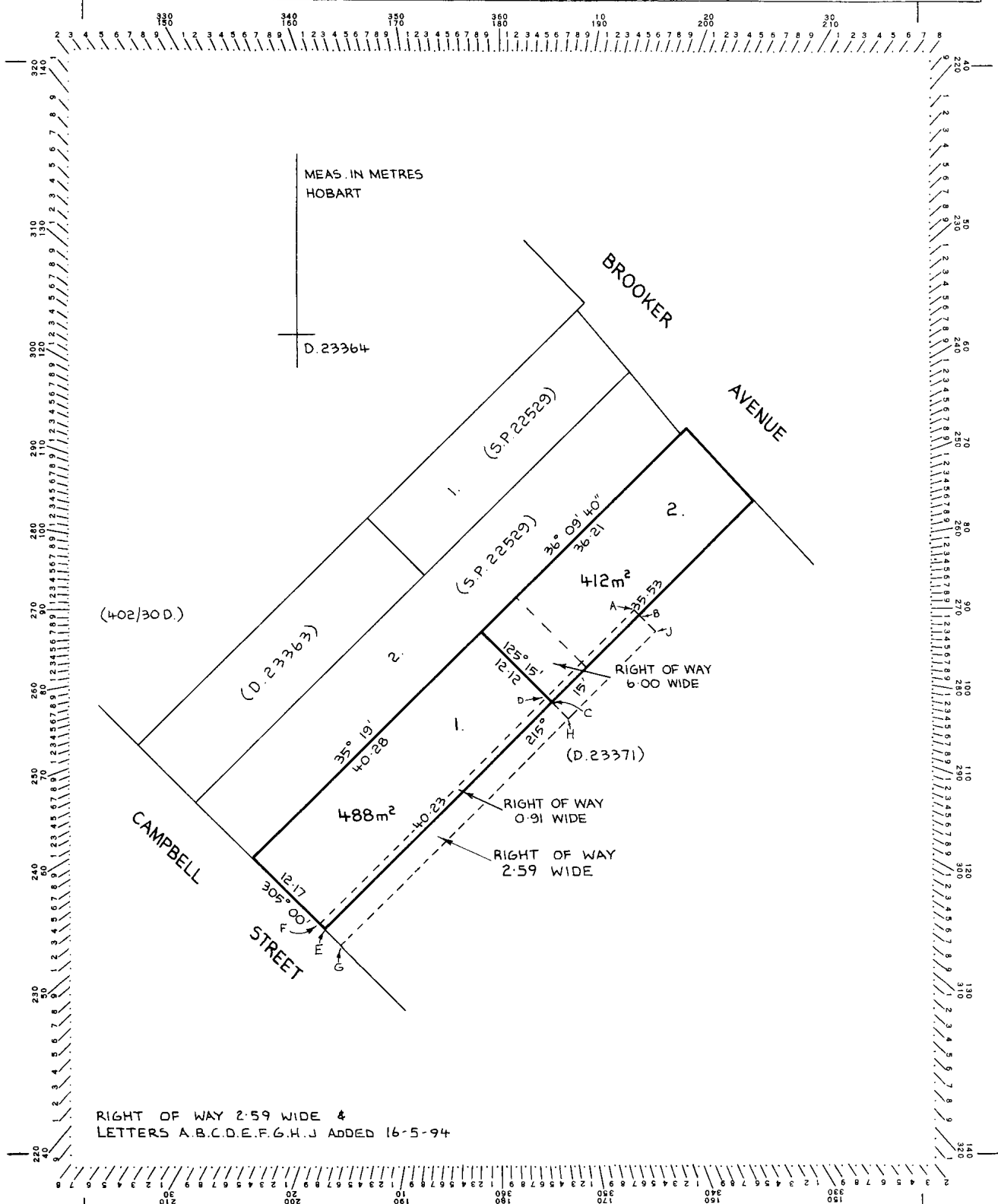
SCHEDULE 2

Reservations and conditions in the Crown Grant if any

BENEFITING EASEMENT: Right of Carriageway over the Right of
Way 2.59 wide marked E.G.H.C. on Diagram No. 23364BURDENING EASEMENT: Right of Carriageway [appurtenant to Lots
1 and 2 on Sealed Plan No. 22529 and the land in
Conveyance No. 44/8439) over the Right of Way 0.91
wide marked D.C.E.F. on Diagram No. 23364UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: X. 4079	PLAN OF SURVEY by Surveyor..... of land situated in the CITY OF HOBART SCALE 1:500 MEASUREMENTS IN METRES	Registered Number: D.23364
Title Reference: CONV. 58-2120		Approved Effective from: 16 NOV 1934
Grantee: PART OF (4000) JOHN BISDEE.		 ACTING DEPUTY Recorder of Titles



SEARCH OF TORRENS TITLE

VOLUME 23364	FOLIO 2
EDITION 2	DATE OF ISSUE 27-Jul-1994

SEARCH DATE : 17-May-2021

SEARCH TIME : 11.30 AM

DESCRIPTION OF LAND

City of HOBART

Lot 2 on Diagram 23364

Derivation : Part of 4 Acres (Section B.2.) Gtd. to J. Bisdsee.

Prior CT 4129/70

SCHEDULE 1

B785251 TRANSFER to BUILDING GROUP APPRENTICESHIP SCHEME LTD
Registered 27-Jul-1994 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

BENEFITING EASEMENT: Right of Carriageway over the Right of
Way 2.59 wide marked B.J.H.G.E.C.B. on Diagram No.
23364

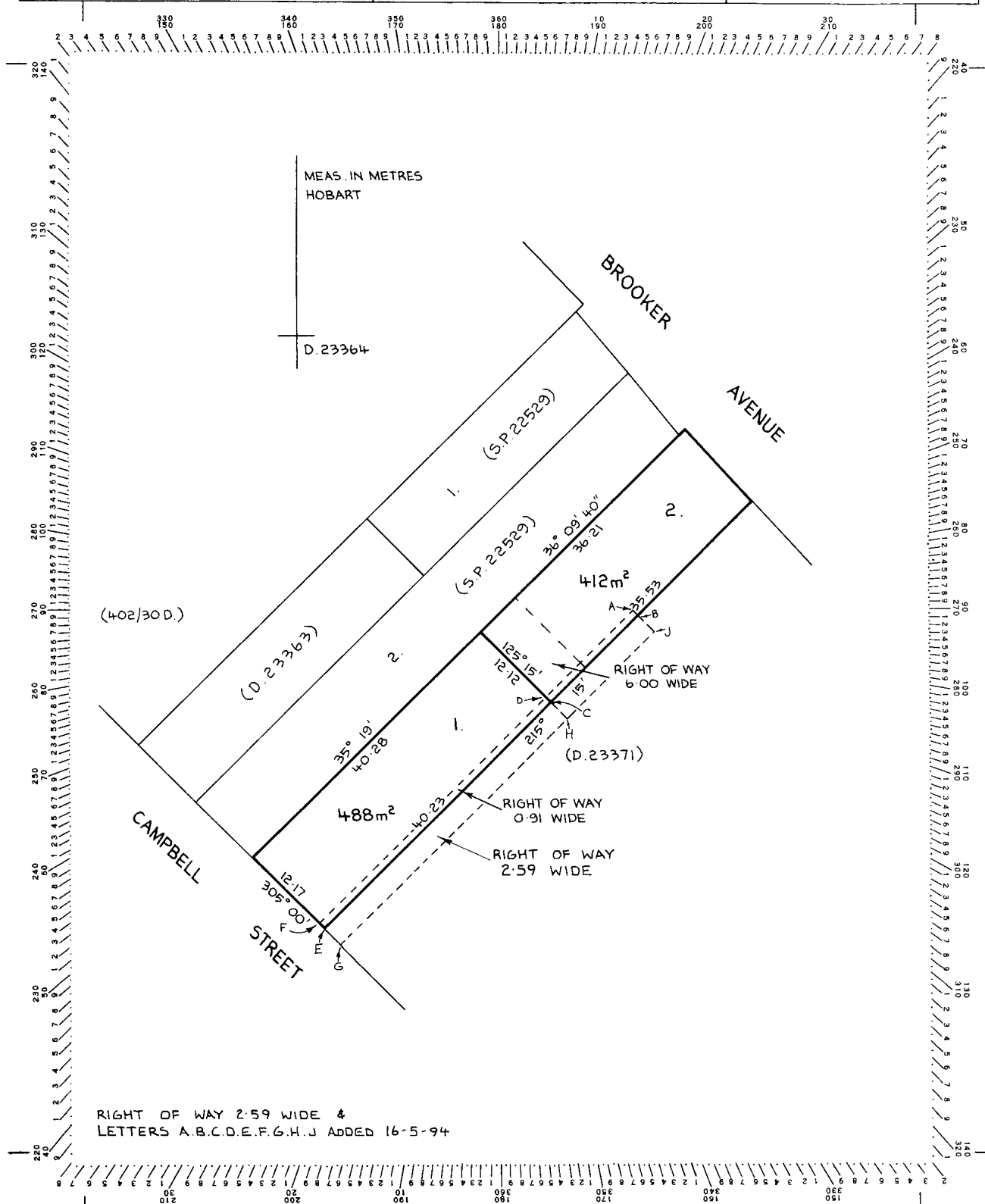
BURDENING EASEMENT: Right of Carriageway [appurtenant to the
land comprised in Conveyance No. 44/8439) over the
Right of Way 0.91 wide marked A.B.C.D. on Diagram No.
23364

BURDENING EASEMENT: Right of Carriageway [appurtenant to Lots
1 and 2 on Sealed Plan No. 22529) over the Right of
Way 0.91 wide marked A.B.C.D. on Diagram No. 23364
and the Right of way 6.00 wide shown on Diagram No.
23364

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: X. 4079	PLAN OF SURVEY by Surveyor..... of land situated in the CITY OF HOBART SCALE 1:500 MEASUREMENTS IN METRES	Registered Number: D.23364
Title Reference: CONV. 58-2120		Approved Effective from: 16 NOV 1934
Grantee: PART OF (4.0.0) JOHN BISDEE.		<i>[Signature]</i> ACTING DEPUTY Recorder of Titles



SEARCH OF TORRENS TITLE

VOLUME 22529	FOLIO 3
EDITION 1	DATE OF ISSUE 26-Apr-1995

SEARCH DATE : 17-May-2021

SEARCH TIME : 11.32 AM

DESCRIPTION OF LAND

City of HOBART

Lot 3 on Sealed Plan 22529

(Formerly Lots 1 & 2 on Sealed Plan 22529)

Derivation : Part of 4 Acres (Section B.2.) Gtd. to J Bisdee

Prior CT 4129/67

SCHEDULE 1

B785252 TRANSFER to BUILDING GROUP APPRENTICESHIP SCHEME LTD

SCHEDULE 2

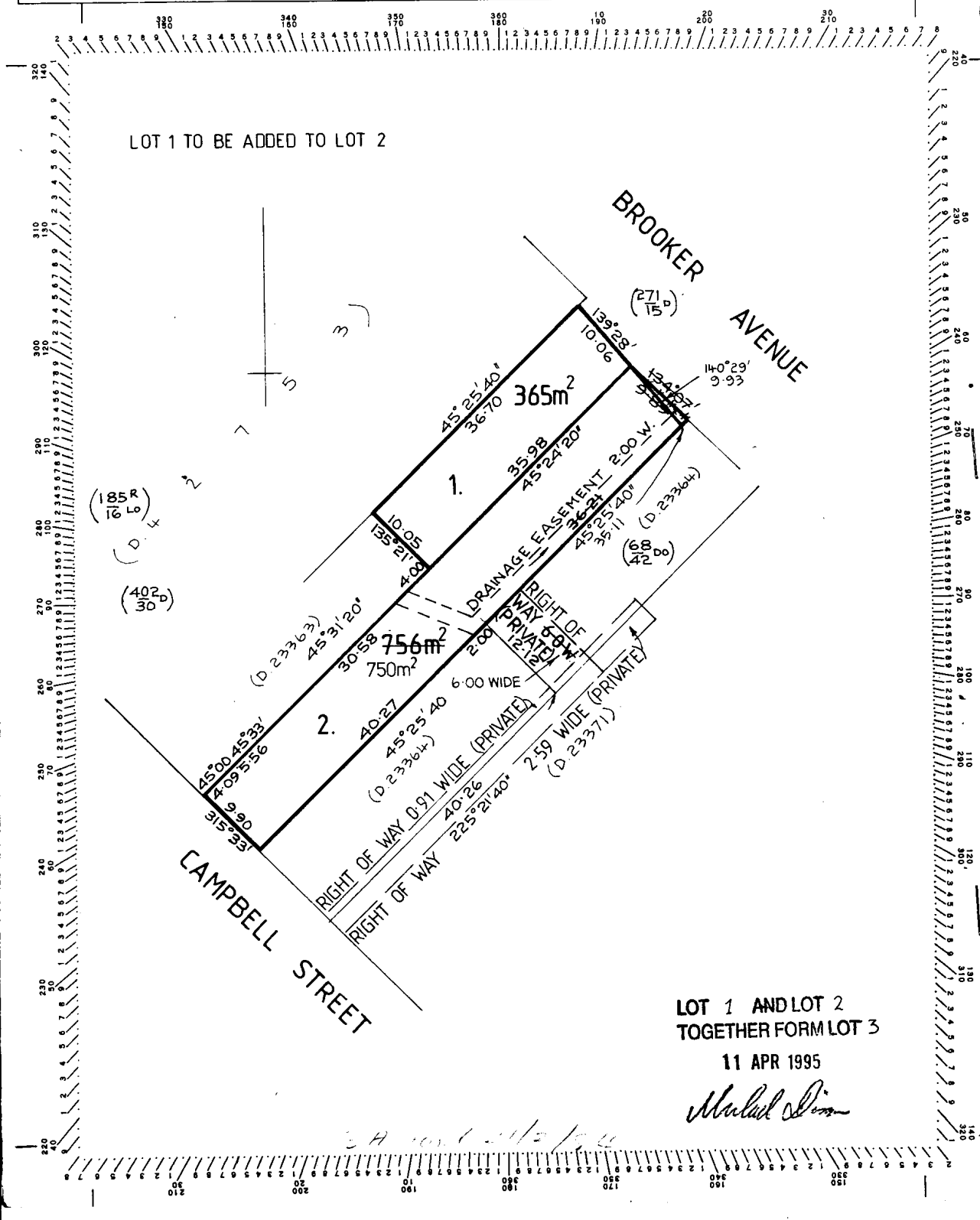
Reservations and conditions in the Crown Grant if any

SP 22529 EASEMENTS in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: T. G. & M. Mahoney & L. B. A. Investments Pty. Ltd. B. R. S. H. Investments Pty. Ltd.	PLAN OF SURVEY by Surveyor <u>N. D. Leary</u> of land situated in the	Registered Number: S. P22529
Title Reference: Convs 44-4984 & 58-2120 & 44-8439.	CITY OF HOBART SECTION B2	Effective from: 16 NOV 1984 <i>[Signature]</i> ACTING DEPUTY Recorder of titles
Grantee: Portion Of 4 acres Gtd to John Bisdee	SCALE 1: 1'500 MEASUREMENTS IN METRES	



SEARCH OF TORRENS TITLE

VOLUME 23363	FOLIO 1
EDITION 3	DATE OF ISSUE 14-Sep-2010

SEARCH DATE : 17-May-2021

SEARCH TIME : 11.35 AM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Diagram 23363

Being the land described in Conveyance No. 44/4984

Excepting thereout Lot 1 on Sealed Plan No. 22529

Derivation : Part of 4 Acres (Sec. B.2.) Gtd. to J. Bisdee

Prior CT 4129/68

SCHEDULE 1

C948373 TRANSFER to BUILDING GROUP APPRENTICESHIP SCHEME LTD
Registered 14-Sep-2010 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BENEFITING EASEMENT: Right of Drainage over the drainage
easement shown on Sealed Plan No. 22529

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

APPROVED FROM... 16 NOV 1984 <i>J. Brown</i> ACTING DEPUTY RECORDER OF TITLES	CONVERSION PLAN	REGISTERED NUMBER D.23363
FILE NUMBER X 4079	GRANTEE PART OF (4.0.0) JOHN BISDEE.	M. YOUNG 22.6.84

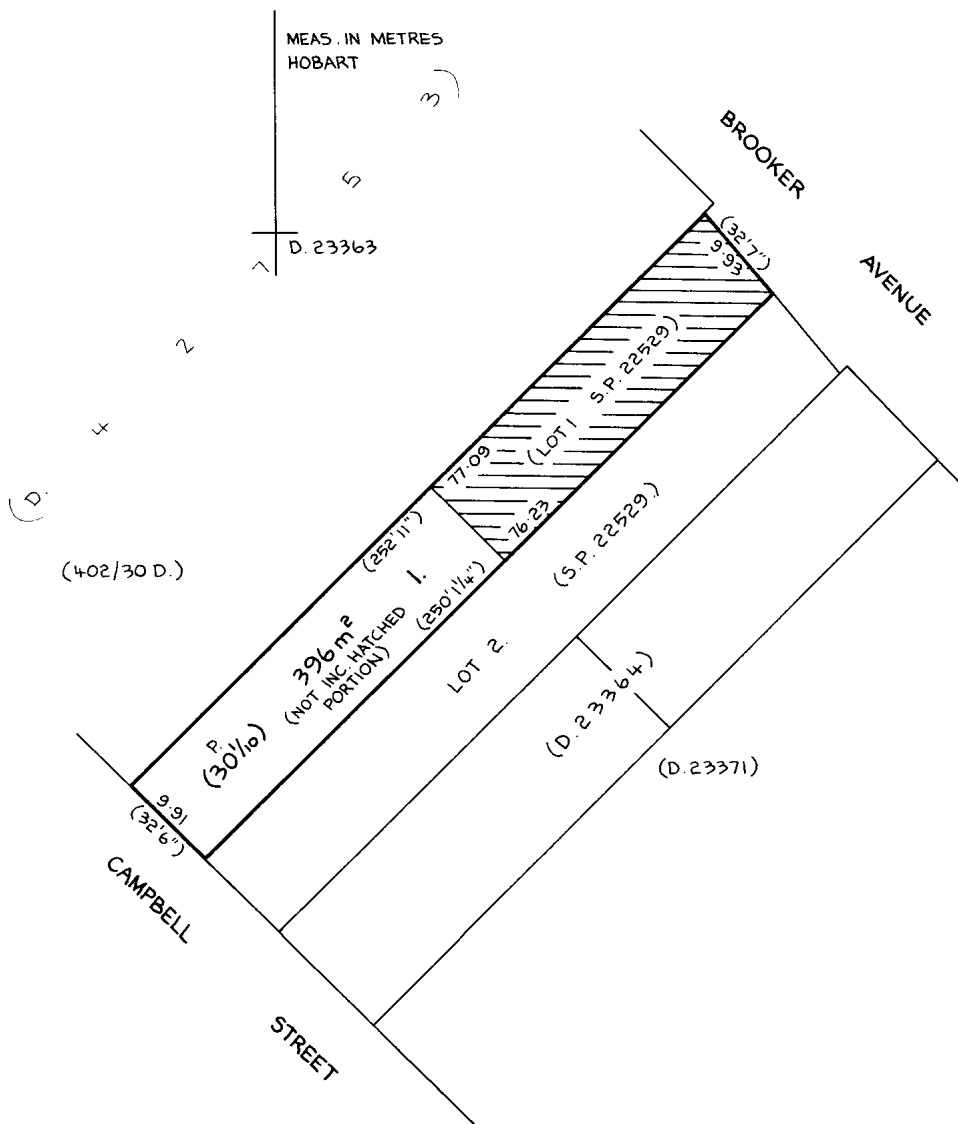
DS-K 2062

SKETCH BY WAY OF ILLUSTRATION ONLY

CITY/TOWN OF HOBART
LAND-DISTRICT-OF
PARISH-OF

LENGTHS ARE IN METRES NOT TO SCALE
LENGTHS IN BRACKETS IN LINKS/FEET & INCHES.

'EXCEPTED LAND'
LOT 1 (S.P. 22529) 365m²



SEARCH OF TORRENS TITLE

VOLUME 140732	FOLIO 1
EDITION 3	DATE OF ISSUE 28-Jan-2011

SEARCH DATE : 03-Jul-2020

SEARCH TIME : 09.53 AM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Plan 140732

Being the land described in Conveyance 62/3280, Being the land described in Conveyance No. 44/8439

Derivation : Part of 4 Acres (Section B.2.) Gtd. to J. Bisdee.

Derived from A16172

Prior CTs 123139/1 and 23371/1

SCHEDULE 1

B577065, B810602 & C437756 TRANSFER to TASMANIAN MEAT
WHOLESALE PTY LTD

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

BENEFITING EASEMENT: (appurtenant to the land marked HKLM on P. 140732) a Right of Carriageway over the Right of Way 0.91 wide shown on P.140732

BURDENING EASEMENT: Right of Carriageway [appurtenant to the land in Conveyance No. 44/5050 and Lots 1 and 2 on Sealed Plan No. 22529) over the Right of Way 2.59 Wide marked EFGH on P.140732

BURDENING EASEMENT: a right of carriage way for the owner or owners for the time being of the land described in Indenture of Conveyance 33/2120 over the Right of Way 2.59 Wide marked IJGH on P.140732

67/7169 Benefiting Easement (appurtenant to the land marked LQPONM on P.140732) Party Wall Easement over the wall marked "A" "B" "C" "D" on Plan 140732

67/7036 BURDENING EASEMENT: Right for Eaves and Spouting overhang (appurtenant to Lot 1 on Plan No.51812) over the land marked Easement 0.50 Wide shown on Plan No. 140732

C509575 ADHESION ORDER under Section 110 of the Local Government (Building and Miscellaneous Provisions) Act 1993 Registered 28-Apr-2004 at noon

C995946 MORTGAGE to Douglas Wayne Woulleman King and Susan

Woulleman King Registered 28-Jan-2011 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p>OWNER</p> <p>FOLIO REFERENCE 123139-1 CT. 23371-1 CT.</p> <p>GRANTEE</p>		<p style="text-align: center;">PLAN OF TITLE</p> <p>LOCATION CITY OF HOBART SEC.B2</p> <p>FIRST SURVEY PLAN No.</p> <p>COMPILED BY LDRB</p> <p>SCALE 1: 1500 LENGTHS IN METRES</p>		<p>Registered Number</p> <p style="font-size: 1.2em;">P.140732</p> <p>APPROVED 5 MAR 2004</p> <p><i>Alice Kawa</i> Recorder of Titles</p>			
<p>MAPSHEET MUNICIPAL CODE No. 5225-42 (114)</p>		<p>LAST UPI No 2100524</p>		<p>LAST PLAN No. P.123139,D.23371</p>		<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>	

LOT 1

EASEMENT 0.50 WIDE ADDED
TO PLAN PURSUANT TO
SEC. 139 LAND TITLES ACT 190

Alice Kawa 21/05/2009
 RECORDER OF TITLES DATE
 CL

JMG Ref: 173021PH
Council Ref: PLN-21-471

22nd January 2021

Mr Ben Ikin
Hobart City Council
Via Online Development Services Portal

Attention: City Planning

Dear Mr Ikin

APPLICATION NO. PLN-21-471 - 175 CAMPBELL STREET & 177 CAMPBELL STREET & 179 CAMPBELL STREET & 169-173 CAMPBELL STREET, HOBART - PARTIAL DEMOLITION, ALTERATIONS, NEW BUILDING FOR 26 MULTIPLE DWELLINGS, FOOD SERVICES, BUSINESS AND PROFESSIONAL SERVICES, GENERAL RETAIL AND HIRE, AND SUBDIVISION (LOT CONSOLIDATION)

Please refer to the following with regards to the 'request for additional information letter' received from Hobart City Council, dated 22nd December 2022.

An RFI response has been lodged on the 14th of January, the additional information for the RFI response is addressed below.

1. General Manager's Consent

- A revised General Manager Consent Application has been sent to coh@hobartcity.com.au on the 18th of February.

2. A series of reports/plans have been updated including:

- Architectural Plans - Appendix C (removing the garden walls from the easement);
- Landscape Architectural Plans - Appendix M (removing the garden walls from the easement);
- Engineering Plans - Appendix H (removing the garden walls from the easement and including the sectional details/notes suggested at our meeting); and
- Flooding Report - Appendix I (including a direct reference to H5 scenarios).

3. Stormwater

These matters have been addressed in the revised Flood Report (Appendix I) and Concept Services Plans (Appendix H) in the attached planning report.

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Hobart 7000
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infohbt@jmg.net.au

49-51 Elizabeth Street
Launceston 7250
Phone (03) 6334 5548
Fax (03) 6331 2954
infohbt@jmg.net.au

Johnstone McGee &
Gandy Pty Ltd
ABN 76 473 834 852
ACN 009 547 139
as trustee for Johnstone
McGee & Gandy
Unit Trust

www.jmg.net.au

In response to E15.5.2 Flussigs advises:

“Section 2.4 results of the Flooding report states that solid walls were replaced with cyclone fencing to prevent the increase in flooding on neighbouring properties. This is then demonstrated in the below sections (in red) for each of the performance criteria

E15.7.5 Landfill, or solid walls greater than 5 m in length and 0.5 m in height, must satisfy all the following:

(a) no adverse affect on flood flow over other property through the displacement of overland flows; Section 2.4.1 shows no change in depth and thus no change in extent/displacement of flows on the properties immediately downstream.

(b) the rate of stormwater discharge from the property must not increase; Section 2.4.2 shows the comparison between pre and post discharge from the property.

(c) stormwater quality must not be reduced from pre-development levels. This is not highlighted in the request however if there is no change in depth and velocity then the quality (erosion potential) stays the same.

E15.5.2 - Evidence a structure will withstand hydrostatic and hydrodynamic forces

Under 3.0 Hazards we provide the maximum depth and velocity experienced by the structures and advice that all structures need to be assessed for hydrostatic and hydrodynamic forces.

This is again addressed under 5.0 Recommendations

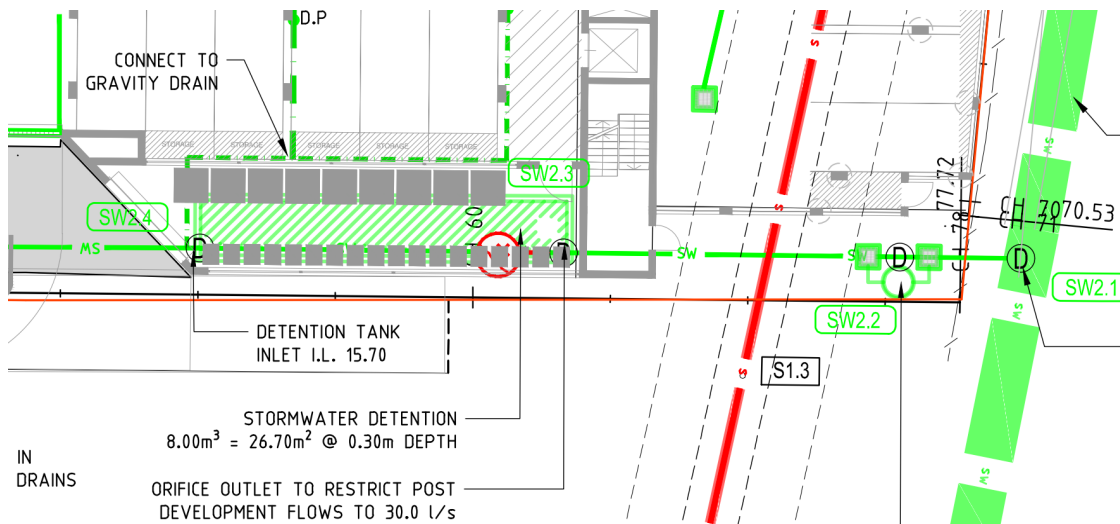
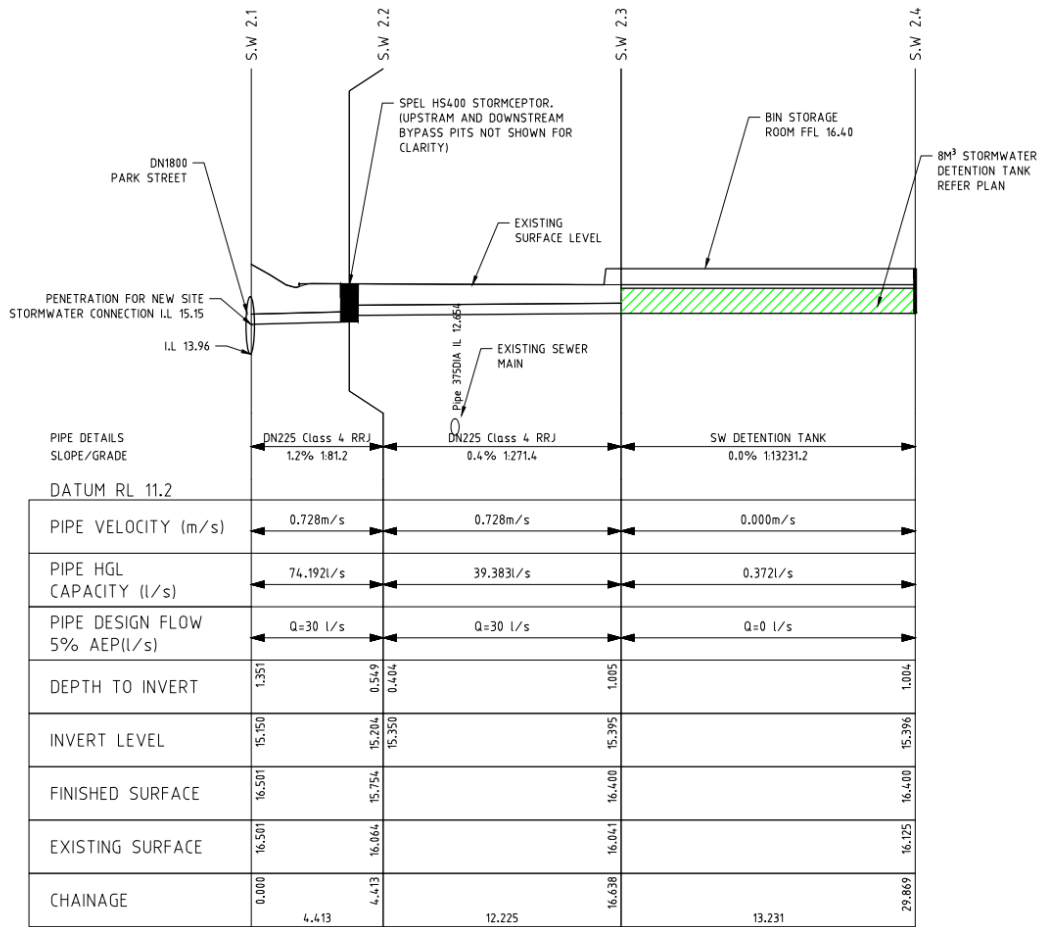
As stated in the meeting we do not provide structural certification and therefore cannot do any more than state the requirements”.

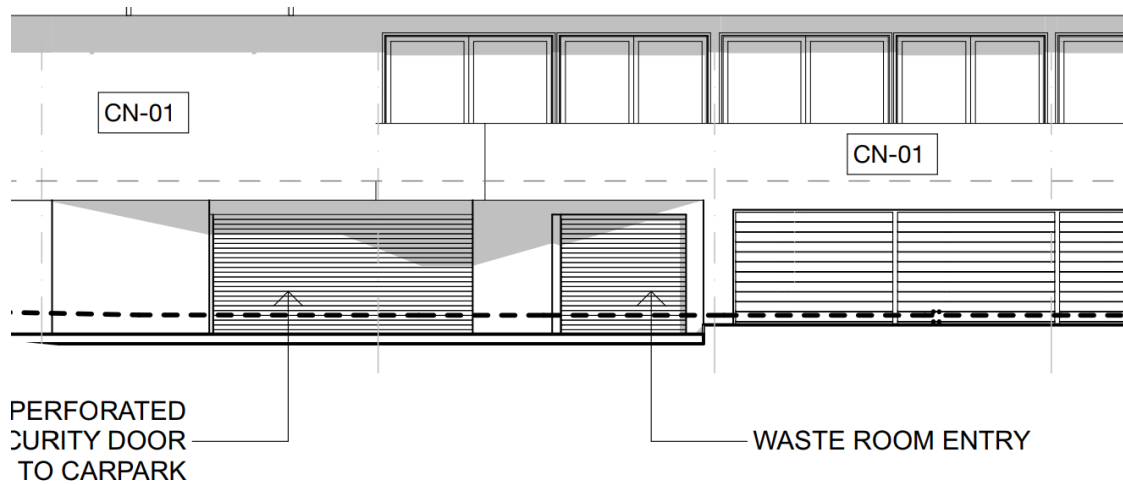
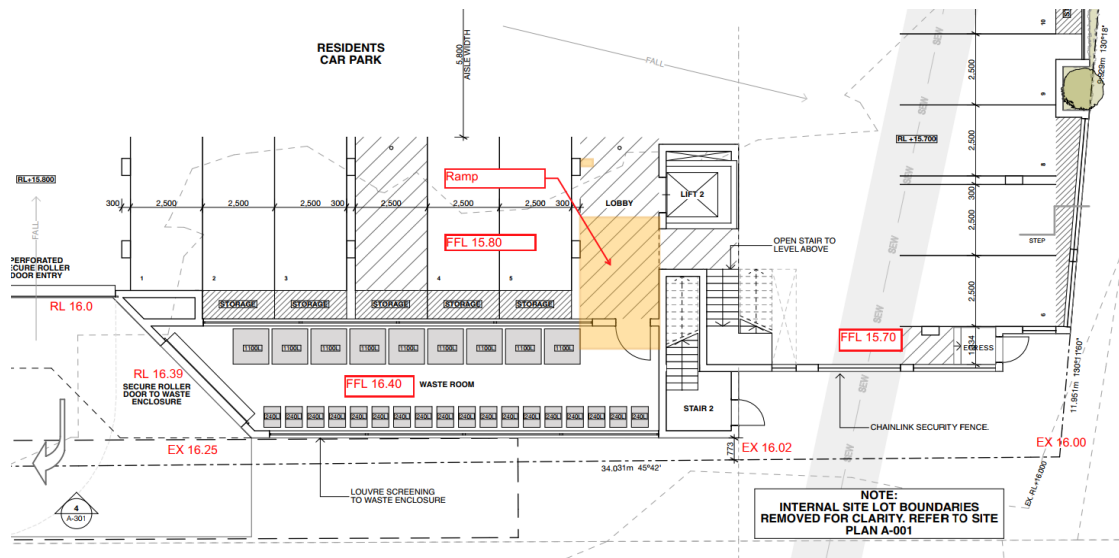
In response to the floor level query, JMG engineers advise:

“Summary of IND2 issue - The levels of bin store are not shown on Architects plan and elevations, the levels default to those on the engineering plans - as such there is no inconsistency”.

IND 2	<p>Site Plan and Elevations / sections showing the extent and depth of both the critical 1% AEP as at 2100 and 5% AEP flood events.</p> <p><i>Advice: Council notes the JMG carpark plan, private stormwater long-section, and architectural elevations do not appear consistent re basement floor levels.</i></p>
--------------	--

Miss under the Act to identify.





We trust this satisfies Council's request and we can move swiftly to advertising the proposal, however, if further information or clarification is required with respect to this request, please contact me on 6231 2555 or at planning@jmg.net.au.

Yours faithfully

JOHNSTONE McGEE & GANDY PTY LTD

A handwritten signature in blue ink, appearing to read 'Mat Clark', is positioned below the company name.

Mat Clark
PRINCIPAL/SENIOR TOWN PLANNER

JMG Ref: 173021PH
Council Ref: PLN-21-471

23rd June 2022

Mr Ben Ikin
Hobart City Council
Via Online Development Services Portal
Cc John Fisher

Attention: City Planning

Dear Mr Ikin

APPLICATION NO. PLN-21-471 - 175 CAMPBELL STREET & 177 CAMPBELL STREET & 179 CAMPBELL STREET & 169-173 CAMPBELL STREET, HOBART - PARTIAL DEMOLITION, ALTERATIONS, NEW BUILDING FOR 26 MULTIPLE DWELLINGS, FOOD SERVICES, BUSINESS AND PROFESSIONAL SERVICES, GENERAL RETAIL AND HIRE, AND SUBDIVISION (LOT CONSOLIDATION)

Please refer to the following with regards to the 'request for additional information letter' received from Hobart City Council, dated 18th March 2022. We have updated the planning report and included updated Appendices which are referred to below.

Stormwater Code

1. Sw 6 partially satisfied

A stormwater drainage design, including supporting calculations and report which accommodates all storms with an ARI of 20 years

These matters have been addressed in the revised Flood Modelling Report (Appendix I) and Concept Services Report (Appendix H) in the attached planning report.

Refer also to June 2022 revision of the Concept Services Report.

2. INFsw1A

Scaled and dimensioned site plan and sections showing the vertical and horizontal clearances from the works to the outside of the Council mains.

Refer Figures 6 & 7 of the June 2022 revision of the Concept Services Report for the DN525 and DN1800 pipes respectively.

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Fax (03) 6331 2954
infofntn@jmg.net.au

Johnstone McGee &
Gandy Pty Ltd
ABN 76 473 834 852
ACN 009 547 139
as trustee for Johnstone
McGee & Gandy
Unit Trust

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Inundation Prone Areas Code

3. IND 1 A site specific flood hazard report

A site specific flood hazard report including:

The risk of inundation to the site, proposed buildings and building floor levels (based on a predicted 1% Annual

Exceedance Probability flood event for the year 2100 including consideration of climate change (18%increase in

rainfall intensity and sea level rise)). Clearly state the vertical clearance between the proposed finished floor level of any habitable rooms and the flood level;

2. The impact of the proposed development upon the risk of inundation of other land, buildings and infrastructure (including frequency, extent, depth, velocity and hazard);

3. Any inundation control measures or design features proposed to be employed to reduce the risk, and the resultant level of risk;

4. Conclusions as to whether the use or development is likely to cause or contribute to the occurrence of flood on the site

or on adjacent land and; as to whether the use or development can achieve and maintain a tolerable risk for the intended life of the use or development;

5. Modelling/ discussion must also address higher probability flood events; and

6. Identification of which hazard bands the use of the development would be within - where on the ARR curves Safety

Design Criteria Chapter 7 7.2.7 (Figure 6.7.9) and what mitigation is proposed to reduce the risk as far as possible.

These items have been addressed in the Flussig Engineers Revision 03 report (Appendix I) Stormwater Management Plan (Appendix M), as well as the June 2022 revision of the Concept Services Report (Appendix H).

The updated Flussig report shows a duration to maximum flow (hence depth) of around 13 minutes, slightly longer than previous modelling. The water depth in the car park rises from an initial noticeable depth of 50mm to maximum in a period of around 9.5 minutes (refer Fig. 8 of the Flussig report). The Concept Services Report recommends a Flood Emergency Management Plan which includes appointment of flood wardens, audio and visual alarms (with battery back-up) and a cable gate across the vehicle access to prevent vehicular access/egress but allow pedestrian egress. The trigger for the alarm/cable gate should be at 50mm water depth in the basement.

IND 2 Site Plan and Elevations / sections

Refer to June 2022 revision of the Concept Services Report and Appendices.

Potentially Contaminated land

A 'Contamination Management Plan' as required by the 'Environmental Site Assessment'

A full Environmental Site Assessment including borehole contamination data is included in Appendix F of the updated planning assessment.

We trust this satisfies Council's request and we can move swiftly to advertising the proposal, however, if further information or clarification is required with respect to this request, please contact me on 6231 2555 or at planning@jmg.net.au.

Yours faithfully

JOHNSTONE McGEE & GANDY PTY LTD

A handwritten signature in blue ink, appearing to read 'Mat Clark', is positioned below the company name.

Mat Clark
PRINCIPAL/SENIOR TOWN PLANNER

JMG Ref: 173021PH
Council Ref: PLN-21-471

14th January 2021

Mr Ben Ikin
Hobart City Council
Via Online Development Services Portal

Attention: City Planning

Dear Mr Ikin

APPLICATION NO. PLN-21-471 - 175 CAMPBELL STREET & 177 CAMPBELL STREET & 179 CAMPBELL STREET & 169-173 CAMPBELL STREET, HOBART - PARTIAL DEMOLITION, ALTERATIONS, NEW BUILDING FOR 26 MULTIPLE DWELLINGS, FOOD SERVICES, BUSINESS AND PROFESSIONAL SERVICES, GENERAL RETAIL AND HIRE, AND SUBDIVISION (LOT CONSOLIDATION)

Please refer to the following with regards to the 'request for additional information letter' received from Hobart City Council, dated 22nd December 2022.

The required additional information is addressed in the sequence below.

1. General Manager's Consent

- A revised General Manager Consent Application has been sent to coh@hobartcity.com.au on the 13th of January.

2. Planning

- The heights of the buildings are dimensioned on the updated plans;
- The planning report is updated to the current set of architectural plans and has been uploaded onto the planning portal;

3. Open Space

- There was an inconsistency between the survey and the tree survey used for the architectural plans. This has been corrected in favour of the tree survey which shows two trees to be removed in the Brooker Highway reserve;
- The tree survey has been included in the Planning Report;
- We understand there may be a charge for tree removal in the road reserve;

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4. Parking and Access

The Concept Services Report (Appendix H) and Traffic Impact Assessment (Appendix G) within the planning report contains this information. There have been some updates to these documents, and they are located in the Updated Planning Report attached.

The DDA spaces are not required and thus will not be marked, however, they will remain for allocation to accessible capable apartments should that be required.

The tandem spaces have been increased in width to 2.6m.

Also, we confirm, there are 35 car parks for 31 apartments.

PA 9

Whilst there is no requirement to provide a Waste Management Plan under the planning scheme, we have updated the previously submitted Waste Management Plan, to include limitations on the delivery times to avoid conflicts on the accessway and the proposed turning arrangements.

5. Roads - Driveway

Long sections of the driveways have been provided. Compliance with the IPWEA standards is typically achieved by the condition in the detailed design and thus is not required on the planning drawings. Notwithstanding this, we have added the notes as requested.

6. Stormwater

These matters have been addressed in the revised Flood Modelling Report (Appendix I) and Concept Services Report (Appendix H) in the attached planning report. We understand this is still under assessment by Council engineers.

7. Protection of Council Infrastructure - Stormwater

These matters have been addressed in the revised Flood Modelling Report (Appendix I) and Concept Services Report (Appendix H) in the attached planning report. We understand this is still under assessment by Council engineers.

8. Inundation Prone Areas Code

These matters have been addressed in the revised Flood Modelling Report (Appendix I) and Concept Services Report (Appendix H) in the attached planning report. We understand this is still under assessment by Council engineers.

We trust this satisfies Council's request and we can move swiftly to advertising the proposal, however, if further information or clarification is required with respect to this request, please contact me on 6231 2555 or at planning@jmg.net.au.

Yours faithfully

JOHNSTONE McGEE & GANDY PTY LTD

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Mat Clark
PRINCIPAL/SENIOR TOWN PLANNER

ATTACHMENT A

General Manager Consent

WASTE MANAGEMENT PLAN

BUILDING GROUP APPRENTICESHIP SCHEME LTD

175, 177 & 179 Campbell Street

NOVEMBER 2021

Johnstone McGee & Gandy Pty Ltd

ABN 76 473 834 852 ACN 009 547 139

www.jmg.net.au

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Issuing Office: 117 Harrington Street, Hobart 7000

JMG Project No. 173021PH

Document Issue Status

Ver.	Issue Date	Description	Originator		Checked		Approved	
2.0	20.11.21	Draft Report	MMM	23/11	KH	23/11	MSC	

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- Estimates are order of cost. They are not quoting, nor based on quotes and are not upper limit of cost.
- Estimates are not based on measured quantities or a defined scope of works.
- Unless stated otherwise estimates are exclusive of GST, engineering fees, market escalation, associated builder's works, builder's margins, design contingency, project contingency.
- As project scope becomes better defined it is strongly recommended that estimates are updated.

TABLE OF CONTENTS

1. Introduction	4
2. Site Location & Context	4
3. Proposed Use & Development	5
4. Waste Handling	6
5. Waste Generation	7
6. Design Considerations.....	8
7. Conclusion & Recommendations	8

1. Introduction

JMG Engineers and Planners have been engaged by SolutionsWon Group to prepare a Waste Management Plan for a mixed-use development at 175, 177 and 179 Campbell Street, Hobart.

The proposal involves the demolition of some existing buildings, changing the use of remaining existing buildings and new mix-use multiple dwelling development.

This report serves to provide details of waste management on site.

2. Site Location & Context



Figure 1. Location of Subject Site

The proposed development is located at 175, 177 and 179 Campbell Street, Hobart. The subject site is located just under 450m from north of the Hobart Central Business zone. The landowner is the Tasmanian Building Group Apprenticeship Scheme Ltd.

The proposed development will require works on multiple titles.

Existing buildings within 100m of the development site are generally single or double-storey displaying a mix of styles including:

- Commercial buildings adjoining the development site to the north-west and south-east, as well as on the southern side of Campbell Street; and
- Residential style buildings to the north-west of the development site and on the southern side of Campbell Street.

3. Proposed Use & Development

The proposed development is for:

- Demolition of the following:
 - the commercial building and concrete block office building to the rear at 175 Campbell Street;
 - the 'lean-to' additions, the timber shed and patio to the rear of the residential dwelling at 179 Campbell Street;
 - the existing front ramp and landscaping in the front of 177 and 179 Campbell Street;
- Adhesion of four lots to create a single development site area of 2420m²;
- Refurbishment of the existing residential dwellings at 177 and 179 Campbell Street;
- Development of a 6-storey mixed-use building with basement car parking below the natural ground level:
 - A basement level containing:
 - 35 car parking spaces;
 - Ground floor area centred around a pedestrian circulation spine (including a central courtyard) off which access is provided to:
 - 4 x commercial buildings, three of which front onto Campbell Street (two are existing heritage buildings);
 - 1 x amenity room;
 - 1 x two-bedroom apartment
 - 5 x two-storey townhouses;
 - 3 x one-bedroom apartments;
 - The Second floor contains:
 - 3 x one-bedroom apartments;
 - 5 x two-bedroom apartments;
 - The third floor contains:
 - 3 x two-bedroom apartments
 - 4 x three bedroom sky home apartments;
 - 4 x three bedroom apartments;
 - The fourth floor contains:
 - 3 x three bedroom apartments;
 - 1 x communal rooftop terrace
 - The fifth floor contains:
 - the second storey for sky home apartments and three-bedroom apartments.

The basement contains 35 car parking spaces with 22 storage areas and a 58m² waste room. The vehicle access will partially use the subject site at 175 Campbell Street and the right of way from 169-173 Campbell Street (Tasmanian Meat Wholesalers).

There are two commercial buildings, designated C01 and C02 on the Proposal Plans (drawing J20823-A-101), on the ground floor. An amenity room, a master switchboard room and fire three bathrooms (one for disability) are also provided with the development.

4. Waste Handling

There are two commercial buildings, designated C01 and C02 on the Proposal Plans (drawing J20823-A-101- Appendix A), on the ground floor. It assumes two of the commercial buildings to be a small supermarket and a hair salon.

The proposed development also involves 31 dwellings on site:

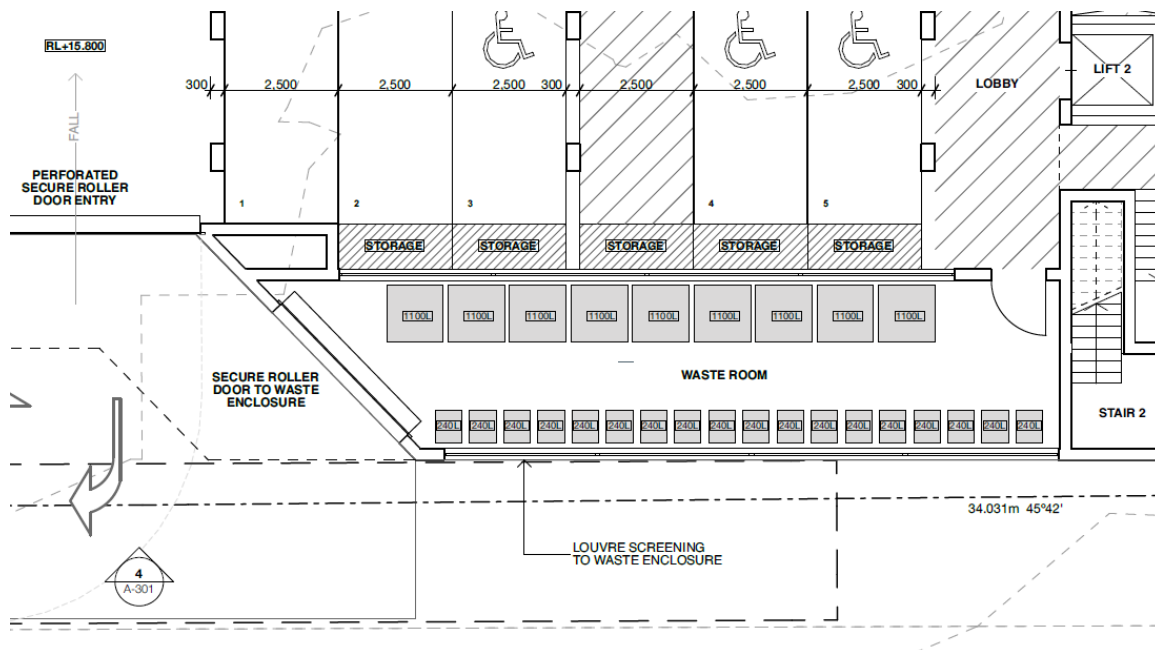
- 6 x one-bedroom apartments
- 9 x two-bedroom apartments
- 11 x three-bedroom apartments
- 5 x townhouses

The waste management services are to be provided by Hobart City Council and/or private contractors.

The basement contains 35 car parking spaces with 22 storage areas and a 58m² waste room (Figure 2). The waste room has a secured roller door for waste collection and another door connects the lobby. There are mainly four waste streams for the proposed development: general waste, recycle waste, garden organics waste and commercial waste.

The waste room comprises eighteen 240L general waste bins and nine 1100L recycle bins.

The waste bins associated with the residential and commercial Uses are held within the designated waste room and will be collected by the waste contractor each week on the designated waste collection day.







5. Waste Generation

Figure 3 demonstrates the approximate general volume of waste for each week.

Given the proposed and assumed Uses the total waste generation for the site produces approximately 9019L of general waste and 6242L of recycling waste.

The spare capacity will be allocated from the recycling bins to general waste bins and garden organic waste bins. As such, the proposed bins have sufficient capacity for the total waste volume of the proposed development.

Dwelling waste and recycling materials				
Number of individual dwellings?	5			
Number of 3 bedroom apartments	11			
Number of 2 bedroom apartments	9			
Number of 1 bedroom apartments	6			
Weekly generation				
 Organics 1155L	+  Non-organics 2145L	=	 Garbage 3300L	 Recycling 3300L

Sustainability Victoria conducted the Victorian Statewide Garbage Bin Audit – Food Waste 2016, to analyse the number of items in a garbage bin, including food waste. The audit found that approximately 35% of the garbage bin is made up of food waste. Therefore, this has been factored into the above calculation rates.



Commercial food premises	
Type	Area in m2
Restaurants	0 m2
Supermarkets	68 m2
Convenience	0 m2
Cafe	111 m2
Takeaway	0 m2
Butcher	0 m2
Delicatessen	0 m2
Fish shop	0 m2
Greengrocer	0 m2
Weekly generation	
 Garbage 5473L	 Recycling 2696L

Figure 3. Waste and Recycle Waste Calculation of the Proposed Development, source from Sustainability Victoria (Victoria State Government).

6. Design Considerations

Ventilation will be provided in the waste room.

The private waste contractor is fully responsible for the hygiene of all bins to ensure a healthy and safe environment for occupants.

The specific number of each type of bin is to be discussed with the waste contractor. The volume of the waste generation for the proposed development is an assumption only as the use of the commercial buildings is to be confirmed post-construction.

The concept services plans show the dimensioned design of swept paths for waste trucks to circulate and manoeuvre between the waste room and entrance of the access. The proposed access complies with *Section 4* under *AS 2890.2-2002*.

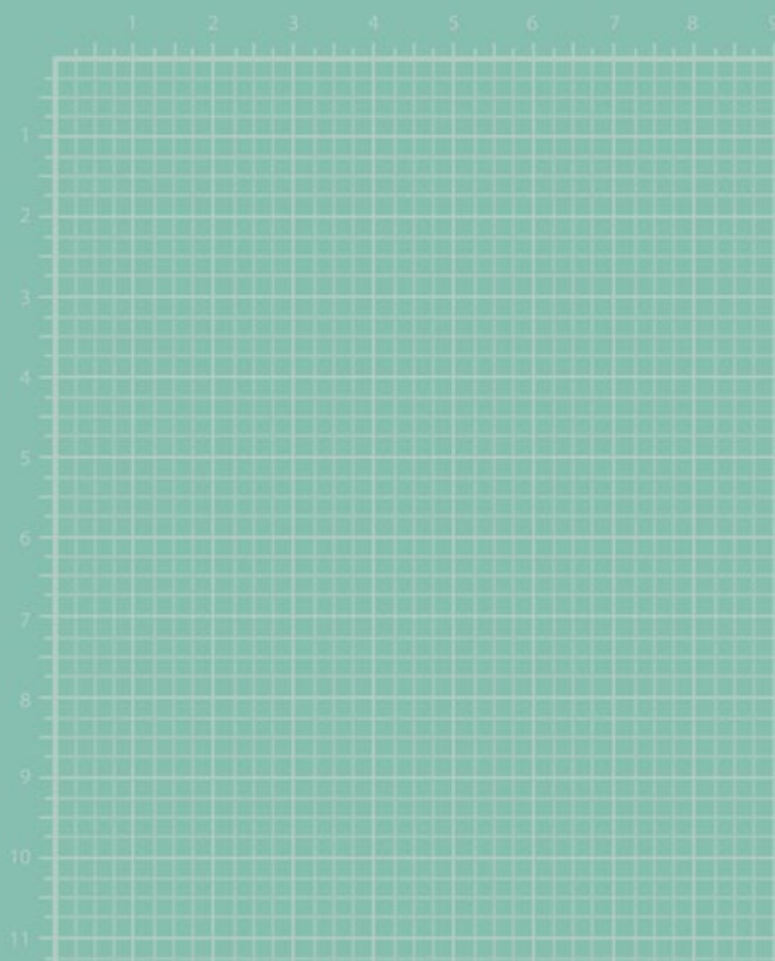
There is no impact on the road reserve as the waste contractor will avoid traffic peak times to collect waste.

The noise of the collection vehicles will be minimized to comply with provisions under *AS2107* to make sure this activity does not adversely impact the amenity of the occupants of the proposed building and neighbouring land.

7. Conclusion & Recommendations

The proposed waste system is sufficient and suitable for the proposed development. However, the recommendations of this plan need to be confirmed with the waste contractor.

|



Johnstone McGee & Gandy Pty Ltd

ABN 76 473 834 852 ACN 009 547 139

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Development and trees at / near 175 – 179 Campbell St, Hobart

- Preliminary tree survey

Jerry Romanski

Arborist / Consultant

B.Sc (Hons),

Ass. Dip. App. Sc.(Hort/Arb)

29 Winston Avenue

Seven Mile Beach TAS. 7170

M: 0419 363 011

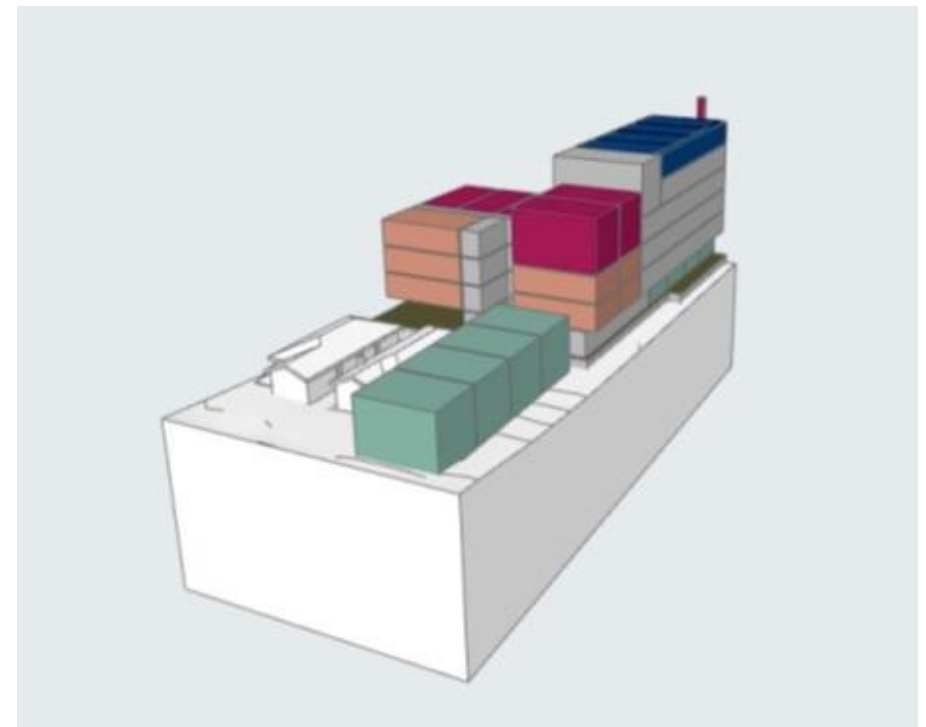
jerry@treeinclined.com

23 March 2021

1. Terms of reference

- This preliminary survey was requested by Dean Coleman, managing Director of Solutionswon Group Pty Ltd.
- Solutionswon Group Pty Ltd proposes to redevelop 175 – 179 Campbell St as a multi-unit residential complex (Figure 1).
- The report provides an overview of the existing trees and significant shrubs at and near 175 -179 Campbell St, Hobart
 - The trees were inspected from the ground on 22/03/2021.

Figure 1. Extracted figure OPT03.2 from the Cumulus Studio 3D Massing Study for the project. The existing dwellings at 177 and 179 Campbell St are shown in white.



2. Tree survey data



Figure. 2 Aerial view of 175 – 179 Campbell St (ListMap), marked with approximate locations of the existing trees at and near these properties.

Table 1. Inspection data .

TREE	SPECIES	HGT	DAB	DBH	H/S	Comments	SRZ	TPZ
1	Populus nigra 'Italica'	22	0.83	0.83	G/G	In road reserve to north-east	3.1	10.0
2	Populus simonii	10	0.36	0.35	F/F	In road reserve to north-east. Shallow roots on bank to NE.	2.2	4.2
3	Populus alba 'Pyramidalis'	23	0.82	0.74	G/F	In road reserve to north-east. Minor leader resting/growing over fence. Shallow roots visible within car park.	3.0	8.9
4	Prunus sp.	7	0.25	0.18	G/G	In road reserve to north-east	1.8	2.2
5	Acer psedoplatanus	11	0.36	0.33	G/G	In road reserve to north-east	2.2	4.0
6	Fraxinus oxycarpa	9	0.67	0.63	F/F	In road reserve to north-east. Low branches extend over car park.	2.8	7.6
7	Eucalyptus nicholii	14	0.56	0.53	G/F	Historic scaffold branch tear out. Bark inclusions		
8	Populus alba 'Pyramidalis'	15	0.4	0.36	G/G			
9	Leptospermum petersonii	4	0.19	0.14	G/P	Poor tree form - crown biased heavily to south		
10	Acer psedoplatanus	8	0.24	0.19	G/G			
11	Populus alba 'Pyramidalis'	23	0.54	0.51	G/G	Shallow roots lifting bitumen car park surface. Many suckers nearby. Mature Callistemon sp. nearby		
12	Populus alba 'Pyramidalis'	24	0.75	0.6	G/G	Pyracantha sp shrub. nearby		
13	Cupressus sempervirens	8	0.23	0.21	G/G	Mature Callistemon sp. x2 nearby		
14	Pittosporum euginiodes 'Variegatum'	4				Multi-leader shrub		
15	Cupressus sempervirens	10	0.47	0.4	G/G	Multi-leader from ground level - broad crown.		
16	Cupressus sempervirens	8	0.55	0.4	G/F	Multi-leader from ground level - broad crown.		
17	Pittosporum tenuifolium	6	0.37	0.3	F/F	Multi-leader from ground level.		

Tree – tree number in Fig. 2
 SPECIES - botanic name of tree.
 HGT - approximate tree height (m)
 DAB - trunk diameter above root flare
 DBH. - DBH, at 1.4m
 H/S - assessment of tree health / structure (G- good, F- fair, P- poor, D- dead)
 Comments - key points affecting the tree's potential for maintenance within the scope of the proposed development
 SRZ - structural root zone radius (m)*
 TPZ - standard tree protection zone radius (m)*

- SRZ and TPZ dimensions were guided by AS 4970-2009, Protection of trees on development sites.

TREE	SPECIES	HGT	DAB	DBH	H/S	Comments	SRZ	TPZ
18	<i>Alnus jorulensis</i>	9	0.6	0.5	G/P	Tri-leader from ground, large scaffold has failed and is resting on shed roof. Branches sitting on shed roof.		
19	<i>Laurus nobilis</i>	9			G/P	Multi-leader from ground level with many more suckers nearby		
20	<i>Sambucus nigra</i>	4			F/F	<i>Philadelphus microphyllus</i> climbing over tree.		
21	<i>Pyracantha coccinea</i>	7	0.35	0.3	G/F	Overgrown with <i>Jasminum polyanthum</i>		
22	<i>Fuchsia arborescens</i>	3		0.12	F/G	Hydrangea shrubs on N and W boundaries, Yucca and succulents in front garden		
23	<i>Camellia japonica</i>	4		0.1	G/G			
24	<i>Camellia japonica</i>	3		0.9	F/G			
25	<i>Prunus</i> sp.	4		0.13	G/G	Young cherry tree		
26	<i>Prunus</i> sp.	4		0.14	G/G	Young cherry tree, multi-leader from ground, overgrown with rose.		

Tree – tree number in Fig. 2
 SPECIES - botanic name of tree.
 HGT - approximate tree height (m)
 DAB - trunk diameter above root flare
 DBH. - DBH, at 1.4m
 H/S - assessment of tree health / structure (G- good, F- fair, P- poor, D- dead)
 Comments - key points affecting the tree's potential for maintenance within the scope of the proposed development
 SRZ - structural root zone radius (m)*
 TPZ - standard tree protection zone radius (m)*

- SRZ and TPZ dimensions were guided by AS 4970-2009, Protection of trees on development sites.

3. Tree management considerations

- The deciduous trees growing within the Brooker Highway road reserve to the north-east of the site provide valuable screen from this busy thoroughfare.
 - The TPZ radii indicated in Table 1 suggest that development at 175 – 179 Campbell St could impact on the roots of these trees. Accurate location of the trees in relation to the proposed works and greater construction detail for the proposed development are needed for a more accurate assessment of the potential impact on these trees (Figure 3).
- The remaining trees and shrubs are not rare or especially old (Figure 4). Many, in fact are relatively recent plantings or trees that have established as suckers from nearby mature trees. Specimens like Sambucus and Pyrocantha growing at the rear of the houses at 177 and 179 Campbell St, as well as Camellia, Fuchsia and Hydrangea growing in the front were common residential plantings with the former group often spread to nearby properties by birds.
- The large Poplars 11 and 12 are mature trees that originated as suckers of the specimen growing within the Brooker Hwy reserve. The trees' roots are shallow and are damaging the existing car park surface (Figure 5).



Figure 3. Left - minor leader of Poplar 3 is growing over the boundary fence and may need to be removed; Above – low branches of Ash 6 encroach over the site – removal or reduction of the low branches may be necessary to provide clearance.



Figure 4. Common urban plantings: Left – Italian cypress and *Pittosporum* sp.; Centre – *Fuchsia*; Right – clipped *Camellia japonica*.

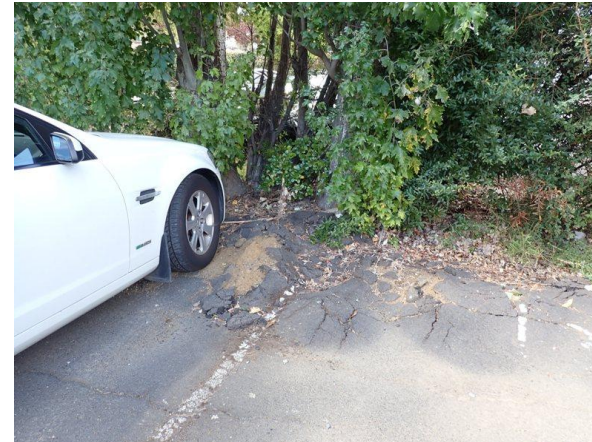


Figure 5. Large poplars 11 and 12 (far left) are damaging the car park surface – shallow roots of these trees are likely to impact / limit nearby structures.

SEARCH OF TORRENS TITLE

VOLUME 23364	FOLIO 1
EDITION 2	DATE OF ISSUE 27-Jul-1994

SEARCH DATE : 17-May-2021

SEARCH TIME : 11.29 AM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Diagram 23364

Derivation : Part of 4 Acres (Section B.2.) Gtd. to J. Bisdee.

Prior CT 4129/69

SCHEDULE 1

B785251 TRANSFER to BUILDING GROUP APPRENTICESHIP SCHEME LTD

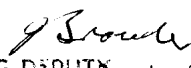
Registered 27-Jul-1994 at 12.01 PM

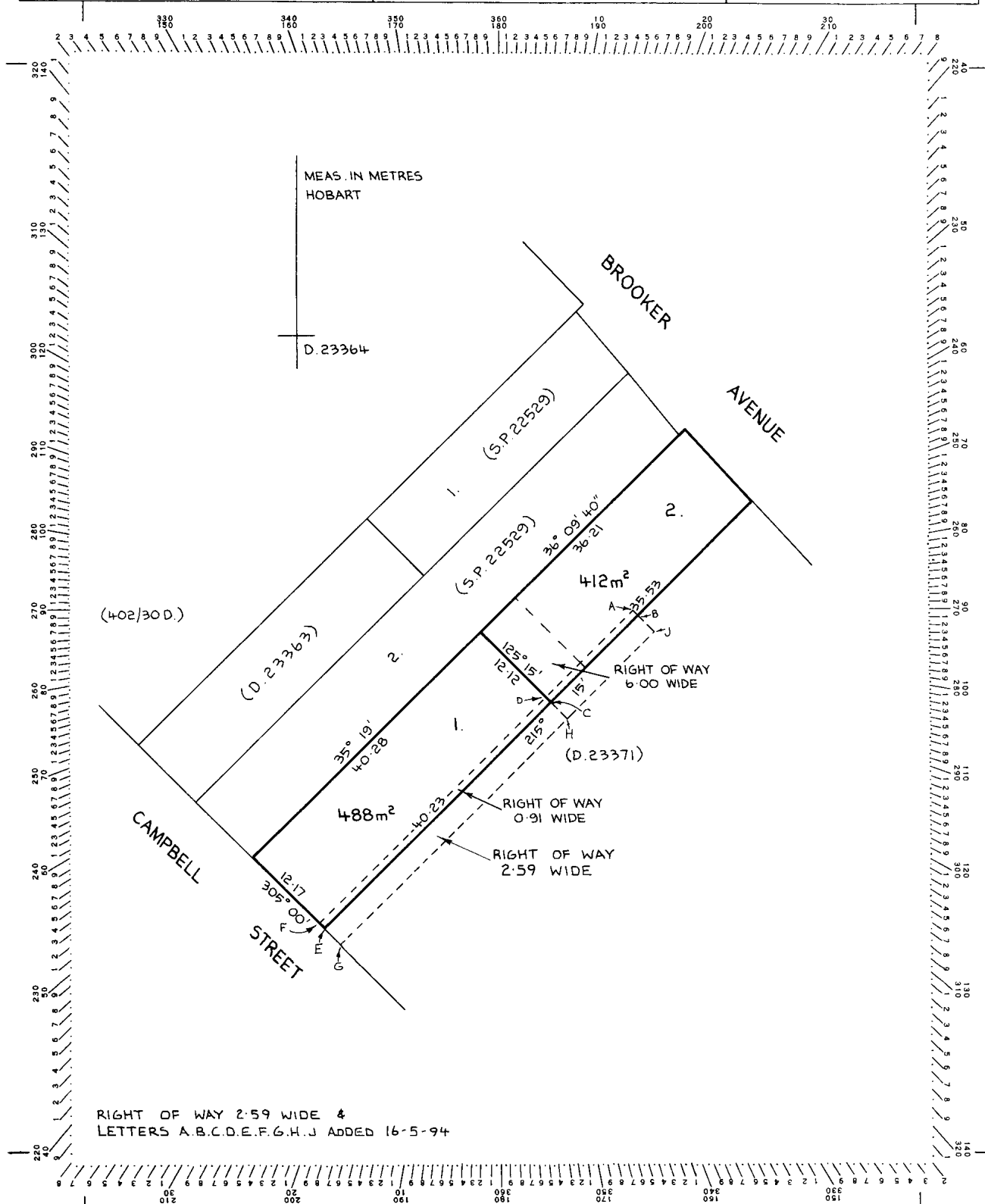
SCHEDULE 2

Reservations and conditions in the Crown Grant if any

BENEFITING EASEMENT: Right of Carriageway over the Right of
Way 2.59 wide marked E.G.H.C. on Diagram No. 23364BURDENING EASEMENT: Right of Carriageway [appurtenant to Lots
1 and 2 on Sealed Plan No. 22529 and the land in
Conveyance No. 44/8439) over the Right of Way 0.91
wide marked D.C.E.F. on Diagram No. 23364UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: X. 4079	PLAN OF SURVEY by Surveyor..... of land situated in the CITY OF HOBART SCALE 1:500 MEASUREMENTS IN METRES	Registered Number: D.23364
Title Reference: CONV. 58-2120		Approved Effective from: 16 NOV 1934
Grantee: PART OF (4000) JOHN BISDEE.		 ACTING DEPUTY Recorder of Titles



SEARCH OF TORRENS TITLE

VOLUME 23364	FOLIO 2
EDITION 2	DATE OF ISSUE 27-Jul-1994

SEARCH DATE : 17-May-2021

SEARCH TIME : 11.30 AM

DESCRIPTION OF LAND

City of HOBART

Lot 2 on Diagram 23364

Derivation : Part of 4 Acres (Section B.2.) Gtd. to J. Bisdsee.

Prior CT 4129/70

SCHEDULE 1

B785251 TRANSFER to BUILDING GROUP APPRENTICESHIP SCHEME LTD
Registered 27-Jul-1994 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

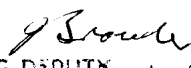
BENEFITING EASEMENT: Right of Carriageway over the Right of
Way 2.59 wide marked B.J.H.G.E.C.B. on Diagram No.
23364

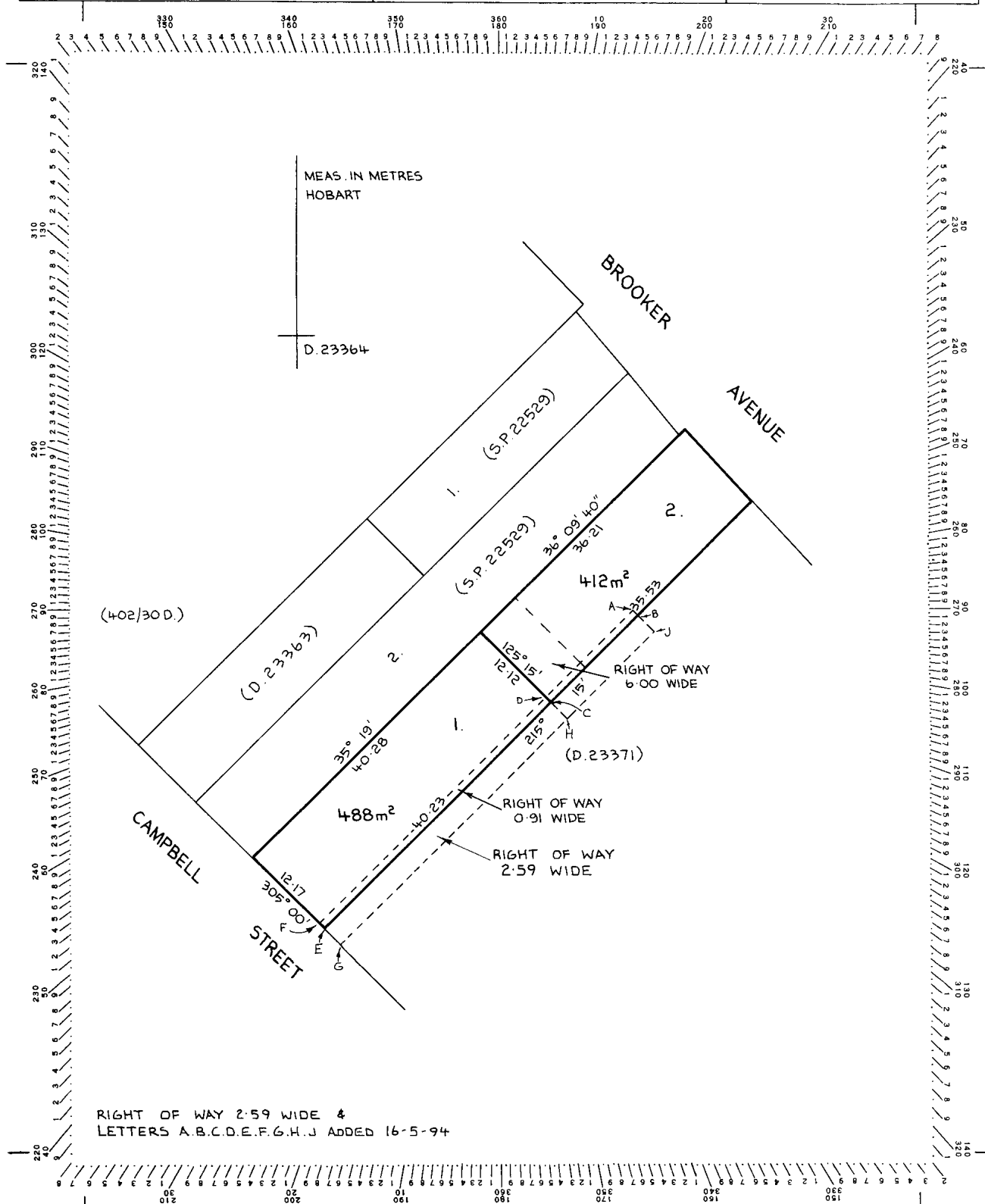
BURDENING EASEMENT: Right of Carriageway [appurtenant to the
land comprised in Conveyance No. 44/8439) over the
Right of Way 0.91 wide marked A.B.C.D. on Diagram No.
23364

BURDENING EASEMENT: Right of Carriageway [appurtenant to Lots
1 and 2 on Sealed Plan No. 22529) over the Right of
Way 0.91 wide marked A.B.C.D. on Diagram No. 23364
and the Right of way 6.00 wide shown on Diagram No.
23364

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: X. 4079	PLAN OF SURVEY by Surveyor..... of land situated in the CITY OF HOBART SCALE 1:500 MEASUREMENTS IN METRES	Registered Number: D.23364
Title Reference: CONV. 58-2120		Approved Effective from: 16 NOV 1934
Grantee: PART OF (4.0.0) JOHN BISDEE.		 ACTING DEPUTY Recorder of Titles



SEARCH OF TORRENS TITLE

VOLUME 22529	FOLIO 3
EDITION 1	DATE OF ISSUE 26-Apr-1995

SEARCH DATE : 17-May-2021

SEARCH TIME : 11.32 AM

DESCRIPTION OF LAND

City of HOBART

Lot 3 on Sealed Plan 22529

(Formerly Lots 1 & 2 on Sealed Plan 22529)

Derivation : Part of 4 Acres (Section B.2.) Gtd. to J Bisdee

Prior CT 4129/67

SCHEDULE 1

B785252 TRANSFER to BUILDING GROUP APPRENTICESHIP SCHEME LTD

SCHEDULE 2

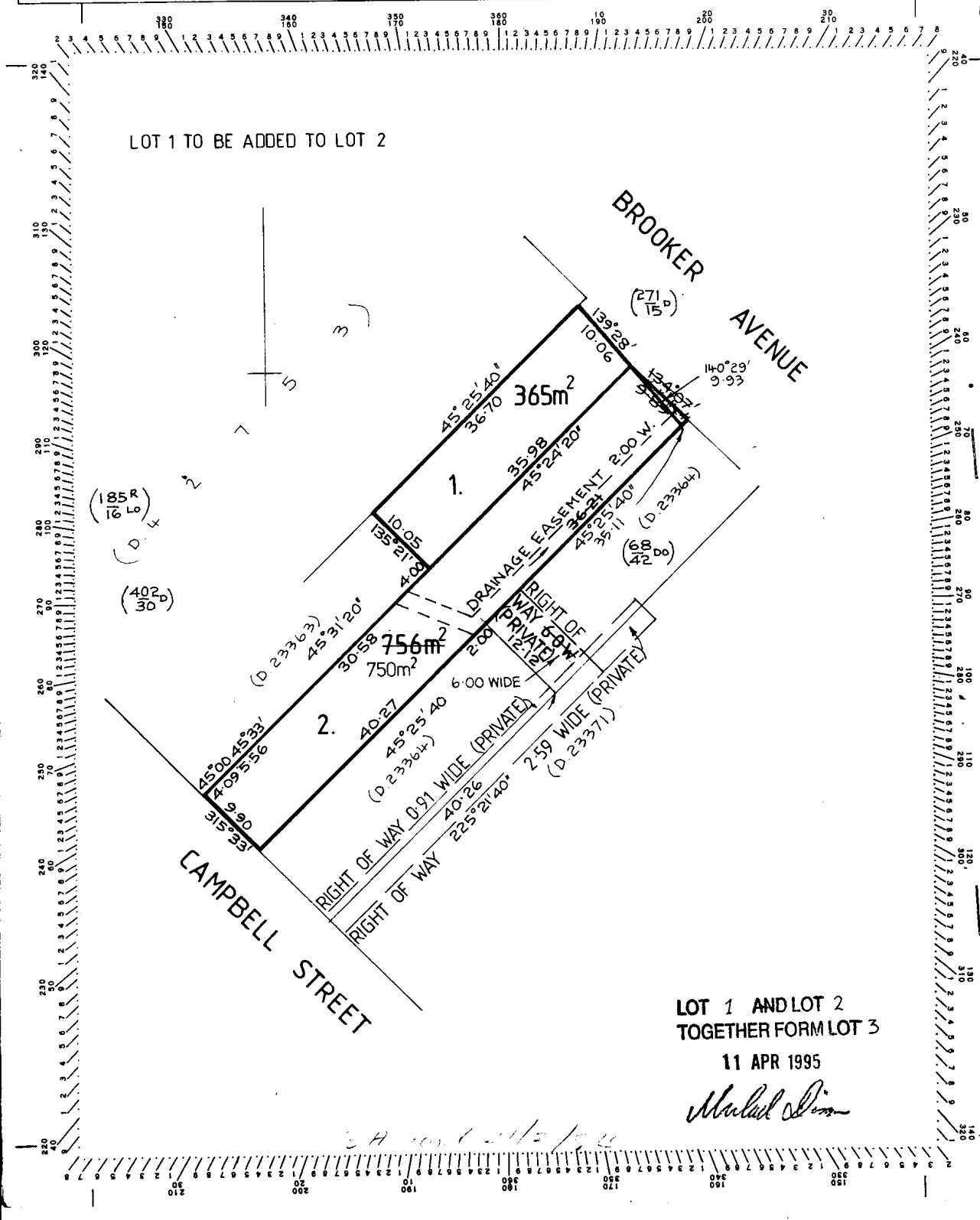
Reservations and conditions in the Crown Grant if any

SP 22529 EASEMENTS in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: T. G. & M. Mahoney & L.B.A. Investments Pty. Ltd. B.R.S.H. Investments Pty. Ltd.	PLAN OF SURVEY by Surveyor <u>N.D. Leary</u> of land situated in the CITY OF HOBART SECTION B2 SCALE 1: 1'500 MEASUREMENTS IN METRES	Registered Number: S.P22529 Effective from: 16 NOV 1984 <i>[Signature]</i> ACTING DEPUTY Recorder of titles
Title Reference: Convs 44-4984 & 58-2120 & 44-8439.		
Grantee: Portion Of 4 acres Gtd to John Bisdee		



SEARCH OF TORRENS TITLE

VOLUME 23363	FOLIO 1
EDITION 3	DATE OF ISSUE 14-Sep-2010

SEARCH DATE : 17-May-2021

SEARCH TIME : 11.35 AM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Diagram 23363

Being the land described in Conveyance No. 44/4984

Excepting thereout Lot 1 on Sealed Plan No. 22529

Derivation : Part of 4 Acres (Sec. B.2.) Gtd. to J. Bisdee

Prior CT 4129/68

SCHEDULE 1

C948373 TRANSFER to BUILDING GROUP APPRENTICESHIP SCHEME LTD
Registered 14-Sep-2010 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BENEFITING EASEMENT: Right of Drainage over the drainage
easement shown on Sealed Plan No. 22529

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

APPROVED FROM... 16 NOV 1984 <i>J. Brown</i> ACTING DEPUTY RECORDER OF TITLES	CONVERSION PLAN	REGISTERED NUMBER D.23363
FILE NUMBER X 4079	GRANTEE PART OF (4.0.0) JOHN BISDEE.	M. YOUNG 22.6.84

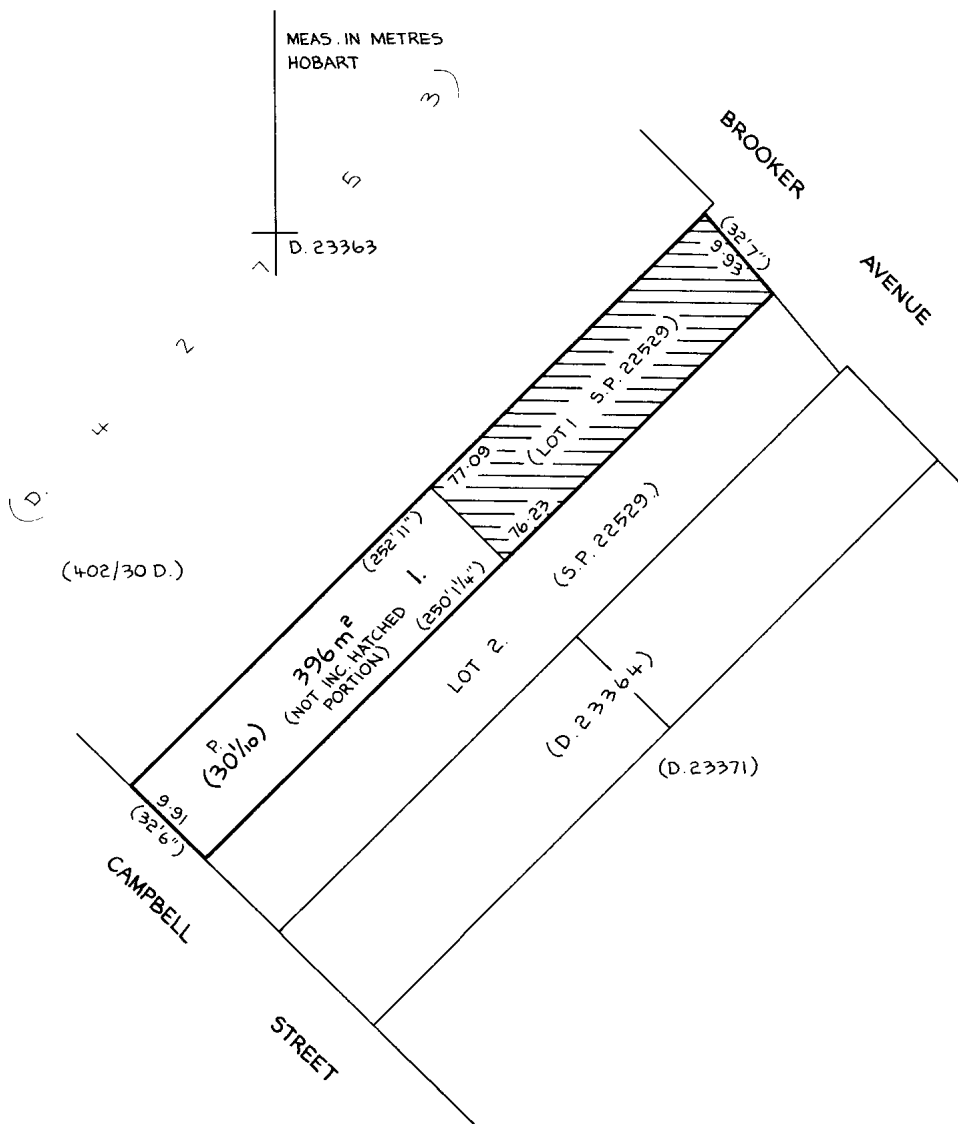
DS-K 2062

SKETCH BY WAY OF ILLUSTRATION ONLY

CITY/TOWN OF HOBART
LAND-DISTRICT-OF
PARISH-OF

LENGTHS ARE IN METRES NOT TO SCALE
LENGTHS IN BRACKETS IN LINKS/FEET & INCHES.

'EXCEPTED LAND'
LOT 1 (S.P. 22529) 365m²



SEARCH OF TORRENS TITLE

VOLUME 140732	FOLIO 1
EDITION 3	DATE OF ISSUE 28-Jan-2011

SEARCH DATE : 03-Jul-2020

SEARCH TIME : 09.53 AM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Plan 140732

Being the land described in Conveyance 62/3280, Being the land described in Conveyance No. 44/8439

Derivation : Part of 4 Acres (Section B.2.) Gtd. to J. Bisdee.

Derived from A16172

Prior CTs 123139/1 and 23371/1

SCHEDULE 1

B577065, B810602 & C437756 TRANSFER to TASMANIAN MEAT
WHOLESALEERS PTY LTD

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

BENEFITING EASEMENT: (appurtenant to the land marked HKLM on P. 140732) a Right of Carriageway over the Right of Way 0.91 wide shown on P.140732

BURDENING EASEMENT: Right of Carriageway [appurtenant to the land in Conveyance No. 44/5050 and Lots 1 and 2 on Sealed Plan No. 22529) over the Right of Way 2.59 Wide marked EFGH on P.140732

BURDENING EASEMENT: a right of carriage way for the owner or owners for the time being of the land described in Indenture of Conveyance 33/2120 over the Right of Way 2.59 Wide marked IJGH on P.140732

67/7169 Benefiting Easement (appurtenant to the land marked LQPONM on P.140732) Party Wall Easement over the wall marked "A" "B" "C" "D" on Plan 140732

67/7036 BURDENING EASEMENT: Right for Eaves and Spouting overhang (appurtenant to Lot 1 on Plan No.51812) over the land marked Easement 0.50 Wide shown on Plan No. 140732

C509575 ADHESION ORDER under Section 110 of the Local Government (Building and Miscellaneous Provisions) Act 1993 Registered 28-Apr-2004 at noon

C995946 MORTGAGE to Douglas Wayne Woulleman King and Susan

Woulleman King Registered 28-Jan-2011 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p>OWNER</p> <p>FOLIO REFERENCE 123139-1 CT. 23371-1 CT.</p> <p>GRANTEE</p>		<p style="text-align: center;">PLAN OF TITLE</p> <p>LOCATION CITY OF HOBART SEC.B2</p> <p>FIRST SURVEY PLAN No.</p> <p>COMPILED BY LDRB</p> <p>SCALE 1: 1500 LENGTHS IN METRES</p>		<p>Registered Number</p> <p style="font-size: 1.2em;">P.140732</p> <p>APPROVED 5 MAR 2004</p> <p><i>Alice Kawa</i> Recorder of Titles</p>			
<p>MAPSHEET MUNICIPAL CODE No. 5225-42 (114)</p>		<p>LAST UPI No 2100524</p>		<p>LAST PLAN No. P.123139,D.23371</p>		<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>	

LOT 1

EASEMENT 0.50 WIDE ADDED
TO PLAN PURSUANT TO
SEC. 139 LAND TITLES ACT 190

Alice Kawa 21/05/2009
 RECORDER OF TITLES DATE
 CL

SENIOR CONSULTANT :
PARRY KOSTOGLOU

433 Dorans Road
Sandford,
Hobart
Tas.
7020

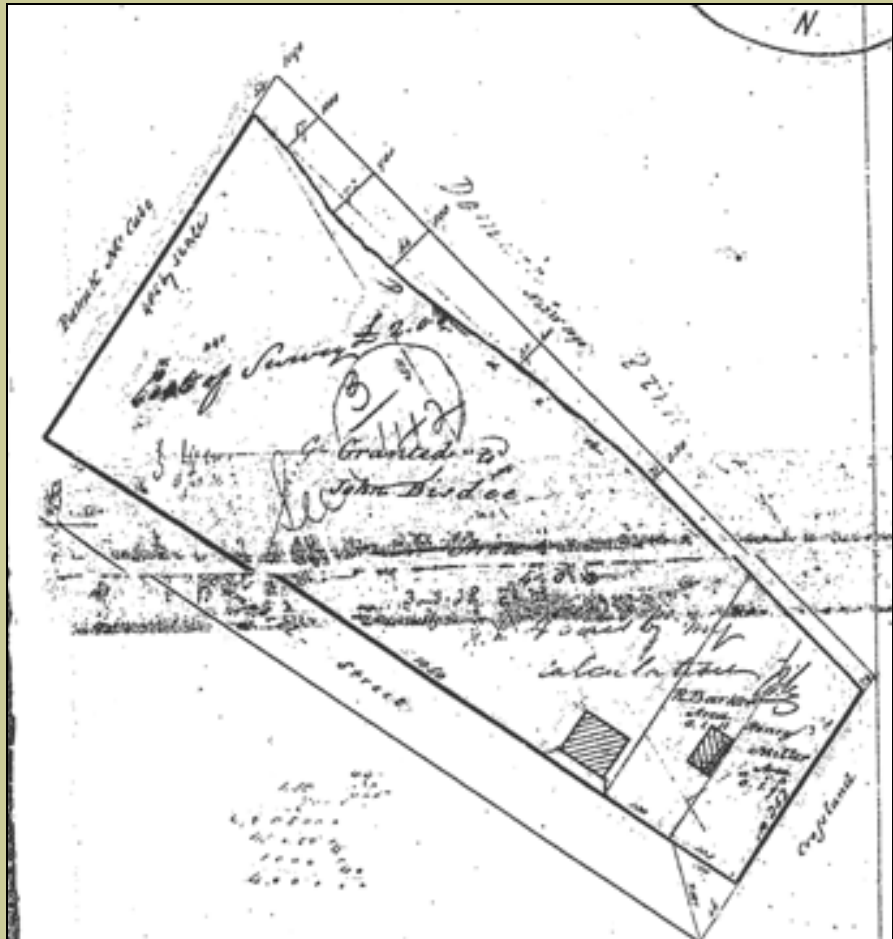
Phone: 03 62789598

Mobile: 0408 561934

Email: parryk@netspace.net.au

175-179 CAMPBELL STREET

STATEMENT OF HISTORICAL ARCHAEOLOGICAL POTENTIAL



A report to Preston Lane Architects
Parry Kostoglou
TASARC
January 2013

CONTENTS

	EXECUTIVE SUMMARY	3
1.0	INTRODUCTION	4
1.1	Background	4
1.2	Location and extent of subject allotment	4
1.3	Objectives	5
1.4	Methodology	5
2.0	PREVIOUS INVESTIGATIONS	5
3.0	DOCUMENTARY ANALYSIS	6
3.1	Undated Crown survey (1830's?)	6
3.2	Crown survey of 1839	6
3.3	Sprent's survey (1840's)	7
3.4	Metropolitan Drainage Board Plan of c1903	7
3.5	County Chart	7
4.0	ANALYSIS OF ARCHAEOLOGICAL POTENTIAL	8
4.1	Documentary sources	8
4.2	On site inspection	8
5.0	STATEMENT OF ARCHAEOLOGICAL POTENTIAL	8
6.0	RECOMMENDATIONS	9
7.0	REFERENCES	10

EXECUTIVE SUMMARY

This desktop investigation has found no evidence of any historic structures pre dating the early 20th century. Therefore there are no foreseeable archaeological constraints to the proposed development and no additional archaeological works are recommended.

However if development related excavation work exposes substantive physical building fabric not apparently related to the 20th century federation structures, an archaeologist should be consulted immediately.

1.0 INTRODUCTION

1.1 Background

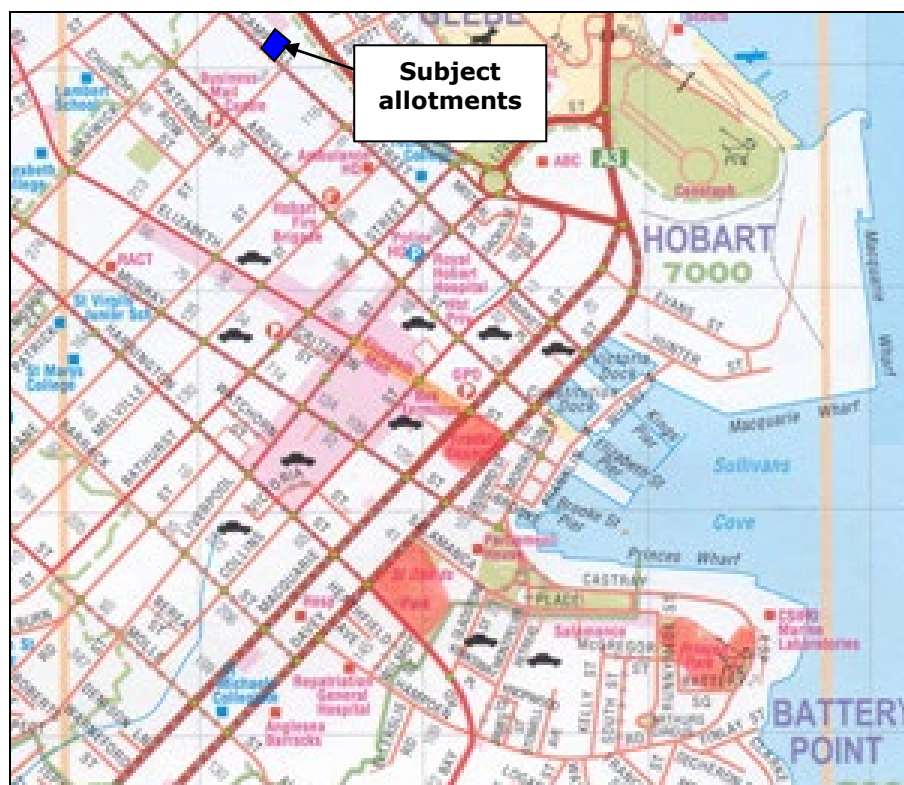
A mixed use development has recently been lodged with the Hobart City Council (HCC) for three allotments on Campbell Street in the Hobart CBD. These consecutive allotments (175, 177 and 179 respectively) currently contain a mixture of early 20th century housing and mid to late 20th century commercial structures. In its response to the relevant building permit application the Hobart City Council has requested information relating to these properties archaeological potential:

11. As required under Schedule F, Clause F.5.1 of the Hobart Planning Scheme 1982, please provide a Statement of Historical Archaeological Potential or a Statement by a qualified archaeologist that either the site has been surveyed previously and not to be of historical archaeological significance or that the nature of the development will not result in the destruction of any aspects of items of historical archaeological significance.

This report seeks to satisfy this requirement based on the properties past usage, occupancy and structural development.

1.2 Location and extent of subject allotment

The location of the subject allotments within the context of the Hobart CBD is indicated in the plan below.



Plan showing location of re-development area (solid blue)



Current view of three properties showing adjacent federation style housing and late 20th century street side extension.

1.3 Objectives

For the purposes of lodging the relevant development application the consultant was requested to prepare a statement of Archaeological Potential in accordance with HCC regulations and the Tasmanian Heritage Council's Practice Note Number 2. This document is expected to contain:

- An investigation of the documentary evidence relating to the site's history and physical development over time to the present day.
- A best fit location based interpretation of the location of all known structures and related features.
- A ranked sensitivity assessment of the contents of the property
- Recommendations regarding their future archaeological assessment and mitigation.

1.4 Methodology

This investigation essentially consisted of the following activities:

- A preliminary site inspection of the property
- Collation of historic plans and surveys from the Tasmanian Lands Department
- Authorship of this report.

2.0 PREVIOUS INVESTIGATIONS

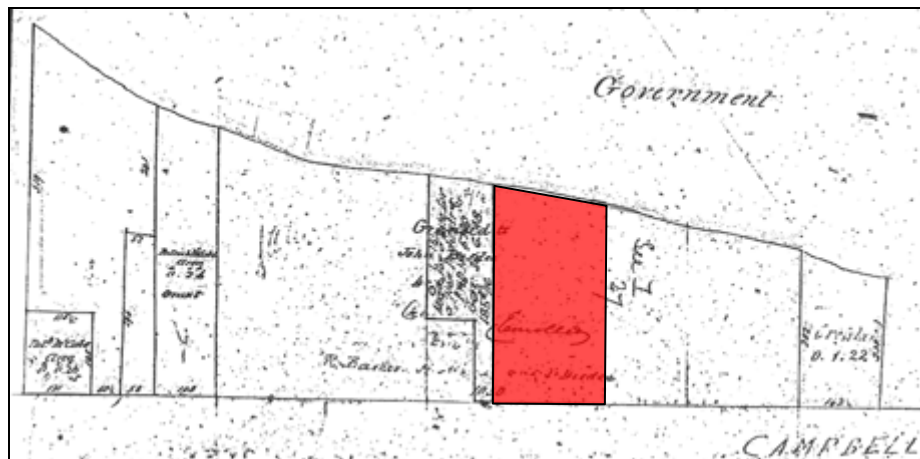
No previous historical or archaeological assessments of the subject properties are known to have been undertaken.

3.0 DOCUMENTARY ANALYSIS

This section summarises the known structural content of the allotment over time using various historic plans and surveys. The area containing the subject allotments on each survey is marked in solid red.

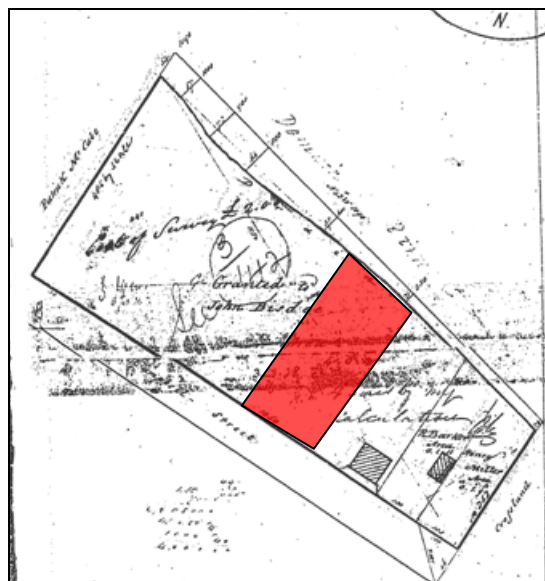
3.1 Undated Crown survey (1830's?)

This Crown survey (Folio 3 page 142) shows some of the recently surveyed in allotments on the relevant Campbell Street frontage but does not indicate the presence of any buildings there.



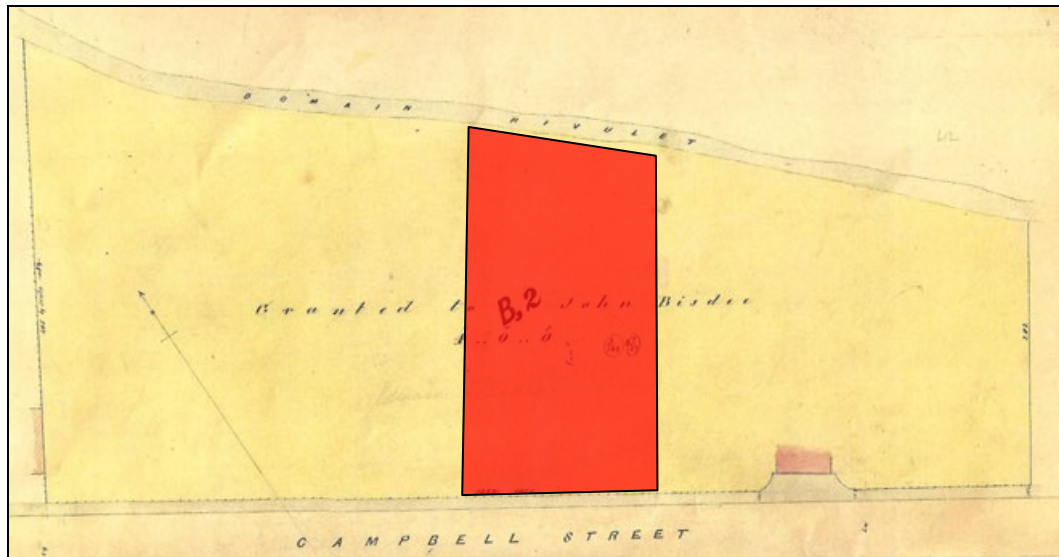
3.2 Crown survey of 1839

This survey (Folio 7 Page 27) shows the presence of two structures at the intersection of Campbell Street and Patrick Street which is slightly east of the subject allotments. However the allotments themselves remain un-developed.



3.3 Sprent's survey (1840's)

Crown Surveyor Sprent's notable city survey undertaken during the 1840's shows one of these buildings at the Campbell/Patrick Street intersection but still no developments on the subject allotments.



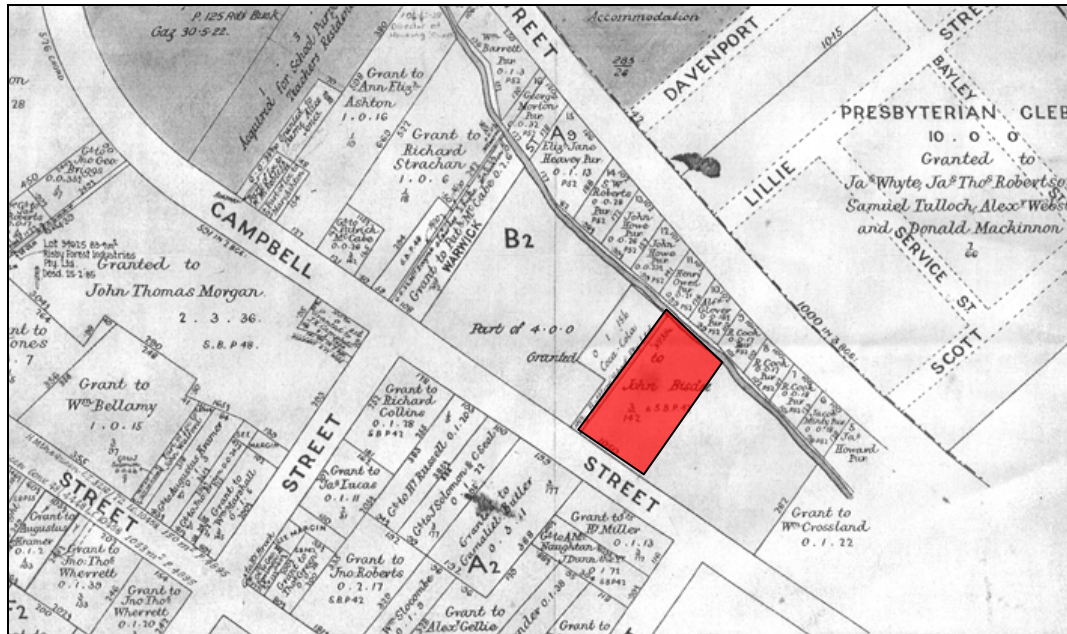
3.4 Metropolitan Drainage Board Plan of c1903

This section of a city wide drainage survey (AOT ref. HOBART No. 4) undertaken at the turn of the last century still fails to show any structural developments within the three subject allotments.



3.5 County chart (c1910)

This section of the county chart shows some additional sub division adjacent to the subject area but still no building development.



4.0 ANALYSIS OF ARCHAEOLOGICAL POTENTIAL

This section summarises the probability of finding archaeological remains within the sub surface of the subject allotment.

4.1 Documentary sources

There is no documentary evidence of any occupancy or structural development within the subject allotments prior to the 20th century.

4.2 On site inspection

The presence of two Federation style houses indicates that the earliest buildings on the subject allotments date from the early 20th century (c1910-1918).

5.0 STATEMENT OF ARCHAEOLOGICAL POTENTIAL

The complete absence of any apparent development on the subject allotments certainly minimises the possibility that they contain any substantive or significant historical archaeological vestiges related to buildings.

The undeveloped nature of the allotments until the 20th century possibly suggests that although subject to ownership they were used for agricultural or pastoral purposes. These activities would have left few physical remnants apart from fence lines or low stone walls.

In summary it is therefore stated that the subject allotments have minimal historical archaeological potential.

6.0 RECOMMENDATIONS

- Due to the minimal archaeological potential assigned to all three allotments no additional archaeological works or constraints are recommended.
- However if development related excavation work exposes substantive physical building fabric not apparently related to the 20th century federation structures, an archaeologist should be consulted immediately.

7.0 REFERENCES

Assorted Crown Surveys from the Lands Titles Department

Historic Heritage Assessment

177-179 Campbell Street, Hobart

Brad Williams
Heritage Consultant

For Johnstone. McGee and Gandy Pty. Ltd.

January 2018

Contents:

1. INTRODUCTION, RATIONALE AND BRIEF	4
2. STATUTORY HERITAGE REQUIREMENTS	7
3. PREVIOUS HERITAGE STUDIES	10
4. BACKGROUND HISTORICAL OVERVIEW OF THE PLACE	11
5. DESCRIPTION OF THE CURRENT FORM OF THE PLACE	13
6. CONSIDERATION OF THE HISTORIC HERITAGE SIGNIFICANCE OF THE PLACE	22
6.1. ASSESSMENT METHODOLOGY	22
6.2. ASSESSMENT OF HISTORIC HERITAGE SIGNIFICANCE AS PER THE TASMANIAN GOVERNMENT STANDARDS	23
A. THE PLACE IS OF IMPORTANCE TO THE COURSE, OR PATTERN OF OUR CULTURAL OR NATURAL HISTORY.	23
B. THE PLACE POSSESSES UNCOMMON, RARE OR ENDANGERED ASPECTS OF OUR CULTURAL OR NATURAL HISTORY.	24
C. THE PLACE HAS THE POTENTIAL TO YIELD INFORMATION THAT WILL CONTRIBUTE TO AN UNDERSTANDING OF OUR CULTURAL OR NATURAL HISTORY.	25
D. THE PLACE IS IMPORTANT IN DEMONSTRATING THE PRINCIPAL CHARACTERISTICS OF A CLASS OF CULTURAL OR NATURAL PLACES OR ENVIRONMENTS.	26
E. THE PLACE IS IMPORTANT IN DEMONSTRATING A HIGH DEGREE OF CREATIVE OR TECHNICAL ACHIEVEMENT.	27
F. THE PLACE HAS A STRONG OR SPECIAL ASSOCIATION WITH A PARTICULAR COMMUNITY OR CULTURAL GROUP FOR SOCIAL, CULTURAL OR SPIRITUAL REASONS.	28
G. SPECIAL ASSOCIATION WITH THE LIFE OR WORKS OF A PERSON, OR GROUP OF PERSONS, OF IMPORTANCE IN OUR HISTORY.	29
7. RECOMMENDATIONS	31

This document was written by Brad Williams (BA.Hons Archaeology, G.Dip Maritime Archaeology, MA Cultural Heritage Management)

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Unless otherwise stated, all photographs were taken by Brad Williams, January 2018.

Unless otherwise stated, the north point (or approximate) of maps and plans is to the top of the page – project north is designated as the rear of the buildings.

Cadastral information depicted in this document must not be relied upon without verification by a Surveyor. Rectified aerial imagery has not been used; therefore the actual location as depicted in aerial images may differ to that of actual survey.

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1. Introduction, rationale and brief

This report has been commissioned by Johnstone. McGee and Gandy Engineers and Planners Pty. Ltd. (Hobart) on behalf Solutionswon Pty. Ltd. to assess the possible historic heritage significance of the place known as 177-179 Campbell Street, Hobart.

The site is part of a larger site owned by the Building Group Apprenticeship Scheme Ltd. and options for possible site redevelopments are being explored. Accordingly, an independent assessment of the heritage values of this part of the site is desired to guide the future planning process.

Figures 1.1-1.3 depict the place as considered in the current project:



Figure 1.1 – The subject site (i.e. the *place* - shaded red) and cadastral parcels in the locality of the place. Adapted from www.thelist.tas.gov.au.

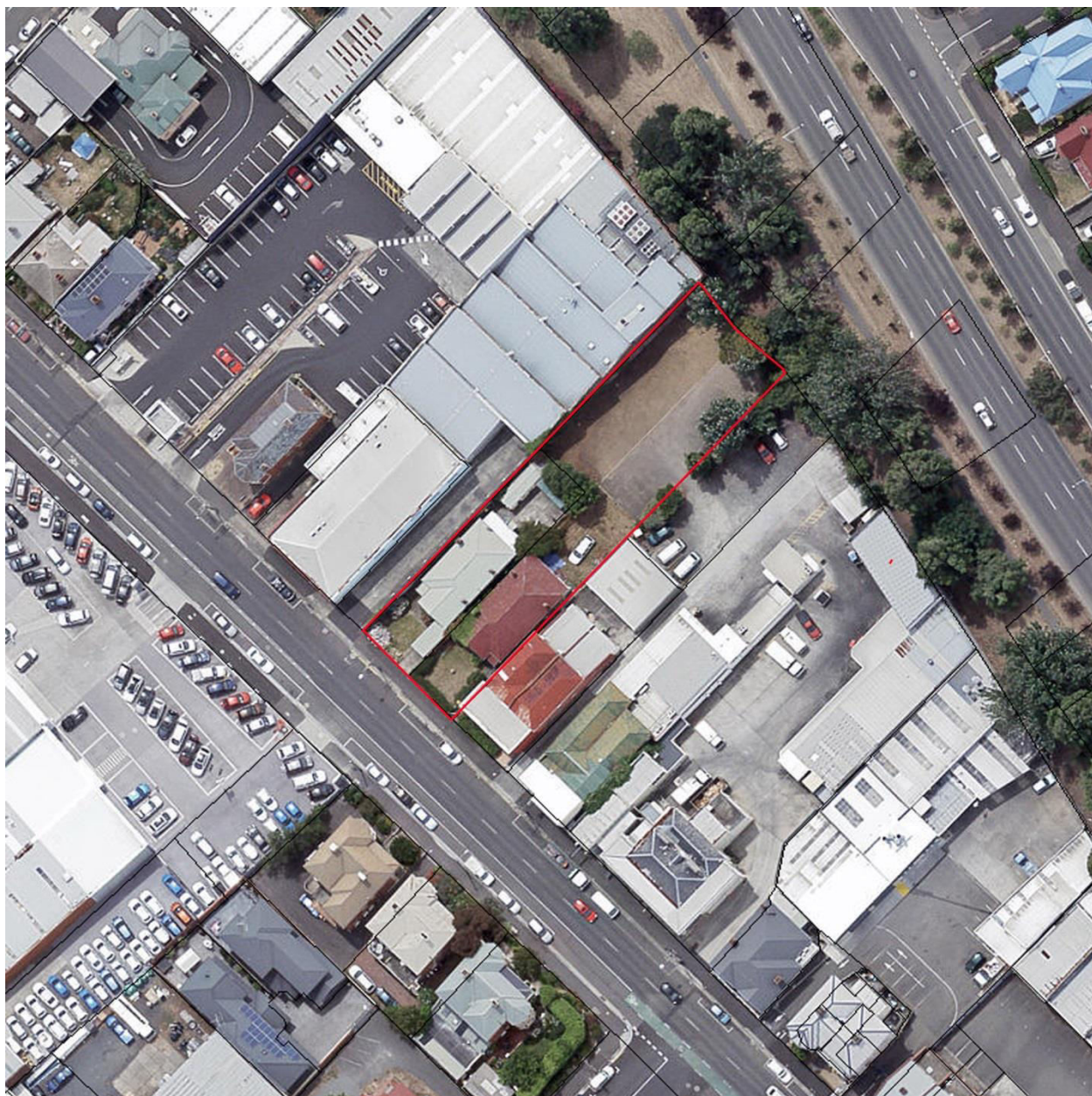


Figure 1.2 – Aerial photograph of the place (outlined in red) and wider locality. Adapted from www.thelist.tas.gov.au



Figure 1.3 – 177 Campbell Street front elevation.



Figure 1.4 – 179 Campbell Street front elevation.

2. Statutory heritage requirements

177-179 Campbell Street are listed as *Heritage Places* on Table E13 of the *Hobart Interim Planning Scheme 2015* (the *Scheme*). They were not listed on the previous City of Hobart Planning Scheme 1983.

The listing of the places derive from the City Fringe Heritage Survey, undertaken in 2010 – the datasheets as the basis for this listing are attached here.

Further to Clause E13.5.1 of the Scheme, the Planning Authority may require the following to accompany any application for use or development of a Heritage Place:

- (a) *a conservation plan;*
- (b) *photographs, drawings or photomontages necessary to demonstrate the impact of the proposed development on the heritage values of the place;*
- (c) *a statement of significance;*
- (d) *a heritage impact statement;*
- (e) *a statement of compliance;*
- (f) *a statement of archaeological potential;*
- (g) *an archaeological impact assessment;*
- (h) *an archaeological method statement;*

Any demolition, development or subdivision of the place must be in accordance with the provisions of Part E13.7 of the Scheme (Development Standards for Heritage Places):

	Acceptable Solution	Performance Criteria
E.13.7.1 - Demolition	A1. No Acceptable Solution.	<p>Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic cultural heritage significance of the place unless all of the following are satisfied;</p> <ul style="list-style-type: none"> (a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place; (b) there are no prudent and feasible alternatives; (c) important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained; (d) significant fabric is documented before demolition
E.13.7.2 – Building and Works other than Demolition	A1. No Acceptable Solution.	<p>P1. Development must not result in any of the following:</p> <ul style="list-style-type: none"> (a) loss of historic cultural heritage significance to the place through incompatible design, including in height, scale, bulk, form, fenestration, siting, materials, colours and finishes; (b) substantial diminution of the historic cultural heritage significance of the place through loss of significant streetscape elements including plants, trees, fences, walls, paths, outbuildings and other items that contribute to the significance of the place.
	A2. No Acceptable Solution.	<p>P2. Development must be designed to be subservient and complementary to the place through characteristics including:</p> <ul style="list-style-type: none"> (a) scale and bulk, materials, built form and fenestration; (b) setback from frontage; (c) siting with respect to buildings, structures and listed elements; (d) using less dominant materials and colours.
	A3. No Acceptable Solution.	P3. Materials, built form and fenestration must respond to the dominant heritage characteristics of the place, but any new fabric should be readily identifiable as such.
	A4. No Acceptable Solution.	P4. Extensions to existing buildings must not detract from the historic cultural heritage significance of the place.
	A5. New front fences and gates must accord with original design, based on photographic, archaeological or other historical evidence.	P5. New front fences and gates must be sympathetic in design, (including height, form, scale and materials), to the style, period and characteristics of the building to which they belong.
	A6. Areas of landscaping between a dwelling and the street must be retained.	P6. The removal of areas of landscaping between a dwelling and the street must not result in the loss of elements of landscaping that contribute to the historic cultural significance of the place.

<p>E.13.7.3 - Subdivision</p>	<p><i>A3. No Acceptable Solution.</i></p>	<p><i>P1. A proposed plan of subdivision must show that historic cultural heritage significance is adequately protected by complying with all of the following:</i></p> <ul style="list-style-type: none"> <i>(a) ensuring that sufficient curtilage and contributory heritage items (such as outbuildings or significant plantings) are retained as part of any title containing heritage values;</i> <i>(b) ensuring a sympathetic pattern of subdivision;</i> <i>(c) providing a lot size, pattern and configuration with building areas or other development controls that will prevent unsympathetic development on lots adjoining any titles containing heritage values, if required.</i>
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The place is not within any heritage precinct under the scheme, or on any other statutory heritage register (e.g. the Tasmanian Heritage Register, National Heritage List, Register of the National Estate etc.).

3. Previous heritage studies

In 2013, a development proposal was submitted for the place (and subsequently conditionally approved) which included the following heritage input:

175-179 Campbell Street Statement of Historical Archaeological Potential, A Report to Preston Lane Architects, Parry Kostoglou, TASARC, January 2013.

Heritage Assessment, 175-179 Campbell Street, Hobart. Graeme Corney, 31 January 2013.

The statement of archaeological potential only looked at the pre-1910 history of the site from an archaeological perspective – i.e. it gave no consideration to the current buildings on the site, therefore is of little use to the current assessment beyond supporting the position that the site has no archaeological research potential.

The heritage assessment considered the history of the site post the 1914 construction of 177-179 Campbell Street. That assessment was done in response to the requirements of the City of Hobart Planning Scheme 1983 (i.e. the now superseded scheme) under which none of the places were directly subject to the historic heritage provisions of that scheme, however impact upon *adjacent* heritage places was a consideration of any development of the subject site under that scheme, therefore that document was commissioned to consider possible impact upon adjacent places and did not directly consider the possible historic heritage values of the place itself. Nonetheless, that document provides a useful assessment of the wider setting and streetscape context of the place (particularly in reference to heritage places and the general building forms, masses, materiality, setbacks etc.) which has been utilised here in considering the possibility of wider heritage values of the place, contributory/streetscape values etc.

4. Background historical overview of the place

A brief history of the subject site was included in the statement of historical archaeological potential by Parry Kostoglou (Tasarc) in 2013,¹ which detailed the early history of the site (i.e. pre-1910) and concluded that the current buildings are the first development on that site (giving them a date of c1910-1918).

A brief post-1910 history was provided in the heritage assessment of 175-179 Campbell Street by Graeme Corney also in 2013,² which stated:

3.1 Historic overview (information provided by historian Dr David Young). The land that is now 175-179 Campbell Street was part of Amalfi which still stands at 169. Following the death of Amalfi's owner John Golby Parker in 1911 his executors sold the land (now 175-179) to speculator Gilbert Macpherson who probably subdivided and on-sold 175 and 177 to Benjamin Gooding in 1912. A dramatic increase in value of the properties suggests that Gooding built the two cottages in c.1914 before on-selling one to Mabel Helen Darvell that year. Gooding lived in the other.

Please note that at the time of preparation of this report, Land Tasmania, custodian of the principle records used to research land tenure, are in the process of digitising these records, rendering this resource unavailable until June 2018³. For that reason, it is not possible at this time to give a comprehensive historical overview of the place.

Given the lack of access to the records referred to above, the only way to trace ownership over the next few decades is through contemporary Valuation Rolls, which provide owner, occupier and assessed annual value (AAV). The data available from these rolls is as follows:

Year	House #	Owner	Occupier	AAV
1924 ⁴	177	Mrs E.G.Hogan	Mrs E.G.Hogan	£50
	179	Benj Gooding	Benj Gooding	£50
1931 ⁵	177	Mrs E.G.Hogan, Warwick St	M.M.Conway	£56
	179	Benj Gooding	Benj Gooding	£55
1941 ⁶	177	Mrs E.G.Hogan, Warwick St	Helen Thomas	£62

¹ 175-179 Campbell Street Statement of Historical Archaeological Potential, A Report to Preston Lane Architects, Parry Kostoglou, TASARC, January 2013.

² Heritage Assessment, 175-179 Campbell Street, Hobart. Graeme Corney, 31 January 2013.

³ See Land Tasmania Office Circular 6/2017- Digitisation of Records

⁴ *Tasmanian Government Gazette*, 19 May 1924, p.1026

⁵ *Tasmanian Government Gazette*, 18 May 1931, p.698

⁶ *Tasmanian Government Gazette*, 9 June 1941, p.1381

	179	Mrs Mabel Darvell, 1 Bishop St	C.P.Felmingham	£57
1945 ⁷	177	Mrs E.G.Hogan, Warwick St	Helen Thomas	£62
	179	Mrs Mabel Darvell, 7 Ratho St	D.J. White	£62



Figure 4.1 – Excerpt from a 1946 aerial photograph of Hobart. Note the pre-Brooker Highway configuration of (then) Park Street and the previous configuration of the ‘pre-commercial’ environs of the area. Hobart Run 1946, Run 1-10894.

⁷ *Tasmanian Government Gazette* 14 August 1945, p.1606

5. Description of the current form of the place

The site known as 177-179 Campbell Street is part of the wider site of 175-179 Campbell Street and the buildings assessed here, whilst on their own titles, are somewhat ancillary to the main use of the wider site as the headquarters of a professional organisation. 179 has had its original title reduced to little more than the house itself, an outbuilding at rear (possibly contemporary with the house) and a carport and small garden at the front. The titles of 177 has subsumed the former rear portion of 179 and is part of a carpark which extends over 175 and is a large tract of land between the rear of the buildings at the Brooker Highway, which has dissected part of the rear portion of both original allotments. Figure 4.1 depicts the main site features as referred to in the current document:

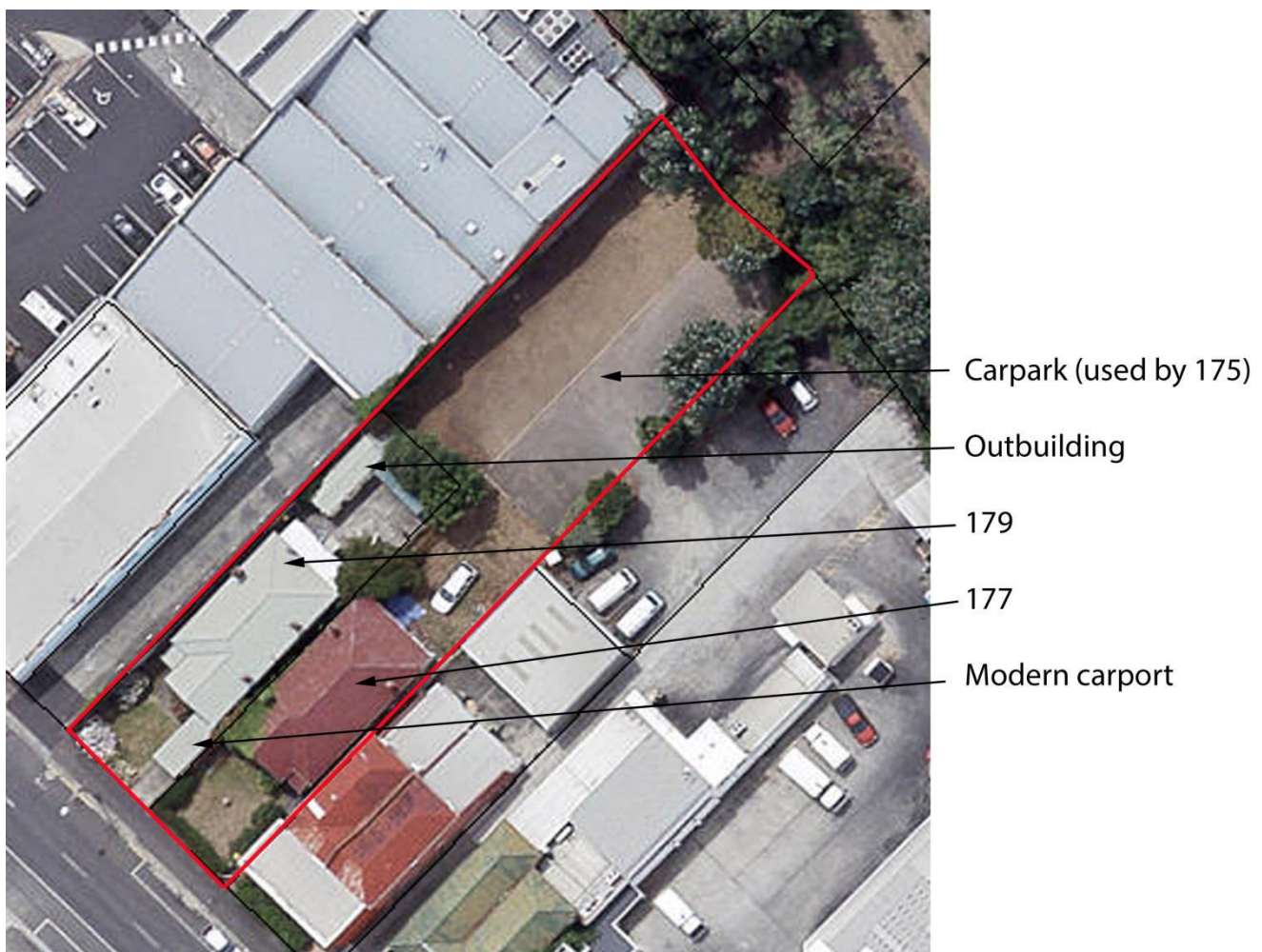


Figure 5.1 – Main site features, 177-179 Campbell Street, Hobart. Adapted from www.thelist.tas.gov.au

The streetscape and wider attributes of the place have been described and assessed in detail by Graeme Corney (as cited above) and the current document is to be read in conjunction with that document.

The two 'almost-paired' residences are contemporary with each other and appear to have been 'speculative houses' built c1914 by a Benjamin Gooding. It is likely that they were built by the same builder and by the same architect/designer although no names have been found to which they can be attributed.



Figure 5.2 – The Campbell Street frontage of the subject site (GoogleEarth).



Figure 5.3 – The rear elevations of the buildings, showing enclosed and modified rear verandas.

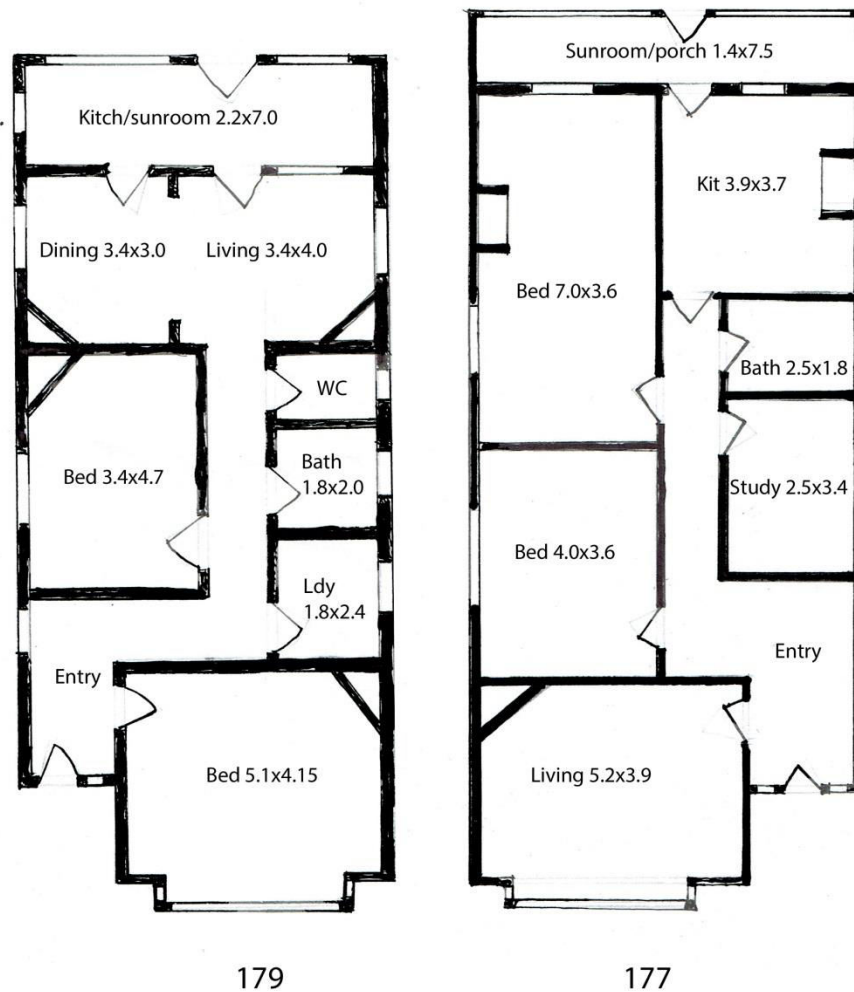


Figure 5.4 – Floor plans of 177-179 Campbell Street (street to bottom of plan, note doors and windows not necessarily to scale).

The following is a broad description of the interior⁸ and exterior of the buildings:

Element	Sub-element	177	179
Exterior			
Roof	Form	The main portion of each roof is a hip, with a forward facing and pronounced gable.	
	Cladding	Painted corrugated galvanised iron. Rainwater goods are generally modern replacements.	
	Eaves, fascias, barges etc	The exposed forward-facing gable end has decorative timber fretwork and is clad in pressed tin to simulate roughcast render.	The exposed forward-facing gable end has decorative timber fretwork and is clad in geometric pressed tin.
		Each building has timber boxed eaves, fascias etc.	
	Chimneys	Three slender chimneys on each building with decorative corbelling.	
Walls	Masonry	The walls are hard fired brick with a concrete mortar which in places has been struck.	
	Foundations	Each building is constructed on concrete foundations.	
Windows	Forward projecting bay	The forward-facing bay is less pronounced than that of 179 and has timber framed casements with obscure glazed top-lights and a skillion hood above.	The pronounced forward-facing bay has timber casements with decorative leadlight casements as top-lights and a pressed tin clad bulkhead above.
	Windows in general	Windows are generally original timber framed casements with arched gauged brick lintels and round-edge moulded brick sills.	
	Enclosed rear veranda	The original rear veranda has been roughly infilled with windows to form a laundry and	The original rear veranda has been largely replaced within its original building envelope with

⁸ Note that photographs were not taken of the interior of the buildings to respect the privacy of tenants.

		sunroom area.	modern fabric to form a kitchen and sitting room.
Doors		The front doors of each building have three panels (glazed top panel) and top and side lights. That of 179 is leadlight, 177 is obscure glass. Original back doors remain within each building to access the now enclosed rear verandas.	
Front porch		Each building has a small front porch with timber posts and some modest fretwork/decoration and an encaustic tile floor (presumably over concrete).	
Other site features		177 has no remaining outbuildings or other notable site features apart from the small front garden.	179 retains an early (if not original) 3-bay timber clad shed with a gable roof at the rear. A modern carport interrupts the view of the front of the building within the small front garden.
		All fencing associated with the buildings is modern.	
Interior			
General form		This building wholly retains its original internal layout, with two very large bedrooms, living room, kitchen and two smaller service rooms beside a central hallway which leads of a formal front foyer.	This building largely retains its original internal layout, with two bedrooms, an enlarged living area at rear (with much of an original wall removed between what would have bene a bedroom and living area) and three smaller service rooms beside a central hallway which leads off a formal front foyer. The kitchen is contained in the infilled rear skillion.
Structural	Walls	Internal walls are presumably timber framed with lathe and plaster. 177 has a decorative plaster archway between the entrance hall and main hallway.	
	Ceilings	Ceilings all appear to be original lathe and plaster	Some of the original lathe and plaster ceilings have been re-lined with plastersheet.

	Floors	All original Tasmanian Oak timber floors appear to be original and intact.
Joinery		Both buildings largely retain all their original joinery, including four-panel doors, architraves, skirting boards and typically 'Edwardian' fire surrounds/mantels.

In summary, the two buildings are in generally good condition and can be concluded to be in largely original condition with a high level of architectural integrity in that their original building envelope, internal form and detailing are almost wholly intact. The rear verandas although still readable in their overall form have a lower level of integrity having both been modified.

The setting of the buildings has been largely compromised due to adjacent development of a commercial nature and the severance of the original backyards by the Brooker Highway (i.e. widening of the former Park Street) and integration of the adjacent carpark into these sites.

The buildings are an example of Federation Queen Anne architecture as defined in the book *Identifying Australian Architecture* (Apperly, Irving *et. al.*)⁹ although is considered to be a 'lower-end' example of that style, being small, modest and not highly adorned in that style compared to other examples (and as cited in that work). The following table makes commentary on the ability of the place to demonstrate those architectural and stylistic attributes as proposed in that work:

Style indicator (as per Apperly & Irving).	Comments on the place and ability to demonstrate that attribute.
Asymmetry	The facades of these examples are single-fronted, therefore are asymmetrical, however this is not uncommon in a wide variety of architectural styles/eras and is not a distinct asymmetry in typically narrow allotments.
Ensemble of various roof shapes	These examples have a main hipped roof with a projecting gable bay. Whilst this does represent two combined roof forms, is hardly an 'ensemble' and is not uncommon in a wide variety of architectural styles/eras.
Low tower	Not present in these examples.
Corner projecting diagonally	Not present in these examples.
Pyramidal roof forms	Not present in these examples.

⁹ APPERLY, R. IRVING, R. REYNOLDS, P. (1989): *Identifying Australian Architecture, Styles and Terms from 1788 to the Present*. Angus and Robertson Publishing, North Ryde.

Marsailles pattern roof tiles	These examples are roofed in common corrugated galvanised iron.
Terracotta ridge or apex ornament	
Slate roof	
Prominent gable facing the street	Each building has a prominent gable facing the street which has been embellished by timbering and pressed metal to accentuate the architectural styling.
Half-timber effect in gable	Decorative timbering is present within the gable ends. Whilst not strictly 'half timbering' this is a hybrid between such and a screen (although not pronounced as a screen would be) – indicating a 'lower-end' attempt at this typical feature of the style.
Timber gable screen	
Bracketed projecting or 'flying' gable.	Not present in these examples – the gables are generally restrained in their overall form.
Dormer echoing main gable	Not present in these examples.
Tall chimney with terracotta pot or pots	These examples have chimneys as expected of practically any building of that era with only modest corbelling using standard bricks.
Tuck pointed brick walling	The walls of these examples, although brick, have no distinct tuck pointing (although evidence of striking as an attempt to simulate tuck pointing is present).
Roughcast walling	Apart from some imitation (i.e. tin) roughcast in the gable end and on the gable end of 177, roughcast has not been largely used in these examples.
Wall-hung shingles or tiles	Not present in these examples.
Wide veranda with timber posts and ornamental brackets	Whilst not having a wide veranda (likely constrained by the size of the frontage) these examples have modest timber porches without ornamental brackets.
Ornamental timber frieze or valance	These examples have a modest timber frieze beneath their porches.
Curvilinear Art-Nouveau ornament	Not present in these examples.
Projecting bay	These examples each have a single projecting bay on their front elevation.
Oriel	179 has a modest oriel arrangement of the front projecting bay window.
Casement sashes	These examples have casement sashes as expected of practically any building of that era.
Multi-paned top light	These examples each have multi-paned top lights above the windows of the projecting bay on their front elevation.
Round accent window	Not present in these examples.

As per the table above, of the 25 key stylistic features of a Federation Queen Anne residence, the place exhibits only 14 of those characteristics. Of those 14 characteristics, it is considered that the place exhibits around half of these in any

‘extraordinary’ way – which leads to the conclusion that whilst the places are certainly an example of Federation Queen Anne architecture, they represent the lower end of the spectrum as modest examples of such architecture.

6. Consideration of the historic heritage significance of the place

6.1. Assessment methodology

The following assessment of historic heritage significance is based on the national HERCON standard for statements of significance, based on the amount of information currently at-hand as detailed in this document. Note that natural history and indigenous heritage values have not been assessed here, as these are beyond the scope of this assessment.

The assessment methodology for each criterion follows the methodology details in the Tasmanian Government's *Assessing Historic Heritage Significance for Application with the Historic Cultural Heritage Act 1995* (October 2011) which is considered to represent a sound approach to assessing values (and from which the expanded definitions in the table below are drawn).

Although that document cites the *Historic Cultural Heritage Act 1995* in its title (to which the place is not subject), its wider applicability as a framework for considering the significance of local heritage places is summarised on page 2 of that document:

The approach outlined in this document is intended to assist heritage practitioners, statutory bodies, local planning authorities and members of the community in understanding why places are entered in the Tasmanian Heritage Register or suggested for listing in a local planning scheme. Through the use of examples, the document suggests thresholds to assist in determining whether:

- (i) A place is of historic heritage significance at a STATE level as being important to the whole of Tasmania, and therefore eligible for entry in the Tasmanian Heritage Register; or*
- (ii) A place is of historic heritage significance at a LOCAL level as being important to a region or local community and eligible for listing in a heritage schedule of a local planning scheme.*

This document follows Steps 1-3 of that document (as summarised on p.3) and in particular follows the methodology for determining whether the place meets any particular criteria (deriving from the HERCON standards) as detailed on p.5 of that document, which prescribes (beyond the basic significance test):

*a broader test providing an indicative list of factors (**inclusion factors**) that assist in determining whether the criterion is satisfied (**significance indicators**) and whether a place is considered as being of local or state historic heritage significance (**threshold indicators**); and*

*an indicative list of those factors (**exclusion factors**) which would generally disqualify a place from being considered to be of either state or local significance against that criterion.*

In order for this assessment to remain impartial and not prejudiced, the significance indicators for the place will be tested against **both the inclusion and exclusion factors** for all criteria as per the HERCON standard.

6.2. Assessment of historic heritage significance as per the Tasmanian Government standards

As per the methodology above, the following assessment of historic heritage significance will utilise the Tasmanian Government's assessment document (as cited above) and undertake a historical heritage assessment against the inclusion factors for each of the criteria (including those which are not included in the THR datasheet as a means of impartially considering those criteria nonetheless) and will also assess the place against the exclusion factors for each criterion.

A. The place is of importance to the course, or pattern of our cultural or natural history.

Inclusion Factors		Response
A1	Association with an event, or series of events, of historical significance.	The historical background of the place indicates no historically significant events or series of events associated with the place beyond 'normal' domestic habitation.
A2	Demonstration of important periods or phases of settlement.	The period of use of the place as anything beyond a c1914-onwards residence is not considered to be an important period or phase of the settlement of Hobart.
A3	Association with important cultural phases or movements.	Domestic habitation of c1914-onwards buildings on the Hobart CBD fringe is not considered to be a 'beyond the ordinary' cultural phase, movement or historical process/activity.
A4	Demonstration of important historical processes or activities.	
A5	Symbolism and influence of a place for its association with an important event, period, phase or movement.	The place possesses no symbolic meaning associated with any historical event of importance to any community.
A6	Diversity of attributes – possessing multiple historical associations and physical qualities where the collective value is greater than the sum of the individual associations/qualities.	In the absence of any strong historical attributes of the site, even the 'sum of parts' consideration cannot demonstrate any important historical attribute about the site to any community.

Exclusion factors		Response
XA1	The association of the place to the historically important event, phase, period, process or movement is either incidental (minor, secondary) or cannot be substantiated. For example, every farm house is not of	Domestic habitation of a building from c1914-onwards on the fringe of the Hobart CBD can hardly be considered to be any form

	historical importance in demonstrating the spread of European settlement or pastoral land use across Tasmania; while a local legend of a link between a place and an event may make an interesting story it needs to be backed up by reasonable evidence if the place is to be registered on the basis of that link.	of 'beyond the ordinary' historical phase/period/movement etc. Whilst part of the story of Hobart, it is not considered that this is historically important enough to individually warrant the listing of this particular place unless there are other substantial attributes of the place which support its importance in some other way – i.e. it is not considered to be feasible to list every building just because it may represent part of the story of Hobart, particularly if that part of the story is not important for other reasons (e.g. earliness, architectural merit, associations).
XA2	The place has an association with, or demonstrates evidence of, an historical event, phase, period, process or movement that is of dubious historical importance. For example, the historical event, etc, needs to possess an importance 'beyond the ordinary' in respect of its state or local significance.	
XA3	The significant fabric of the place has been so altered that it can no longer provide evidence of a particular association.	Whilst the place is generally intact, as per the assessment below and the discussion above, it is not considered to provide evidence of any important association in any case.

This assessment concludes that the place is not of any historic cultural heritage significance against Criterion A as it has no strong historical associations with any important cultural movement/phase or any important historical process/activity beyond 'normal' c1914-onwards domestic habitation – which although part of the story of Hobart is not considered to be 'beyond the ordinary' in its local importance.

B. The place possesses uncommon, rare or endangered aspects of our cultural or natural history.

Inclusion Factors		Response
B1	Rare surviving evidence of an event, phase, period, process, function, movement, custom or way of life in Tasmanian history that continues to be practised or is no longer practised.	The history of the place indicates that it has always been used (i.e. since c1914) as a pair of domestic residences on the fringe of the Hobart CBD. Whilst a comprehensive survey of such buildings has not been undertaken, there are clearly 100's if not 1000's of examples of such around Hobart therefore no rare attributes could possibly be assigned to the place. Even within the narrower area (by observation and as detailed in the Corney report) there are a number of late-c19th and early c20th buildings of similar standard (i.e. small-medium brick paired/conjoined residences) scattered around the area which provide similar examples of such a place.
B2	Evidence of a rare historical activity that was considered distinctive, uncommon or unusual at the time it occurred.	
B3	Distinctiveness in demonstrating an unusual historical, architectural, archaeological, scientific, social or technical attribute(s) that is of special interest.	
B4	Demonstrates an unusual composition of historical, architectural, archaeological, scientific, social or technical attributes that are of greater importance or interest as a composition/collection.	

Exclusion Factors		Response
XB1	The place is not rare within the relevant state/local context.	As per above, the place could not be considered to demonstrate

XB2	The claim of rarity or uncommonness has too many descriptive qualifiers linked to it. For example, this is the only stone house . . with a slate roof . . and a bull-nosed verandah. . . within the former estate of . .	any rare attribute of relevance to Hobart's historical or cultural identity by any stretch of the imagination or by any number of credible descriptive qualifiers.
XB3	The place is the only one of its type and the event/custom/function is rare but its importance is questionable. For example, the only place to overlap the corrugated iron roofing four ridges instead of two; the only place to have a toilet suite in the kitchen; the only 2-storey potting shed; the only place having vinyl floor tiles on the ceiling, etc.	
XB4	The place is under threat of destruction, but its importance is questionable.	

This assessment concludes that the place is not of any historic cultural heritage significance against Criterion B as it in no way demonstrates any rare aspects of Hobart's history.

C. The place has the potential to yield information that will contribute to an understanding of our cultural or natural history.

Inclusion Factors		Response
C1	Potential to improve knowledge of a little recorded aspect of Tasmania's past.	As per the Tasarc report, the place is not considered to have the potential to yield information that would contribute to an understanding of our cultural history (i.e. no archaeological potential). Further analysis of the building fabric confirms that the built form, fabric etc. of the building also could not provide any information of any importance to an understanding of our cultural history beyond representing an example of a lower-end example of a Federation Queen Anne building which is unlikely to be of any outstanding use in any conceivable research agenda.
C2	Potential to fill gaps in our existing knowledge of Tasmania's past.	
C3	Potential to inform/confirm unproven historical concepts or research questions relevant to Tasmania's past.	
C4	Potential to provide information about single or multiple periods of occupation or use.	
C5	Potential to yield site specific information which would contribute to an understanding of significance against other criteria.	

Exclusion Factors		Response
XC1	There is no physical, documentary or other evidence that would allow an assessment of likely research potential.	As per points in <i>Inclusion Factors</i> above.
XC2	The potential information is trivial, not important or not significant.	
XC3	The context of the physical remains is so disturbed that they cannot yield meaningful or important information, or the significance of the remains has been compromised through being relocated to the current	

	location from somewhere else.	
XC4	The information that can be derived from the place is already reasonably known or readily available from other resources, including other heritage places.	
XC5	A place which has had its research potential fully exhausted, for example, an archaeological site that has been excavated so that there is negligible physical remains left in situ, or a building whose significant fabric has been substantially removed or replaced with new work.	

As further detailed in the Tasarc report, it is concluded that the place has no potential to yield information that would contribute to any important attribute of our cultural history therefore is not of any historic cultural heritage significance against Criterion C.

D. The place is important in demonstrating the principal characteristics of a class of cultural or natural places or environments.

Inclusion Factors		Response
D1	Representative of a class of place/s that demonstrate an aesthetic composition, design, architectural style, applied finish or decoration of historical importance.	Whilst the place represents a largely intact modest pair of c1914 Federation Queen Anne city-fringe brick residences, and the place does present the 'lower-end' attributes of such buildings (as detailed in Section 4 and as per Apperly/Irving <i>et. al.</i>), a lower-end example of such a late period of architecture is not considered to represent any special aesthetic composition, design, technology etc. of any individual importance (whether technical, historical or architectural) and is merely an example of the lower end of a particular architectural style. Whilst this is of some importance as representing the overall spectrum of Tasmanian architectural styles, this is considered here to be only of a low level of significance in the absence of the support of any other criteria.
D2	Representative of a class of places that demonstrate a construction method, engineering design, technology or use of materials, of historical importance.	
D3	Representative of a class of places that demonstrate an historical land use, function or process, of historical importance.	
D4	Representative of a class of places that demonstrates an ideology, custom or way of life of historical importance.	Solely twentieth century residential occupation of a place is not considered to be an important ideological, customary or way of life of any historical importance.

Exclusion Factors		Response
XD1	The place does not have a degree of distinctiveness within that class. For example, it is not a particularly, fine, intact or pivotal example. A place is not eligible simply because it is representative of a class of	The place is considered to be a lower-end example of a 'near-pair' of Federation Queen Anne city fringe residences. Whilst an example of an architectural type, they are not considered to be a particularly

	places as nearly every historic place in the state can be defined as representative of one class or another.	fine, or pivotal example – nonetheless they do represent that typology of building at a low level.
XD2	The place does not include a reasonable range of characteristics that define the class, either having never possessed them or having lost them through subsequent development, activity or disturbance.	Whilst there is documentary and physical characteristic evidence that links this place to a specific class of places, as per XD1, this is not at any extraordinary level.
XD3	Lack of reasonable evidence to indicate the place is linked to a specific class of place/s.	
XD4	The class itself is of dubious importance. For example, a place is claimed to be a fine example of a post-World War II road culvert or milepost. Whilst it is conceivable a culvert or milepost might be significant, this would be an exceptional circumstance and it would be unreasonable to consider culverts and milestones as such significant classes that every fine example of each warrants inclusion on the Heritage Register.	Whilst the place is an intact example of a c1914 pair of modest city-fringe brick residences, as per consideration of Criterion B, there are likely to be a large number of such buildings and no exceptional circumstances have been presented here which would warrant this place to be any 'stand-out' example of such and only represents the 'lower-end' of that type of place. Whilst a comprehensive survey of such examples of places has not been undertaken in Tasmania, it is conceivable to suggest that there is a huge array of such buildings across the state and that these may not be the best examples, nor might there be any special characteristics of these places which set them apart from others.

This assessment concludes that the place does represent the lower-end of a near-pair of Federation Queen Anne small domestic residences on a city fringe, however it is not clear as to whether this demonstrates any important class of place in Tasmania's history and the places are merely representative of a particular class of place of low or local importance.

E. The place is important in demonstrating a high degree of creative or technical achievement.

Inclusion Factors		Response
E1	Recognition of artistic or design excellence.	As an unextraordinary pair of small Federation Queen Anne residences, the place is not considered to represent any artistic or design excellence, any distinctiveness (being a lower-end example of such an architectural style) nor any innovation in any design or building methodology. The construction of the place has not used any adaptive or creative technology.
E2	Represents a breakthrough or innovation in design, fabrication or construction technique.	
E3	Distinctiveness as a design solution, treatment or use of technology.	
E4	Adapts technology in a creative manner or extends the limits of available technology.	

Exclusion Factors		Response
XE1	The place is not eligible simply because it is the work of an important designer or artist. It must be a substantial achievement that is demonstrated in the place itself and has been awarded or is otherwise worthy of recognition for its excellence.	The place is not known to be the work of any important designer or artist.
XE2	The place has substantially lost its design or technical integrity through subsequent changes to, or deterioration of, the significant element of the place.	The place is not considered to have ever had any special design or technical attributes which may have deteriorated.
XE3	The place has had its landmark or scenic qualities substantially and irreversibly degraded.	The place is not considered to have ever had any landmark or scenic qualities.
XE4	The place has only an indirect or loose association with creative or technical achievement.	The place is considered to have no (not even loose or indirect) association with creative or technical achievement.

This assessment concludes that the place is not of any historic cultural heritage significance against Criterion E as it in no way demonstrates any degree of creative or technical achievement beyond the ordinary.

F. The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.

Inclusion Factors		Response
F1	Important to the community as a key landmark (built feature, landscape or streetscape) within the physical environment of Tasmania.	Further to the streetscape assessment in the Corney report, the place has no particular landmark qualities and is in fact considered to be a very recessive element in an also otherwise unremarkable streetscape.
F2	Important to the community as a landmark within the social and political history of Tasmania.	As merely a pair of modest Federation Queen Anne styled residences on the fringe of Hobart's CBD, the place has no possible connotations with the social or political history of Hobart.
F3	Important as a place of symbolic meaning and community identity.	As a pair of domestic residences that have had no association with any public activity nor have had any degree of public access in the past, the place is not considered to have any associations as a place of public meaning, socialisation or community service (etc.).
F4	Important as a place of public socialisation.	
F5	Important as a place of community service (including health, education, worship, pastoral care, communications, emergency services, museums, etc).	
F6	Important in linking the past affectionately to the present.	The place has no evocative ability to link the present with the past in any comprehensible way.

Exclusion Factors	Response
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XF1	The place is important to the community solely for amenity reasons. For example, most modern picnic and parkland areas, playgrounds and beaches, used for contemporary recreation.	The church and youth camp associations are likely to have (and still do) provide amenity to the community. This should not be confused with historic heritage significance.
XF2	The place is important to the community only as they seek to retain it in preference to a proposed alternative. For example, a place is occupied by an unremarkable development.	
XF3	The community group for which the place is claimed to have strong or special meaning does not have reasonable standing. That is, it is not recognised within the wider Tasmanian community, or the group is unable to demonstrate an important cultural association with the place. For example, a residential lobby group formed in response to a proposed development or activity at the place and unlikely to have the capacity to maintain an ongoing involvement with the place; a state-wide organisation whose functions and operational history has no direct link to the place or places of a similar nature.	

This assessment concludes that the place is not of any historic cultural heritage significance against Criterion F as it could in no way demonstrate any degree of associative value to the community.

G. Special association with the life or works of a person, or group of persons, of importance in our history.

Inclusion Factors		Response
G1	A key phase(s) in the establishment or subsequent development of the place were undertaken by, or directly influenced by, the important person(s) or organisation.	As per the title history and historical overview presented in Section 3, the place has no known associations with any persons of even local significance or popularly known identity or organisation.
G2	An event or series of events of historical importance occurring at the place were undertaken by, or directly influenced by, the important person(s) or organisation.	
G3	One or more achievements for which the person(s) or organisation are considered important are directly linked to the place.	
G4	Social or domestic events occurred at the place that are inseparable from the achievement(s) of the important person(s) or organisation, were a major influence upon an achievement(s) or are otherwise of public interest.	

Exclusion Factors		Response
XG1	The person(s) or organisation associated with the place lacks reasonable prominence or historical importance to the relevant state or local area.	As per G1-3. As there are no known nor demonstrable persons, organisations nor events associated with the place these exclusion factors can all be applied to the place.
XG2	The association of the person(s) or organisation with the place cannot be demonstrated or substantiated.	
XG3	The association of the person(s) or organisation with the place is not strong, unusual or extraordinary enough to warrant recognition in this way. For example, the person spent a brief, transitory or incidental time at the place without leaving evidence or achieving anything relevant to their importance; and the association of the person or organisation with the place is totally unconnected with their achievement and not of historical interest in interpreting the context of their life and achievement.	
XG4	The person or organisation is perceived to draw more importance from their connection with the place than vice versa. For example, a person who acquires a famous property cannot be considered important merely for being the one-time owner of the property.	

This assessment concludes that the place is not of any historic cultural heritage significance against Criterion G, as there are no known nor demonstrable associations of any persons/organisations/events of any historic interest or significance associated with the place.

7. Recommendations

Section 6 has provided a rigorous process of evaluating the possible historic cultural heritage values of the place against what is considered to be a sound industry standard for assessing such places.

This assessment has concluded that the place is merely demonstrative of a near-pair of small Federation Queen Anne domestic residences that represent the lower end of that type/style/period of architecture. There is no evidence or observation that would suggest that the place meets any other HERCON criteria for statutory heritage listing other than under Criterion D (representative of a class of place) at a low (i.e. local) level and that it may be dubious as to how important that class of place is in the scheme of the local (or wider) context. Nonetheless, it is recognised that the places are listed as a local heritage item on the heritage schedule of the HIPS15.

This assessment concurs with the findings of the Corney report that the place does not offer any substantial contribution to the wider streetscape, which has largely been modified from its earlier late-Victorian/Federation domestic roots, to what is now a more commercial city-fringe area and that the place merely represents the lower-end and later domestic occupation of that earlier townscape development pattern. Accordingly, apart from the small domestic front gardens, the buildings do not have any significant curtilage.

This assessment also concurs with the Tasarc report that the place has no research/archaeological potential.

Accordingly, this assessment concludes that the place has a low level of local heritage significance limited to the architectural qualities of the buildings themselves.

As a broad set of conservation policies, it is recommended that:

- In any future development of the wider site, that these buildings be retained.
- If desired, the buildings may be repurposed for non-residential purposes, provided that the general form of the buildings (in particular the street elevations) is retained.
- The rear veranda areas and outbuilding may be retained, modified or removed as desired.
- The rear yards of the buildings are not of significance and that area may be redeveloped as desired (subject to other planning requirements) – potentially as part of a larger site redevelopment.

Name: **House****179 Campbell Street****Hobart****Hobart**Type: *Habitation*

Feature Type:

Use: *Habitation*Archit. Style: *Federation*Walls: *Face Brick*Roof: *Corrugated Iron*Floors: *1*Integrity: *Externally predominantly intact. Part of the front yard has been given over to parking, and there is a carport.*Attic: ☐ Basement: ☐ Nominated By: *HCC*Visual Relationships: *This house is located on the eastern side of Campbell Street, and is one of a pair of similarly styled houses. It is an important historic element within the urban streetscape of the area.*Historical Relationship: *The house is located on land that was once part of a large 4 acre allotment granted to John Bisdee. This 4 acres was not substantially subdivided until the late nineteenth/early twentieth century. The house was built c1915, and was connected to the City's sewerage system by April 1915. It was owned and occupied by Mr Benjamin Gooding who owned several houses within the area at that time, including the house next door at 177 Campbell Street.*Description: *A single storey face brick Federation residence. It has a hipped roof clad with corrugated iron, and three face brick chimneys with metal flues. The façade is asymmetrical, and is dominated by a large projecting gable. There are timber bargeboards to the gable ends and half-timbered infill (including pressed metal panels). Below the gable is a bay window composed of four casements with leadlit highlights. There is an elegantly decorated timber porch over the front entry, which has an original door, top and side lights.*

STATEMENTS OF SIGNIFICANCE

(a)-Historical:

179 Campbell Street is of heritage significance because it has the ability to illustrate the process of urban infill and development that occurred within the early settled areas of inner Hobart during the early years of the twentieth century.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

179 Campbell Street is of historic heritage significance because of its ability to demonstrate the principal characteristics of a single storey face brick Federation residence.

No Significance?:

(e)-Creative / Technical:

(f)-Community:

This structure makes a significant contribution to the streetscape of the area, and therefore is important to the community's sense of place.

(g)-Association:

Supported: ☐ Not Supported: ☐ Refer: ☐

Signed: _____

03/09/2010

Name: **House****177 Campbell Street****Hobart****Hobart**Type: *Habitation*

Feature Type:

Use: *Habitation*Archit. Style: *Federation*Walls: *Face Brick*Roof: *Corrugated Iron*Floors: *1*Integrity: *Externally predominantly intact.*Attic: ☐ Basement: ☐ Nominated By: *HCC*

Visual Relationships: *This house is located on the eastern side of Campbell Street, and is one of a pair of similarly styled houses. It is an important historic element within the urban streetscape of the area.*

Historical Relationship: *The house is located on land that was once part of a large 4 acre parcel granted to John Bisdee. Bisdee's land was not substantially subdivided until the late nineteenth/early twentieth century. The house was constructed in c1913, and connected to the City's sewerage system in that same year. It was occupied by Percival Darvell in 1914, owned by Mr Benjamin Gooding. Gooding owned several houses within the area at the time, including the house next door at 179 Campbell Street.*

Description: *A single storey face brick Federation residence. It has a hipped roof clad with corrugated iron, and three face brick chimneys with metal flues. The façade is asymmetrical, and is dominated by a large projecting gable. There are timber bargeboards to the gable ends and half-timbered and roughcast infill. Below the gable is a bay window composed of four casements with leadlit highlights. There is an elegantly decorated timber porch over the front entry, which has an original door, top and side lights.*



STATEMENTS OF SIGNIFICANCE

(a)-Historical:

177 Campbell Street is of heritage significance because it has the ability to demonstrate the process of urban infill that occurred within the early settled areas of inner Hobart during the early twentieth century.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

177 Campbell Street is of historic heritage significance because of its ability to demonstrate the principal characteristics of a single storey face brick Federation residence.

No Significance?:

(e)-Creative / Technical:

(f)-Community:

This structure makes a significant contribution to the streetscape of the area, and therefore is important to the community's sense of place.

(g)-Association:

Supported: ☐ Not Supported: ☐ Refer: ☐

Signed: _____

03/09/2010

JMG Ref: J173021PH

8th July 2021

The Building Group Apprenticeship Scheme Ltd
175 Campbell Street
Hobart Tas 7000

To whom it may concern,

175, 177 AND 179 CAMPBELL STREET - DEVELOPMENT APPLICATION NOTIFICATION

We advise that JMG Engineers and Planners seeks to make a development application on behalf of the Building Group Apprenticeship Scheme Ltd for development of land at 175, 177 and 179 Campbell Street (identified as CT 23364/1, CT 23364/2, CT 22529/3 and CT 23363/1 respectively). This is for a mixed use development comprising the following development on each of the Titles:

- Adhesion of three lots to create a single development;
- 175 Campbell Street (CT 23364/1, CT 23364/2) - demolition of the existing commercial building and other structures to its rear; development of mixed-use buildings; establishment of a new access;
- 177 Campbell Street (CT 22529/3) - refurbishment of existing residential dwellings; development of mixed-use buildings;
- 179 Campbell Street (CT 23363/1) - demolition of the outbuilding to the rear of the residential dwelling; development of residential buildings to the rear of the lot;
- Provisions of associated sewer, water, stormwater services, telecommunications, rubbish and mailbox for occupants of the development.

Accordingly, we write to notify you of the application, in accordance with our statutory obligations under section 52(1) of the *Land Use Planning and Approvals Act 1993*.

More information will be available from Hobart City Council when the application is formally advertised.

Yours faithfully

JOHNSTONE MCGEE & GANDY PTY LTD



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TOWN PLANNER

117 Harrington Street
Hobart 7000
Phone (03) 6231 2555
Fax (03) 6231 1535
infohbt@jmg.net.au

49-51 Elizabeth Street
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Johnstone McGee &
Gandy Pty Ltd
ABN 76 473 834 852
ACN 009 547 139
as trustee for Johnstone
McGee & Gandy
Unit Trust

www.jmg.net.au

JMG Ref: J173021PH

8th July 2021

Tasmanian Meat Wholesalers Pty Ltd
PO BOX 43 North Hobart
TAS 7002

To whom it may concern,

175, 177 AND 179 CAMPBELL STREET - DEVELOPMENT APPLICATION NOTIFICATION

We advise that JMG Engineers and Planners seeks to make a development application on behalf of the Building Group Apprenticeship Scheme Ltd for development of land at 175, 177 and 179 Campbell Street (identified as CT 23364/1, CT 23364/2, CT 22529/3 and CT 23363/1 respectively). This is for a mixed use development comprising the following development on each of the Titles:

- Adhesion of three lots to create a single development;
- 175 Campbell Street (CT 23364/1, CT 23364/2) - demolition of the existing commercial building and other structures to its rear; development of mixed-use buildings; establishment of a new access;
- 177 Campbell Street (CT 22529/3) - refurbishment of existing residential dwellings; development of mixed-use buildings;
- 179 Campbell Street (CT 23363/1) - demolition of the outbuilding to the rear of the residential dwelling; development of residential buildings to the rear of the lot;
- Provisions of associated sewer, water, stormwater services, telecommunications, rubbish and mailbox for occupants of the development.
- Use the existing access to the proposal development which is the right of way for both lots at 173 & 175 Campbell Street.

Accordingly, we write to notify you of the application, in accordance with our statutory obligations under section 52(1) of the *Land Use Planning and Approvals Act 1993*.

More information will be available from Hobart City Council when the application is formally advertised.

Yours faithfully

JOHNSTONE MCGEE & GANDY PTY LTD



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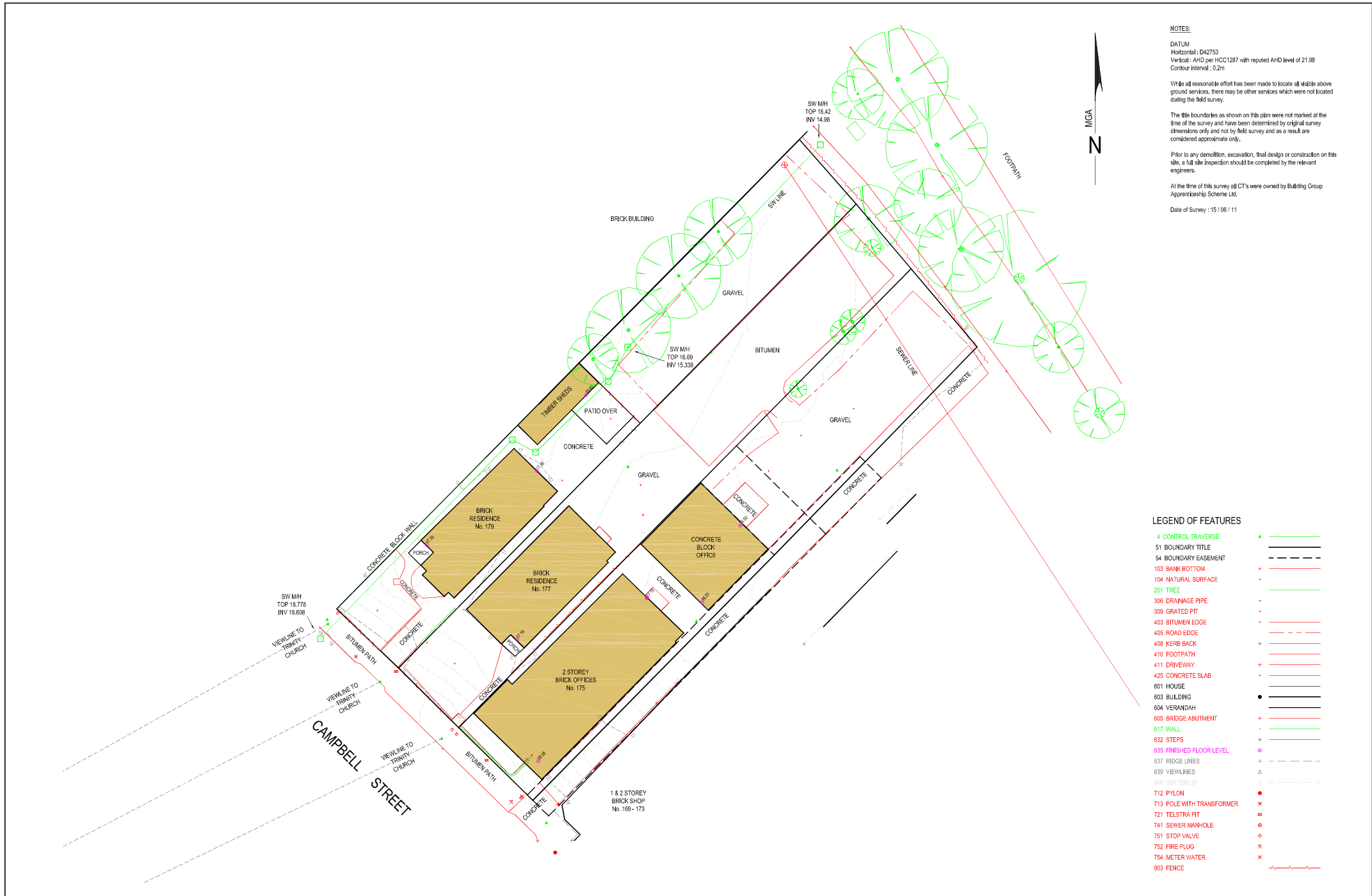
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Johnstone McGee &
Gandy Pty Ltd
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ACN 009 547 139
as trustee for Johnstone
McGee & Gandy
Unit Trust

www.jmg.net.au



NOTES:

DATUM
Horizontal : D42753
Vertical : AHD per HCC1287 with reputed AHD level of 21.98
Contour interval : 0.2m

While all reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the field survey.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by original survey dimensions only and not by field survey and as a result are considered approximate only.

Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers.

At the time of this survey all CT's were owned by Building Group Apprenticeship Scheme Ltd.

Date of Survey : 15 / 06 / 11

LEGEND OF FEATURES

4 CONTROL TRAVERSE	+	---
51 BOUNDARY TITLE	+	---
54 BOUNDARY EASEMENT	+	---
103 BANK BOTTOM	+	---
104 NATURAL SURFACE	+	---
201 TREE	+	---
306 DRAINAGE PIPE	+	---
309 GRATED PIT	+	---
403 BITUMEN EDGE	+	---
405 ROAD EDGE	+	---
408 KERB BACK	+	---
410 FOOTPATH	+	---
411 DRIVEWAY	+	---
425 CONCRETE SLAB	+	---
601 HOUSE	+	---
603 BUILDING	+	---
604 VERANDAH	+	---
605 BRIDGE ABUTMENT	+	---
617 WALL	+	---
632 STEPS	+	---
635 FINISHED FLOOR LEVEL	+	---
637 RIDGE LINES	+	---
639 VIEWLINES	+	---
640 GUTTER LIP	+	---
712 PYLON	+	---
713 POLE WITH TRANSFORMER	+	---
721 TELSTRA PIT	+	---
741 SEWER MANHOLE	+	---
751 STOP VALVE	+	---
752 FIRE PLUG	+	---
754 METER WATER	+	---
903 FENCE	+	---

IMPORTANT NOTES			0 2 4 6 8 10 20 SCALE (m)		NOEL LEARY & ASSOCIATES LAND & ENGINEERING SURVEYORS		NOEL LEARY & ASSOCIATES 132 Davey Street, HOBART TAS 7000 P 03 6220 0299 F 03 6220 0290 E nleary@noelleary.com.au		Project Name and Address 175 - 179 CAMPBELL STREET HOBART 7000 CT's 22529 / 3 , 23363 / 1 , 23364 / 1 & 23364 / 2		Drawing Title DETAIL PLAN Client Preston Lane Architects CT's 22529 / 3 , 23363 / 1 , 23364 / 1 & 23364 / 2		Contour Interval 0.20m Date 22 - 06 - 11 Scale 1:200 Sheet A1		FILE No. 74501 7450 SHEET 1 of 1 DATUM Hort. MGA DRAWN ML	
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SEARCH OF TORRENS TITLE

VOLUME 23364	FOLIO 1
EDITION 2	DATE OF ISSUE 27-Jul-1994

SEARCH DATE : 17-May-2021

SEARCH TIME : 11.29 AM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Diagram 23364

Derivation : Part of 4 Acres (Section B.2.) Gtd. to J. Bisdee.

Prior CT 4129/69

SCHEDULE 1

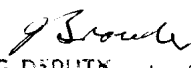
B785251 TRANSFER to BUILDING GROUP APPRENTICESHIP SCHEME LTD
Registered 27-Jul-1994 at 12.01 PM

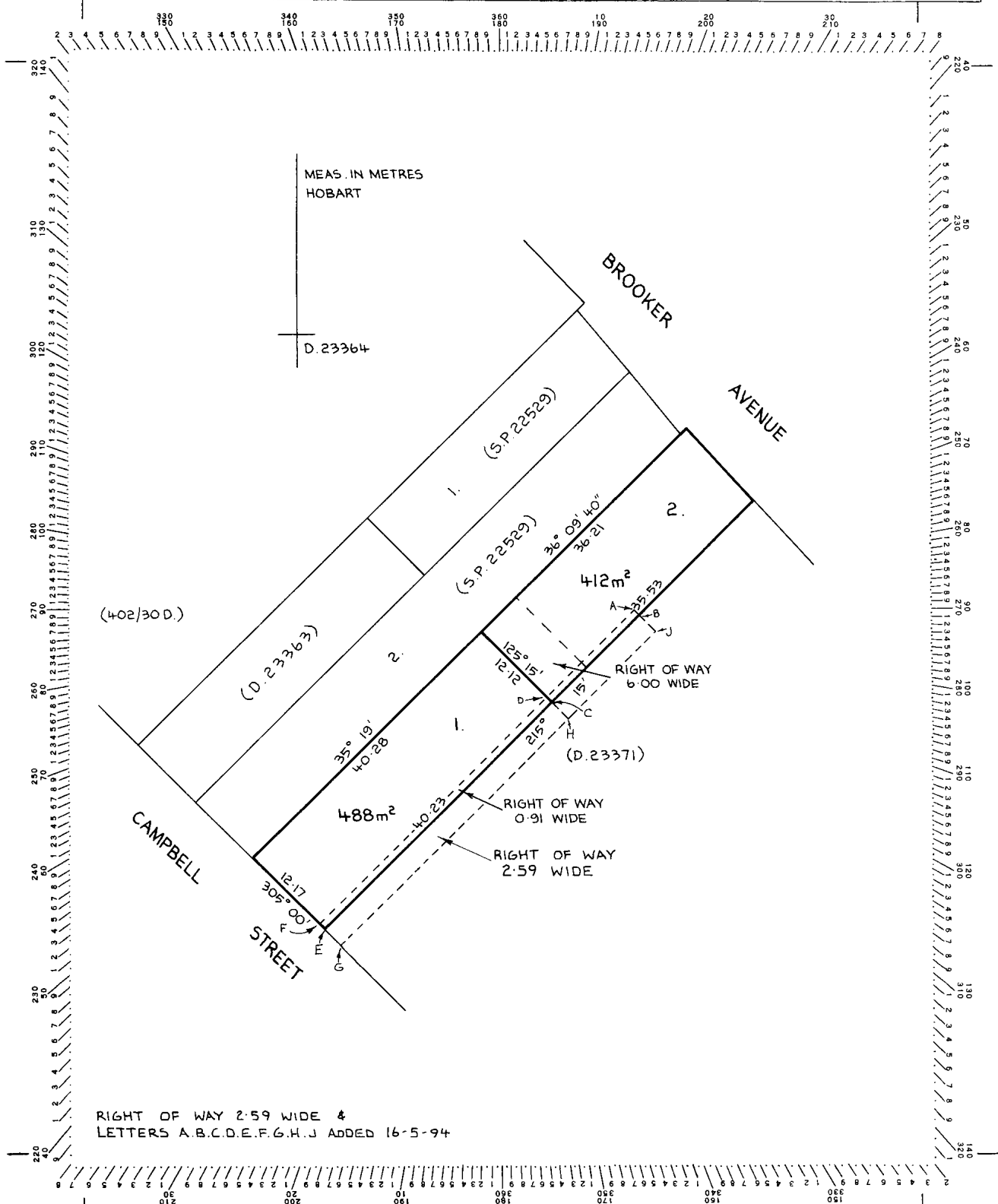
SCHEDULE 2

Reservations and conditions in the Crown Grant if any

BENEFITING EASEMENT: Right of Carriageway over the Right of
Way 2.59 wide marked E.G.H.C. on Diagram No. 23364BURDENING EASEMENT: Right of Carriageway [appurtenant to Lots
1 and 2 on Sealed Plan No. 22529 and the land in
Conveyance No. 44/8439) over the Right of Way 0.91
wide marked D.C.E.F. on Diagram No. 23364UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: X. 4079	PLAN OF SURVEY by Surveyor..... of land situated in the CITY OF HOBART SCALE 1:500 MEASUREMENTS IN METRES	Registered Number: D.23364
Title Reference: CONV. 58-2120		Approved Effective from: 16 NOV 1934
Grantee: PART OF (4.0.0) JOHN BISDEE.		 ACTING DEPUTY Recorder of Titles



SEARCH OF TORRENS TITLE

VOLUME 23364	FOLIO 2
EDITION 2	DATE OF ISSUE 27-Jul-1994

SEARCH DATE : 17-May-2021

SEARCH TIME : 11.30 AM

DESCRIPTION OF LAND

City of HOBART

Lot 2 on Diagram 23364

Derivation : Part of 4 Acres (Section B.2.) Gtd. to J. Bisdsee.

Prior CT 4129/70

SCHEDULE 1

B785251 TRANSFER to BUILDING GROUP APPRENTICESHIP SCHEME LTD

Registered 27-Jul-1994 at 12.01 PM

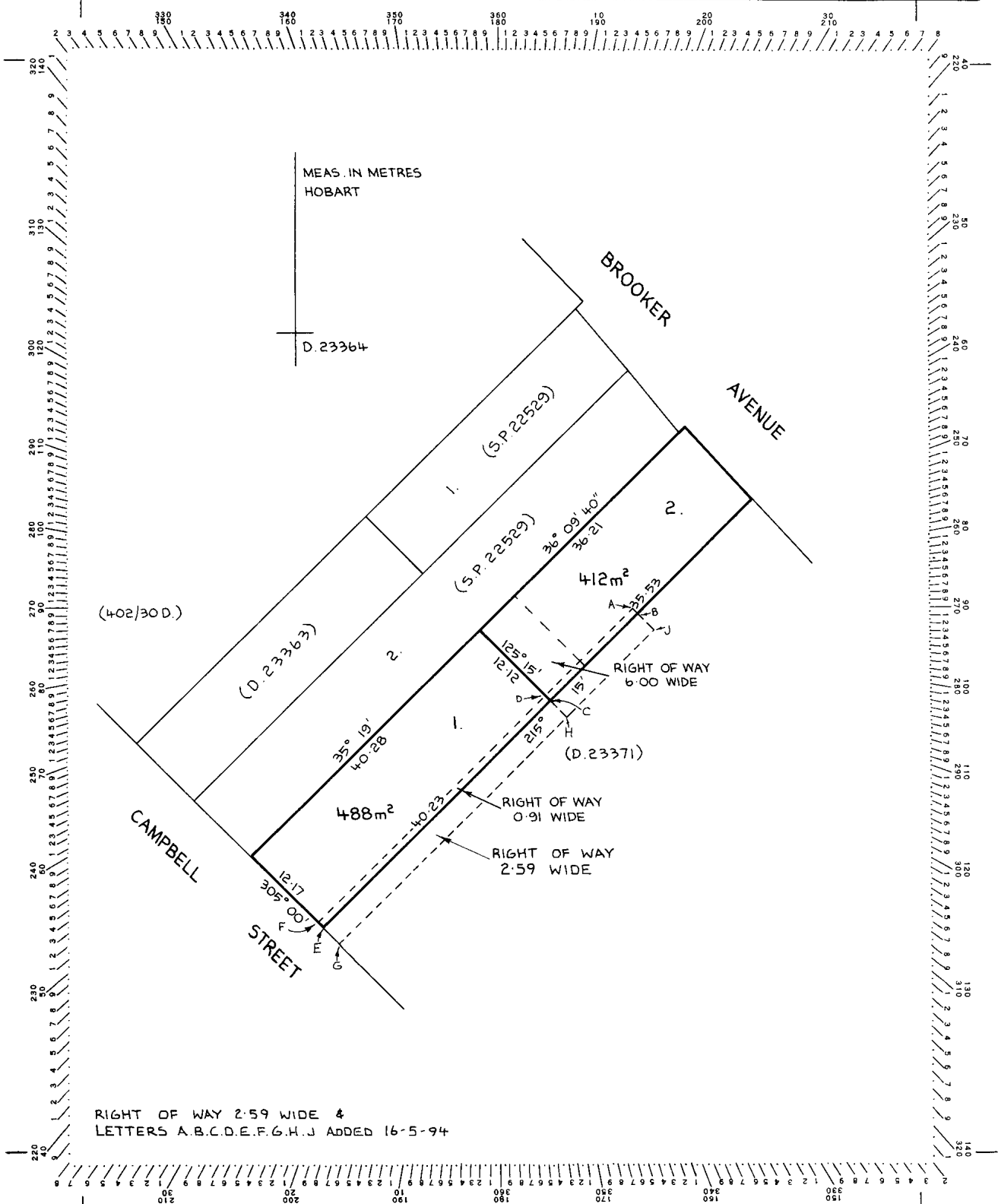
SCHEDULE 2

Reservations and conditions in the Crown Grant if any

BENEFITING EASEMENT: Right of Carriageway over the Right of
Way 2.59 wide marked B.J.H.G.E.C.B. on Diagram No.
23364BURDENING EASEMENT: Right of Carriageway [appurtenant to the
land comprised in Conveyance No. 44/8439) over the
Right of Way 0.91 wide marked A.B.C.D. on Diagram No.
23364BURDENING EASEMENT: Right of Carriageway [appurtenant to Lots
1 and 2 on Sealed Plan No. 22529) over the Right of
Way 0.91 wide marked A.B.C.D. on Diagram No. 23364
and the Right of way 6.00 wide shown on Diagram No.
23364UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: X. 4079	PLAN OF SURVEY by Surveyor..... of land situated in the CITY OF HOBART SCALE 1:500 MEASUREMENTS IN METRES	Registered Number: D.23364
Title Reference: CONV. 58-2120		Approved Effective from: 16 NOV 1934
Grantee: PART OF (4000) JOHN BISDEE.		<i>J. Brown</i> ACTING DEPUTY Recorder of Titles



SEARCH OF TORRENS TITLE

VOLUME 22529	FOLIO 3
EDITION 1	DATE OF ISSUE 26-Apr-1995

SEARCH DATE : 17-May-2021

SEARCH TIME : 11.32 AM

DESCRIPTION OF LAND

City of HOBART

Lot 3 on Sealed Plan 22529

(Formerly Lots 1 & 2 on Sealed Plan 22529)

Derivation : Part of 4 Acres (Section B.2.) Gtd. to J Bisdee

Prior CT 4129/67

SCHEDULE 1

B785252 TRANSFER to BUILDING GROUP APPRENTICESHIP SCHEME LTD

SCHEDULE 2

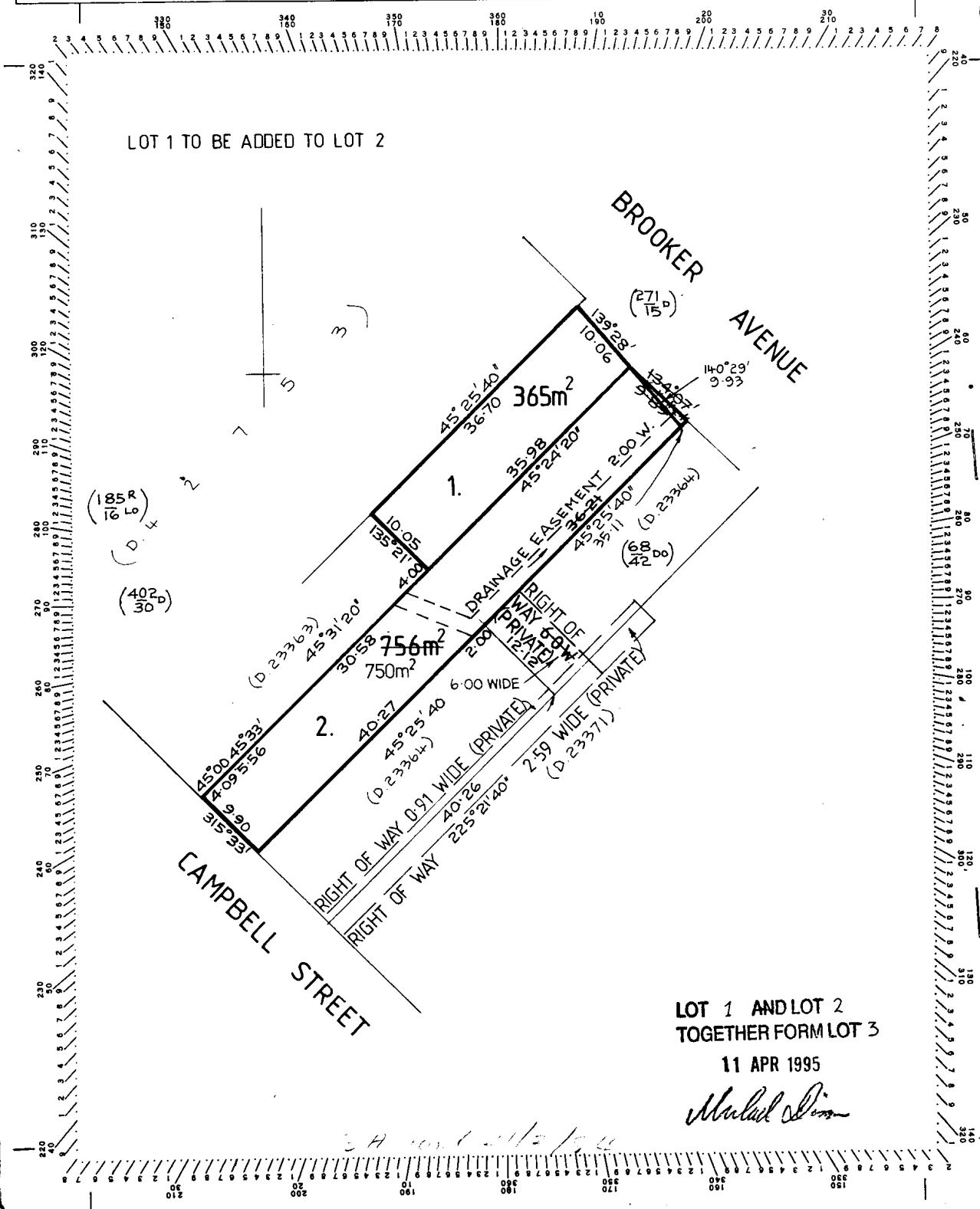
Reservations and conditions in the Crown Grant if any

SP 22529 EASEMENTS in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p>Owner: T.G. & M. Mahoney & L.B.A. Investments Pty. Ltd. B.R.S.H. Investments Pty. Ltd.</p>	<p>PLAN OF SURVEY by Surveyor <u>N.D. Leary</u> of land situated in the</p>	<p>Registered Number: S.P22529</p>
<p>Title Reference: Convs 44-4984 & 58-2120 & 44-8439.</p>	<p>CITY OF HOBART SECTION B2</p>	<p>Effective from: 16 NOV 1984</p>
<p>Grantee: Portion Of 4 acres Gtd to John Bisdee</p>	<p>SCALE 1:1500 MEASUREMENTS IN METRES</p>	<p><i>[Signature]</i> ACTING DEPUTY Recorder of titles</p>



SEARCH OF TORRENS TITLE

VOLUME 23363	FOLIO 1
EDITION 3	DATE OF ISSUE 14-Sep-2010

SEARCH DATE : 17-May-2021

SEARCH TIME : 11.35 AM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Diagram 23363

Being the land described in Conveyance No. 44/4984

Excepting thereout Lot 1 on Sealed Plan No. 22529

Derivation : Part of 4 Acres (Sec. B.2.) Gtd. to J. Bisdee

Prior CT 4129/68

SCHEDULE 1

C948373 TRANSFER to BUILDING GROUP APPRENTICESHIP SCHEME LTD
Registered 14-Sep-2010 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BENEFITING EASEMENT: Right of Drainage over the drainage
easement shown on Sealed Plan No. 22529

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

APPROVED FROM... 16 NOV 1984 <i>J. Brown</i> ACTING DEPUTY RECORDER OF TITLES	CONVERSION PLAN	REGISTERED NUMBER D.23363
FILE NUMBER X 4079	GRANTEE PART OF (4.0.0) JOHN BISDEE.	M. YOUNG 22.6.84

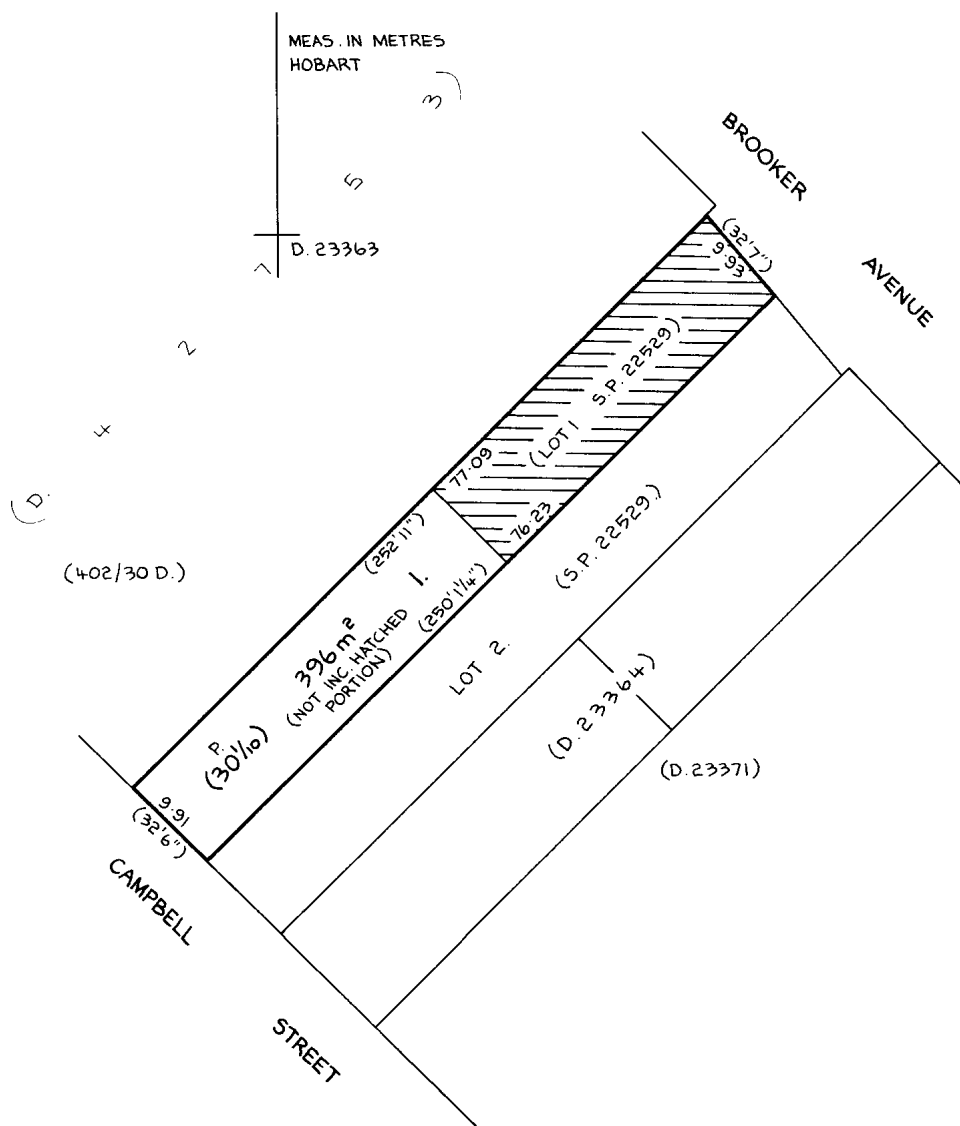
DS-K 2062

SKETCH BY WAY OF ILLUSTRATION ONLY

CITY/TOWN OF HOBART
LAND-DISTRICT-OF
PARISH-OF

LENGTHS ARE IN METRES NOT TO SCALE
LENGTHS IN BRACKETS IN LINKS/FEET & INCHES.

'EXCEPTED LAND'
LOT 1 (S.P. 22529) 365m²



SEARCH OF TORRENS TITLE

VOLUME 140732	FOLIO 1
EDITION 3	DATE OF ISSUE 28-Jan-2011

SEARCH DATE : 03-Jul-2020

SEARCH TIME : 09.53 AM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Plan 140732

Being the land described in Conveyance 62/3280, Being the land described in Conveyance No. 44/8439

Derivation : Part of 4 Acres (Section B.2.) Gtd. to J. Bisdee.

Derived from A16172

Prior CTs 123139/1 and 23371/1

SCHEDULE 1

B577065, B810602 & C437756 TRANSFER to TASMANIAN MEAT
WHOLESALE PTY LTD

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

BENEFITING EASEMENT: (appurtenant to the land marked HKLM on P. 140732) a Right of Carriageway over the Right of Way 0.91 wide shown on P.140732

BURDENING EASEMENT: Right of Carriageway [appurtenant to the land in Conveyance No. 44/5050 and Lots 1 and 2 on Sealed Plan No. 22529) over the Right of Way 2.59 Wide marked EFGH on P.140732

BURDENING EASEMENT: a right of carriage way for the owner or owners for the time being of the land described in Indenture of Conveyance 33/2120 over the Right of Way 2.59 Wide marked IJGH on P.140732

67/7169 Benefiting Easement (appurtenant to the land marked LQPONM on P.140732) Party Wall Easement over the wall marked "A" "B" "C" "D" on Plan 140732

67/7036 BURDENING EASEMENT: Right for Eaves and Spouting overhang (appurtenant to Lot 1 on Plan No.51812) over the land marked Easement 0.50 Wide shown on Plan No. 140732

C509575 ADHESION ORDER under Section 110 of the Local Government (Building and Miscellaneous Provisions) Act 1993 Registered 28-Apr-2004 at noon

C995946 MORTGAGE to Douglas Wayne Woulleman King and Susan

Woulleman King Registered 28-Jan-2011 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p>OWNER</p> <p>FOLIO REFERENCE 123139-1 CT. 23371-1 CT.</p> <p>GRANTEE</p>		<p style="text-align: center;">PLAN OF TITLE</p> <p>LOCATION CITY OF HOBART SEC.B2</p> <p>FIRST SURVEY PLAN No.</p> <p>COMPILED BY LDRB</p> <p>SCALE 1: 1500 LENGTHS IN METRES</p>		<p>Registered Number</p> <p style="font-size: 1.2em;">P.140732</p> <p>APPROVED 5 MAR 2004</p> <p><i>Alice Kawa</i> Recorder of Titles</p>			
<p>MAPSHEET MUNICIPAL CODE No. 5225-42 (114)</p>		<p>LAST UPI No 2100524</p>		<p>LAST PLAN No. P.123139,D.23371</p>		<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>	

LOT 1

(P.51812)

EASEMENT 0.50 WIDE ADDED TO PLAN PURSUANT TO SEC. 139 LAND TITLES ACT 190

Alice Kawa 21/05/2009

RECORDER OF TITLES DATE

CL

JMG Ref: 173021PH
Council Ref: PLN-21-471

22nd November 2021

Mr Ben Ikin
Hobart City Council
Via Online Development Services Portal

Attention: City Planning

Dear Mr Ikin

APPLICATION NO. PLN-21-471 - 175 CAMPBELL STREET & 177 CAMPBELL STREET & 179 CAMPBELL STREET & 169-173 CAMPBELL STREET, HOBART - PARTIAL DEMOLITION, ALTERATIONS, NEW BUILDING FOR 26 MULTIPLE DWELLINGS, FOOD SERVICES, BUSINESS AND PROFESSIONAL SERVICES, GENERAL RETAIL AND HIRE, AND SUBDIVISION (LOT CONSOLIDATION)

Please refer to the following with regards to the 'request for additional information letter' received from Hobart City Council, dated 6th August 2021.

The required additional information is addressed in the sequence below.

1. General Manager's Consent

- General Manager Consent Application (Attachment A) has been sent to coh@hobartcity.com.au on 22nd November 2021.
- The proposed infrastructure and the widened kerb of road reserves are enclosed scaled concept services plans enclosed in Updated Planning Report (Attachment A).

2. Planning

- The use of the northern existing dwelling is Business and Professional Development (consulting rooms) and the southern dwelling is a Food Services (café) refer to drawing J20823-A-101 in the architectural set;
- There are 35 car parks (including 2x tandem spaces);
- There are 31 apartments;
- This has been reviewed, and there is a potential need for underpinning. As such, we have included this title in the application and notified the owners of 181-189 Campbell Street;
- The Landscape Architectural Report (Appendix M) is enclosed in the Updated Planning Report;

117 Harrington Street
Hobart 7000
Phone (03) 6231 2555
Fax (03) 6231 1535
infohbt@jmg.net.au

49-51 Elizabeth Street
Launceston 7250
Phone (03) 6334 5548
Fax (03) 6331 2954
infohbt@jmg.net.au

Johnstone McGee &
Gandy Pty Ltd
ABN 76 473 834 852
ACN 009 547 139
as trustee for Johnstone
McGee & Gandy
Unit Trust

www.jmg.net.au

- The proposed steel and brick fence is 20m long with a maximum of 2.3m in height for the existing heritage building and has more than 50% transparency above a height of 0.8m. Therefore, it complies with Acceptable Solution A1 under clause 15.4.7 Fencing. Details of the proposed fence are enclosed in Appendix C- Proposal Plans Drawing J20823-A-300 - South Western Elevation in Updated Proposal Plans.

3. Attenuation Code

AC1

- Tasmanian Meat Wholesalers are located at 169-173 Campbell Street and sell approximately 52 tonnes of sausages, red meat, poultry and smallgoods a month;
- The site currently operates a variety of small-scale equipment, including mincers, dicers, sausage fillers, bandsaws, and a smokehouse (which is used for a short period, mainly around Christmas);
- The retail shop is currently open:
 - 7:30 - 18:00, Monday - Friday
 - 7:30 - 14:00, Saturday
 - Closed Sunday and public holidays
- The commercial/wholesale currently operates:
 - 6:00 - 18:00, Monday - Friday
 - Closed Sunday and public holidays
- Deliveries currently comprise 4/5 LRV vehicles which enter and leave the site for deliveries multiple times a day, and approximately 3-5 third party deliveries per day, with suppliers operating a variety of HRV trucks that enter the site for loading/unloading (deliveries occurring from approximately 5:00 am - close of business, Monday - Saturday);
- The site operates an LPG forklift which operates within the service yard areas and buildings approximately 12 hours a day (6:00 - 18:00, Monday - Friday);
- All equipment is housed with the existing buildings, which minimises any potential noise impacts. The site has limited odour emissions due to the containment of operations within the existing buildings. In addition, the potential sources of odours are mainly smokehouse and grease traps. In relation to the smokehouse, the emissions are discharged above the roofline through a flue, and the smoker is used for a very short period during December. The grease traps are maintained and cleaned approximately every three months to manage odour emission.

4. Open Space

There are no trees proposed to be removed or planted in the road reserve thus no General Manager Consent is required on this issue. An arborist assessment (Appendix N) has been undertaken by Tree Inclined has been included in the revised planning report.

5. Parking and Access

The Concept Services Report (Appendix H) and Traffic Impact Assessment (Appendix G) within the planning report contains this information. There have been some updates to these documents, and they are located in the Updated Planning Report attached.

PA 9

A Waste Management Plan (Appendix O) is now included in the revised planning report and demonstrates that the arrangements for collecting waste and will not compromise the safety, amenity and convenience of surrounding occupants, vehicular traffic, cyclists, pedestrians and other road and footpaths users.

6. Potentially Contaminated Land

An Environmental Site Assessment (Appendix F) is underway and is awaiting laboratory results. This will be submitted separately.

7. Roads - Driveway

These matters are addressed in the updated concept services plans in the attached Updated Planning Report.

8. Stormwater

These matters are addressed in the revised Flood Modelling Report (Appendix I) and Concept Services Report (Appendix H) in the attached planning report.

9. Protection of Council Infrastructure - Stormwater

These matters are addressed in the revised Flood Modelling Report (Appendix I) and Concept Services Report (Appendix H) in the attached planning report.

10. Inundation Prone Areas Code

It proposed to increase the width of the right of way such that 169 to 173 Campbell Street has the benefit of so that it corresponds to the width of the driveway within 175 Campbell Street. It is expected this will be conditioned on any permit.

11. Survey

No awning is proposed with this development.

It proposed to increase the width of the right of way such that 169 to 173 Campbell Street has the benefit of so that it corresponds to the width of the driveway within 175 Campbell Street. It is expected this will be conditioned on any permit.

All appendices are enclosed in the Attachment B - Updated Planning Report

We trust this satisfies Council's request however if further information or clarification is required with respect to this request, please contact me on 6231 2555 or at planning@jmg.net.au.

Yours faithfully

JOHNSTONE McGEE & GANDY PTY LTD

A handwritten signature in black ink, reading 'Mingming Ma' in a cursive script.

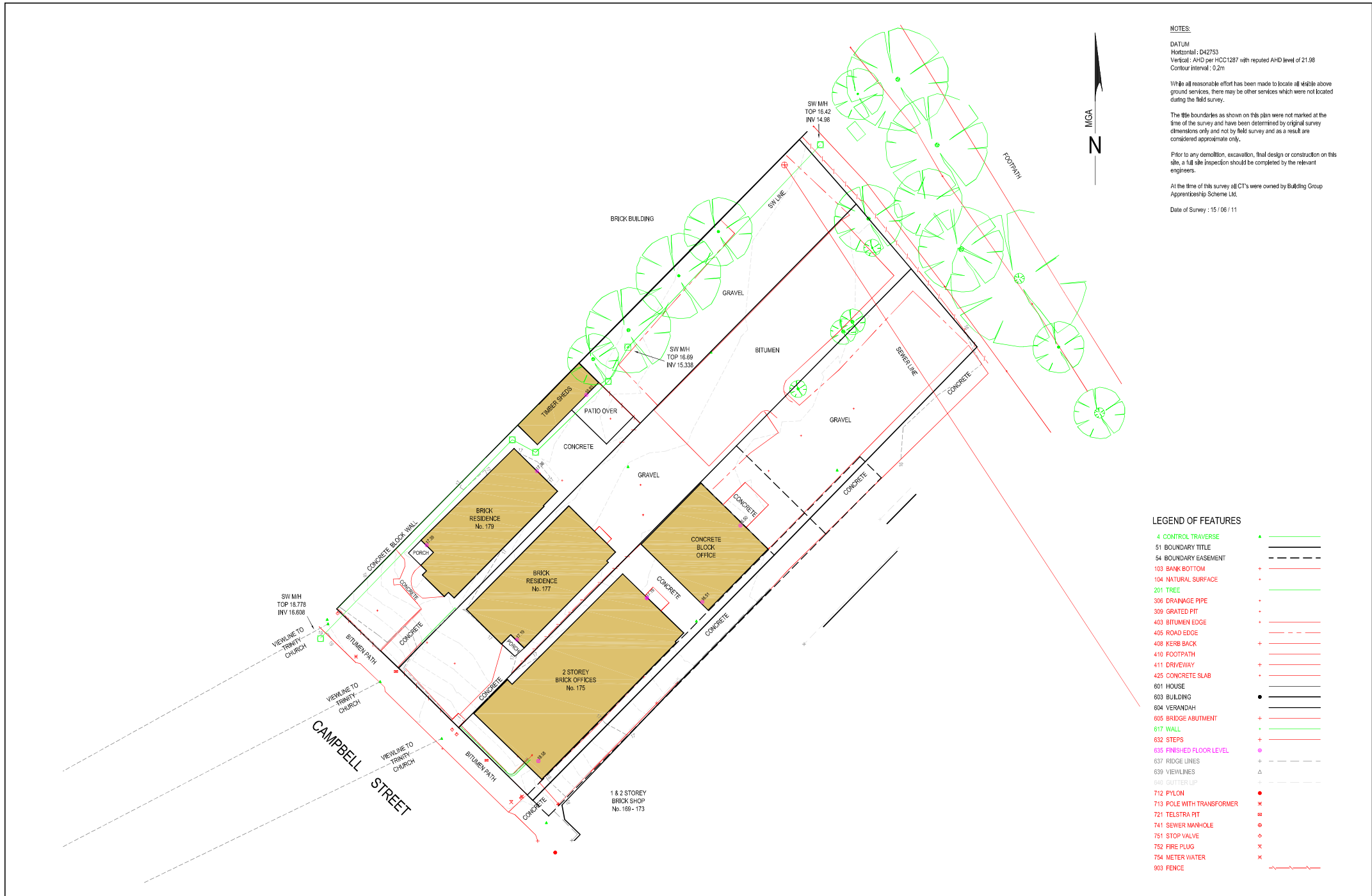
**MINGMING MA
TOWN PLANNER**

ATTACHMENT A

General Manager Consent

ATTACHMENT B

Updated Planning Report



NOTES:

DATUM
Horizontal : D42753
Vertical : AHD per HCC1287 with reputed AHD level of 21.98
Contour interval : 0.2m

While all reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the field survey.



The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by original survey dimensions only and not by field survey and as a result are considered approximate only.

Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers.

At the time of this survey all CT's were owned by Building Group Apprenticeship Scheme Ltd.

Date of Survey : 15 / 06 / 11

LEGEND OF FEATURES	
4 CONTROL TRAVERSE	+
51 BOUNDARY TITLE	—
54 BOUNDARY EASEMENT	- - -
103 BANK BOTTOM	+ - - -
104 NATURAL SURFACE	+ - - -
201 TREE	+
306 DRAINAGE PIPE	+
309 GRATED PIT	+
403 BITUMEN EDGE	+
405 ROAD EDGE	+
408 KERB BACK	+
410 FOOTPATH	+
411 DRIVEWAY	+
425 CONCRETE SLAB	+
601 HOUSE	•
603 BUILDING	•
604 VERANDAH	•
605 BRIDGE ABUTMENT	+
617 WALL	+
632 STEPS	+
635 FINISHED FLOOR LEVEL	•
637 RIDGE LINES	+
639 VIEWLINES	△
640 GUTTER LIP	+
712 PYLON	•
713 POLE WITH TRANSFORMER	×
721 TELSTRA PIT	•
741 SEWER MANHOLE	•
751 STOP VALVE	•
752 FIRE PLUG	×
754 METER WATER	×
903 FENCE	+

IMPORTANT NOTES			 SCALE (m)	 LAND & ENGINEERING SURVEYORS	Project Name and Address NOEL LEARY & ASSOCIATES 132 Davey Street, HOBART TAS 7000 P 03 6220 0299 F 03 6220 0290 E nleary@noelleary.com.au	Drawing Title 175 - 179 CAMPBELL STREET HOBART 7000 CT's 22529 / 3 , 23363 / 1 , 23364 / 1 & 23364 / 2	FILE No. 74501 DETAIL PLAN Client: Preston Lane Architects CT's 22529 / 3 , 23363 / 1 , 23364 / 1 & 23364 / 2	Contour Interval 0.20m		7450	
No.	Revision/Issue	Date						Date 22 - 06 - 11	Scale 1:200	Sheet 1 of 1	DATUM Hort. MGA
Copyright © THIS DOCUMENT IS, AND SHALL REMAIN, THE PROPERTY OF NOEL LEARY & ASSOCIATES. LAND & ENGINEERING SURVEYORS. THE DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORISED USE OF THE DOCUMENT IN ANY WAY IS PROHIBITED.			Drawn A1					Check M.			

SENIOR CONSULTANT :
PARRY KOSTOGLOU

433 Dorans Road
Sandford,
Hobart
Tas.
7020

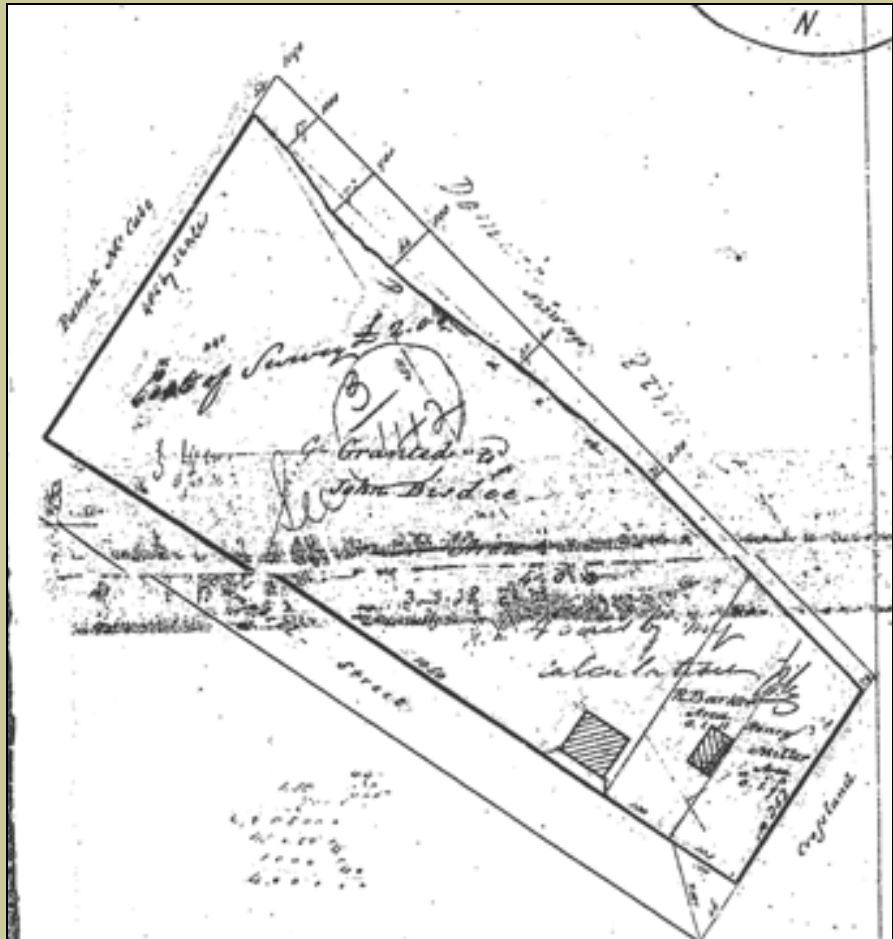
Phone: 03 62789598

Mobile: 0408 561934

Email: parryk@netspace.net.au

175-179 CAMPBELL STREET

STATEMENT OF HISTORICAL ARCHAEOLOGICAL POTENTIAL



**A report to Preston Lane Architects
Parry Kostoglou
TASARC
January 2013**

CONTENTS

	EXECUTIVE SUMMARY	3
1.0	INTRODUCTION	4
1.1	Background	4
1.2	Location and extent of subject allotment	4
1.3	Objectives	5
1.4	Methodology	5
2.0	PREVIOUS INVESTIGATIONS	5
3.0	DOCUMENTARY ANALYSIS	6
3.1	Undated Crown survey (1830's?)	6
3.2	Crown survey of 1839	6
3.3	Sprent's survey (1840's)	7
3.4	Metropolitan Drainage Board Plan of c1903	7
3.5	County Chart	7
4.0	ANALYSIS OF ARCHAEOLOGICAL POTENTIAL	8
4.1	Documentary sources	8
4.2	On site inspection	8
5.0	STATEMENT OF ARCHAEOLOGICAL POTENTIAL	8
6.0	RECOMMENDATIONS	9
7.0	REFERENCES	10

EXECUTIVE SUMMARY

This desktop investigation has found no evidence of any historic structures pre dating the early 20th century. Therefore there are no foreseeable archaeological constraints to the proposed development and no additional archaeological works are recommended.

However if development related excavation work exposes substantive physical building fabric not apparently related to the 20th century federation structures, an archaeologist should be consulted immediately.

1.0 INTRODUCTION

1.1 Background

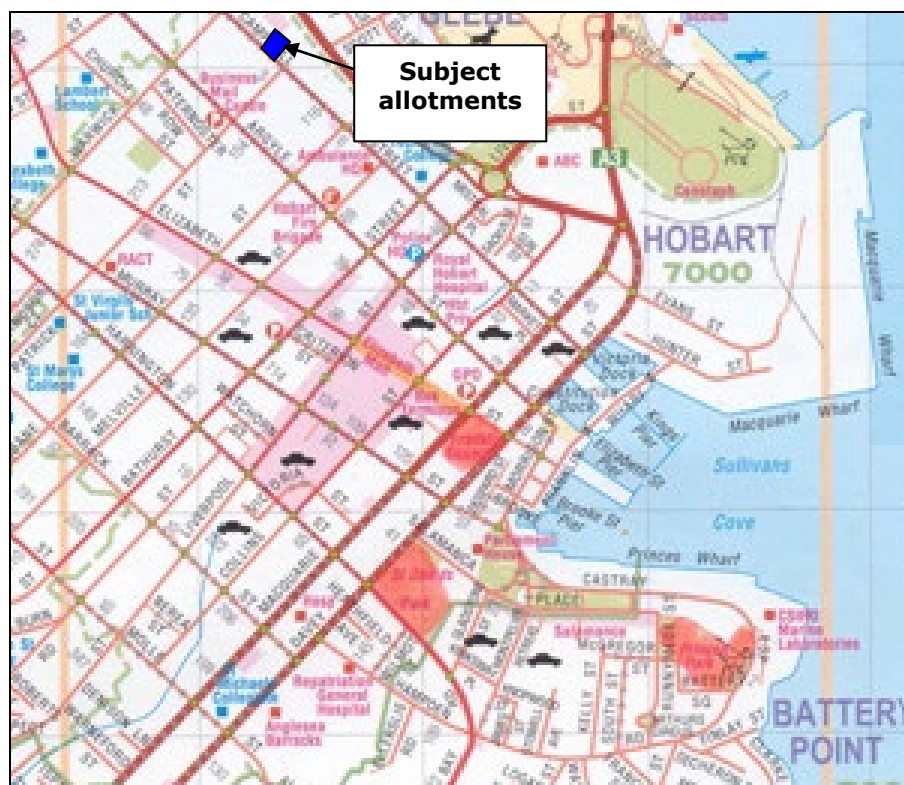
A mixed use development has recently been lodged with the Hobart City Council (HCC) for three allotments on Campbell Street in the Hobart CBD. These consecutive allotments (175, 177 and 179 respectively) currently contain a mixture of early 20th century housing and mid to late 20th century commercial structures. In its response to the relevant building permit application the Hobart City Council has requested information relating to these properties archaeological potential:

11. As required under Schedule F, Clause F.5.1 of the Hobart Planning Scheme 1982, please provide a Statement of Historical Archaeological Potential or a Statement by a qualified archaeologist that either the site has been surveyed previously and not to be of historical archaeological significance or that the nature of the development will not result in the destruction of any aspects of items of historical archaeological significance.

This report seeks to satisfy this requirement based on the properties past usage, occupancy and structural development.

1.2 Location and extent of subject allotment

The location of the subject allotments within the context of the Hobart CBD is indicated in the plan below.



Plan showing location of re-development area (solid blue)



Current view of three properties showing adjacent federation style housing and late 20th century street side extension.

1.3 Objectives

For the purposes of lodging the relevant development application the consultant was requested to prepare a statement of Archaeological Potential in accordance with HCC regulations and the Tasmanian Heritage Council's Practice Note Number 2. This document is expected to contain:

- An investigation of the documentary evidence relating to the site's history and physical development over time to the present day.
- A best fit location based interpretation of the location of all known structures and related features.
- A ranked sensitivity assessment of the contents of the property
- Recommendations regarding their future archaeological assessment and mitigation.

1.4 Methodology

This investigation essentially consisted of the following activities:

- A preliminary site inspection of the property
- Collation of historic plans and surveys from the Tasmanian Lands Department
- Authorship of this report.

2.0 PREVIOUS INVESTIGATIONS

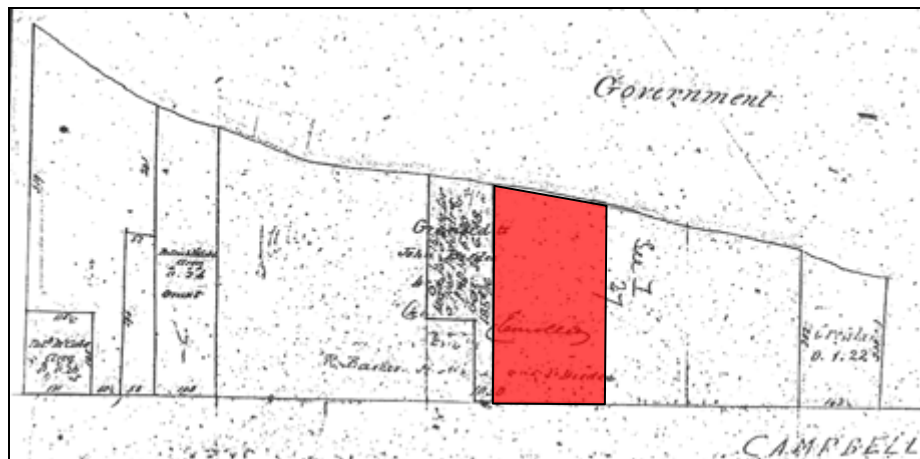
No previous historical or archaeological assessments of the subject properties are known to have been undertaken.

3.0 DOCUMENTARY ANALYSIS

This section summarises the known structural content of the allotment over time using various historic plans and surveys. The area containing the subject allotments on each survey is marked in solid red.

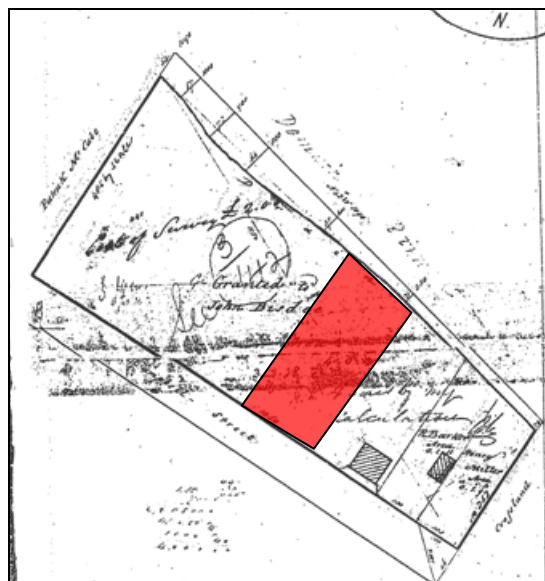
3.1 Undated Crown survey (1830's?)

This Crown survey (Folio 3 page 142) shows some of the recently surveyed in allotments on the relevant Campbell Street frontage but does not indicate the presence of any buildings there.



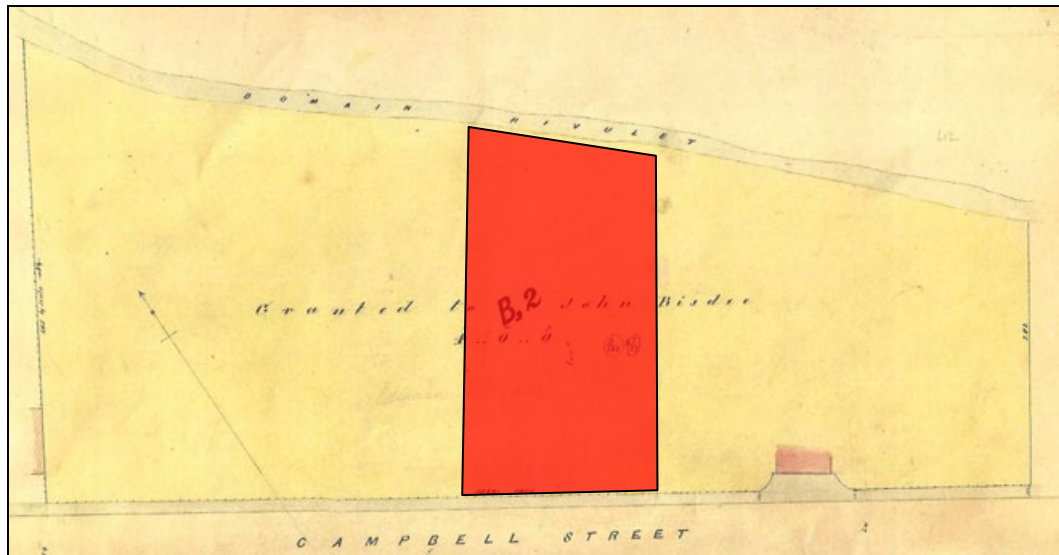
3.2 Crown survey of 1839

This survey (Folio 7 Page 27) shows the presence of two structures at the intersection of Campbell Street and Patrick Street which is slightly east of the subject allotments. However the allotments themselves remain un-developed.



3.3 Sprent's survey (1840's)

Crown Surveyor Sprent's notable city survey undertaken during the 1840's shows one of these buildings at the Campbell/Patrick Street intersection but still no developments on the subject allotments.



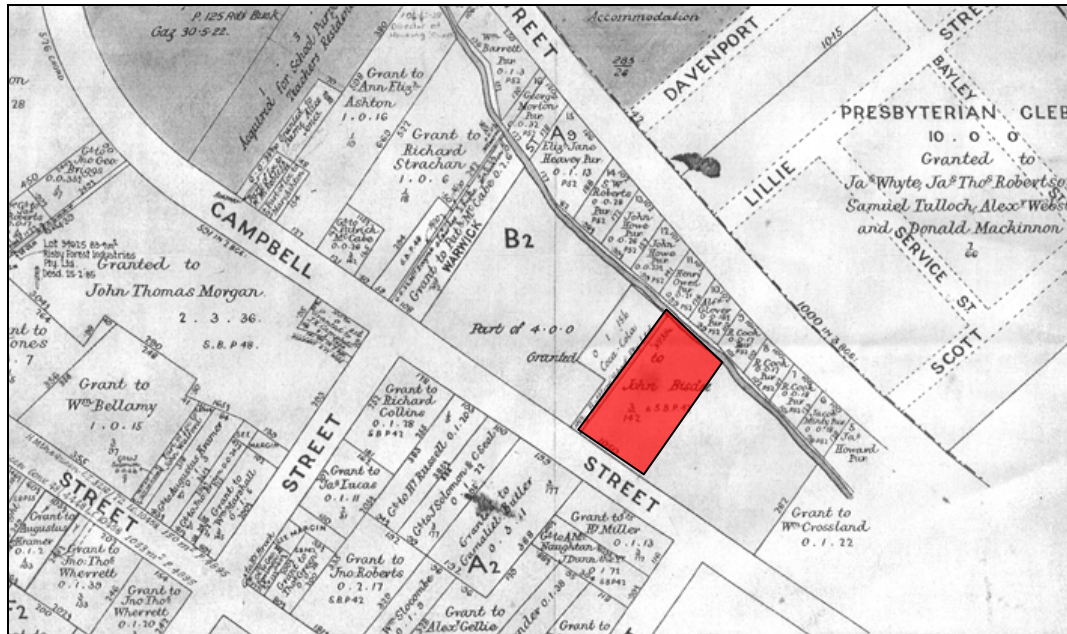
3.4 Metropolitan Drainage Board Plan of c1903

This section of a city wide drainage survey (AOT ref. HOBART No. 4) undertaken at the turn of the last century still fails to show any structural developments within the three subject allotments.



3.5 County chart (c1910)

This section of the county chart shows some additional sub division adjacent to the subject area but still no building development.



4.0 ANALYSIS OF ARCHAEOLOGICAL POTENTIAL

This section summarises the probability of finding archaeological remains within the sub surface of the subject allotment.

4.1 Documentary sources

There is no documentary evidence of any occupancy or structural development within the subject allotments prior to the 20th century.

4.2 On site inspection

The presence of two Federation style houses indicates that the earliest buildings on the subject allotments date from the early 20th century (c1910-1918).

5.0 STATEMENT OF ARCHAEOLOGICAL POTENTIAL

The complete absence of any apparent development on the subject allotments certainly minimises the possibility that they contain any substantive or significant historical archaeological vestiges related to buildings.

The undeveloped nature of the allotments until the 20th century possibly suggests that although subject to ownership they were used for agricultural or pastoral purposes. These activities would have left few physical remnants apart from fence lines or low stone walls.

In summary it is therefore stated that the subject allotments have minimal historical archaeological potential.

6.0 RECOMMENDATIONS

- Due to the minimal archaeological potential assigned to all three allotments no additional archaeological works or constraints are recommended.
- However if development related excavation work exposes substantive physical building fabric not apparently related to the 20th century federation structures, an archaeologist should be consulted immediately.

7.0 REFERENCES

Assorted Crown Surveys from the Lands Titles Department

Property

175 CAMPBELL STREET HOBART TAS 7000

People

Applicant *

JMG Engineers and Planners obo BUILDING GROUP
APPRENTICESHIP SCHEME LTD

117 Harrington Street
HOBART TAS 7000
6231 2555
planning@jmg.net.au

Owner *

JMG Engineers and Planners obo BUILDING GROUP
APPRENTICESHIP SCHEME LTD

117 Harrington Street
HOBART TAS 7000
6231 2555
planning@jmg.net.au

Entered By

FRANCES BEASLEY
117 HARRINGTON STREET
HOBART TAS 7000
62312555
iboss@jmg.net.au

Use

Other

Details

Have you obtained pre application advice?

If YES please provide the pre application advice number eg PAE-17-xx

Are you applying for permitted visitor accommodation as defined by the State Government Visitor Accommodation Standards? Click on help information button for definition. *

No

Is the application for SIGNAGE ONLY? If yes, please enter \$0 in the cost of development, and you must enter the number of signs under Other Details below. *

No

If this application is related to an enforcement action please enter Enforcement Number

Details

What is the current approved use of the land / building(s)? *

residential and office

Please provide a full description of the proposed use or development (i.e. demolition and new dwelling, swimming pool and garage) *

Demolition the existing buildings, construction multiple mixed use building

Estimated cost of development *

16000000.00

Existing floor area (m2)

Proposed floor area (m2)

Site area (m2)

Carparking on Site

Total parking spaces


Existing parking spaces

N/A

☒ Other (no selection chosen)

Other Details

Does the application include signage? *

 No

How many signs, please enter 0 if there are none involved in this application? *

0

Tasmania Heritage Register

Is this property on the Tasmanian Heritage Register?

Documents

Required Documents

Title (Folio text and Plan and Appendix A - Title Information.pdf
Schedule of Easements) *

Plans (proposed, existing) * Appendix C - Proposal Plans (1).pdf

175-179 Campbell Street North Hobart

LANDSCAPE DEVELOPMENT APPLICATION

FEBRUARY 2022

ARCADIA



ARCADIA

Issue c
Date 10/02/2022
Prepared By
Michael Barnett, Principal
Georgia Alexander, Senior Landscape Architect

Arcadia Sydney
Jones Bay Wharf, Lower Deck, Suite 76
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Arcadia Landscape Architecture Pty Ltd
ABN 83 148 994 870

We respectfully acknowledge the Traditional Custodians of the lands where we live and work. We acknowledge their unique ability to care for Country and deep spiritual connection to it. We honour Elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.

CONTENTS

01 ANALYSIS		02 CONCEPT	
/	Local Character	/	Landscape Strategy
/	Landscape + Approach	/	Landscape Masterplan
		/	Sections
		/	Precedent Imagery
		/	Planting palette



01 ANALYSIS

ANALYSIS

LOCAL CHARACTER

The Site sits on Campbell Street in North Hobart, adjoining the Brooker Highway to the north-east and only a short walk from the bustling food and beverage strip in Elizabeth Street, North Hobart.

The new development will lend itself to expansive views across town towards Mount Wellington and also into the canopy of the existing mature trees along the highway.

Adjoining buildings and their planted character have the opportunity to act as borrowed views to greenery for residents within our site.

Similarly, the heritage value of the existing houses is something we wish to integrate into the landscape design in a seamless yet contemporary way.

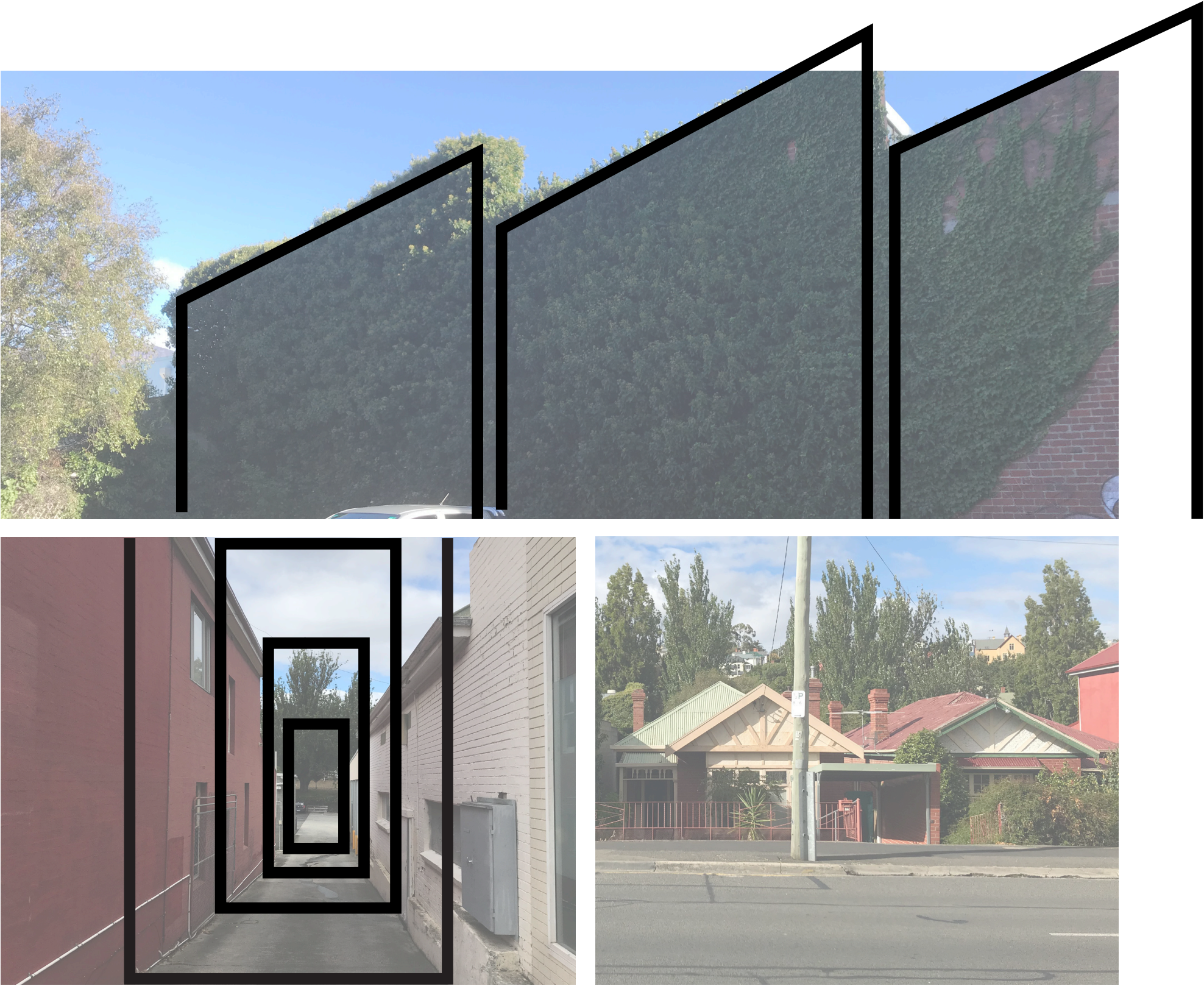


ANALYSIS

LANDSCAPE + APPROACH

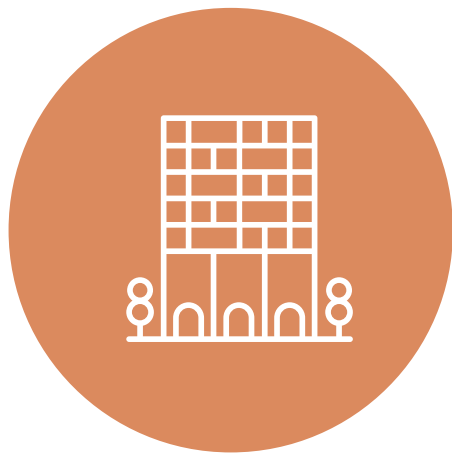
The landscape approach aims to draw upon the existing heritage elements on site as well as the existing planted character and borrowed views into nearby greenery. We aim to connect the site with its surroundings through engaging the front courtyards to the street frontage.

The courtyard spaces are small in scale, so providing ample amenity is a challenge within the site. The aim is to create flexible spaces that can be actively used throughout the year. A variety in amenity in these spaces will enrich the precinct, providing multiple opportunities for gathering and occupying as well as individual use. The landscape ‘platforms’ designed throughout the site are an efficient way to enhance amenity whilst also playing on the formal lines of the surrounding building character





CONCEPT
LANDSCAPE STRATEGY



CONNECT



Connect the site with it's surroundings through fully engaging the street frontage to the heritage courtyards below. Activate these street edges and bring people into and around the site to experience, stay and engage, whilst displaying an attractive street presence



ENGAGE



Engage the community through providing appropriate communal and individual space within the site. Integrate flexible programming of spaces to encourage communal use.



IDENTITY



Provide various open space typologies to enable a rich precinct with multiple opportunities for gathering & occupying. Leverage these spaces off the site's unique qualities to create a range of interesting experiences that cater for all users.



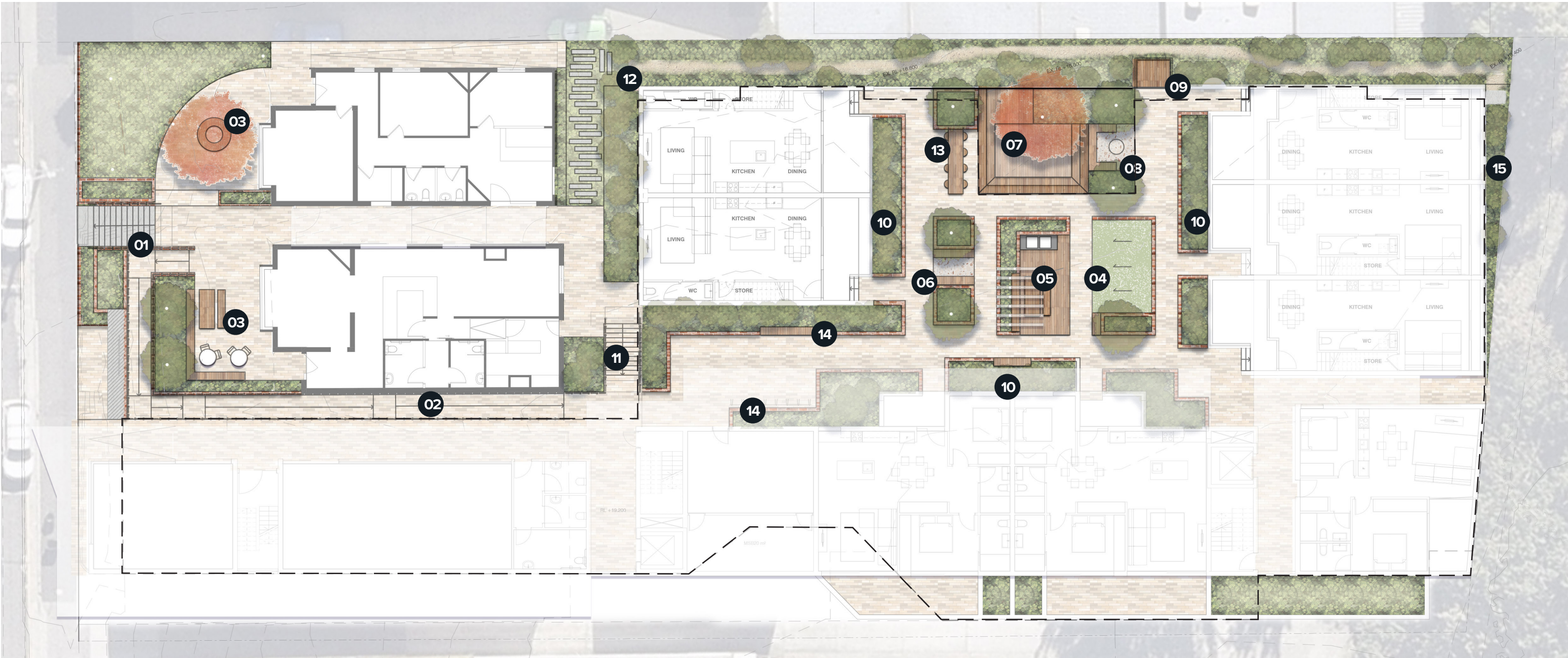
SEASONAL



Create flexible zones that can be actively used throughout the year by taking advantage of the environmental conditions of sunlight and comfort in winter, and shade and breezes in summer

CONCEPT

LANDSCAPE MASTERPLAN



Legend

- 01/ Central stair/access point
- 02/ Accessible path (1: 14) down to lower courtyard level
- 03/ Courtyard with sloped planting
- 04/ Raised/sloping turf areas
- 05/ Central dining area. Table, chairs, BBQs + overhead structure with climbers

- 06/ Passive seating areas
- 07/ Sunken deck seating area with large tree
- 08/ Firepit + lounge
- 09/ Small viewing platform suspended off edge
- 10/ Generous raised planters to ensure privacy for residents
- 11/ Stairway to lower level and back of heritage building

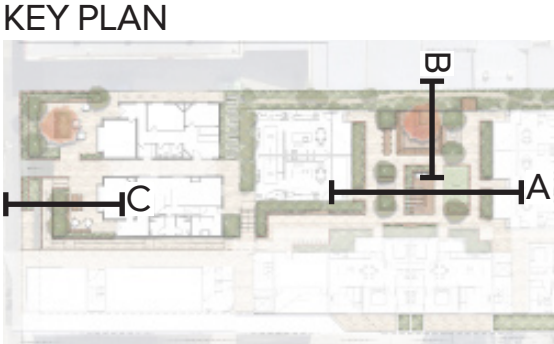
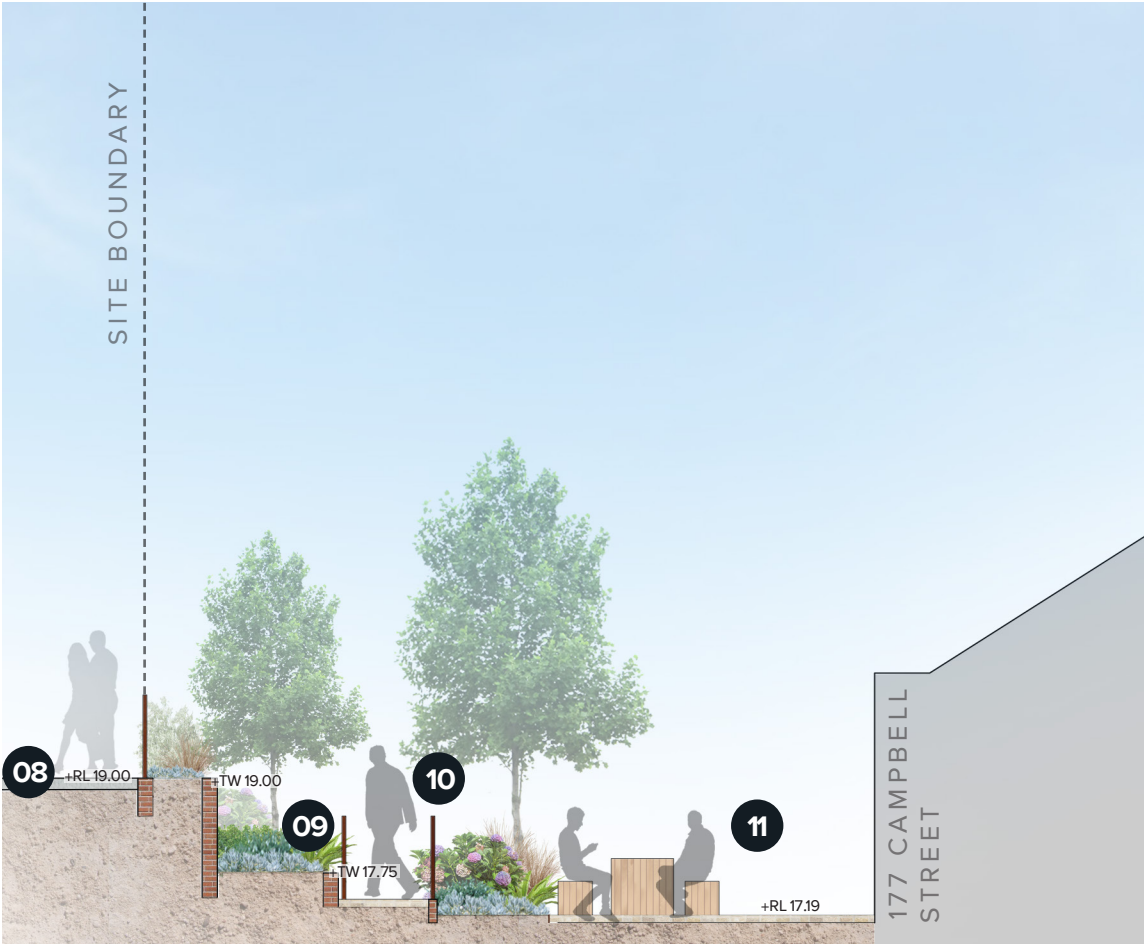
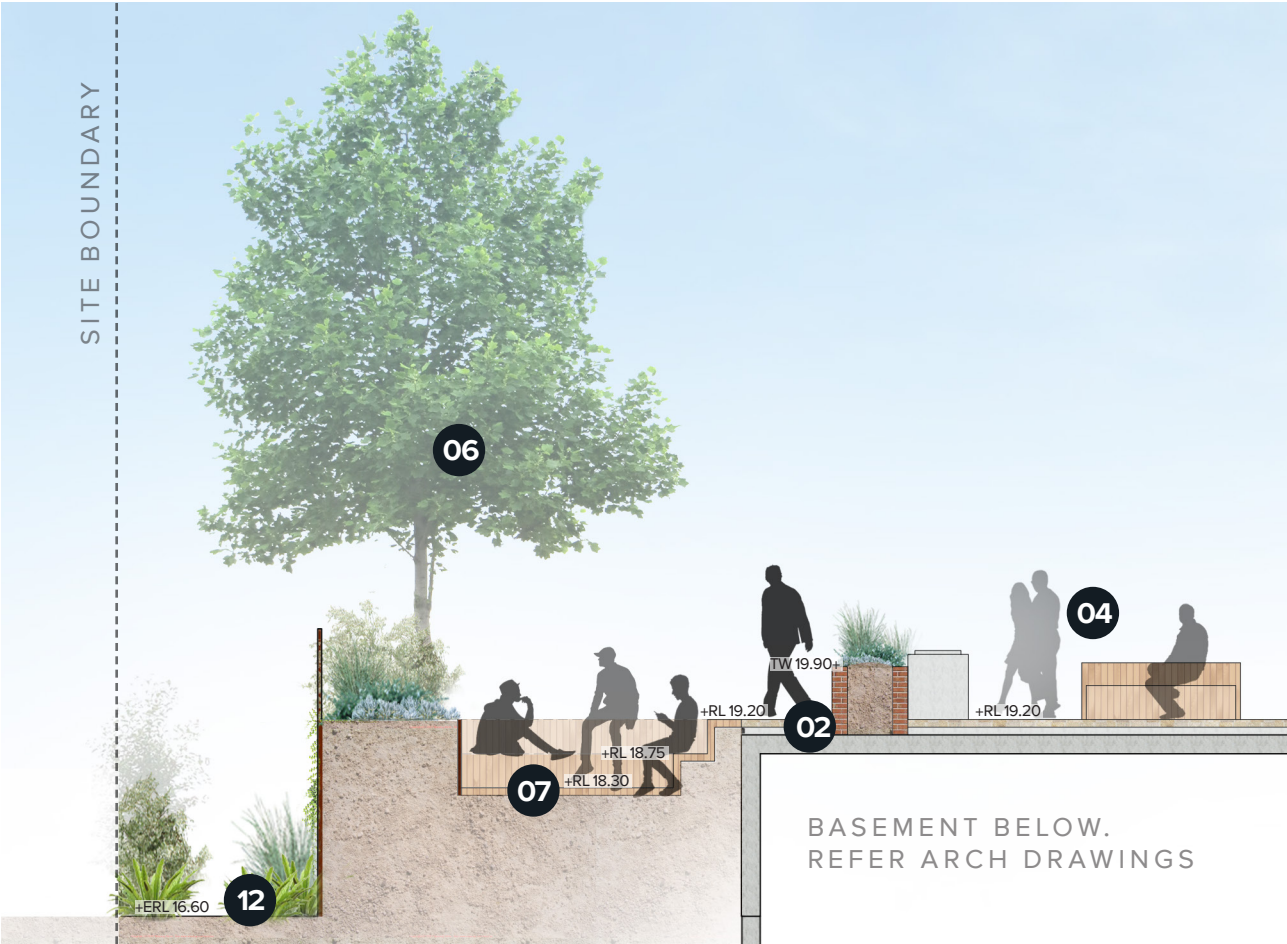
- 12/ Informal access path within planting zone
- 13/ Bar table with stools/powerpoints for outdoor laptop use
- 14/ Raised planters with integrated seating edge
- 15/ Deep soil planting
- — Basement extent

CONCEPT

LANDSCAPE SECTIONS GROUND FLOOR



- Legend**
- 01/ Raised planters with privacy planting
 - 02/ Paved circulation spaces
 - 03/ Overhead arbor with climbers
 - 04/ Outdoor dining setting + BBQ
 - 05/ Sloping turf area
 - 06/ Feature tree in deep soil zone
 - 07/ Sunken deck seating terraces
 - 08/ Campbell Street footpath
 - 09/ Tiered planters with planting to help soften walls
 - 10/ Handrails to 1:14 accessible ramp connection
 - 11/ Flexible outdoor seating/dining area adjacent to Cafe tenancy
 - 12/ Maintenance path to lower level

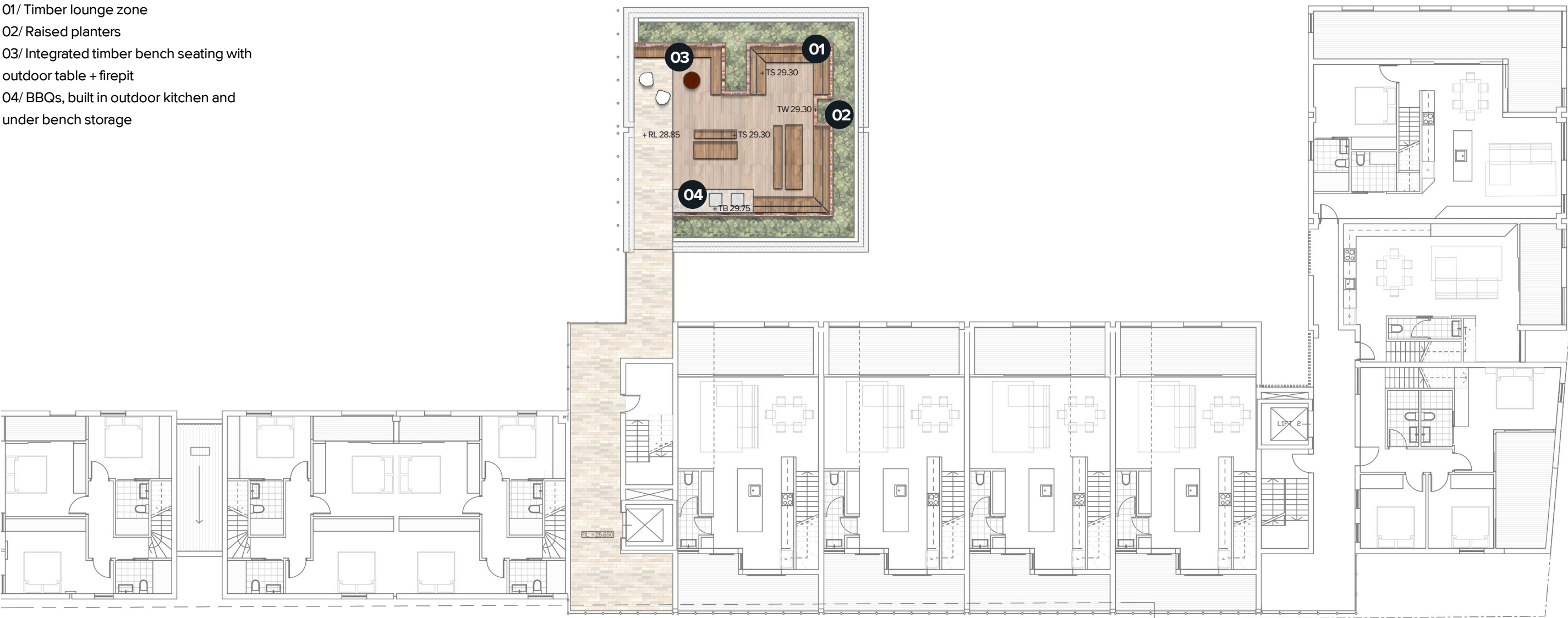


CONCEPT

LEVEL 3 ROOF TERRACE

Legend

- 01/ Timber lounge zone
- 02/ Raised planters
- 03/ Integrated timber bench seating with outdoor table + firepit
- 04/ BBQs, built in outdoor kitchen and under bench storage



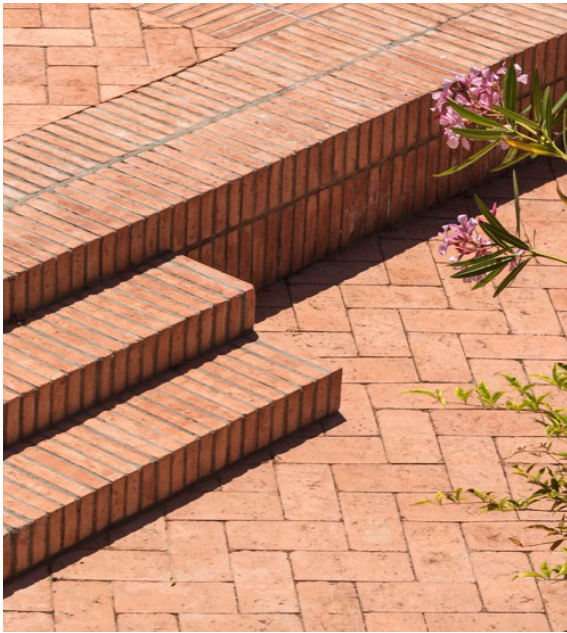
CONCEPT

PRECEDENT IMAGERY

The Landscape approach plays on the idea of stepping platforms and linear shapes which create maximum amenity and are referenced in the heritage buildings + adjoining developments. In this way the ‘platforms’ take on a variety of uses and amenity for residents + users of the space.

The Courtyards along Campbell Street take on a heritage form, with formal lines and edges. Material choices will complement the heritage forms, in a more modern and sophisticated way.

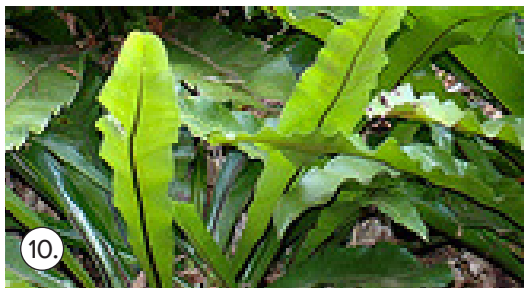
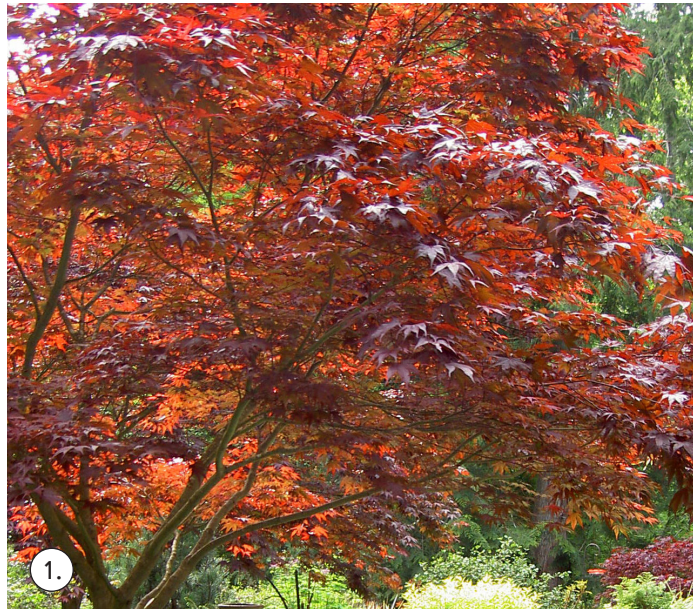
Privacy in the Central resident courtyard is a high priority. Vegetation screening to adjoining units is included to provide privacy to residents outdoor areas. The courtyard offers a variety of amenity, with stepping platforms, sunken lounges, outdoor dining, active zones as well as areas for passive amenity and respite.



CONCEPT

PLANTING PALETTE

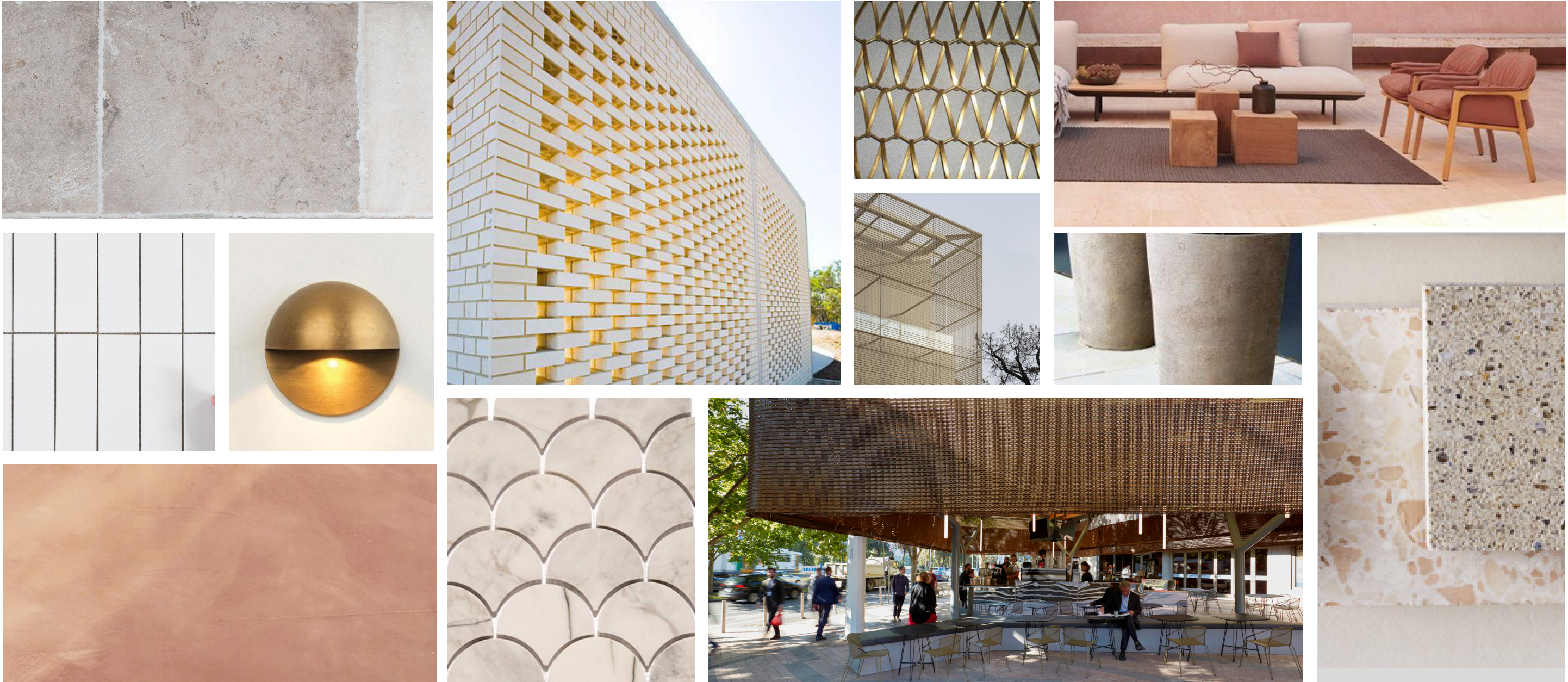
- 1. Acer Palmatum (Japanese Maple)
- 2. Betula sp. (Silver Birch)
- 3. Lagerstroemia indica 'Natchez' (Crepe Myrtle)
- 4. Magnolia Grandiflora Greenback
- 5. Hydrangea macrophylla (Hydrangea)
- 6. Lomandra longifolia 'Tanika' (mat rush)
- 7. Buxus Sempervirens (English Box)
- 8. Poa labillardierei (Common Tussock)
- 9. Blechnum nudum (Fishbone Water Fern)
- 10. Asplenium nidus (Birds Nest Fern)
- 11. Myoporum parvifolium (Creeping boobialla)
- 12. Adiantum aethiopicum (Common maidenhair)
- 13. Viola hederacea (Native Violet)



ARCADIA

04 APPENDIX

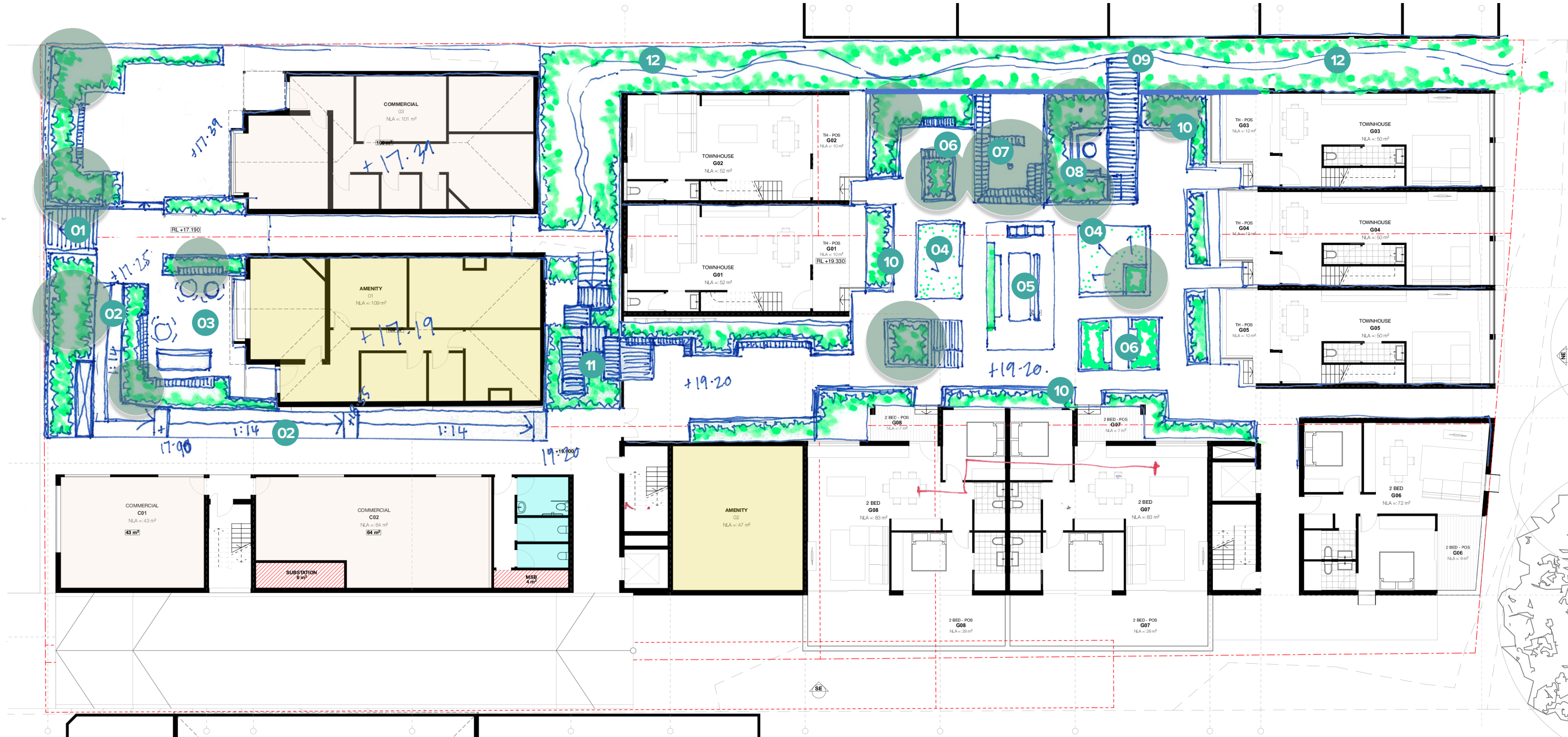
CONCEPT
MATERIALS PALETTE



CONCEPT

LANDSCAPE SKETCH PLAN

WIP



Legend

- | | | |
|---|---|---|
| 01/ Central stair/access point | with climbers | 10/ Generous raised planters to ensure privacy for residents |
| 02/ Accessible path (1:14) down to lower courtyard level | 06/ Passive seating areas | 11/ Stepping platforms/informal stairway to lower level and back of heritage building |
| 03/ Flexible courtyard + outdoor dining space to facilitate cafe | 07/ Sunken deck seating area with large tree | 12/ Informal access path within planting zone |
| 04/ Raised/sloping turf areas | 08/ Firepit + lounge | |
| 05/ Central dining area. Table, chairs, BBQs + overhead structure | 09/ Small viewing platform suspended off edge | |

VISION
LANDSCAPE VISION





City of **HOBART**

Enquiries to: City Life

Phone: (03) 6238 2711

Email: coh@hobartcity.com.au

16 March 2022

(JMG Engineers & Planning OBO Building Group
Apprenticeship Scheme Ltd)
117 Harrington St
HOBART TAS 7000

mailto: planning@jmg.net.au

Dear Sir/Madam

**179 CAMPBELL STREET & 177 CAMPBELL STREET & 175 CAMPBELL STREET &
169 - 173 CAMPBELL STREET, HOBART & ADJACENT ROAD RESERVE
WORKS IN ROAD RESERVE, RELOCATION OF STORMWATER MAIN, TREE
REMOVAL & AWNING NOTICE OF LAND OWNER CONSENT TO LODGE A PLANNING
APPLICATION - GMC-21-81**

Site Address:

175, 177, 179 Campbell Street and 169-173 Campbell Street and Adjacent Road Reservation

Description of Proposal:

Partial Demolition, Alterations, New Building for 26 Multiple Dwellings, Food Services,
Business and Professional Services, General Retail and Hire, and Subdivision (Lot
Consolidation)

Applicant Name:

JMG Engineers & Planning
OBO Building Group Apprenticeship Scheme Pty Ltd

PLN (if applicable):

PLN-21-471

I write to advise that pursuant to Section 52 of the *Land Use Planning and Approvals Act 1993*, I grant my consent on behalf of the Hobart City Council as the owner/administrator of the

above land for you to make application to the City for a planning permit for the development described above and as per the attached documents. I granted consent pursuant to delegation, a copy of which is enclosed.

Please note that the granting of the consent is only for the making of the application and in no way should such consent be seen as prejudicing any decision the Council is required to make as the statutory planning authority.

This consent does not constitute an approval to undertake any works and does not authorise the owner, developer or their agents any right to enter or conduct works on any Council managed land whether subject to this consent or not.

If planning approval is granted by the planning authority, you will be required to seek approvals and permits from the City as both landlord, land manager, or under other statutory powers (such as other legislation or City By-Laws) that are not granted with the issue of a planning permit under a planning scheme. This includes the requirement for you to reapply for a permit to occupy a public space under the City's Public Spaces By-law if the proposal relates to such an area.

Accordingly, I encourage you to continue to engage with the City about these potential requirements.

Yours faithfully



(Glenn Doyle)

HEAD OF CITY PROJECTS

Relevant documents/plans:

DA-22-9849 - Aborist Report by Jerry Romanski 11 February 2022

DA-22-9838 - Landscape Architectural Plans by Arcadia February 2022

DA-22-9837 - Stormwater Connection Profile by JMG Engineers and Planners

DA-22-9836 - Concept Servicing Plan by JMG Engineers and Planners

DA-22-9835 - Amended Architectural Plans by Cumulus

City of Hobart

INSTRUMENT OF DELEGATION

General Delegation

Head of Intergovernmental Relations and Partnerships

Section 64 of the Local Government Act 1993

I, Kelly Grigsby, Chief Executive Officer, being the General Manager as appointed by Council pursuant to Section 61 of the *Local Government Act 1993 (Tas)* ("the Act") hereby delegate pursuant to Section 64 of the Act, the following powers and functions to the Head of City Projects:

1. to sign an application; and
2. to provide written permission to make an application;

pursuant to section 52(1B) of the *Land Use Planning and Approvals Act 1993*, except where an application pursuant to that section is recommended for refusal by Council officers.

Dated this 24th day of February 2022



SIGNED

Kelly Grigsby
(Chief Executive Officer)

Being the General Manager as appointed by Council pursuant to section 61 of the *Local Government Act 1993 (Tas)*



City of **HOBART**



Tree inclined



Approved - General
Manager Consent Only
[GMC-21-81]
16/03/2022

Development and trees at / near 175 – 179 Campbell St, Hobart

- Development impact assessment

Jerry Romanski

Arborist / Consultant

B.Sc (Hons),

Ass. Dip. App. Sc.(Hort/Arb)

**29 Winston Avenue
Seven Mile Beach TAS. 7170**

M: 0419 363 011

jerry@treeinclined.com

11 February 2022

Contents

1. Terms of reference	3
Figure 2. Site Plan by Cumulus.....	4
Figure 3. Basement and ground services plan by JMG.	5
2. Tree survey data.....	6
3. Tree removal plan	9
4. Trees within the Brooker Avenue reserve	10
5. Tree protection measures	11

1. Terms of reference

- This development impact assessment follows from the preliminary survey requested by Dean Coleman, managing Director of Solutionswon Group Pty Ltd and completed in March 2021.
- Solutionswon Group Pty Ltd proposes to redevelop 175 – 179 Campbell St as a multi-unit residential complex (Figure 1, 2 and 3).
 - Documents used in this evaluation are:
Folio of drawings (25) by Cumulus titled “BGAS 175-179 Campbell Street Multi-Residential Development”, title page date 13/01/2022



Figure 1. Extracted figure from Cumulus drawing J20823-A-700 for the project, view from Campbell St.

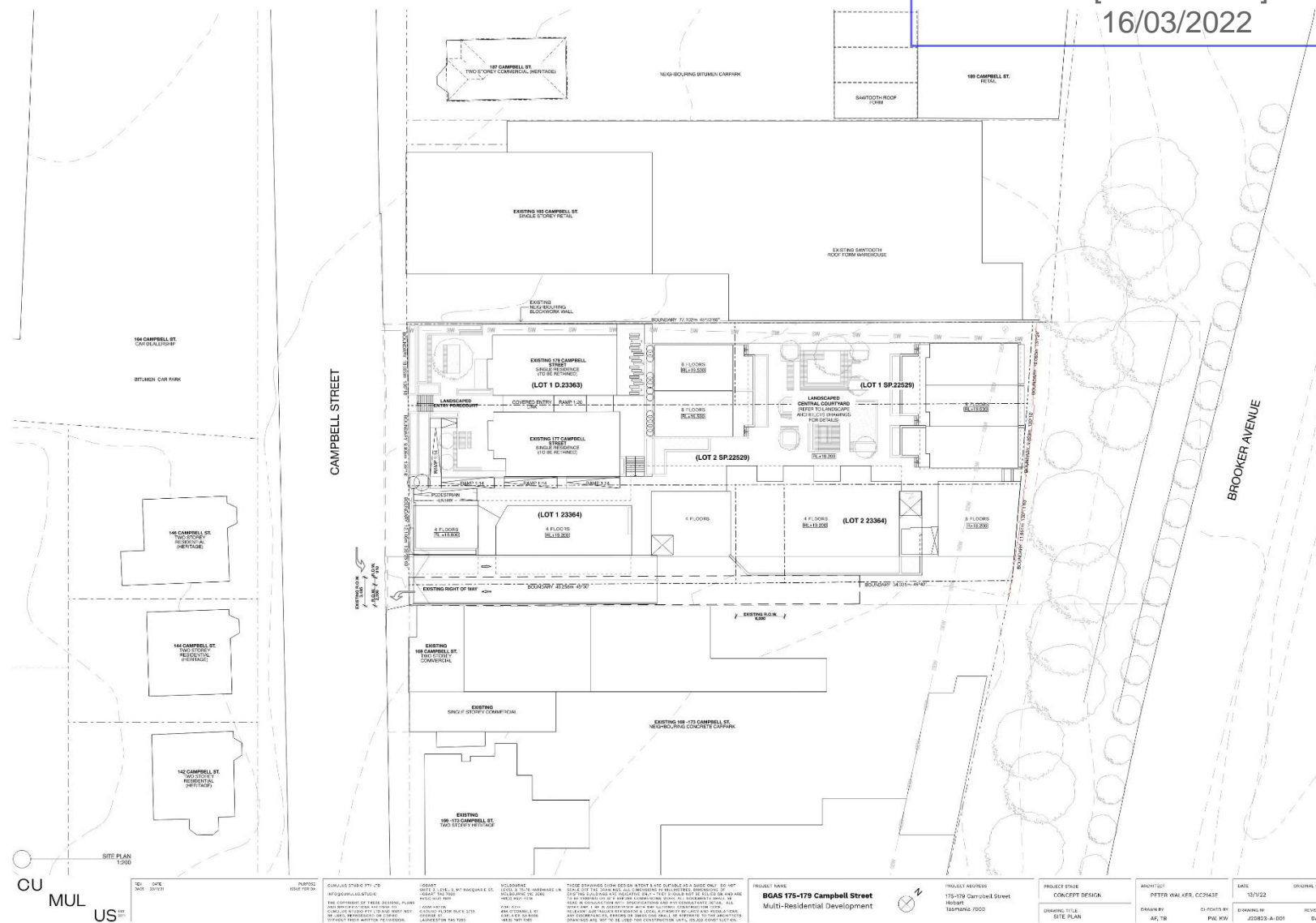


Figure 2. Site Plan by Cumulus.

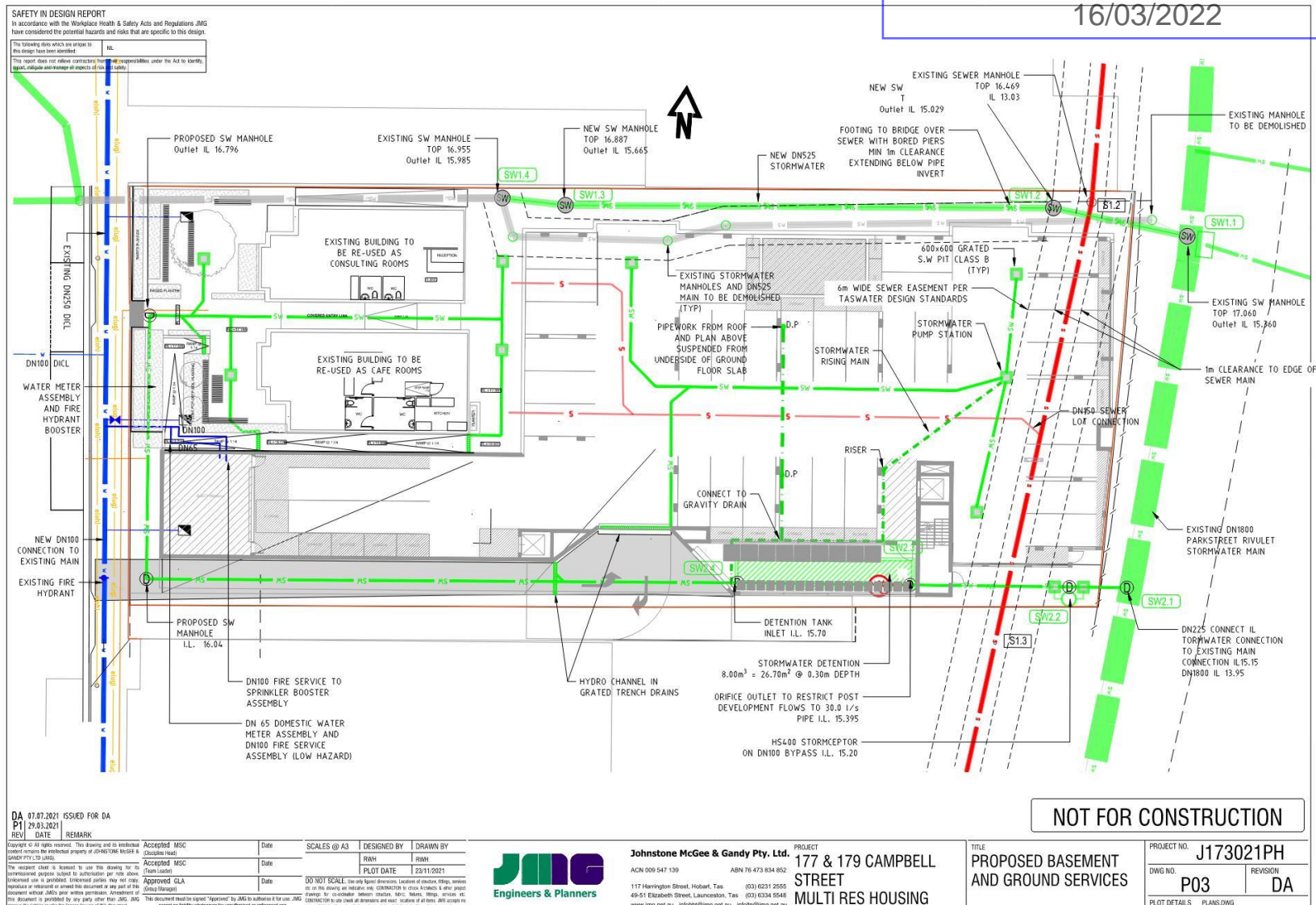


Figure 3. Basement and ground services plan by JMG.

2. Tree survey data

Tree – tree number in Fig. 2
 SPECIES - botanic name of tree.
 HGT - approximate tree height (m)
 DAB - trunk diameter above root flare
 DBH. - DBH, at 1.4m
 H/S - assessment of tree health / structure (G- good, F- fair, P- poor, D- dead)
 Comments - key points affecting the tree's potential for maintenance within the scope of the proposed development
 SRZ - structural root zone radius (m)*
 TPZ - standard tree protection zone radius (m)*
 Encroachment - nature of encroachment into the TPZ
 Enc % - Proportion of the TPZ affected by the encroachment
 Ret. - proposed tree retention: Y – yes, to be retained; N – no, tree to be removed
 Rem_Reas - reason for proposed tree removal

- SRZ and TPZ dimensions were guided by AS 4970-2009, Protection of trees on development sites.

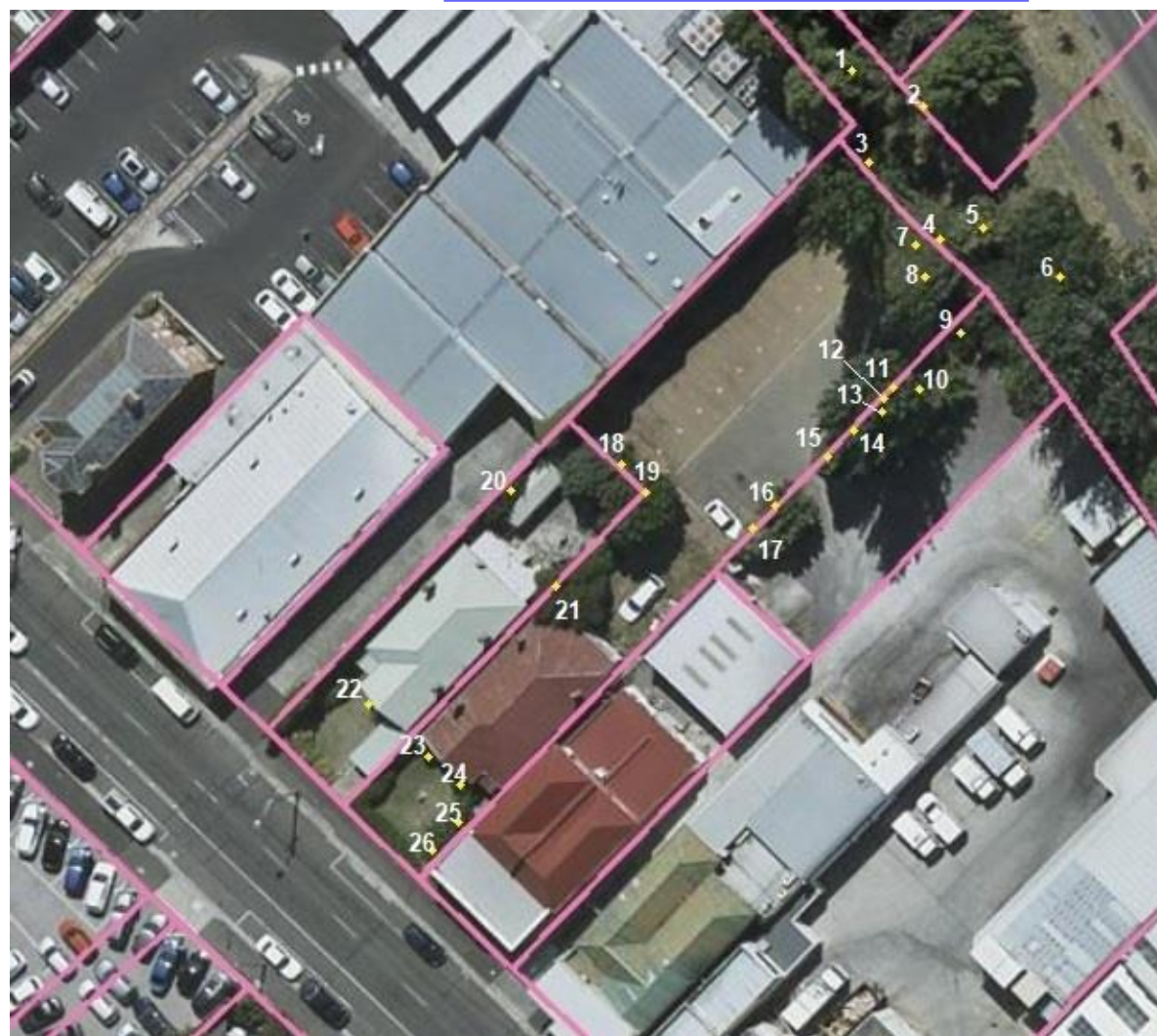


Figure. 2 Aerial view of 175 – 179 Campbell St (ListMap), marked with approximate locations of the existing trees at and near these properties. Data was collected in March 2021.

Table 1. Inspection data .

TREE	SPECIES	HGT	DAB	DBH	H/S	Comments	SRZ	TPZ	Encroachment	Enc %	Ret.	Rem Reason
1	Populus nigra 'Italica'	22	0.83	0.83	G/G	In road reserve to north-east	3.1	10.0	New building, new stormwater connection to main	3	Y	
2	Populus simonii	10	0.36	0.35	F/F	In road reserve to north-east. Shallow roots on bank to NE.	2.2	4.2			Y	
3	Populus alba 'Pyramidalis'	23	0.82	0.74	G/F	In road reserve to north-east. Minor leader resting/growing over fence. Shallow roots visible within car park.	3.0	8.9	New building, new stormwater connection	29	N	Extensive damage to roots within SRZ expected
4	Prunus sp.	7	0.25	0.18	G/G	In road reserve to north-east	1.8	2.2	New building	39	N	Extensive damage to roots within SRZ expected
5	Acer psedoplatanus	11	0.36	0.33	G/G	In road reserve to north-east	2.2	4.0			Y	
6	Fraxinus oxycarpa	9	0.67	0.63	F/F	In road reserve to north-east. Low branches extend over car park.	2.8	7.6	New building	2.4	Y	
7	Eucalyptus nicholii	14	0.56	0.53	G/F	Historic scaffold branch tear out. Bark inclusions			New building		N	Within footprint of new building
8	Populus alba 'Pyramidalis'	15	0.4	0.36	G/G				New building		N	Within footprint of new building
9	Leptospermum petersonii	4	0.19	0.14	G/P	Poor tree form - crown biased heavily to south			New building		N	Within footprint of new building
10	Acer psedoplatanus	8	0.24	0.19	G/G				New building		N	Within footprint of new building
11	Populus alba 'Pyramidalis'	23	0.54	0.51	G/G	Shallow roots lifting bitumen car park surface. Many suckers nearby. Mature Callistemon sp. nearby			New building		N	Within footprint of new building
12	Populus alba 'Pyramidalis'	24	0.75	0.6	G/G	Pyracantha sp. shrub nearby			New building		N	Within footprint of new building
13	Cupressus sempervirens	8	0.23	0.21	G/G	Mature Callistemon sp. x2 nearby			New building		N	Within footprint of new building

TREE	SPECIES	HGT	DAB	DBH	H/S	Comments	SRZ	TPZ	Encroachment	Enc %	Ret.	Rem_Reason
14	Pittosporum eugnioides 'Variegatum'	4				Multi-leader shrub			New building		N	Within footprint of new building
15	Cupressus sempervirens	10	0.47	0.4	G/G	Multi-leader from ground level - broad crown.			New building		N	Within footprint of new building
16	Cupressus sempervirens	8	0.55	0.4	G/F	Multi-leader from ground level - broad crown.			New building		N	Within footprint of new building
17	Pittosporum tenuifolium	6	0.37	0.3	F/F	Multi-leader from ground level.			New building		N	Within footprint of new building
18	Alnus jorulensis	9	0.6	0.5	G/P	Tri-leader from ground, large scaffold has failed and is resting on shed roof. Branches sitting on shed roof.			New building		N	Within footprint of new building
19	Laurus nobilis	9			G/P	Multi-leader from ground level with many more suckers nearby			New building		N	Within footprint of new building
20	Sambucus nigra	4			F/F	Philadelphus microphyllus climbing over tree.			New storm water infrastructure		N	Extensive damage to roots within SRZ expected
21	Pyracantha coccinea	7	0.35	0.3	G/F	Overgrown with Jasminum polyanthum			New storm water infrastructure		N	Within footprint of new stormwater infrastructure
22	Fuchsia arborescens	3		0.12	F/G	Hydrangea shrubs on N and W boundaries, Yucca and succulents in front garden		1.4			Y	
23	Camellia japonica	4		0.1	G/G			1.2			Y	
24	Camellia japonica	3		0.1	F/G			1.2			Y	
25	Prunus sp.	4		0.13	G/G	Young cherry tree			Retaining wall construction		N	Within footprint of new retaining wall
26	Prunus sp.	4		0.14	G/G	Young cherry tree, multi-leader from ground, overgrown with rose.			Retaining wall construction		N	Within footprint of new retaining wall

City of HOBART

Approved - General
179 Campbell St trees 2022
Manager Consent Only
[GMC-21-81]
16/03/2022

[illegible]

[illegible]

- Trees 1, 2, 5 and 6 will not be impacted by the proposed works or the impact will be negligible (see Table 1 above and 5. Tree protection measures).
- Roots of trees 3 and 4 are likely to be extensively damaged by excavation within their SRZ for the building / car park footings – the car park is partly below the existing ground level. The car parking is an essential part of the current design. Tree 3 would be additionally impacted by the removal of the existing stormwater pit and installation of a new stormwater connection to the main that extends along the road reserve (see Figure 3 and the plan above)
 - Trees 3 and 4 would need to be removed.

5. Tree protection measures



Trees 22, 23 and 24

- Personnel and potential plant movement during landscape and construction works near these trees may lead to excessive soil compaction and subsequent decline.
- TPZ of these trees should be marked out with stakes and barrier tape or webbing to exclude foot and machinery traffic, storage of materials and disposal of building waste.

Trees within the Brooker Avenue reserve

- The removal of trees 3 and 4 should preferably occur with machinery located within the proposed works site to protect the soil and root zones of the nearby reserve trees.
- A barrier fence should be erected at or near the property boundary to exclude movement of machinery over the TPZ of trees within the road reserve following the tree removal.
- Excavation within the site will encounter many large roots near the north-eastern property boundary. Some of those will be poplar and plum roots (trees 3 and 4) but may also include large roots of the road reserve trees. It will be difficult to distinguish between roots of different tree species.
 - Excavation should commence at least 1 m away from the extent of the required cut and proceed toward the north-eastern property boundary to facilitate early detection of large roots.
 - Any exposed roots ≥ 50 mm should be carefully exposed and cleanly cut back with a saw rather than left torn by machinery.
 - I advise the engagement of an arborist to stand over and provide advice during excavation along the north-eastern property boundary and near the Brooker Avenue reserve trees.



City of HOBART

Approved - General
Manager Consent Only
[GMC-21-81]
16/03/2022

175-179 Campbell Street North Hobart

LANDSCAPE DEVELOPMENT APPLICATION

FEBRUARY 2022

ARCADIA





Approved - General
Manager Consent Only
[GMC-21-81]
16/03/2022

ARCADIA

Issue c
Date 10/02/2022
Prepared By
Michael Barnett, Principal
Georgia Alexander, Senior Landscape Architect

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P 02 8571 2900
E sydney@arcadiala.com.au
arcadiala.com.au
[@arcadialandarch](https://www.instagram.com/arcadialandarch)
Arcadia Landscape Architecture Pty Ltd
ABN 83 148 994 870

We respectfully acknowledge the Traditional Custodians of the lands where we live and work. We acknowledge their unique ability to care for Country and deep spiritual connection to it. We honour Elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.

CONTENTS



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Manager Consent Only
[GMC-21-81]
16/03/2022

01 ANALYSIS

- / Local Character
- / Landscape + Approach

02 CONCEPT

- / Landscape Strategy
- / Landscape Masterplan
- / Sections
- / Precedent Imagery
- / Planting palette



City of HOBART

Approved - General
Manager Consent Only
[GMC-21-81]
16/03/2022

01 ANALYSIS

ANALYSIS

LOCAL CHARACTER



Approved - General
Manager Consent Only
[GMC-21-81]
16/03/2022

The Site sits on Campbell Street in North Hobart, adjoining the Brooker Highway to the north-east and only a short walk from the bustling food and beverage strip in Elizabeth Street, North Hobart.

The new development will lend itself to expansive views across town towards Mount Wellington and also into the canopy of the existing mature trees along the highway.

Adjoining buildings and their planted character have the opportunity to act as borrowed views to greenery for residents within our site.

Similarly, the heritage value of the existing houses is something we wish to integrate into the landscape design in a seamless yet contemporary way.



Planted character on adjacent development



Heritage elements



Extensive views



Linear laneways



Building edges



Existing tree character

ANALYSIS

LANDSCAPE + APPROACH

The landscape approach aims to draw upon the existing heritage elements on site as well as the existing planted character and borrowed views into nearby greenery. We aim to connect the site with its surroundings through engaging the front courtyards to the street frontage.

The courtyard spaces are small in scale, so providing ample amenity is a challenge within the site. The aim is to create flexible spaces that can be actively used throughout the year. A variety in amenity in these spaces will enrich the precinct, providing multiple opportunities for gathering and occupying as well as individual use. The landscape 'platforms' designed throughout the site are an efficient way to enhance amenity whilst also playing on the formal lines of the surrounding building character





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Manager Consent Only
[GMC-21-81]
16/03/2022

02 CONCEPT



CONNECT



Connect the site with it's surroundings through fully engaging the street frontage to the heritage courtyards below. Activate these street edges and bring people into and around the site to experience, stay and engage, whilst displaying an attractive street presence



ENGAGE



Engage the community through providing appropriate communal and individual space within the site. Integrate flexible programming of spaces to encourage communal use.



IDENTITY



Provide various open space typologies to enable a rich precinct with multiple opportunities for gathering & occupying. Leverage these spaces off the site's unique qualities to create a range of interesting experiences that cater for all users.




SEASONAL

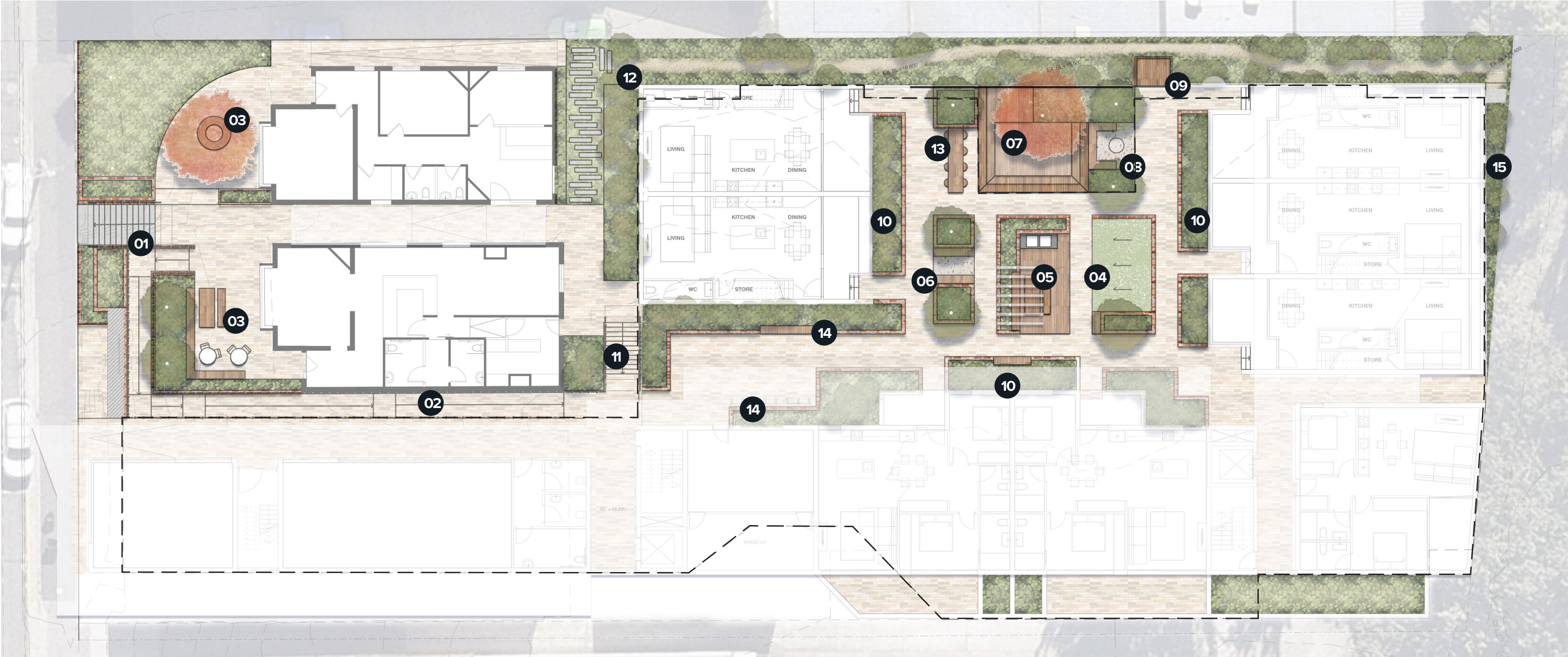


Create flexible zones that can be actively used throughout the year by taking advantage of the environmental conditions of sunlight and comfort in winter, and shade and breezes in summer

CONCEPT

LANDSCAPE MASTERPLAN


 Approved - General
 Manager Consent Only
 [GMC-21-81]
 16/03/2022



Legend


- 01/ Central stair/access point
- 02/ Accessible path (1:14) down to lower courtyard level
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- 13/ Bar table with stools/powerpoints for outdoor laptop use
- 14/ Raised planters with integrated seating edge
- 15/ Deep soil planting
- Basement extent

CONCEPT

LANDSCAPE SECTIONS GROUND FLOOR

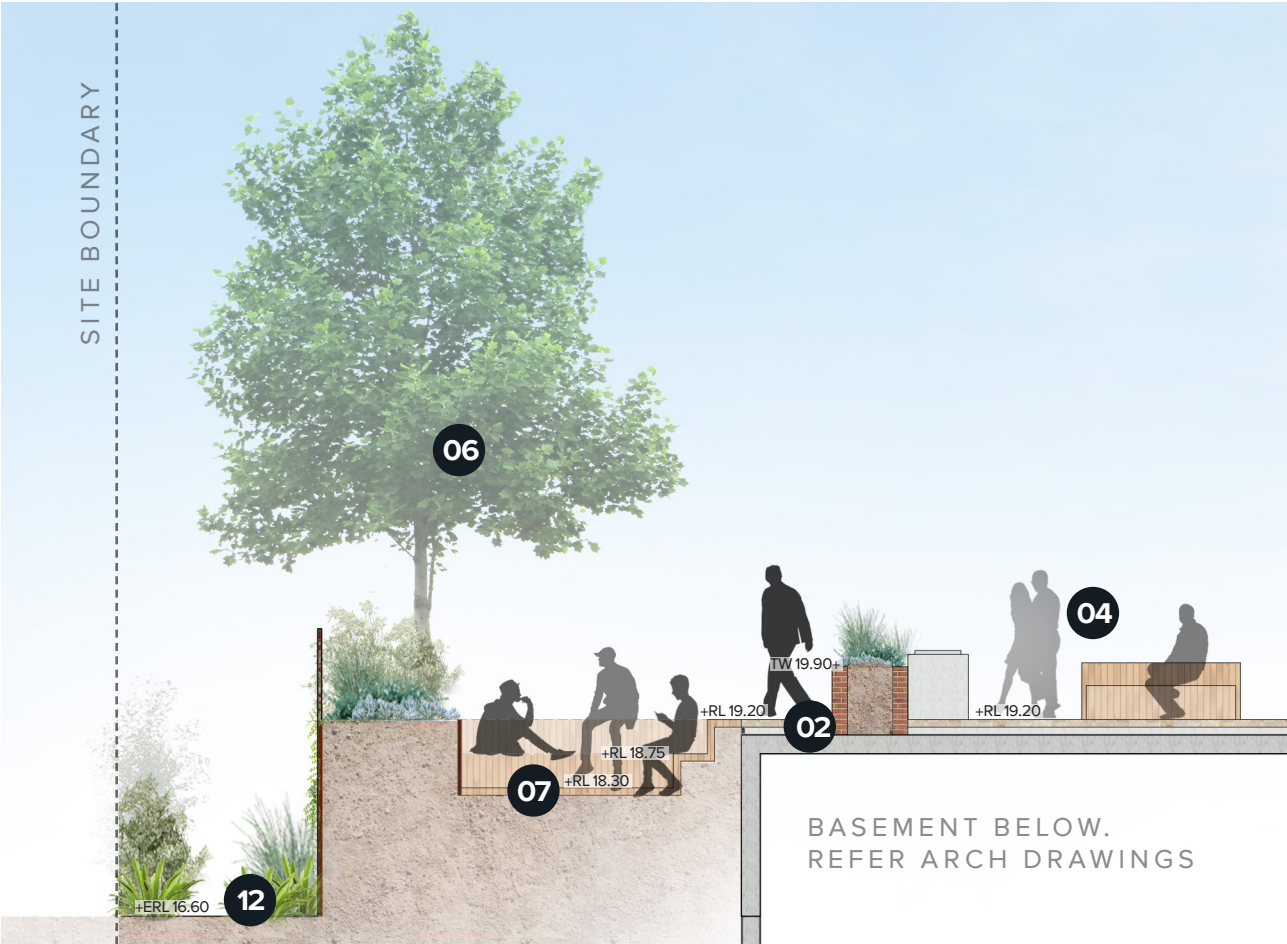

 Approved - General
 Manager Consent Only
 [GMC-21-81]
 16/03/2022



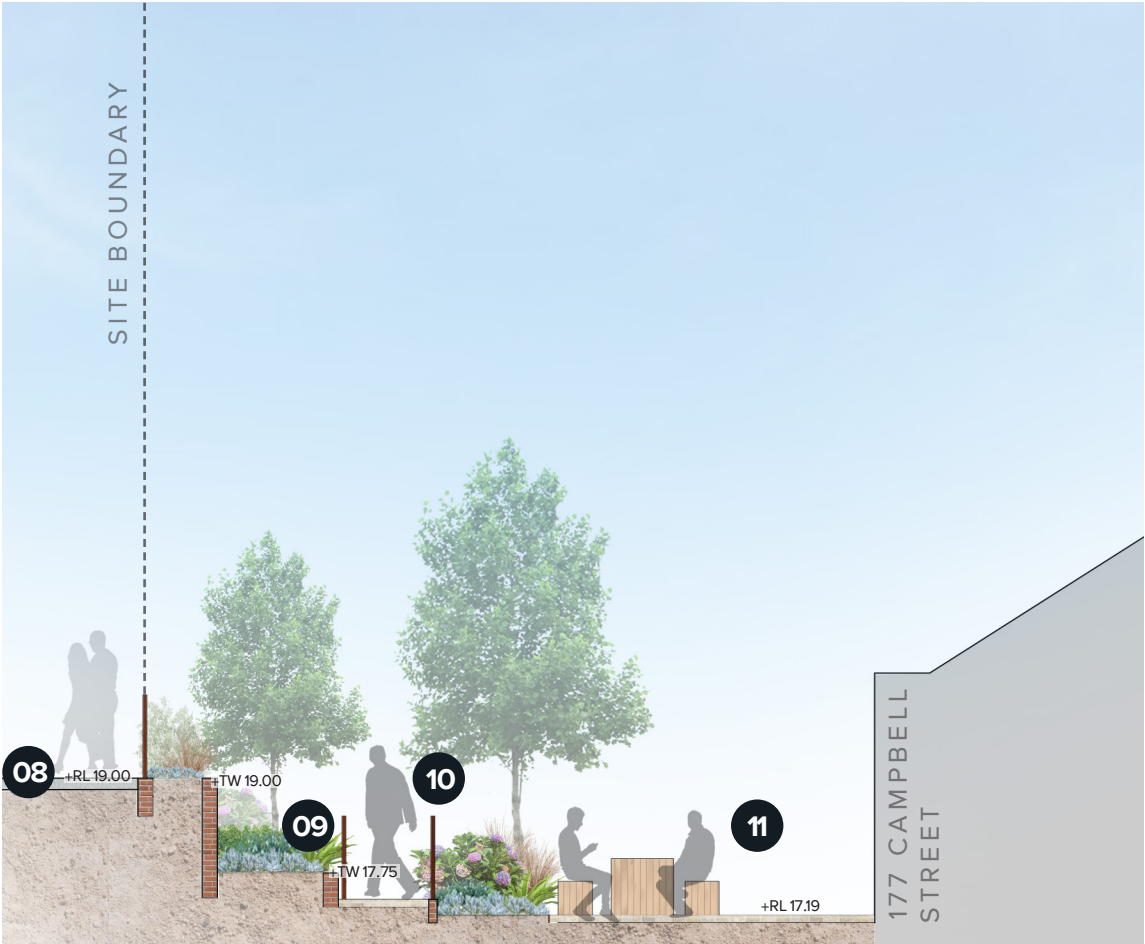
SECTION A

Legend

- 01/ Raised planters with privacy planting
- 02/ Paved circulation spaces
- 03/ Overhead arbor with climbers
- 04/ Outdoor dining setting + BBQ
- 05/ Sloping turf area
- 06/ Feature tree in deep soil zone
- 07/ Sunken deck seating terraces
- 08/ Campbell Street footpath
- 09/ Tiered planters with planting to help soften walls
- 10/ Handrails to 1:14 accessible ramp connection
- 11/ Flexible outdoor seating/dining area adjacent to Cafe tenancy
- 12/ Maintenance path to lower level

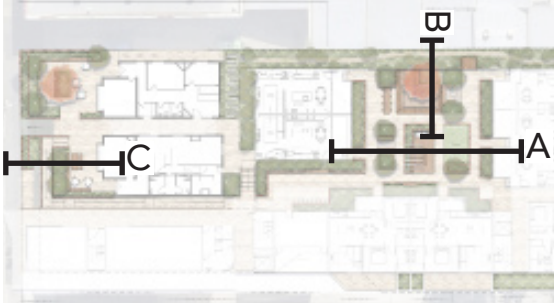


SECTION B




SECTION C

KEY PLAN



CONCEPT

LEVEL 3 ROOF TERRACE

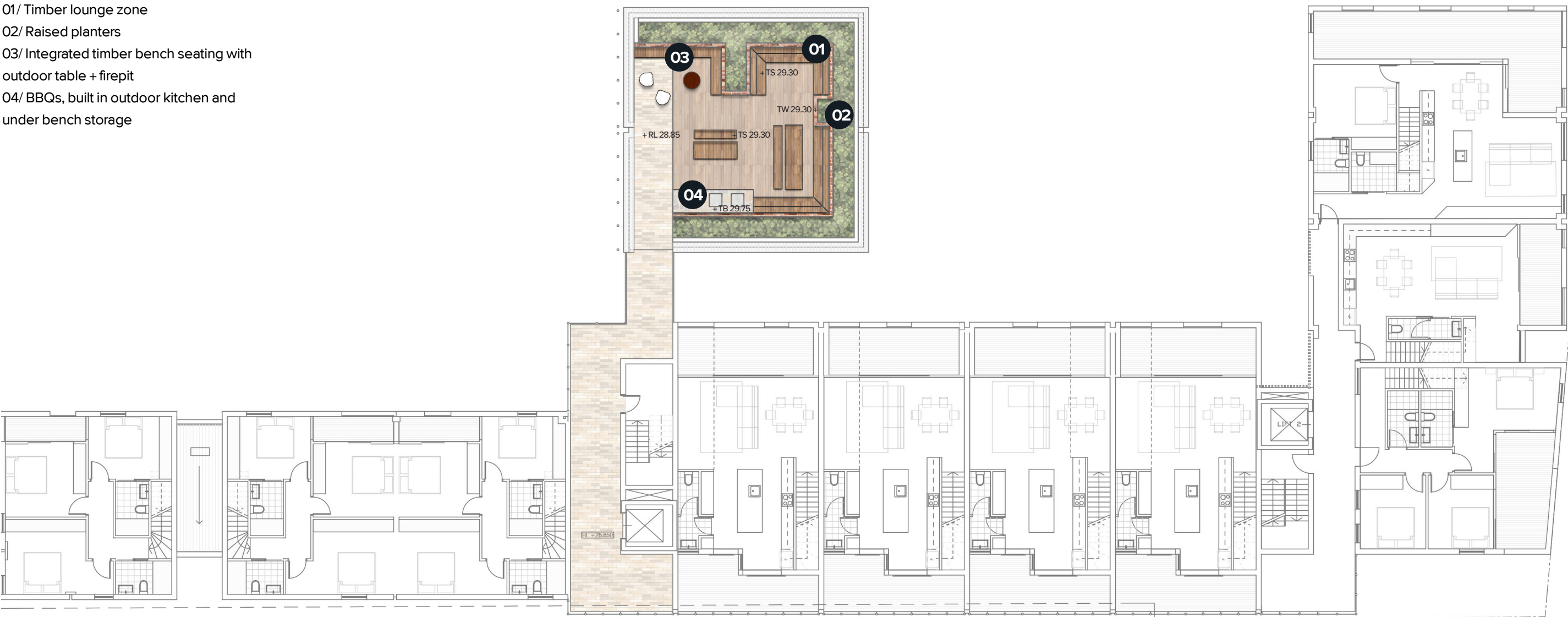


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16/03/2022

Legend

- 01/ Timber lounge zone
- 02/ Raised planters
- 03/ Integrated timber bench seating with outdoor table + firepit
- 04/ BBQs, built in outdoor kitchen and under bench storage



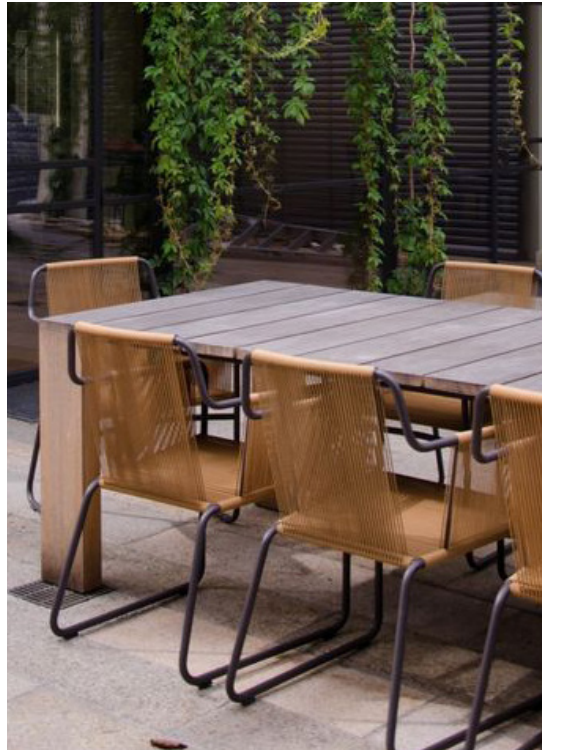
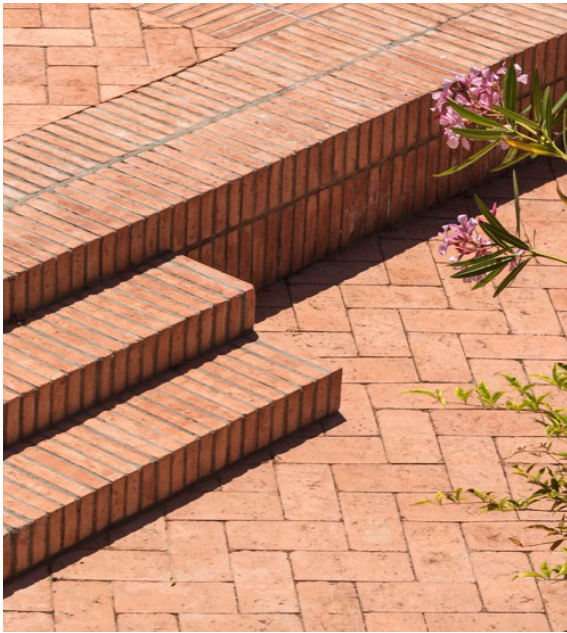
CONCEPT

PRECEDENT IMAGERY

The Landscape approach plays on the idea of stepping platforms and linear shapes which create maximum amenity and are referenced in the heritage buildings + adjoining developments. In this way the 'platforms' take on a variety of uses and amenity for residents + users of the space.

The Courtyards along Campbell Street take on a heritage form, with formal lines and edges. Material choices will complement the heritage forms, in a more modern and sophisticated way.

Privacy in the Central resident courtyard is a high priority. Vegetation screening to adjoining units is included to provide privacy to residents outdoor areas. The courtyard offers a variety of amenity, with stepping platforms, sunken lounges, outdoor dining, active zones as well as areas for passive amenity and respite.



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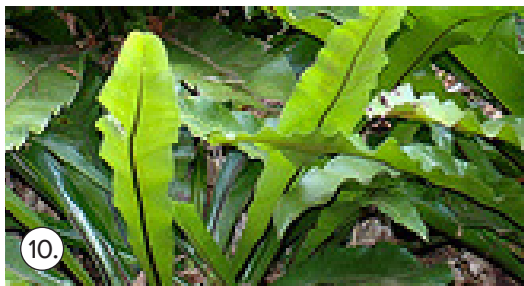
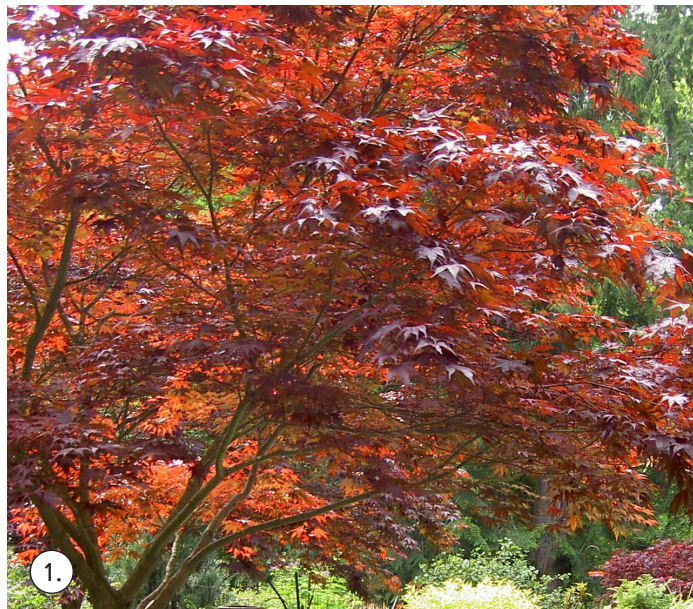
CONCEPT

PLANTING PALETTE



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[GMC-21-81]
16/03/2022

1. Acer Palmatum (Japanese Maple)
2. Betula sp. (Silver Birch)
3. Lagerstroemia indica 'Natchez' (Crepe Myrtle)
4. Magnolia Grandiflora Greenback
5. Hydrangea macrophylla (Hydrangea)
6. Lomandra longifolia 'Tanika' (mat rush)
7. Buxus Sempervirens (English Box)
8. Poa labillardierei (Common Tussock)
9. Blechnum nudum (Fishbone Water Fern)
10. Asplenium nidus (Birds Nest Fern)
11. Myoporum parvifolium (Creeping boobialla)
12. Adiantum aethiopicum (Common maidenhair)
13. Viola hederacea (Native Violet)





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16/03/2022

ARCADIA




City of HOBART

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04 APPENDIX

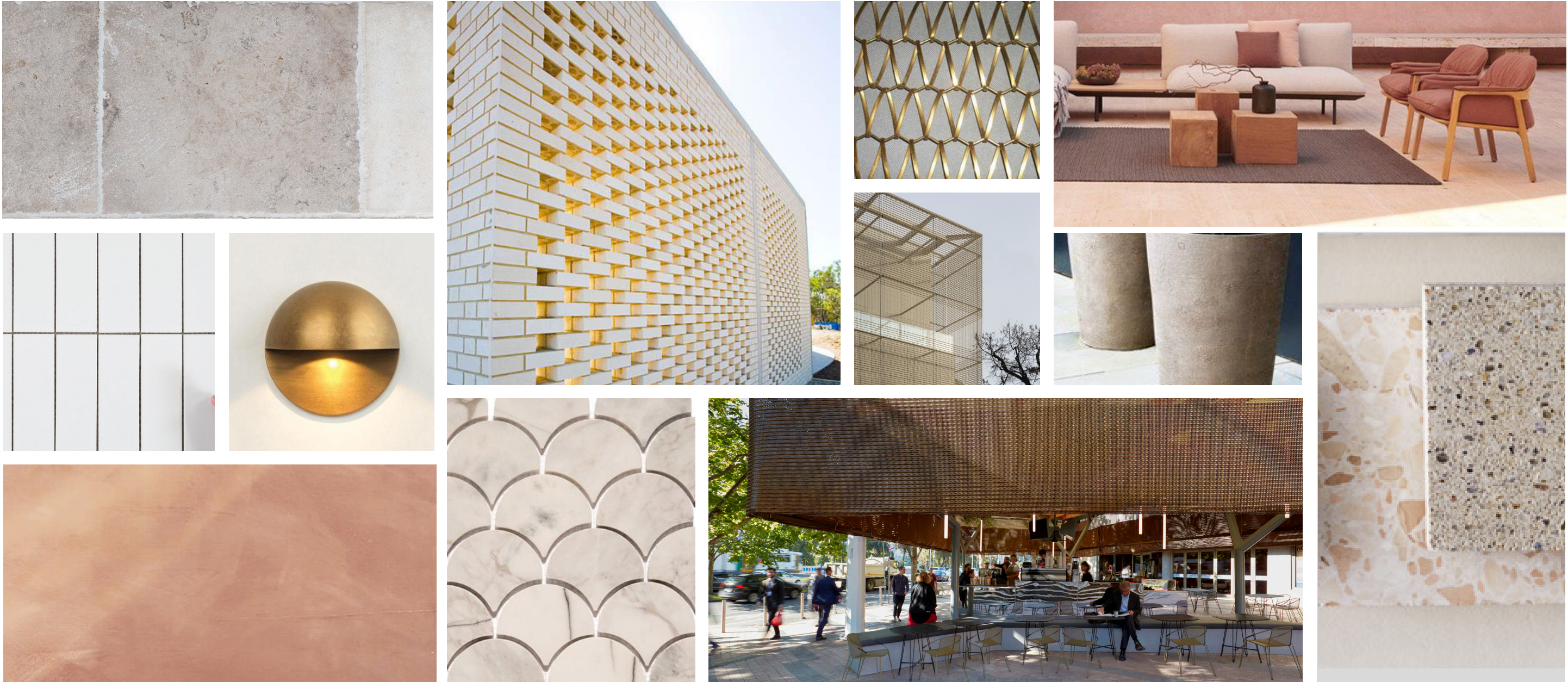
CONCEPT

MATERIALS PALETTE



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[GMC-21-81]
16/03/2022

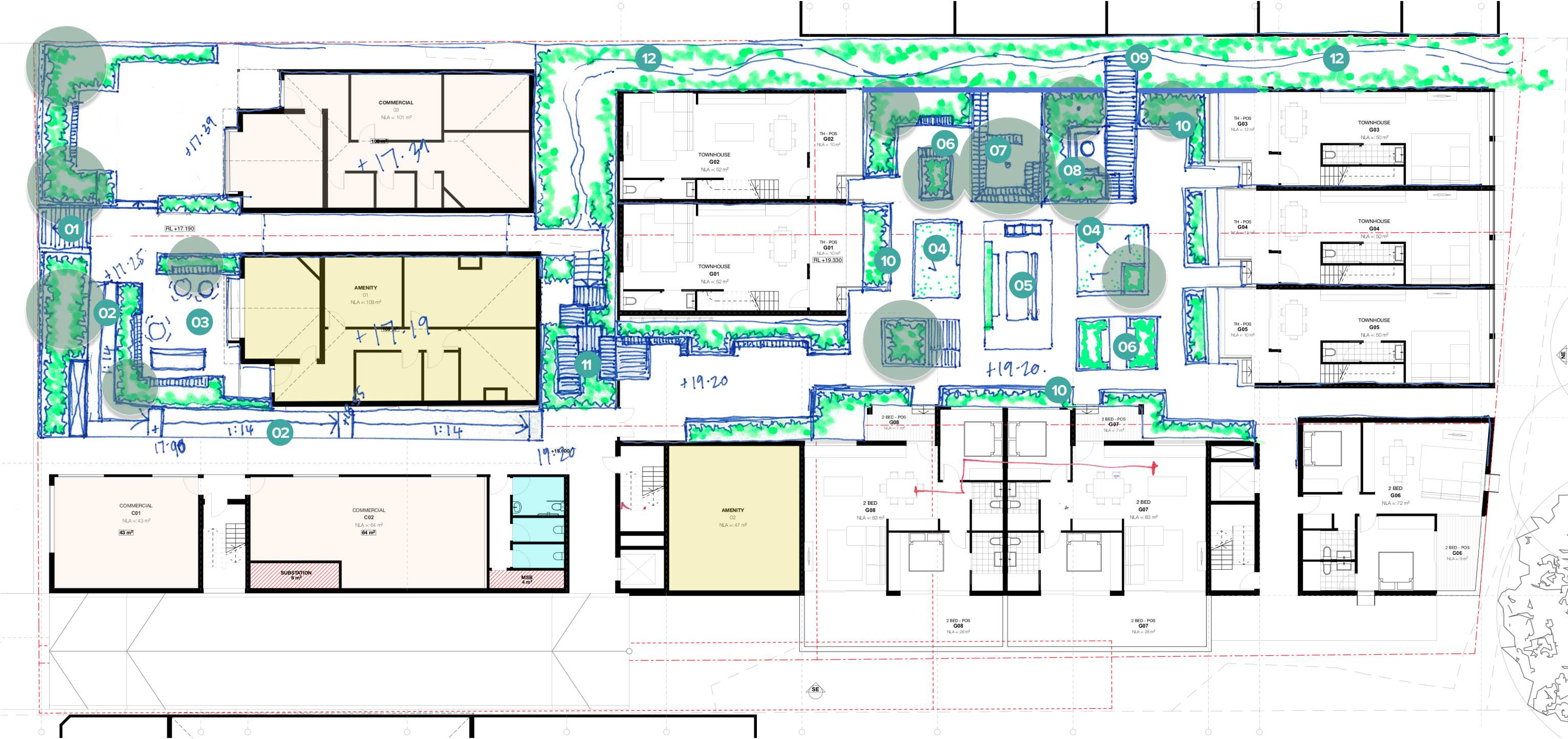


CONCEPT

LANDSCAPE SKETCH PLAN

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[GMC-21-81]
16/03/2022

WIP




Legend

- 01/ Central stair/access point
- 02/ Accessible path (1:14) down to lower courtyard level
- 03/ Flexible courtyard + outdoor dining space to facilitate cafe
- 04/ Raised/sloping turf areas
- 05/ Central dining area. Table, chairs, BBQs + overhead structure

- with climbers
- 06/ Passive seating areas
- 07/ Sunken deck seating area with large tree
- 08/ Firepit + lounge
- 09/ Small viewing platform suspended off edge

- 10/ Generous raised planters to ensure privacy for residents
- 11/ Stepping platforms/informal stairway to lower level and back of heritage building
- 12/ Informal access path within planting zone

VISION
LANDSCAPE VISION


City of HOBART

Approved - General
Manager Consent Only
[GMC-21-81]
16/03/2022

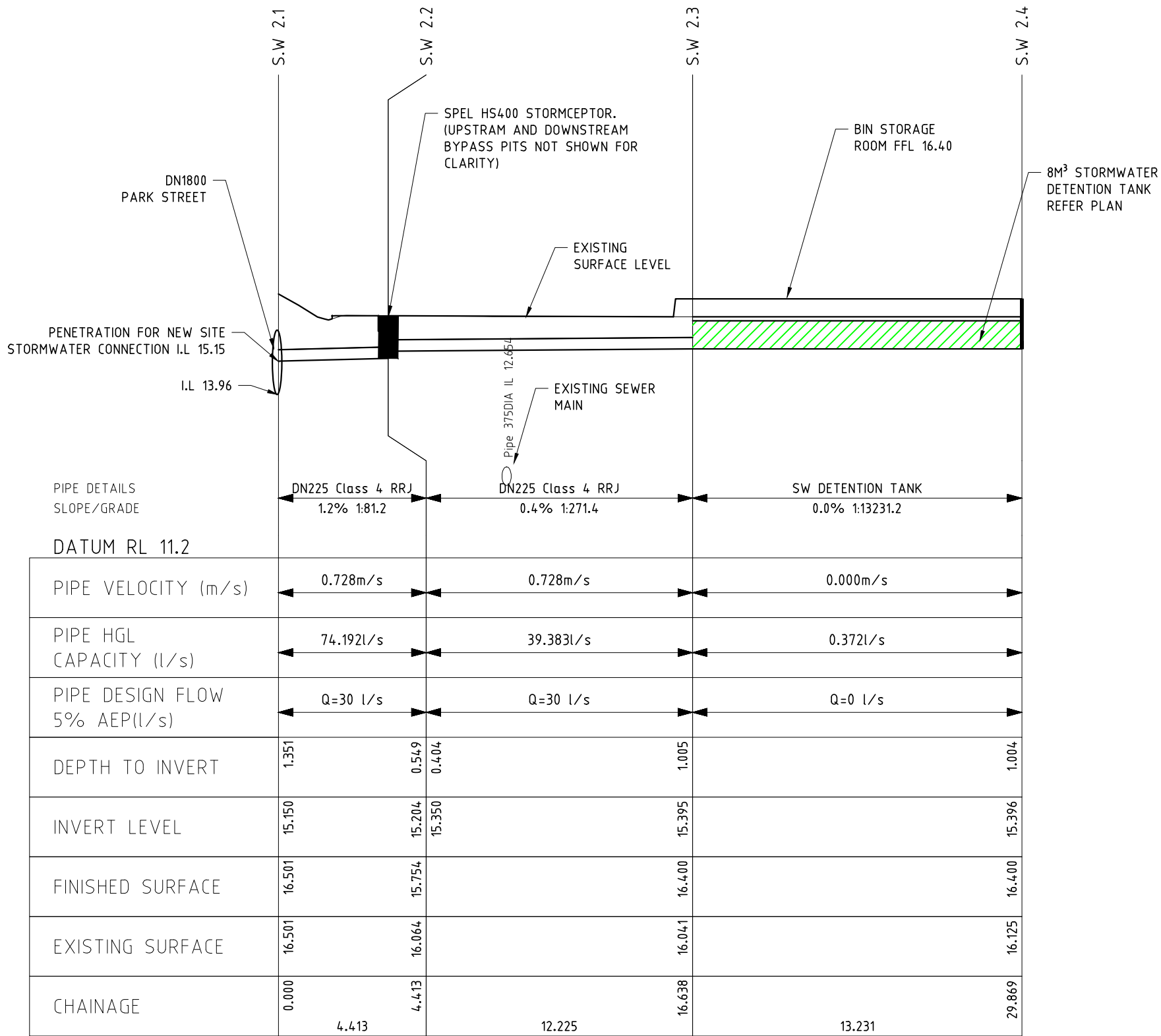


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The following risks which are unique to this design have been identified:	NIL
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[GMC-21-81]
16/03/2022



STORMWATER PROFILE LINE 1
SCALES: HORIZONTAL 1:200 VERTICAL 1:100

DA1 19.11.2021 ISSUED FOR RFI RESPONSE
DA 07.07.2021 ISSUED FOR DA
P1 4.06.2021 ISSUED FOR INFORMATION

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PROJECT
177 & 179 CAMPBELL STREET
MULTI RES HOUSING

TITLE
PROPOSED SITE STORMWATER CONNECTION PROFILE

NOT FOR CONSTRUCTION

PROJECT NO. J173021PH
DWG NO. P-SW6 REVISION DA1
PLOT DETAILS STORMWATER PROFILES & SECTIONS.DWG

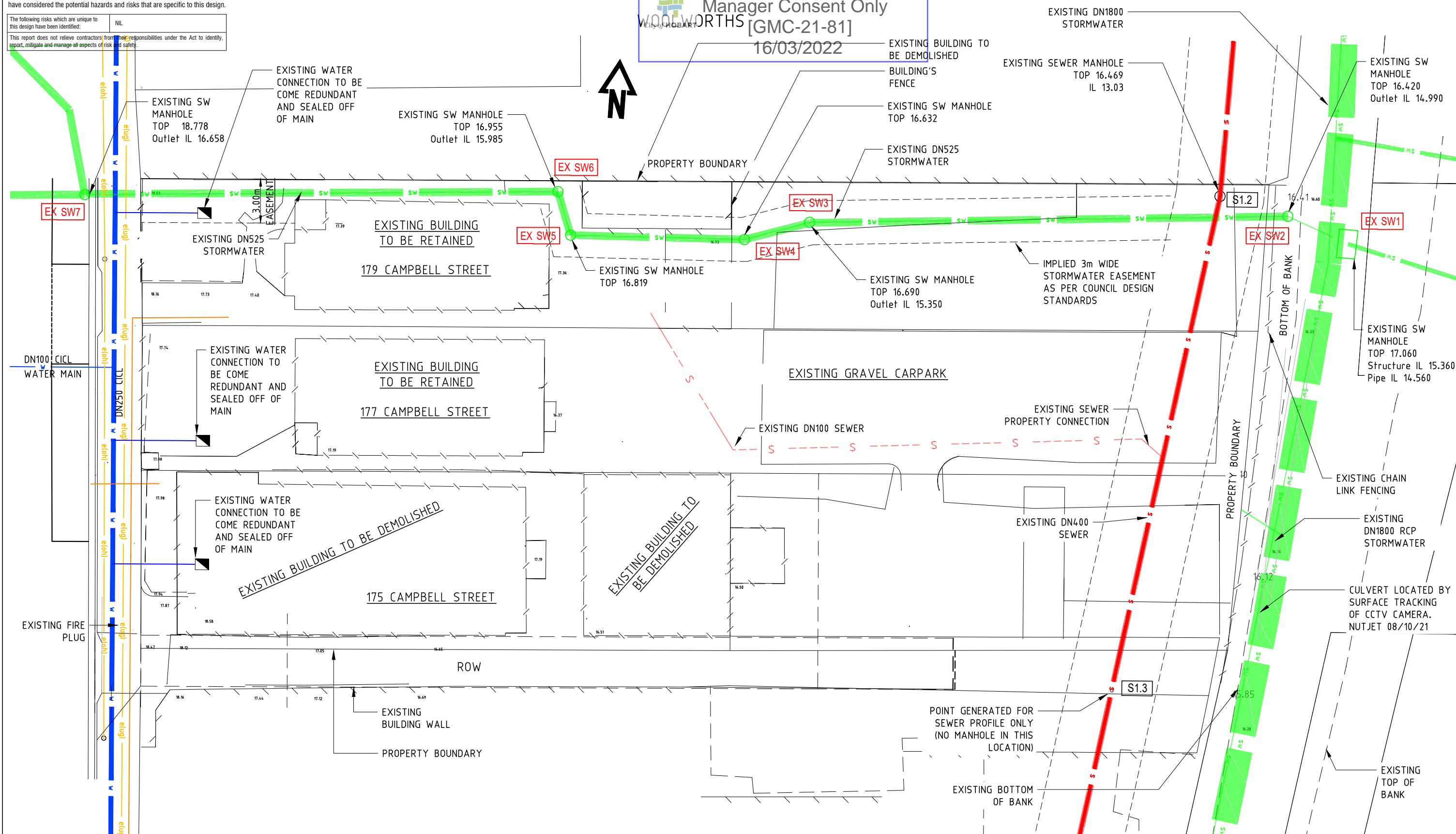
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Woolworths

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Manager Consent Only
ORTHOS [GMC-21-81]
16/03/2022



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P1	04.06.2021	ISSUED FOR INFORMATION
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PROJECT
177 & 179 CAMPBELL
STREET
MULTI RES HOUSING

TITLE	EXISTING SERVICES PLAN
-------	------------------------

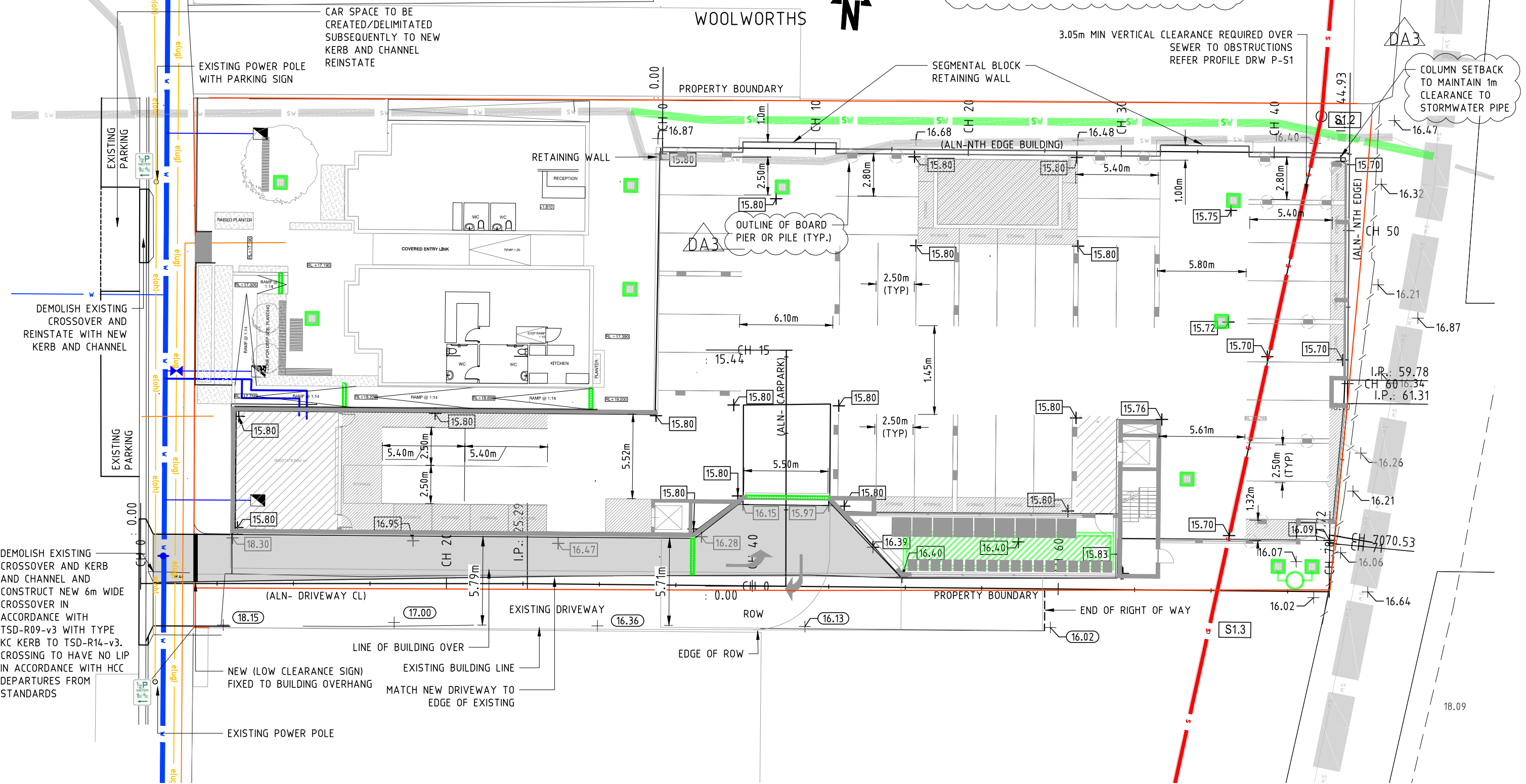
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DWG NO.		REVISION	
P01		DA1	
PLOT DETAILS		PLANS DWG	

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[GMC-21-81]
16/03/2022

ALL BASEMENT RETAINING WALLS AND BUILDING SUPPORTING COLUMNS TO BE DESIGNED TO WITHSTAND HYDROSTATIC AND HYDRODYNAMIC FORCES AS A RESULT OF INUNDATION. REFER FLUSSIG FLOOD HAZARD REPORT FOR EXPECTED FLOW VELOCITIES AND DEPTHS.



DA3	18.02.2022	RFI RESPONSE
DA2	15.12.2021	CROSSOVER NOTE REVISED
DA1	22.11.2021	ISSUED FOR RFI RESPONSE
DA	07.07.2021	ISSUED FOR DA
P1	29.03.2021	
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PROJECT
**177 & 179 CAMPBELL STREET
MULTI RES HOUSING**

TITLE
**BASEMENT CARPARK
LAYOUT AND PROPOSED
SURFACE LEVELS**

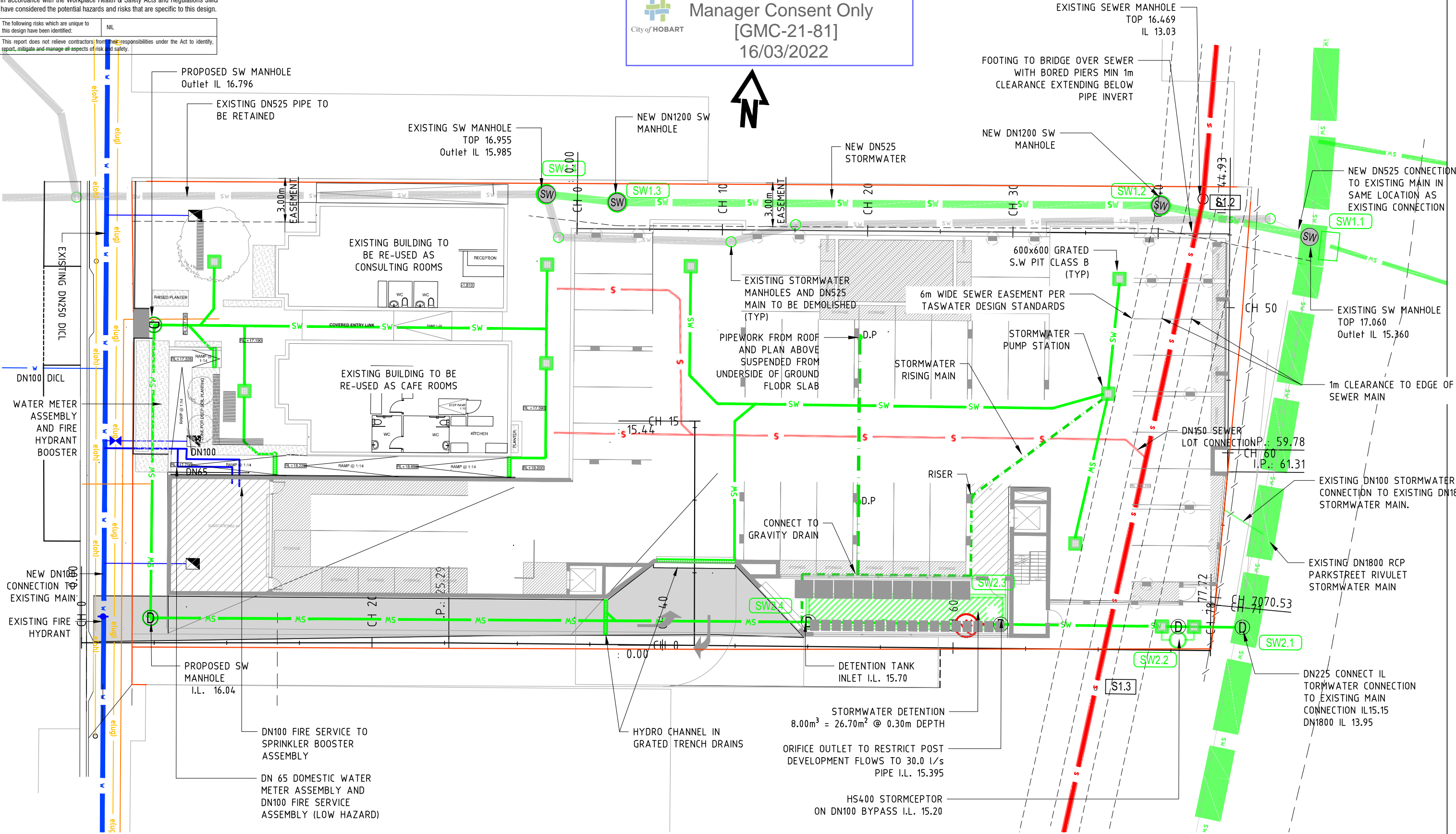
PROJECT NO.	J173021PH
DWG NO.	P02
REVISION	DA3
PLOT DETAILS	PLANS.DWG

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16/03/2022



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P1	29.03.2021	
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PROJECT
**177 & 179 CAMPBELL STREET
MULTI RES HOUSING**

TITLE
**PROPOSED BASEMENT
AND GROUND SERVICES**

PROJECT NO.	J173021PH
DWG NO.	P03
REVISION	DA1
PLOT DETAILS	PLANS.DWG

NOT FOR CONSTRUCTION

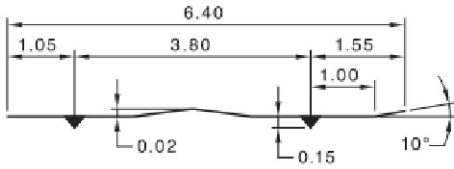
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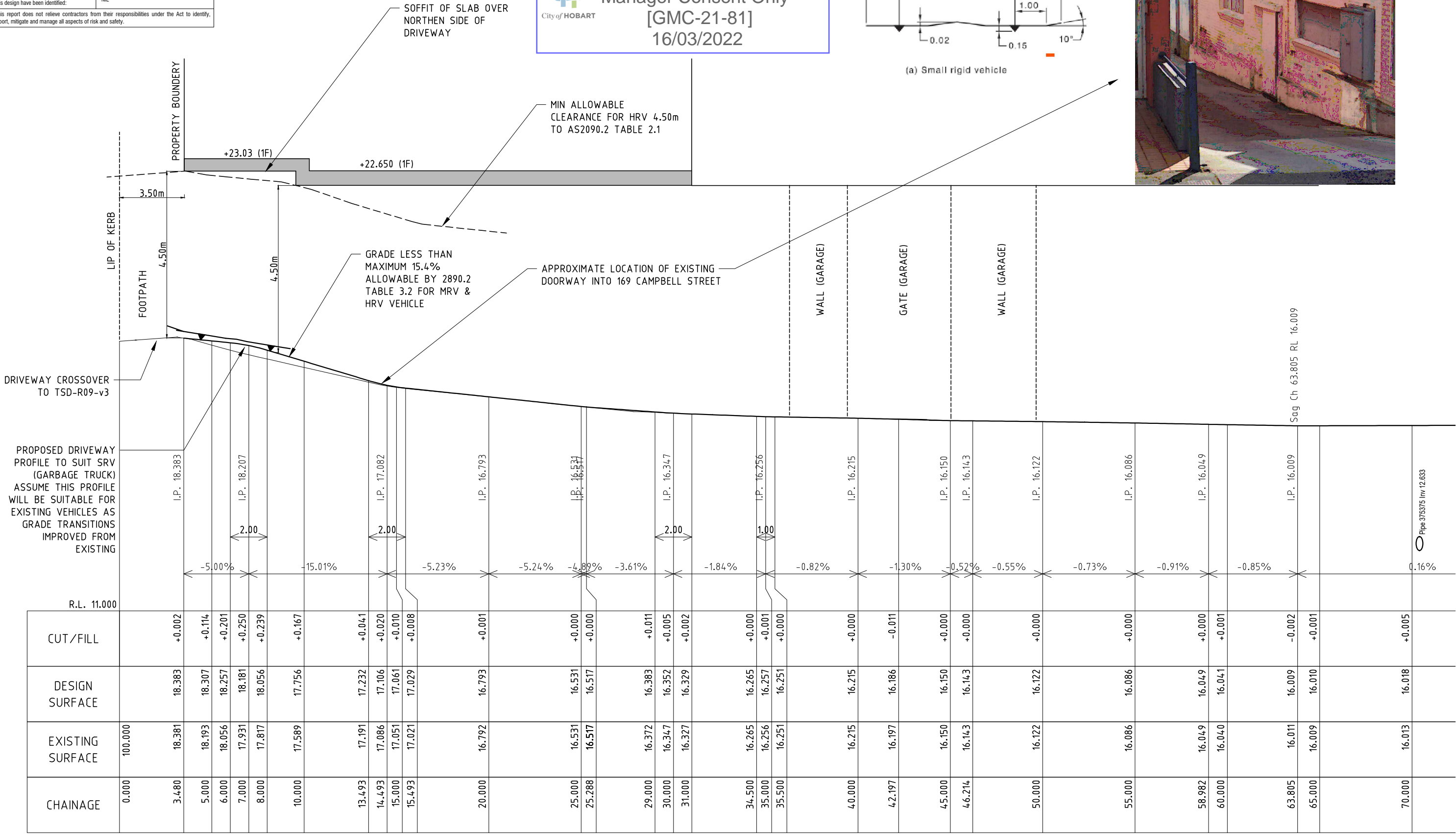
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(a) Small rigid vehicle



Profile ALN-Driveway CL From 0.000 To 77.721
Scales: (H) 1:200 (V) 1:100

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DA1	19.11.2021	ISSUED FOR RFI RESPONSE
DA	07.07.2021	ISSUED FOR DA
P2	28.06.2021	GRADE SHOWN TO COMPLY AS2890.1
P1	29.03.2021	ISSUED FOR REVIEW
REV	DATE	REMARK

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PROJECT
**177 & 179 CAMPBELL STREET
MULTI RES HOUSING**

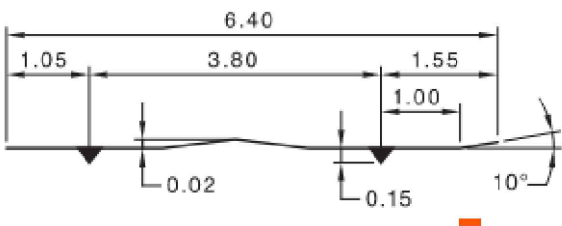
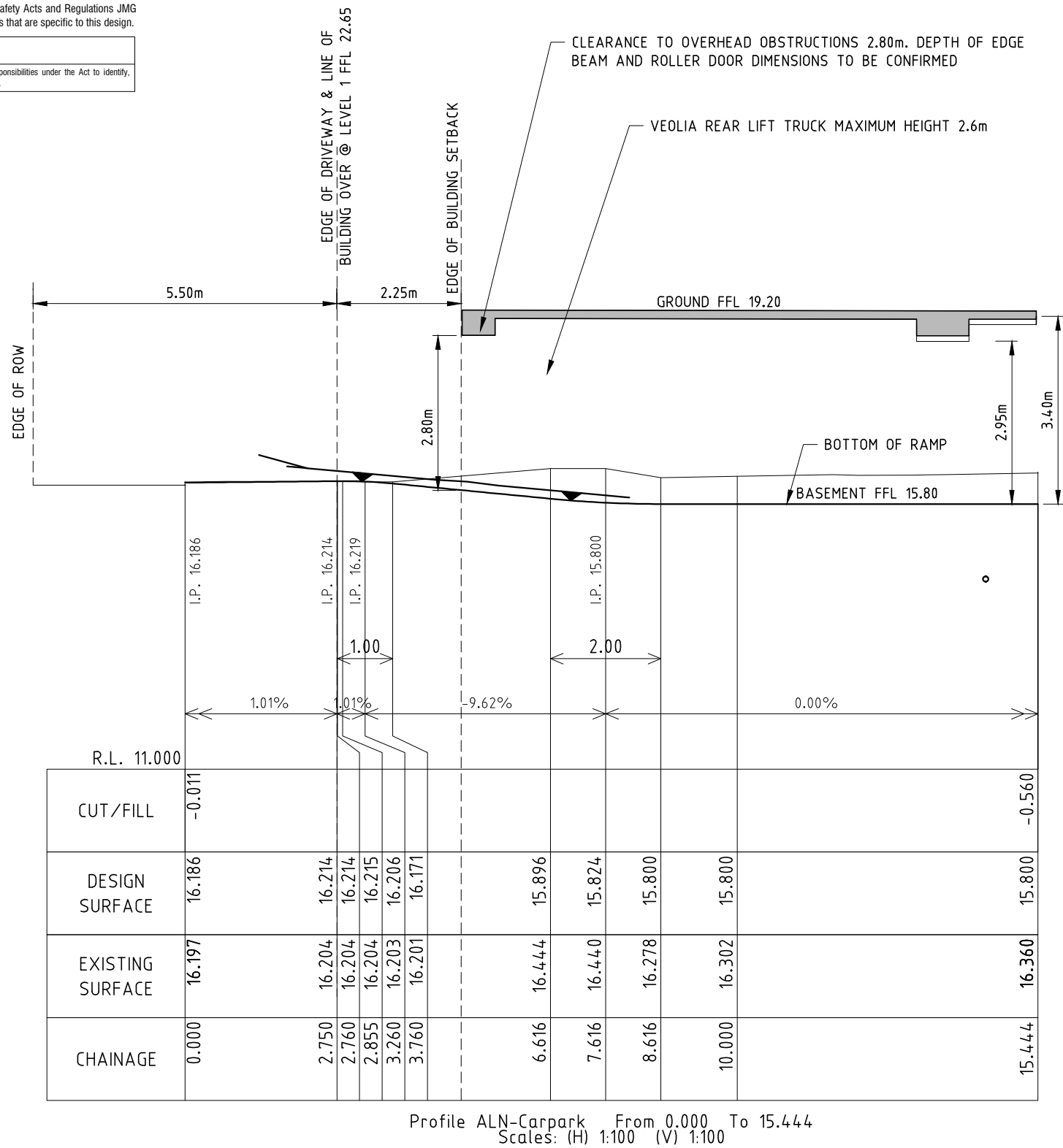
TITLE
**EXISTING DRIVEWAY
PROFILE**

PROJECT NO.	J173021PH
DWG NO.	P04
REVISION	DA1
PLOT DETAILS	DRIVEWAY RAMP PROFILES.DWG

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REAR LIFT TRUCK SPECIFICATIONS



** Includes TR49, TR52, TR57

Specifications:

- Overall Length: 7.54 metres
- Overall Width (excluding mirrors): 2.42 metres
- Overall Width (including mirrors): 2.84 metres
- Maximum Height: 2.60 metres
- Wheel Base (From centre of front and rear axle): 4.20 metres
- Turning Circle: 16.90 metres
- Gross Vehicle Mass: 14.00 tonne
- Tare Weight: 9.10 tonne
- Payload: 4.90 tonne

Approved - General Manager Consent Only
[GMC-21-81]
16/03/2022

NOT FOR CONSTRUCTION

DA1	19.11.2021	ISSUED FOR RFI RESPONSE
DA	07.07.2021	ISSUED FOR DA
P2	23.06.2021	FLOOR LEVELS UPDATED
P1	29.03.2021	ISSUED FOR INFORMATION
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Approved GLA (Group Manager)	Date

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PROJECT
177 & 179 CAMPBELL STREET
MULTI RES HOUSING

TITLE
NEW CARPARK ENTRY PROFILE & SERVICE VEHICLE CLEARANCES

PROJECT NO.	J173021PH
DWG NO.	P05
REVISION	DA1
PLOT DETAILS	DRIVEWAY RAMP PROFILES.DWG

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[GMC-21-81]

16/03/2022



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PROJECT
**177 & 179 CAMPBELL STREET
MULTI RES HOUSING**

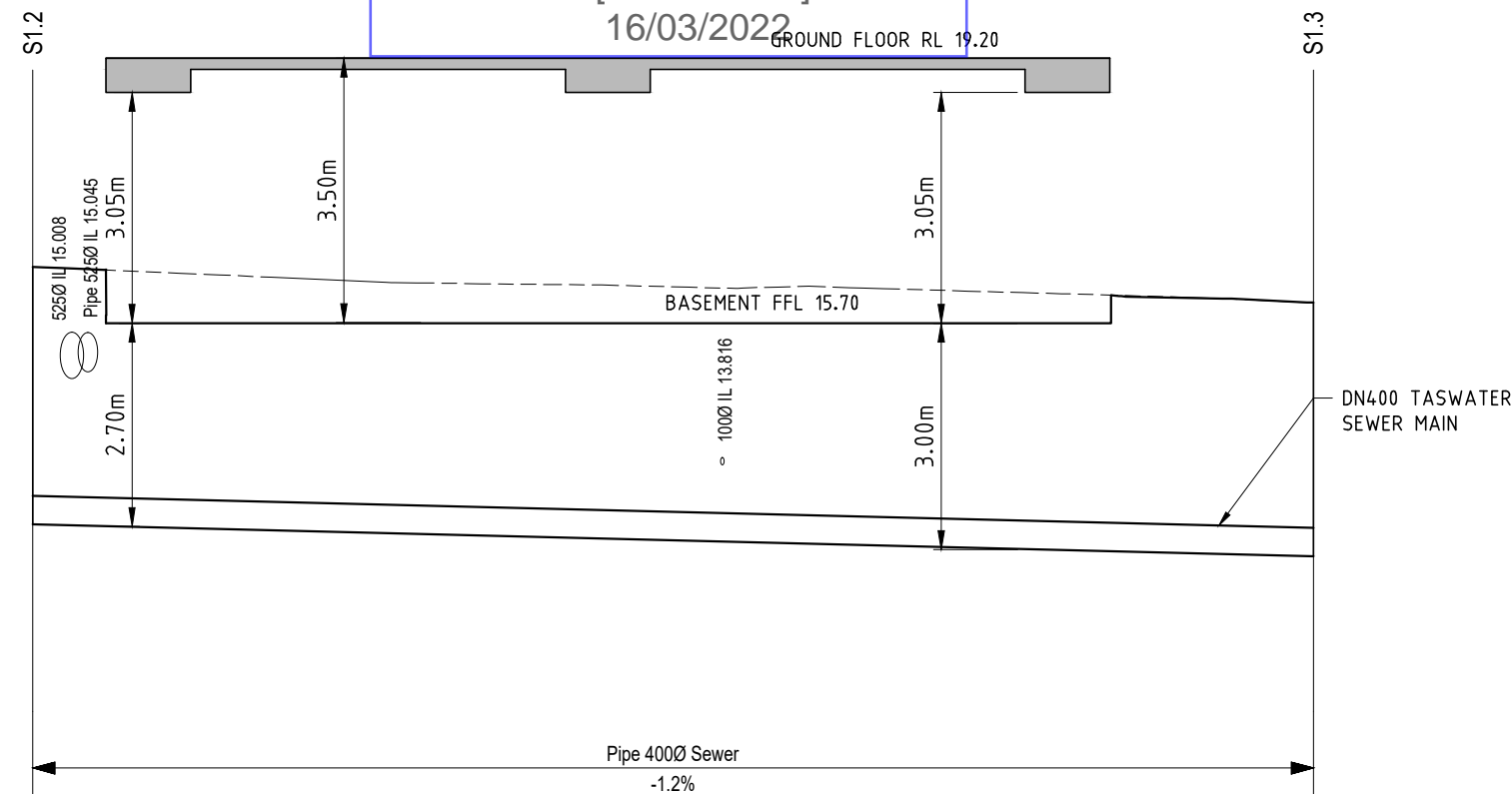
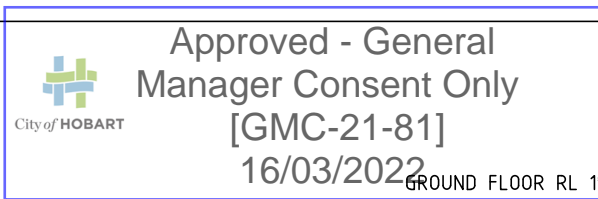
TITLE
**GENERAL MANAGER
CONSENT BROOKER
HWY RESERVATION ACCESS**

NOT FOR CONSTRUCTION

PROJECT NO.	J173021PH
DWG NO.	P06
REVISION	DA
PLOT DETAILS	PLANS.DWG

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PIPE DETAILS SLOPE/GRADE	<div> <div></div> <div>Pipe 400Ø Sewer -1.2%</div> <div></div> </div>	
DATUM RL 8.6		
PIPE VELOCITY (m/s)		
PIPE HGL CAPACITY (l/s)		
PIPE DESIGN FLOW 1:20yr ARI (l/s)		
DEPTH TO INVERT	3.410	3.362
INVERT LEVEL	13.030	12.606
FINISHED SURFACE	16.440	15.968
EXISTING SURFACE	16.440	15.966
CHAINAGE	34.566	68.498
	33.932	

EXISTING SEWER PROFILE

SCALES: HORIZONTAL 1:200 VERTICAL 1:100

DA1	19.11.2021	ISSUED FOR RFI RESPONSE
DA	07.07.2021	ISSUED FOR DA
P1	4.06.2021	ISSUED FOR INFORMATION
REV	DATE	REMARK

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	Approved GLA (Group Manager)	Date		PLOT DATE	18/02/2022
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PROJECT
177 & 179 CAMPBELL
STREET
MULTI RES HOUSING

TITLE
EXISTING SEWER
CLEARANCE PROFILE

PROJECT NO. J173021PH	
DWG NO. P-S1	REVISION DA1
PLOT DETAILS STORMWATER PROFILES & SECTIONS.DWG	

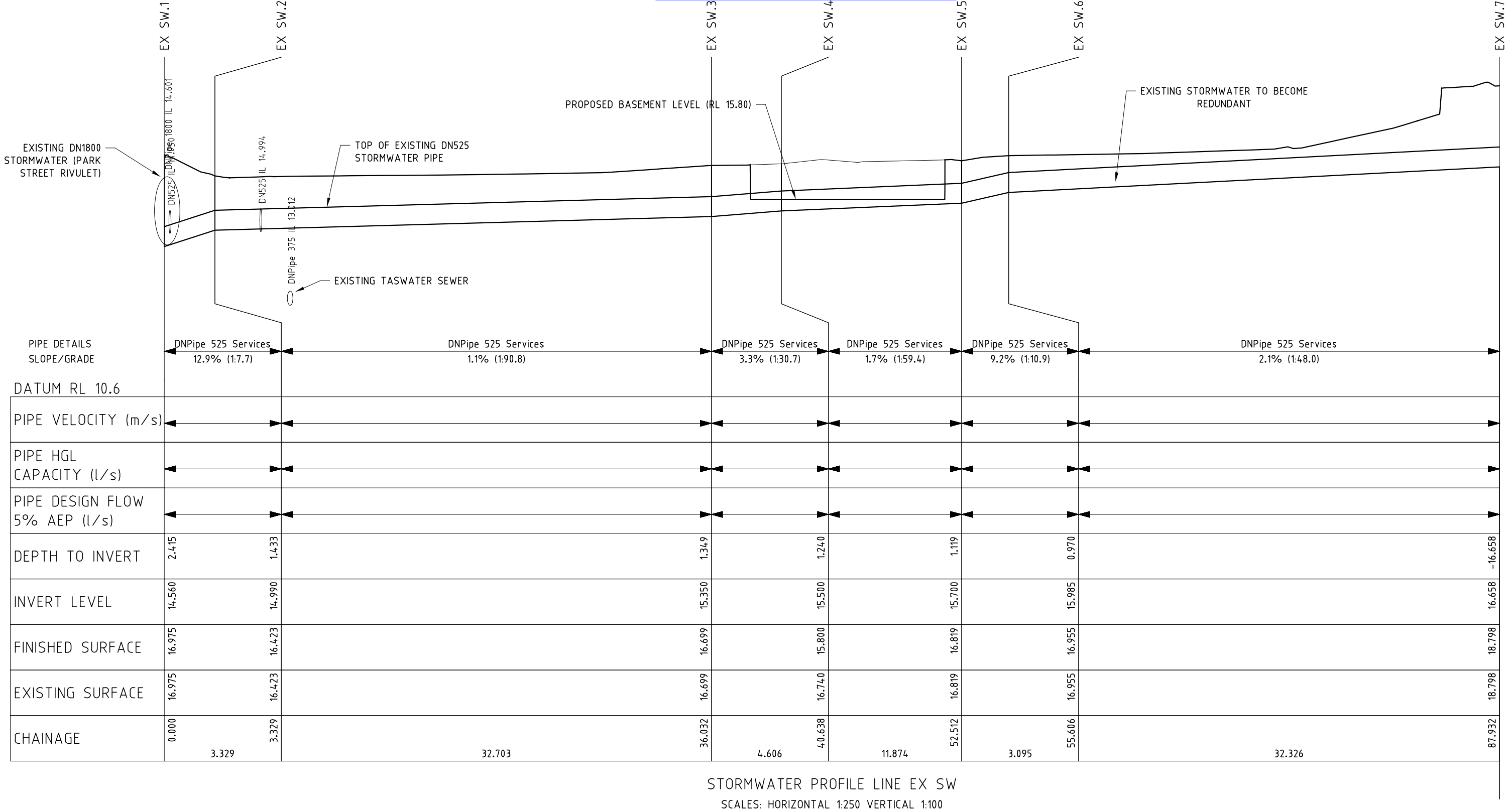
NOT FOR CONSTRUCTION

SAFETY IN DESIGN REPORT

In accordance with the Workplace Health & Safety Acts and Regulations JMG have considered the potential hazards and risks that are specific to this design.

The following risks which are unique to this design have been identified:	NIL
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[GMC-21-81]
16/03/2022



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PROJECT
177 & 179 CAMPBELL STREET
MULTI RES HOUSING


TITLE
EXISTING STORMWATER PROFILE

PROJECT NO.	J173021PH
DWG NO.	P-SW1
REVISION	DA1
PLOT DETAILS	STORMWATER PROFILES & SECTIONS.DWG

SAFETY IN DESIGN REPORT

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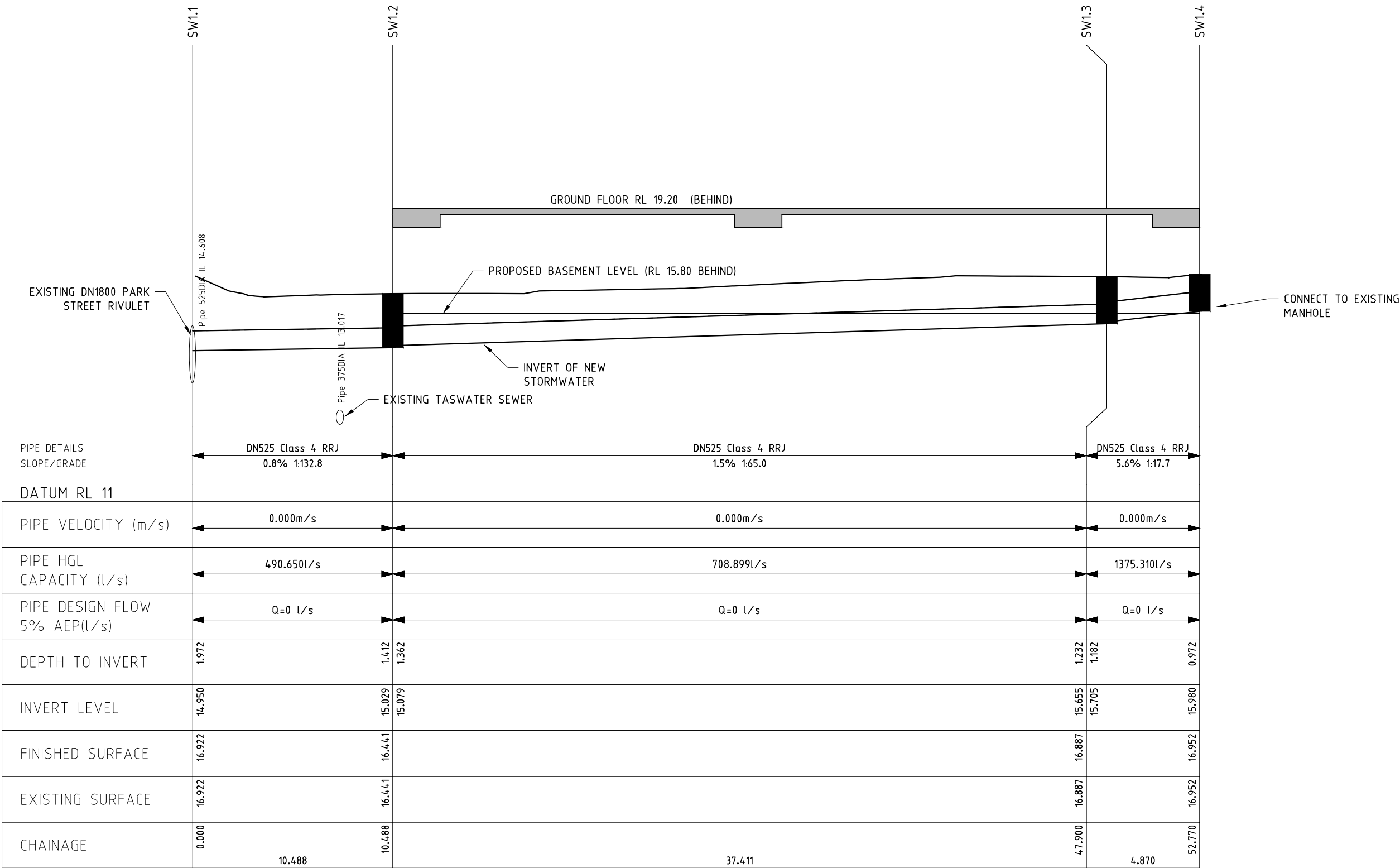


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[GMC-21-81]

16/03/2022



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PROJECT

177 & 179 CAMPBELL STREET

MULTI RES HOUSING

TITLE

PROPOSED STORMWATER PROFILE DN525

NOT FOR CONSTRUCTION

PROJECT NO. J173021PH

DWG NO. P-SW2 REVISION DA1

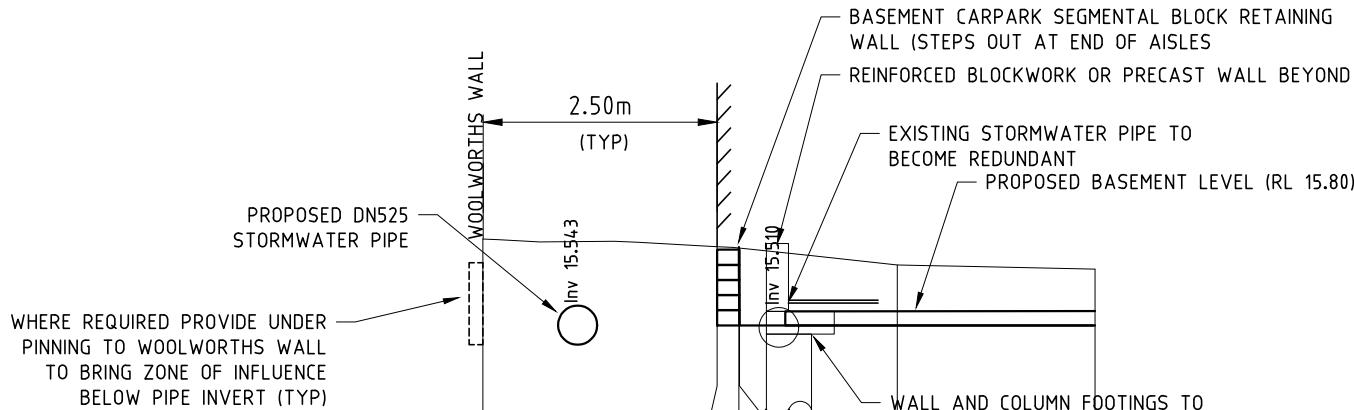
PLOT DETAILS STORMWATER PROFILES & SECTIONS.DWG

SAFETY IN DESIGN REPORT

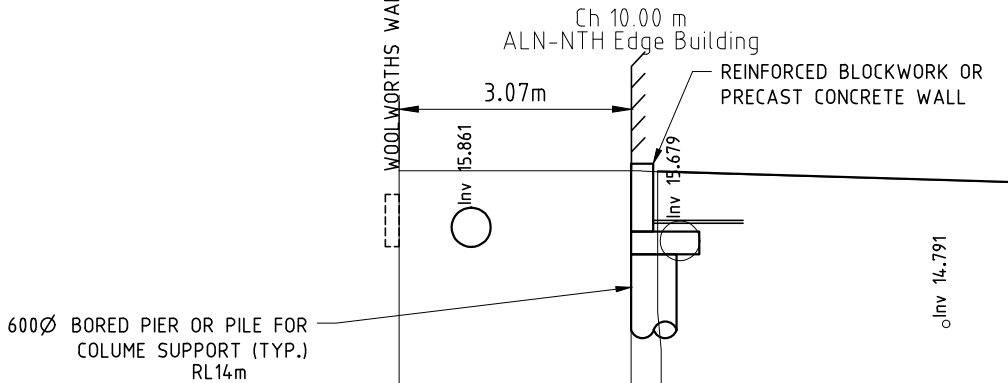
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Manager Consent Only
[GMC-21-81]
16/03/2022

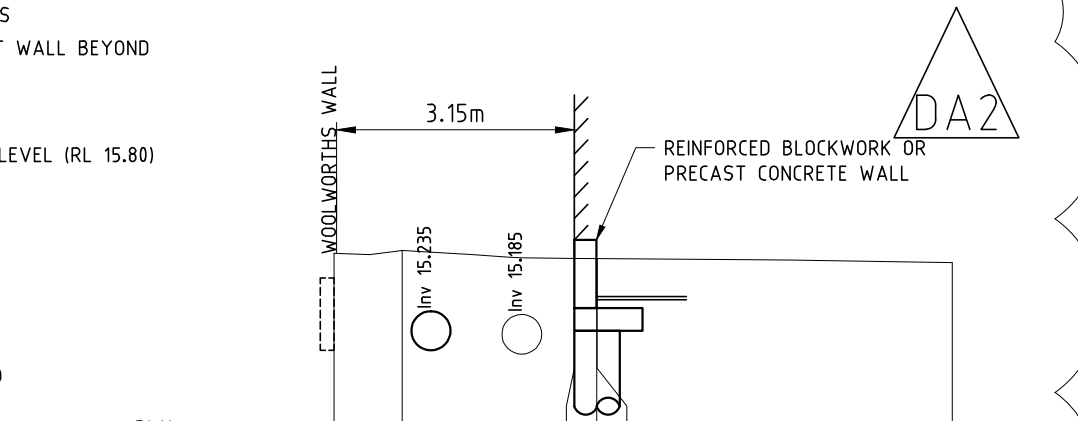


	RL14m								
DESIGN				16.83	15.80	15.80			15.80
EXISTING		16.942		16.841	16.822	16.821		16.599	16.544
OFFSET	-5.00	-3.10		0.00	0.29	0.30		2.38	5.00

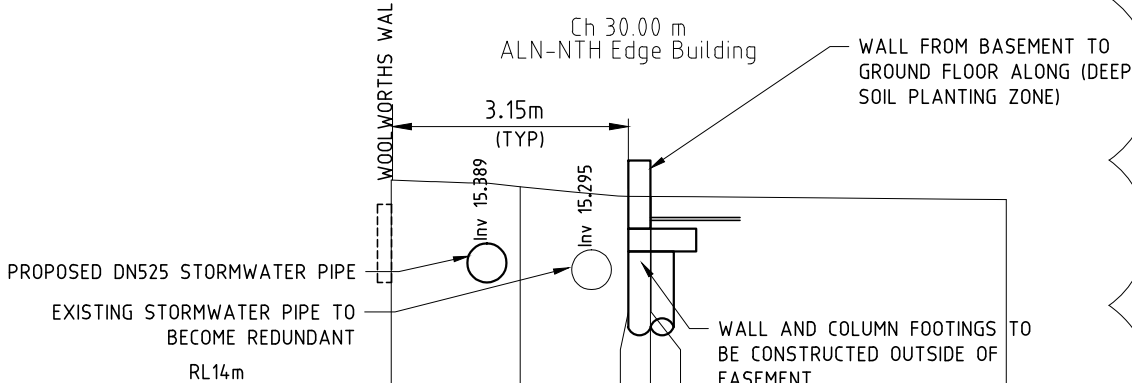


DESIGN				16.86					16.72
EXISTING		16.868		16.868	16.853				16.714
OFFSET	-5.00	-3.07		0.00	0.35				5.00

Ch 0.00 m
ALN-NTH Edge Building



	RL14m								
DESIGN					16.45	15.80			15.79
EXISTING		16.519	16.556		16.452	16.450	16.450		16.394
OFFSET	-5.00	-3.18	-2.28		0.00	0.29	0.30		5.00



	RL14m								
DESIGN					16.53	15.80			15.80
EXISTING		16.745	16.657		16.530	16.528	16.528		16.487
OFFSET	-5.00	-3.14	-1.43		0.00	0.29	0.30		5.00

Ch 20.00 m
ALN-NTH Edge Building

DA2 18.02.2022 RFI RESPONSE
DA1 19.11.2021 ISSUED FOR RFI RESPONSE
DA 7.07.2021 ISSUED FOR DA
P1 4.06.2021 ISSUED FOR INFORMATION
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PROJECT
177 & 179 CAMPBELL
STREET
MULTI RES HOUSING

TITLE
SECTION OF EXISTING
AND PROPOSED
STORMWATER

NOT FOR CONSTRUCTION

PROJECT NO. J173021PH
DWG NO. P-SW3 REVISION DA2
PLOT DETAILS STORMWATER PROFILES & SECTIONS.DWG

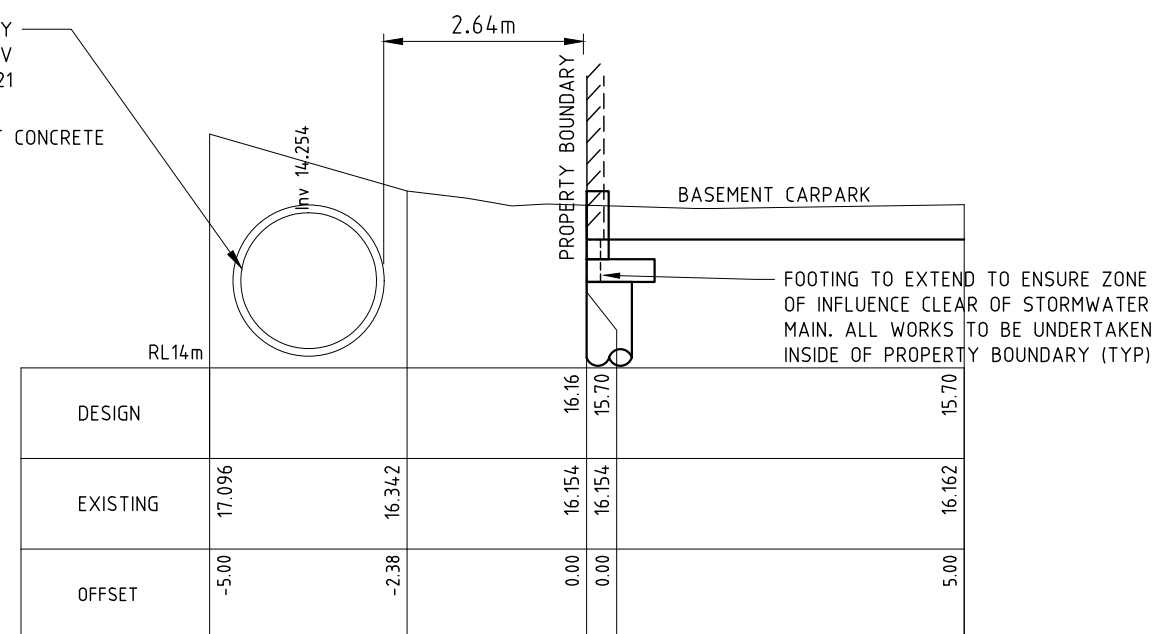
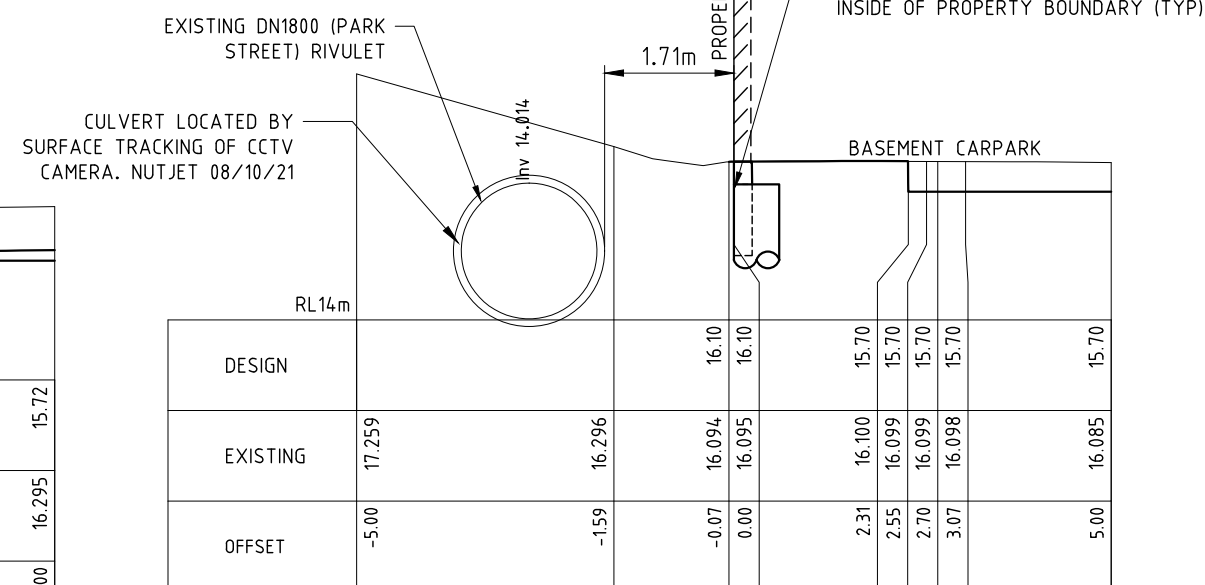
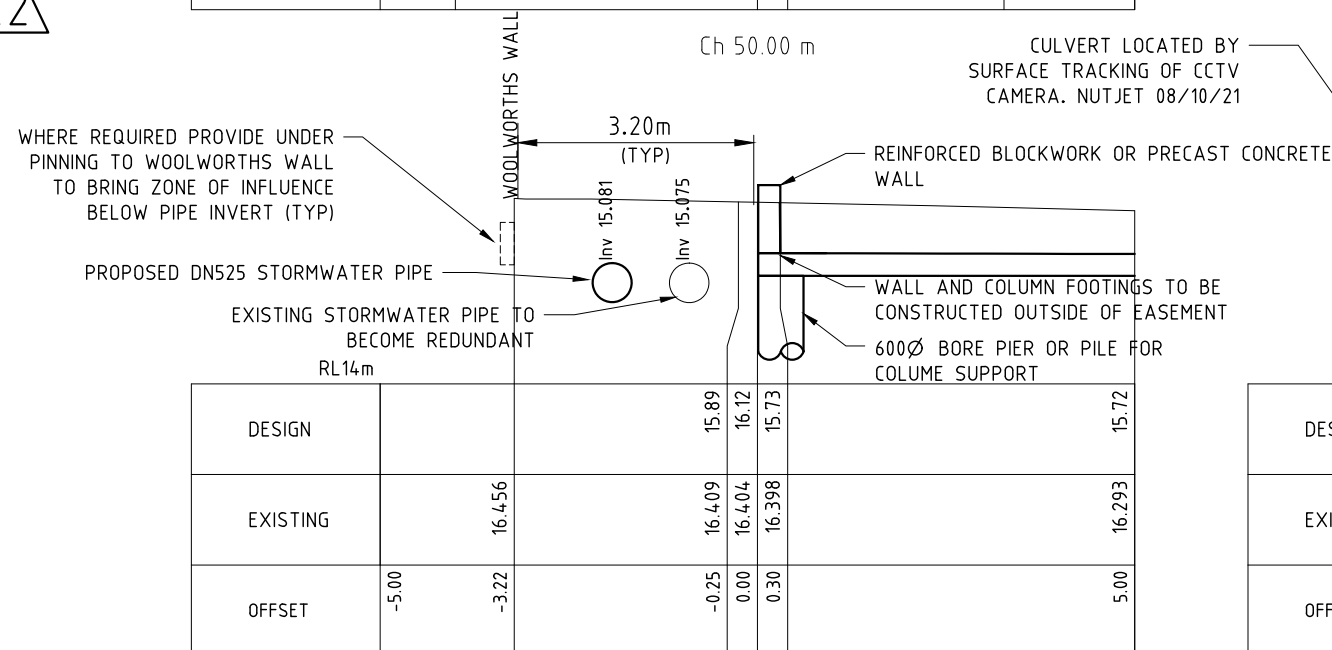
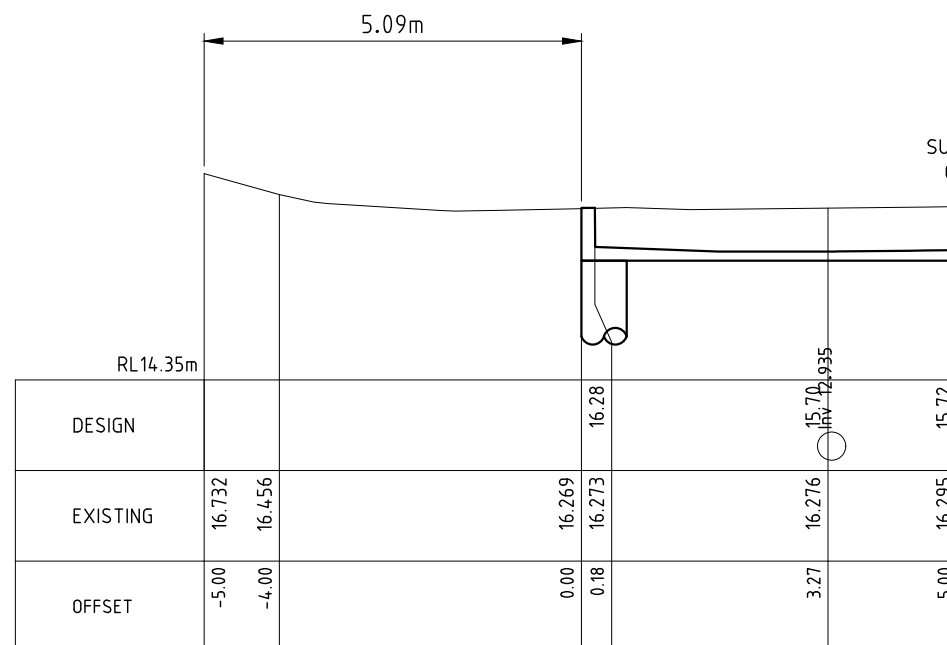
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The following risks which are unique to this design have been identified:

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Manager Consent Only
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16/03/2022



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1:100(H) 1:100(V)	PLOT DATE	18/02/2022

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PROJECT
177 & 179 CAMPBELL
STREET
MULTI RES HOUSING

TITLE
SECTION OF EXISTING
AND PROPOSED
STORMWATER


NOT FOR CONSTRUCTION

PROJECT NO.		J173021PH	
DWG NO.		REVISION	
P-SW4		DA2	
PLOT DETAILS		STORMWATER PROFILES & SECTIONS.DWG	

SAFETY IN DESIGN REPORT

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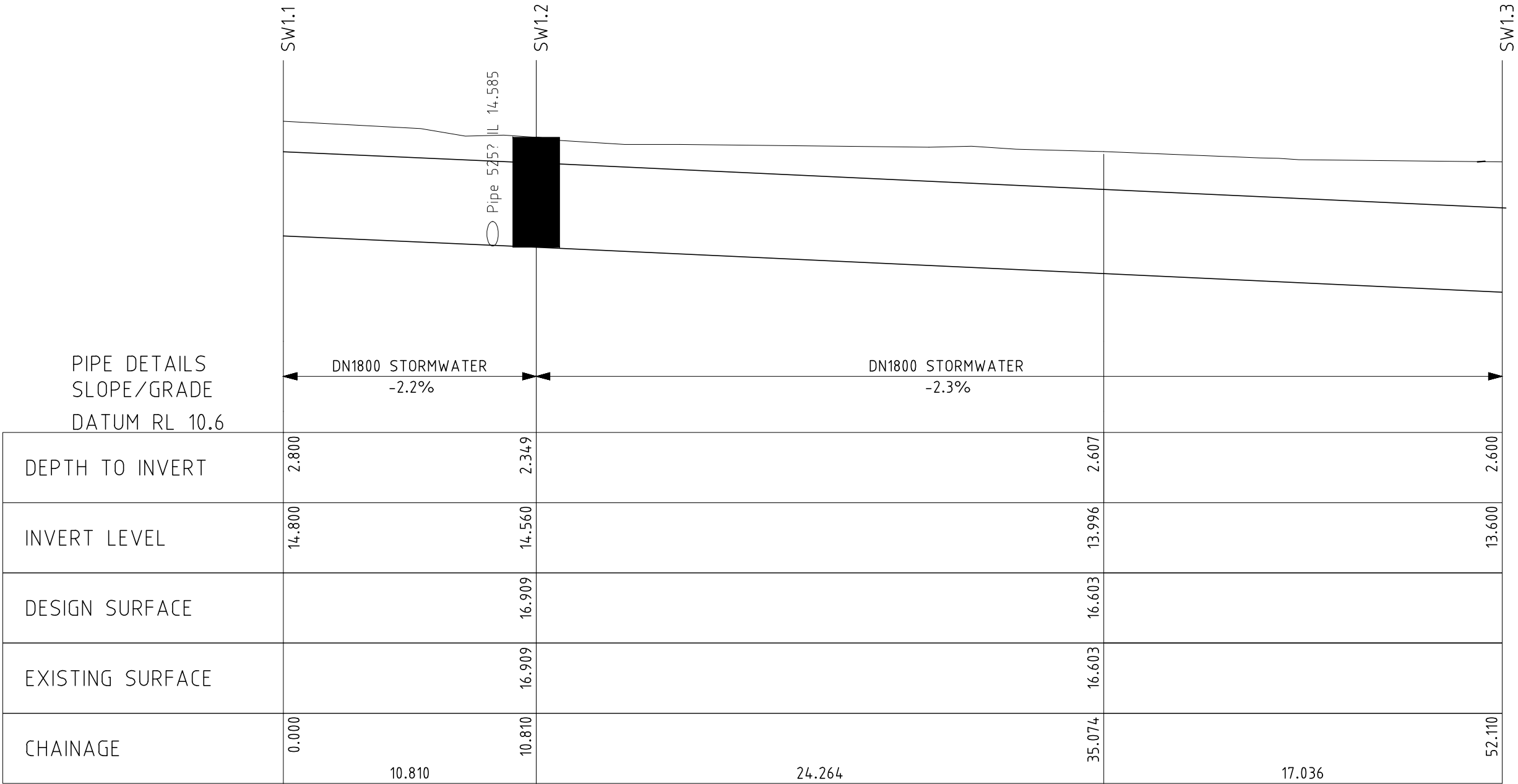


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[GMC-21-81]

16/03/2022



DN1800 STORMWATER LONGITUNDINAL SECTION FOR LINE 1

SCALES: HORIZONTAL 1:200 VERTICAL 1:100

DA1	19.11.2021	ISSUED FOR RFI RESPONSE
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P1	4.06.2021	ISSUED FOR INFORMATION
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PROJECT

177 & 179 CAMPBELL STREET

MULTI RES HOUSING

TITLE

EXISTING DN1800 PARK STREET RIVULET STORMWATER PROFILE

PROJECT NO.	J173021PH
DWG NO.	P-SW5
REVISION	DA1
PLOT DETAILS	STORMWATER PROFILES & SECTIONS.DWG

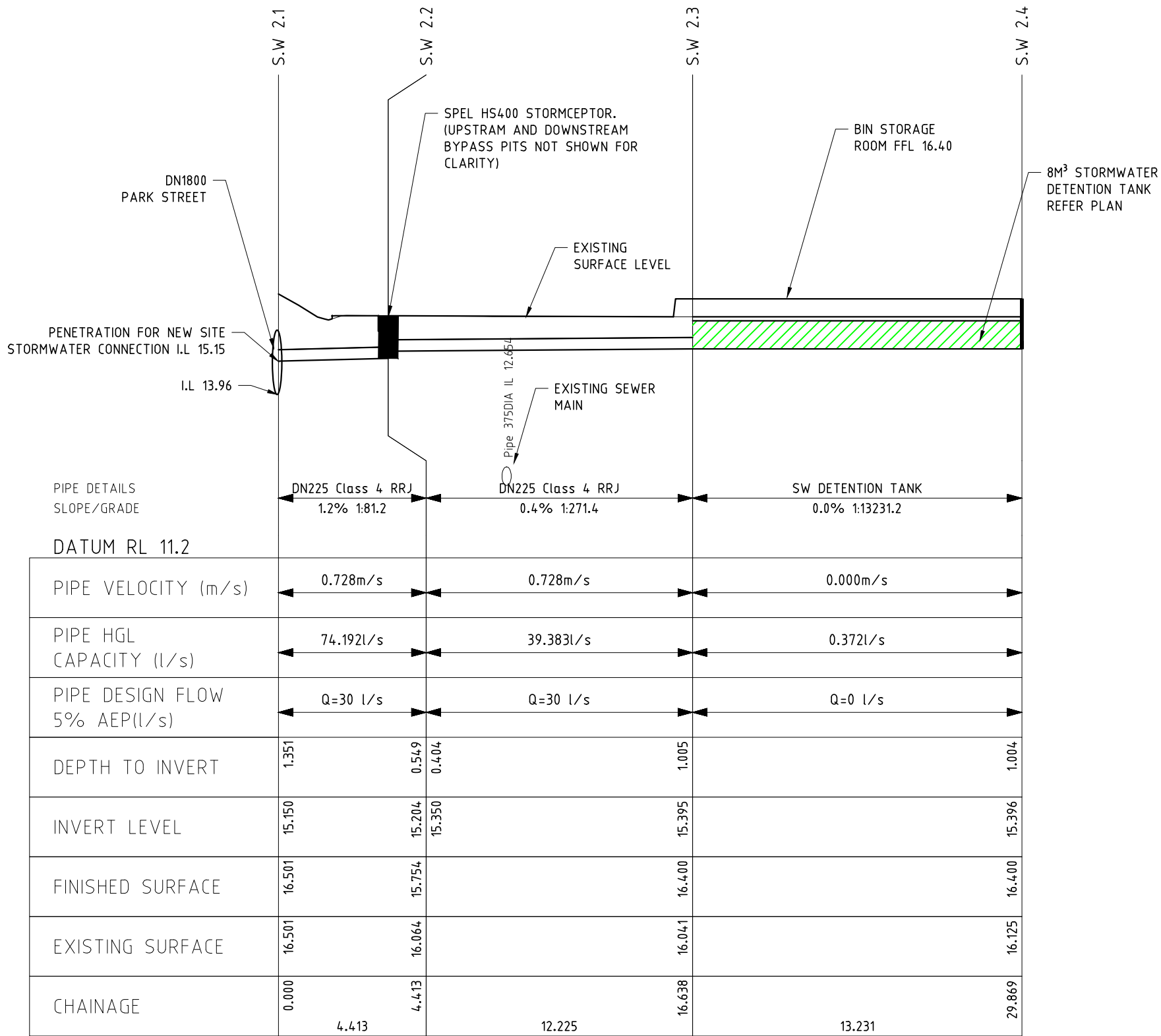
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16/03/2022



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Accepted MSC (Team Leader)
Approved GLA (Group Manager)

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PLOT DATE
18/02/2022
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PROJECT
177 & 179 CAMPBELL STREET
MULTI RES HOUSING

TITLE
PROPOSED SITE STORMWATER CONNECTION PROFILE

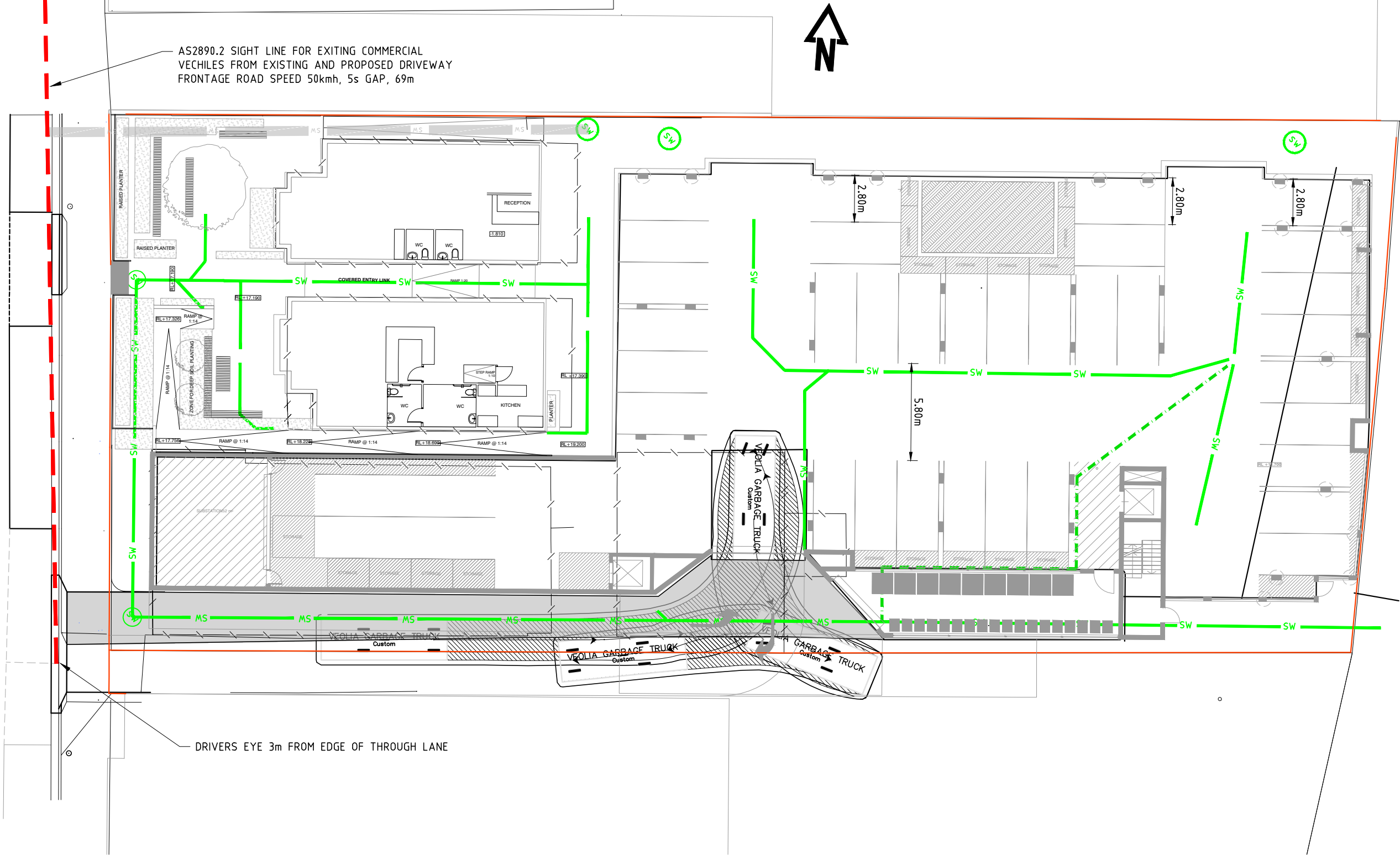
PROJECT NO. J173021PH
DWG NO. P-SW6
REVISION DA1
PLOT DETAILS STORMWATER PROFILES & SECTIONS.DWG

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P1 29.03.2021
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(Team Leader)
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PROJECT
**177 & 179 CAMPBELL STREET
MULTI RES HOUSING**

TITLE
**TURNING PATHS ALT
BUILDING LAYOUT
VEOLIA GARBAGE**

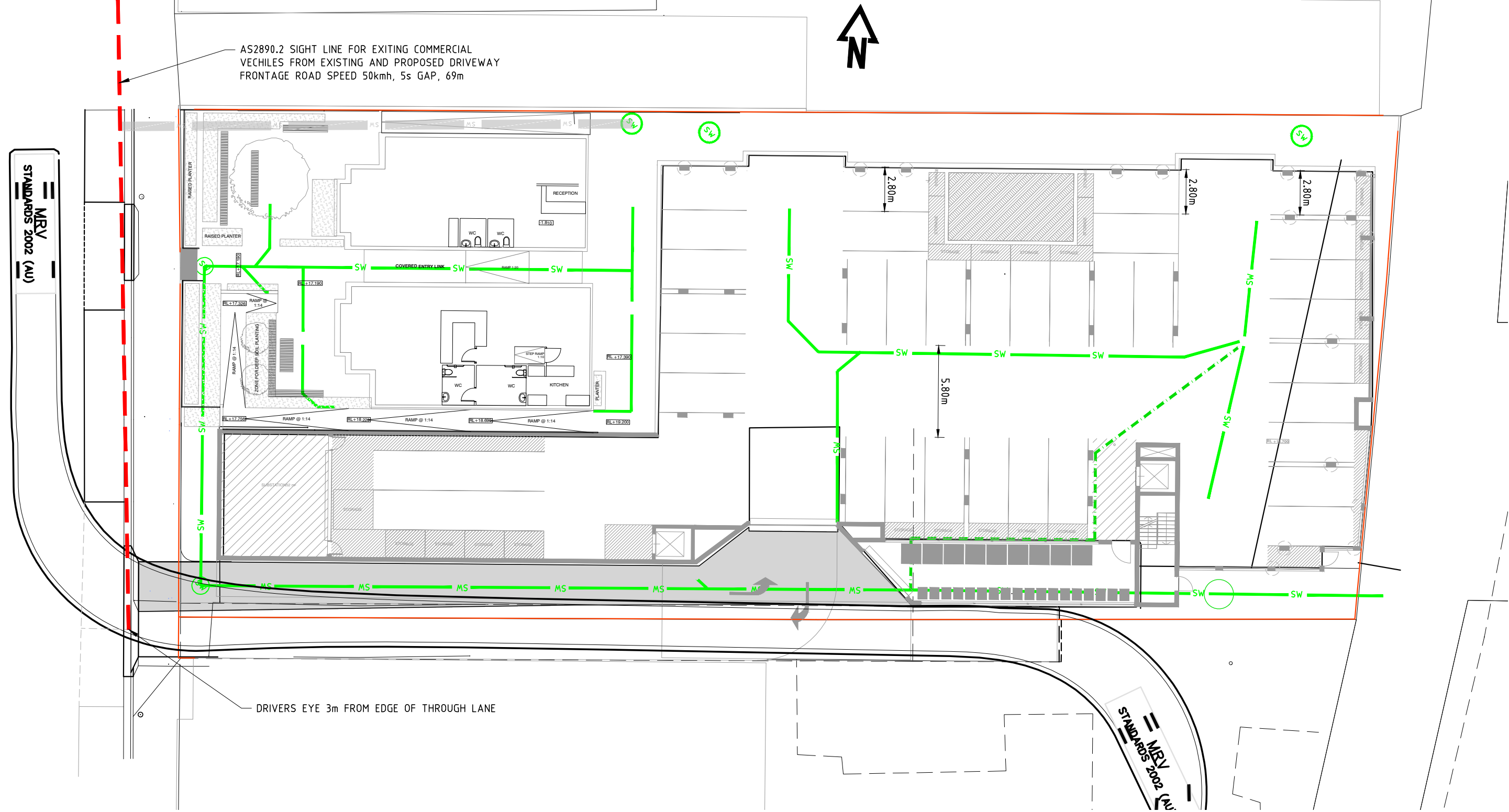
NOT FOR CONSTRUCTION

PROJECT NO.	J173021PH	
DWG NO.	P-TP1	REVISION
		DA
PLOT DETAILS	PLANS TURNING PATHS.DWG	

SAFETY IN DESIGN REPORT
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16/03/2022



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PROJECT
**177 & 179 CAMPBELL STREET
MULTI RES HOUSING**

TITLE
**TURNING PATHS ALT
BUILDING LAYOUT
MEDIUM RIGID VEHICLE**

PROJECT NO.	J173021PH
DWG NO.	P-TP2
REVISION	DA
PLOT DETAILS	PLANS TURNING PATHS.DWG

NOT FOR CONSTRUCTION

BGAS 175-179 Campbell Street

Multi-Residential Development

ARCHITECT

ACCREDITED DESIGNER

PETER WALKER

ACCREDITATION No

CCP436

ARCHITECT ADDRESS

HOBART Suite 2, Level 2, 147 Macquarie

Street Hobart, TAS 7000 +65(3) 8231 4841

PROJECT INFORMATION

PROJECT No

J20623

PROJECT NAME

BGAS 175-179 Campbell Street

Multi-Residential Development

PROJECT ADDRESS

175-179 Campbell Street

Hobart

Tasmania 7000

PLACE NAME

NPALUNA

DETAILS

NCC CLASSIFICATION

2

CONSTRUCTION TYPE

A

TITLE REFERENCE

D 23363/1, 23364/1,

23364/2, SP 22529/1, SP 22529/2

DESIGN WIND SPEED

REFER ENG

SOIL CLASS

REFER ENG

CLIMATE ZONE

7

BAL. RATING

N/A

ALPINE AREA

N/A

CORROSION LEVEL

N/A

SK DRAWING LIST

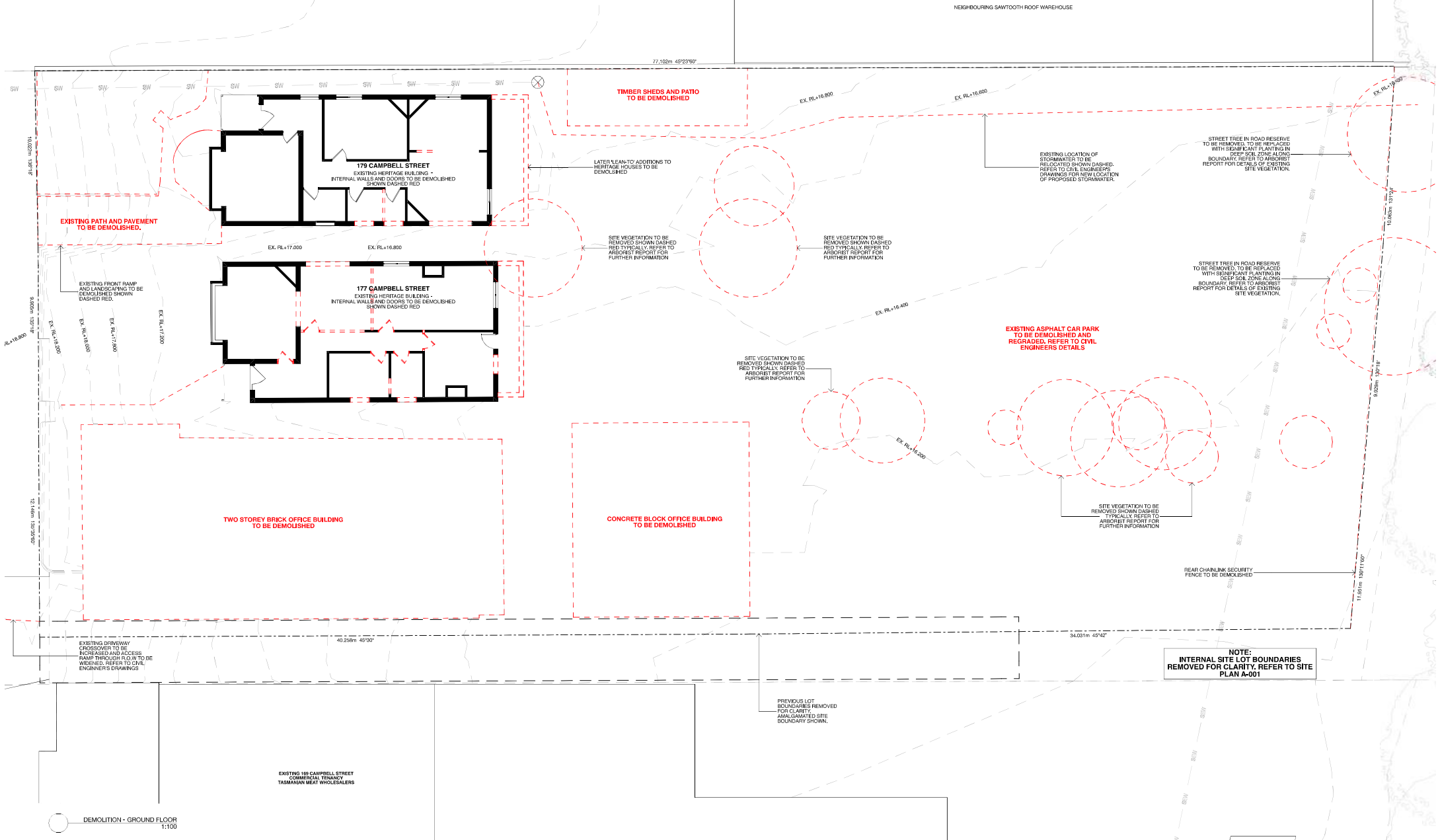
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A-002	DEMO PLAN - GROUND	DAD6	13/1/22, 11:39 am
A-100	PLAN - BASEMENT	DAD6	13/1/22, 11:39 am
A-101	PLAN - GROUND	DAD6	14/1/22, 11:54 am
A-102	PLAN - LEVEL 01	DAD5	23/11/21, 3:02 pm
A-103	PLAN - LEVEL 02	DAD5	23/11/21, 3:02 pm
A-104	PLAN - LEVEL 03	DAD5	23/11/21, 3:02 pm
A-105	PLAN - LEVEL 04	DAD5	23/11/21, 3:02 pm
A-106	PLAN - LEVEL 05	DAD5	23/11/21, 3:02 pm
A-300	STREET ELEVATIONS	DAD5	23/11/21, 3:02 pm
A-301	ELEVATIONS	DAD5	23/11/21, 3:02 pm
A-302	ELEVATIONS	DAD4	15/11/21, 3:24 pm
A-100	SECTION	DAD5	23/11/21, 3:02 pm
A-400	MATERIAL SCHEDULE	DAD5	23/11/21, 3:02 pm
A-401	MANIFEST 22ND - 9AM	DAD5	23/11/21, 3:02 pm
A-402	MANIFEST 22ND - 12PM	DAD5	23/11/21, 3:02 pm
A-403	MANIFEST 22ND - 3PM	DAD5	23/11/21, 3:02 pm
A-404	JUNE 22ND - 9AM	DAD5	23/11/21, 3:02 pm
A-405	JUNE 22ND - 12PM	DAD5	23/11/21, 3:02 pm
A-406	JUNE 22ND - 3PM	DAD5	23/11/21, 3:02 pm
A-407	DEC 22ND - 9AM	DAD5	23/11/21, 3:02 pm
A-408	DEC 22ND - 12PM	DAD5	23/11/21, 3:02 pm
A-409	DEC 22ND - 3PM	DAD5	23/11/21, 3:02 pm
A-700	PERSPECTIVES	DAD5	23/11/21, 3:02 pm



APARTMENT AREAS - NLA			
Level	Apartment Number	Area (m2)	Notes
GROUND FLOOR	001	52.49	LEVEL 1 of 2
	002	52.30	LEVEL 1 of 2
	003	51.11	LEVEL 1 of 2
	004	51.11	LEVEL 1 of 2
	005	51.11	LEVEL 1 of 2
	006	70.18	
	007	64.63	
	008	64.63	
	009	64.63	
LEVEL 01	101	57.27	
	102	57.27	
	103	57.27	
	104	65.66	
	105	65.70	
	106	65.66	
	107	65.67	
	108	70.18	
	001	57.74	LEVEL 2 of 2
	002	57.82	LEVEL 2 of 2
LEVEL 02	003	53.84	LEVEL 2 of 2
	004	53.17	LEVEL 2 of 2
	005	53.16	LEVEL 2 of 2
	201	57.27	LEVEL 1 of 2
	202	57.23	LEVEL 1 of 2
	203	57.27	LEVEL 1 of 2
	204	111.67	
	205	74.76	
	206	67.66	
LEVEL 03	207	70.18	
	208	70.63	LEVEL 1 of 2
	209	70.63	LEVEL 1 of 2
	210	70.63	LEVEL 1 of 2
	211	70.51	LEVEL 1 of 2
	201	59.67	LEVEL 2 of 2
	202	59.66	LEVEL 2 of 2
	203	59.97	LEVEL 2 of 2
	208	60.12	LEVEL 2 of 2
LEVEL 04	209	60.12	LEVEL 2 of 2
	210	60.12	LEVEL 2 of 2
	211	60.12	LEVEL 2 of 2
	301	61.20	LEVEL 1 of 2
	302	54.90	LEVEL 1 of 2
	303	65.13	LEVEL 1 of 2
	301	44.70	LEVEL 2 of 2
	302	62.63	LEVEL 2 of 2
	303	65.07	LEVEL 2 of 2
		2,674.35 m ²	

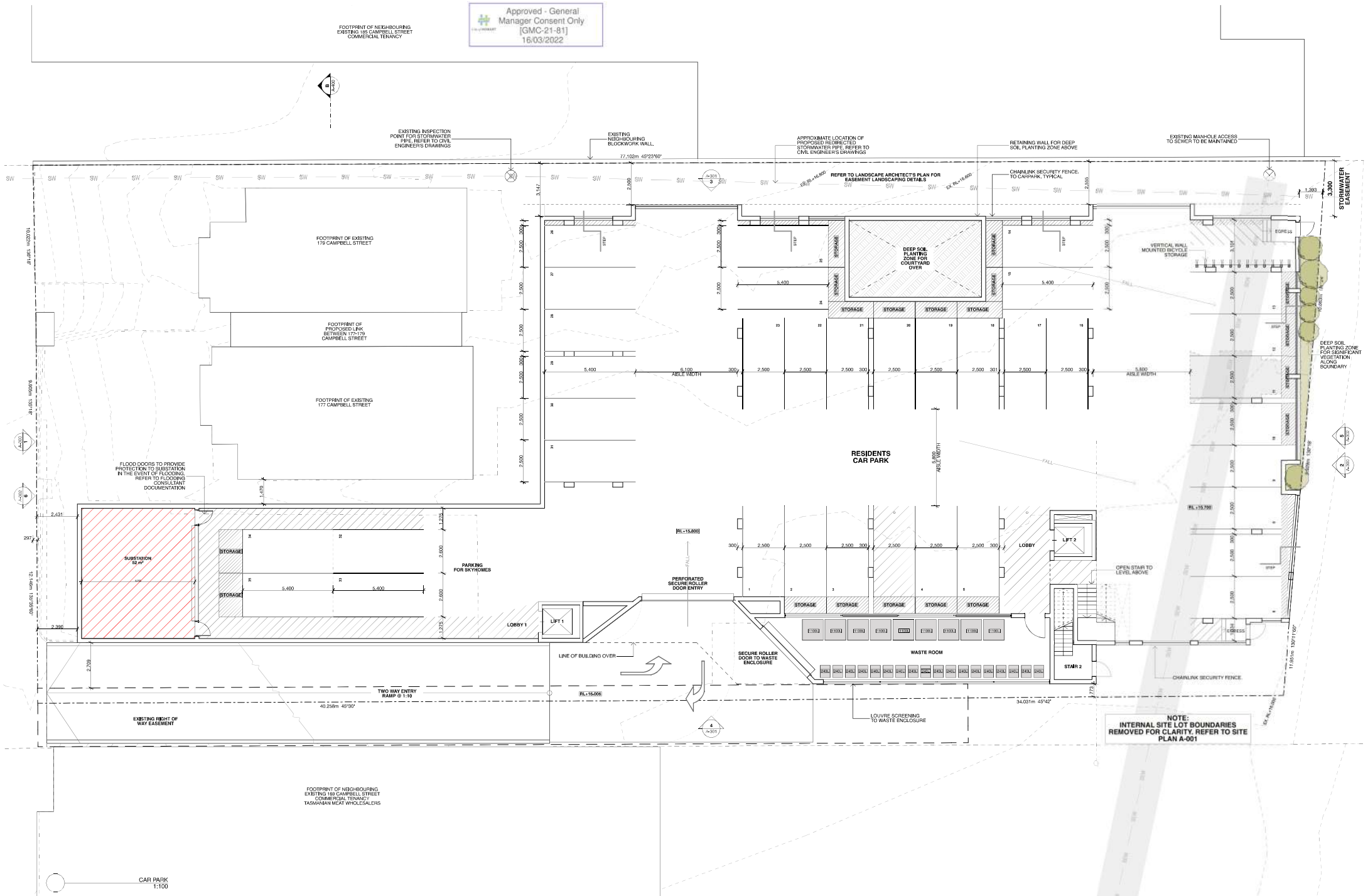
APARTMENT SUMMARY	
APARTMENT TYPE	QTY
1 BED	3
1 BED (SDA)	3
2 BED	9
3 BED	7
GRYHOME	4
TOWNHOUSE	5
	31

CARPARKING	
RESIDENTIAL CARPARKS	= 35
TOTAL CARPARKS	= 35



FOOTPRINT OF NEIGHBOURING
EXISTING 185 CAMPBELL STREET
COMMERCIAL TENANCY

Approved - General
Manager Consent Only
[GMC-21-81]
16/03/2022



REV DATE
0005 13/1/22

PURPOSE
COUNCIL #1

CORALLUS STUDIO PTY LTD
175-179 CAMPBELL STREET
HOBART TAS 7000
PH: 081 623 1681
F: 081 623 1681
WWW.CORALLUSTUDIO.COM.AU

HOBART
SITES 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

MELBOURNE
LEVEL 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

THESE DRAWINGS SHOW DESIGN INTENT AND ARE NOT TO BE USED FOR CONSTRUCTION. ANY DISCREPANCIES, ERRORS OR OMISSIONS SHALL BE REFERRED TO THE ARCHITECT. DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION.

PROJECT NAME
BGAS 175-179 Campbell Street
Multi-Residential Development



PROJECT ADDRESS
175-179 Campbell Street
HOBART
Tasmania 7000

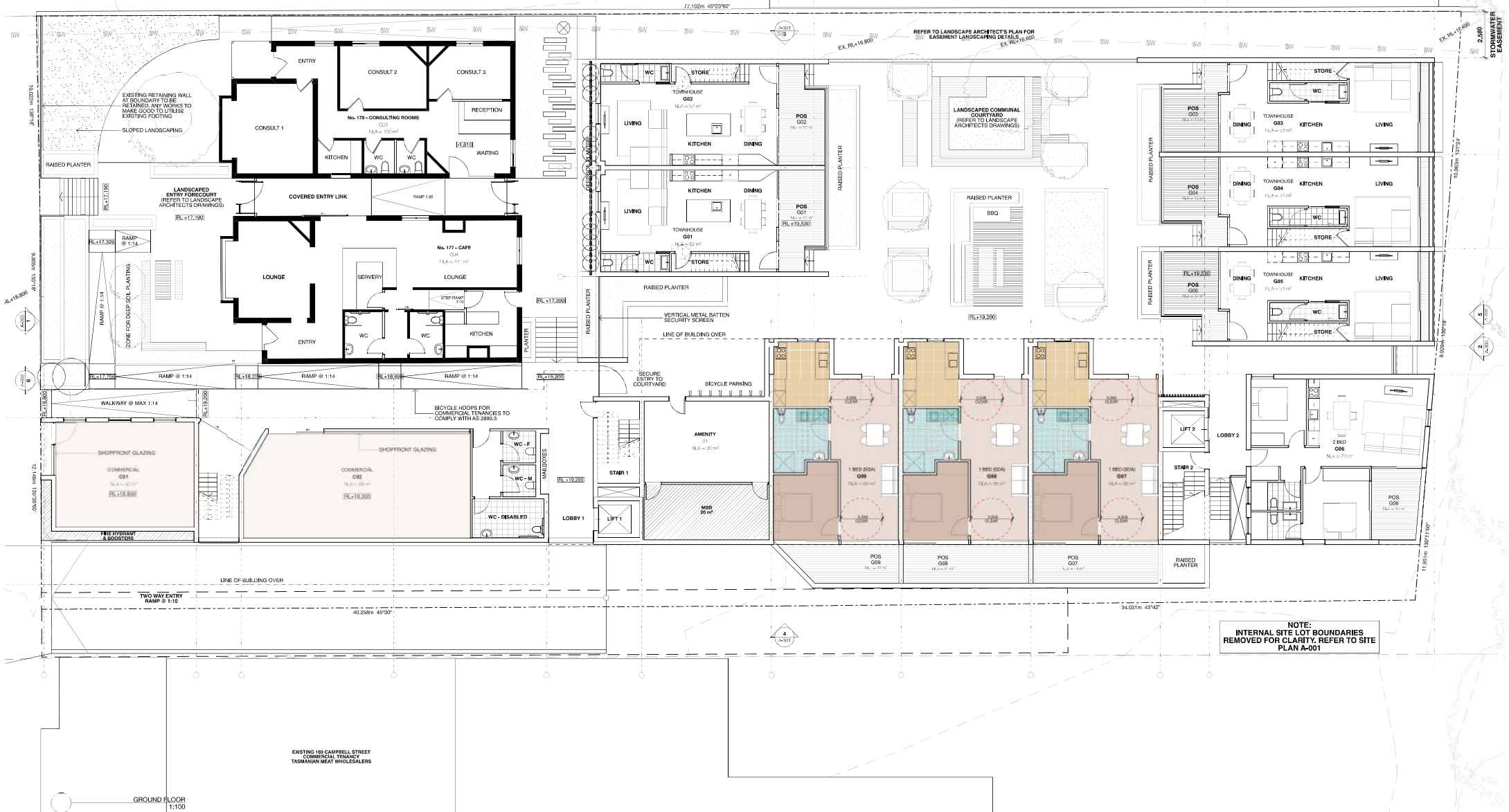
PROJECT STAGE
CONCEPT DESIGN
DRAWING TITLE
PLAN - BASEMENT

ARCHITECT
PETER WALKER, CC2143E
DRAWN BY
AF, TB
CHECKED BY
PW, KW

DATE
13/1/22
ORIGINAL SIZE
A1
DRAWING NO
J20823-A-100
REVISION
DAO6

EXISTING 185 CAMPBELL STREET
COMMERCIAL TENANCY

NEIGHBOURING SAWTOOTH ROOF WAREHOUSE



NOTE:
INTERNAL SITE LOT BOUNDARIES
REMOVED FOR CLARITY. REFER TO SITE
PLAN A-001

CU
MUL
US

REV DATE
0007 10/12/22

PURPOSE
CONCEAL RPT 2020/20

CORALLUS STUDIO PTY LTD
175-179 CAMPBELL STREET
THE CONCEPT OF THESE DRAWINGS, PLANS
AND SPECIFICATIONS BELONG TO
CORALLUS STUDIO PTY LTD AND MUST NOT
BE USED, REPRODUCED OR COPIED
WITHOUT THEIR WRITTEN PERMISSION.

HOBART
SUITE 2, LEVEL 2, 101 MACQUARIE ST.
HOBART TAS 7000
4933 6231 6801

MELBOURNE
LEVEL 3, 77-79 HARDWARE LN.
MELBOURNE VIC 3003
4933 6231 6806

ADelaide
40A O'CONNELL ST.
ADELAIDE SA 5006
LAUNCESTON
LAUNCESTON TAS 7250
4933 6231 6807

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SCALE UP THE DRAWINGS. ALL DIMENSIONS IN MILLIMETERS. DIMENSIONS OF
EXISTING BUILDINGS ARE INDICATED BY 'X'. THEY SHOULD BE VERIFIED ON SITE
AND WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE
AND ALL APPLICABLE STANDARDS & LOCAL AUTHORITY REGULATIONS AND REGULATIONS.
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DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION.

PROJECT NAME
BGAS 175-179 Campbell Street
Multi-Residential Development

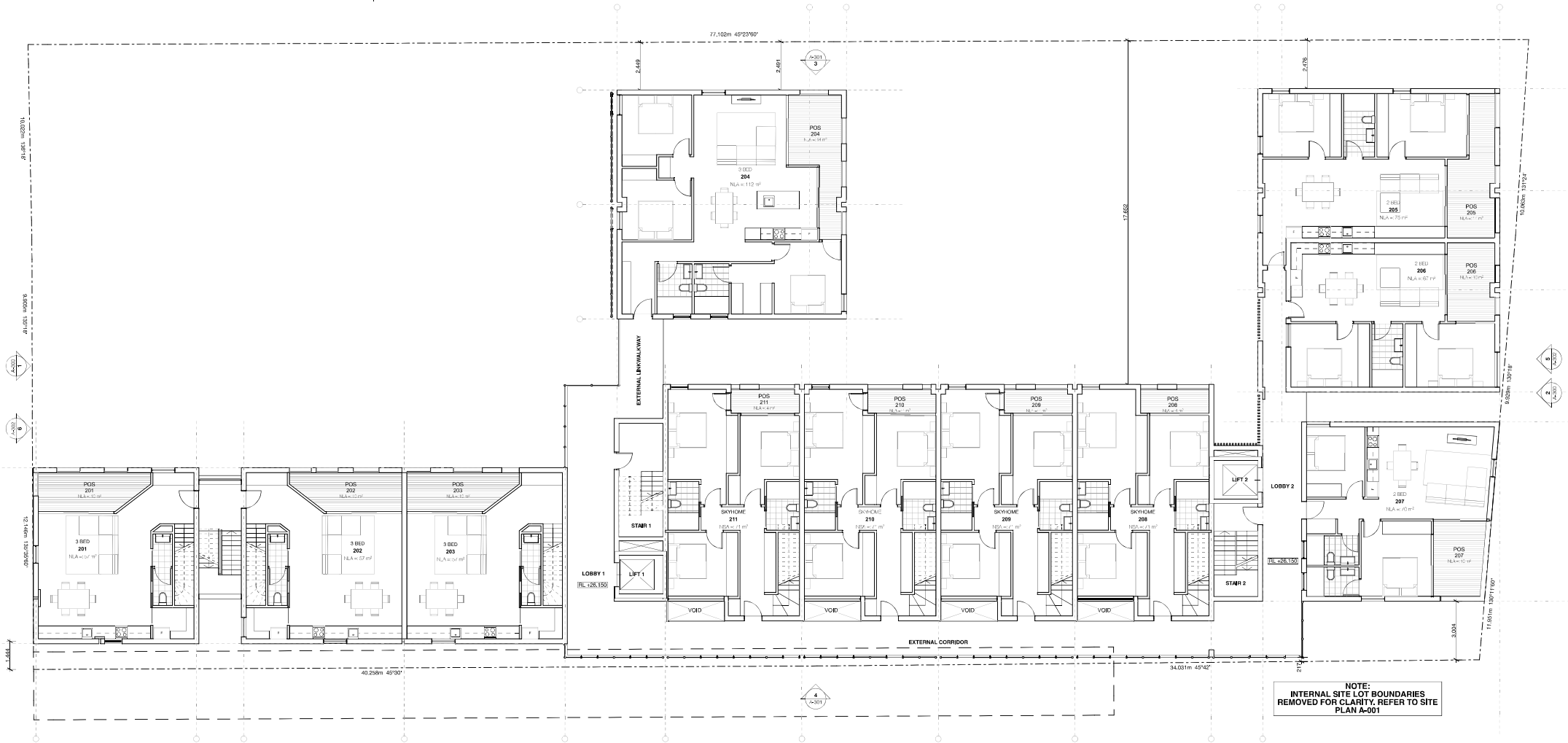


PROJECT ADDRESS
175-179 Campbell Street
HOBART
Tasmania 7000

PROJECT STAGE
CONCEPT DESIGN
DRAWING TITLE
PLAN - GROUND

ARCHITECT
PETER WALKER, CC2143CE
DRAWN BY
AF, TB
CHECKED BY
PW, KW

DATE
10/12/22
ORIGINAL SIZE
A1
REVISION
DA07



SECOND FLOOR
1:100

REV DATE

0001 23/11/21

PURPOSE

ISSUE FOR DA

CORALUS STUDIO PTY LTD

1/1/2020

THE CONTENT OF THESE DOCUMENTS, PLANS AND SPECIFICATIONS BELONG TO CORALUS STUDIO PTY LTD AND MAY NOT BE USED, REPRODUCED OR COPIED WITHOUT THEIR WRITTEN PERMISSION.

HOBART

SUITE 2, LEVEL 2, 101 MACQUARIE ST.

HOBART TAS 7000
+61(0) 8231 6801

MELBOURNE

LEVEL 3, 77-79 HARDWARE LN.

MELBOURNE VIC 3000
+61(0) 8231 6806

LAUNCESTON

GROUND FLOOR SUITE 2/35

GEORGE ST.
LAUNCESTON TAS 7250
+61(0) 8333 0800

THESE DRAWINGS SHOW DESIGN INTENT AND ARE NOT TO BE USED AS A GUIDE ONLY. DO NOT SCALE UP OR DOWN THE DRAWINGS. ALL DIMENSIONS IN MILLIMETERS. DIMENSIONS OF EXISTING BUILDINGS ARE INDICATED BY 'X'. THE SHOWN LOT IS NOT TO BE USED OR ANY PART THEREOF SHALL BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE AND ALL APPLICABLE STANDARDS & LOCAL AUTHORITY REGULATIONS AND REGULATIONS. ANY DISCREPANCIES, ERRORS OR OMISSIONS SHALL BE REFERRED TO THE ARCHITECT. DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION.

PROJECT NAME

BGAS 175-179 Campbell Street
Multi-Residential Development



PROJECT ADDRESS

175-179 Campbell Street
Hobart
Tasmania 7000

PROJECT STAGE
CONCEPT DESIGN

ARCHITECT

PETER WALKER, CC2143E

DRAWN BY
AF, TB

CHECKED BY
PW, KW

DATE

13/1/22

REVISION

J20823-A-103

ORIGINAL SIZE

A1

REVISION
DA05

CU
MUL
US<sup>EST
2011</sup>

REV	DATE	PURPOSE	CURULUS STEREO PTY LTD	HOBART	MELBOURNE	THESE DRAWINGS SHOW DECKS, RUSTIC RAIL GATE, AND A GOLF COURSE. DO NOT SCALE OFF THE DRAWINGS. ALL DIMENSIONS IN MILLIMETERS. DIMENSIONS OF EXISTING BUILDINGS ARE INDICATED ONLY. THEY SHOULD NOT BE RELIED ON AND ARE TO BE VERIFIED ON THE GROUND. THESE DRAWINGS ARE FOR INFORMATION ONLY. NO CONSTRUCTION SHALL BE UNDERTAKEN WITHOUT THE WRITTEN PERMISSION OF CURULUS STEREO PTY LTD AND MUST NOT BE USED, REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF CURULUS STEREO PTY LTD	HOBART SUITE 2, LEVEL 3, 791 MACQUARIE ST HOBART TAS 7000 0850 5231 0841	MELBOURNE LEVEL 3, 791 MACQUARIE ST HOBART TAS 7000 0850 5231 0841	PROJECT NAME BGAS 175-179 Campbell Street Multi-Residential Development	PROJECT ADDRESS 175-179 Campbell Street Hobart Tasmania 7000	PROJECT STAGE CONCEPT DESIGN	ARCHITECT PETER WALKER, CC2143E	DATE 13/1/22	ORIGINAL SIZE A1
			THESE DRAWINGS SHOW DECKS, RUSTIC RAIL GATE, AND A GOLF COURSE. DO NOT SCALE OFF THE DRAWINGS. ALL DIMENSIONS IN MILLIMETERS. DIMENSIONS OF EXISTING BUILDINGS ARE INDICATED ONLY. THEY SHOULD NOT BE RELIED ON AND ARE TO BE VERIFIED ON THE GROUND. THESE DRAWINGS ARE FOR INFORMATION ONLY. NO CONSTRUCTION SHALL BE UNDERTAKEN WITHOUT THE WRITTEN PERMISSION OF CURULUS STEREO PTY LTD AND MUST NOT BE USED, REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF CURULUS STEREO PTY LTD	AUSTRALIAN STANDARDS AS/NZS 1170:2002 AS/NZS 1170:2002 AS/NZS 1170:2002	AS/NZS 1170:2002 AS/NZS 1170:2002 AS/NZS 1170:2002									



NOTE:
INTERNAL SITE LOT BOUNDARIES
REMOVED FOR CLARITY. REFER TO SITE
PLAN A-001

FOURTH FLOOR
1:100

REV DATE

0005 23/11/21

PURPOSE

ISSUE FOR DA

CORALUS STUDIO PTY LTD

18/10/2021

THE CONVEYANCE OF THESE DESIGN PLANS
AND SPECIFICATIONS BELONGS TO
CORALUS STUDIO PTY LTD AND MUST NOT
BE USED, REPRODUCED OR COPIED
WITHOUT THEIR WRITTEN PERMISSION.

HOBART
SUITE 2, LEVEL 2, 141 MACQUARIE ST.
HOBART TAS 7000
+61(3) 6231 6801

MELBOURNE
LEVEL 3, 77-79 HARDWARE LN.
MELBOURNE VIC 3003
+61(3) 9521 6876

LAUNCESTON
GROUND FLOOR SUITE 2/25
GEORGE ST.
LAUNCESTON TAS 7250
+61(3) 6331 0810

MELBOURNE
LEVEL 3, 77-79 HARDWARE LN.
MELBOURNE VIC 3003
+61(3) 9521 6876

LAUNCESTON
GROUND FLOOR SUITE 2/25
GEORGE ST.
LAUNCESTON TAS 7250
+61(3) 6331 0810

ADelaide
40A O'CONNELL ST.
ADelaide SA 5006
+61(3) 9521 6876

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SCALE UP THE DRAWINGS. ALL DIMENSIONS IN MILLIMETERS. DIMENSIONS OF
EXISTING BUILDINGS ARE INDICATED BY 'E'. THEY SHOULD NOT BE RELIED ON AND ARE
TO BE VERIFIED ON SITE BEFORE COMMENCING WORK. ALL DOCUMENTS SHALL BE
READ IN CONJUNCTION WITH SPECIFICATIONS AND ANY CONTRACTS. DETAIL - ALL
WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE
AND ALL APPLICABLE STANDARDS & LOCAL AUTHORITY REGULATIONS AND REGULATIONS.
ANY DISCREPANCIES, ERRORS OR OMISSIONS SHALL BE REFERRED TO THE ARCHITECT.
DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION.

PROJECT NAME

BGAS 175-179 Campbell Street
Multi-Residential Development



PROJECT ADDRESS

175-179 Campbell Street
Hobart
Tasmania 7000

PROJECT STAGE
CONCEPT DESIGN

DRAWING TITLE
PLAN - LEVEL 04

ARCHITECT

PETER WALKER, CC2143E

DRAWN BY
AF, TB

CHECKED BY
PW, KW

DATE

13/1/22

DRAWING NO

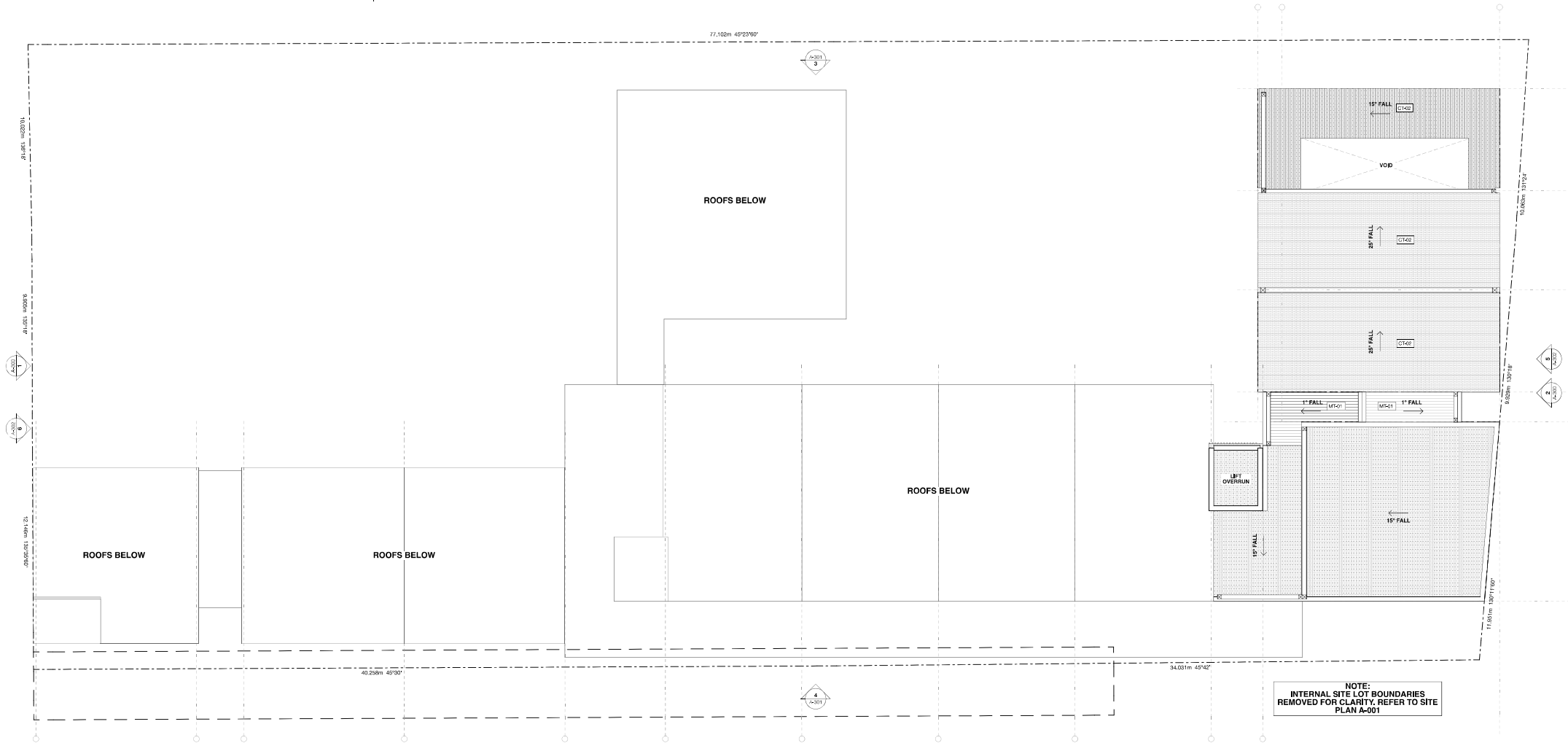
J20823-A-105

ORIGINAL SIZE

A1

REVISION

DA05



FIFTH FLOOR
1:100

CU
MUL
US

REV DATE
0005 23/11/21

PURPOSE
ISSUE FOR DA

CORALUS STUDIO PTY LTD
RFP/CONTRACT/ISSUING
THE CONTENT OF THESE DOCUMENTS, PLANS
AND SPECIFICATIONS BELONG TO
CORALUS STUDIO PTY LTD AND MUST NOT
BE USED, REPRODUCED OR COPIED
WITHOUT THEIR WRITTEN PERMISSION.

HOBART
SUITE 2, LEVEL 2, 141 MACQUARIE ST.
HOBART TAS 7000
+613 6231 6801
LAUNCESTON
GROUND FLOOR SUITE 2/23
GEORGE ST.
LAUNCESTON TAS 7250
+613 6331 0810

MELBOURNE
LEVEL 3, 76/78 HAREDALE LN.
MELBOURNE VIC 3003
+613 9521 8876
ADELAIDE
40A O'CONNELL ST.
ADELAIDE SA 5006
+613 7071 7000

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PRINTING MATERIALS ARE THE PROPERTY OF THE ARCHITECT. THEY SHOULD NOT BE USED ON ANY
TO BE VERIFIED ON SITE BEFORE COMMENCING WORK. ALL DOCUMENTS SHALL BE
READ IN CONJUNCTION WITH SPECIFICATIONS AND ANY CONTRACTS. DETAIL - ALL
WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE
AND ALL APPLICABLE STANDARDS & LOCAL AUTHORITY ORDINANCES AND REGULATIONS.
ANY DISCREPANCIES, ERRORS OR OMISSIONS SHALL BE REFERRED TO THE ARCHITECT.
DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION.

PROJECT NAME
BGAS 175-179 Campbell Street
Multi-Residential Development

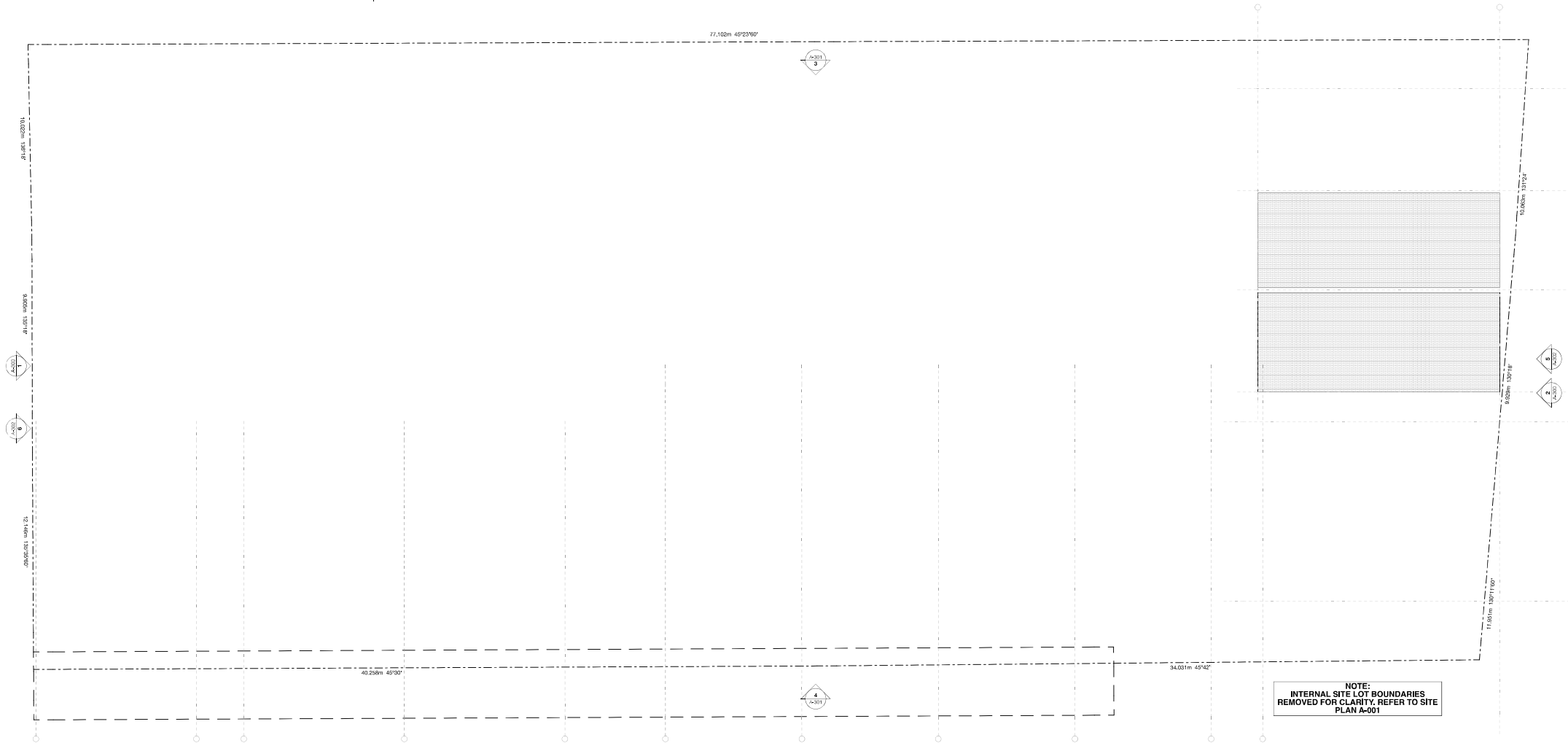


PROJECT ADDRESS
175-179 Campbell Street
HOBART
Tasmania 7000

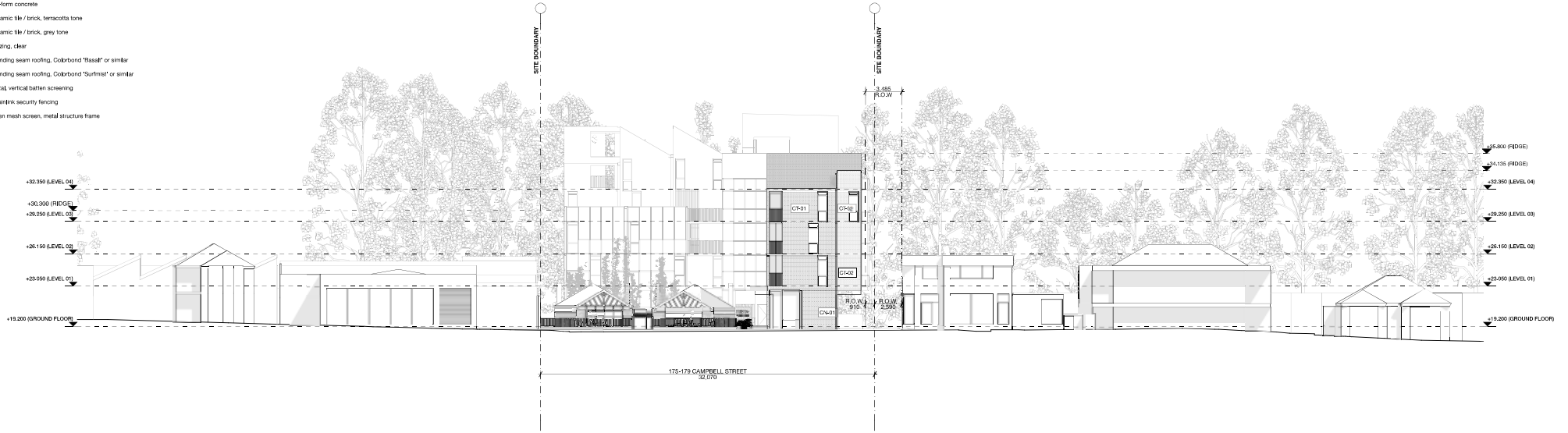
PROJECT STAGE
CONCEPT DESIGN
DRAWING TITLE
PLAN - LEVEL 05

ARCHITECT
PETER WALKER, CC2143E
DRAWN BY
AF, TB
CHECKED BY
PW, KW

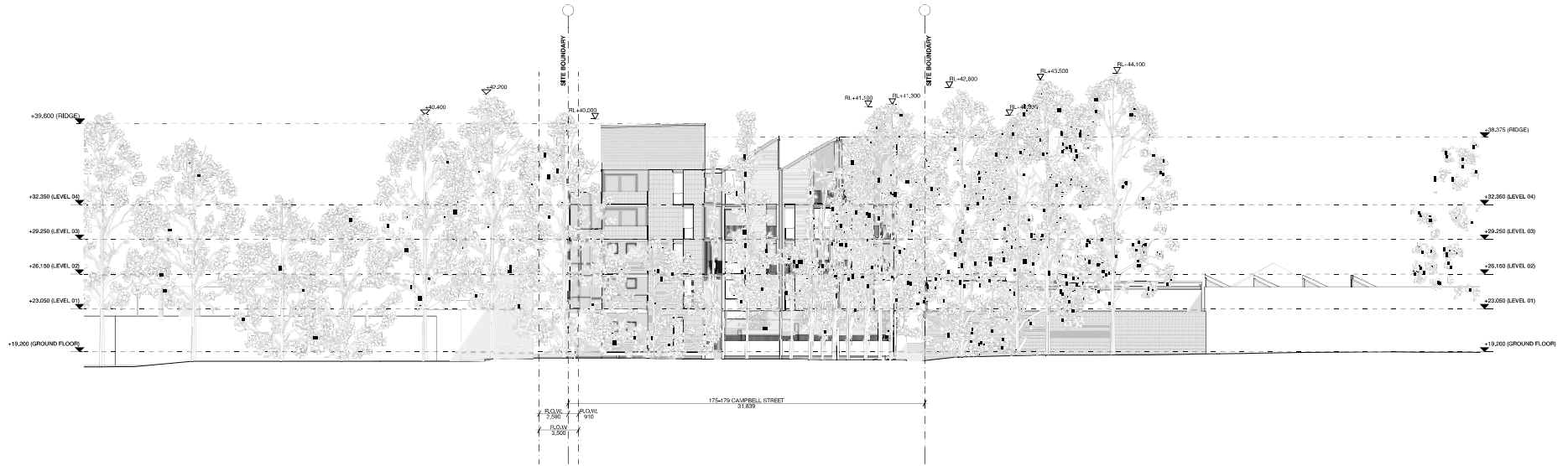
DATE
13/1/22
DRAWING NO
J20823-A-106
ORIGINAL SIZE
A1
REVISION
DA05



Materials & Finishes	
Code	Description
BAL-01	Metal, vertical flat bar balustrade
CL-01	Polycarbonate cladding, translucent finish
CH-01	Off-form concrete
CT-01	Ceramic tile / brick, terracotta tone
CT-02	Ceramic tile / brick, grey tone
GL-01	Glazing, clear
MT-01	Standing seam roofing, Colorbond "Basal" or similar
MT-02	Standing seam roofing, Colorbond "Surfmist" or similar
SC-01	Metal, vertical batten screening
SC-02	Chainlink security fencing
SC-03	Open mesh screen, metal structure frame



1 CAMPBELL ST - SOUTH WESTERN ELEVATION
Scale 1:200



2 BROOKER AVENUE - NORTH EASTERN ELEVATION
Scale 1:200

REV	DATE	PURPOSE
01	23/11/21	ISSUE FOR DA

CORALLUS STUDIO PTY LTD
18/18/2021/2022/2023
THE COMPANY OR THEIR DESIGN, PLANS
AND SPECIFICATIONS BELONG TO
CORALLUS STUDIO PTY LTD AND MUST NOT
BE USED, REPRODUCED OR COPIED
WITHOUT THEIR WRITTEN PERMISSION.

HOBART
SUITE 2, LEVEL 2, 141 MACQUARIE ST.
HOBART TAS 7000
4933 6231 6881

MELBOURNE
LEVEL 2, 77-79 HARDWARE LN.
HOBART TAS 7000
4933 6231 6881

ADelaide
408 O'CONNELL ST.
ADelaide SA 5006
4933 6231 6881

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SCALE UP THE DRAWINGS. ALL DIMENSIONS IN MILLIMETERS. DIMENSIONS OF
EXISTING BUILDINGS ARE INDICATED BY 'E'. THEY SHOULD NOT BE RELIED ON AND ARE
TO BE VERIFIED ON SITE BEFORE COMMENCING WORK. ALL DOCUMENTS SHALL BE
READ IN CONJUNCTION WITH SPECIFICATIONS AND ANY CONTRACTIONS DETAIL. ALL
WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE
AND ANY APPLICABLE STANDARDS & LOCAL AUTHORITY REGULATIONS AND REGULATIONS.
ANY DISCREPANCIES, ERRORS OR OMISSIONS SHALL BE REFERRED TO THE ARCHITECT.
DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION.

PROJECT NAME
BGAS 175-179 Campbell Street
Multi-Residential Development

PROJECT ADDRESS
175-179 Campbell Street
Hobart
Tasmania 7000

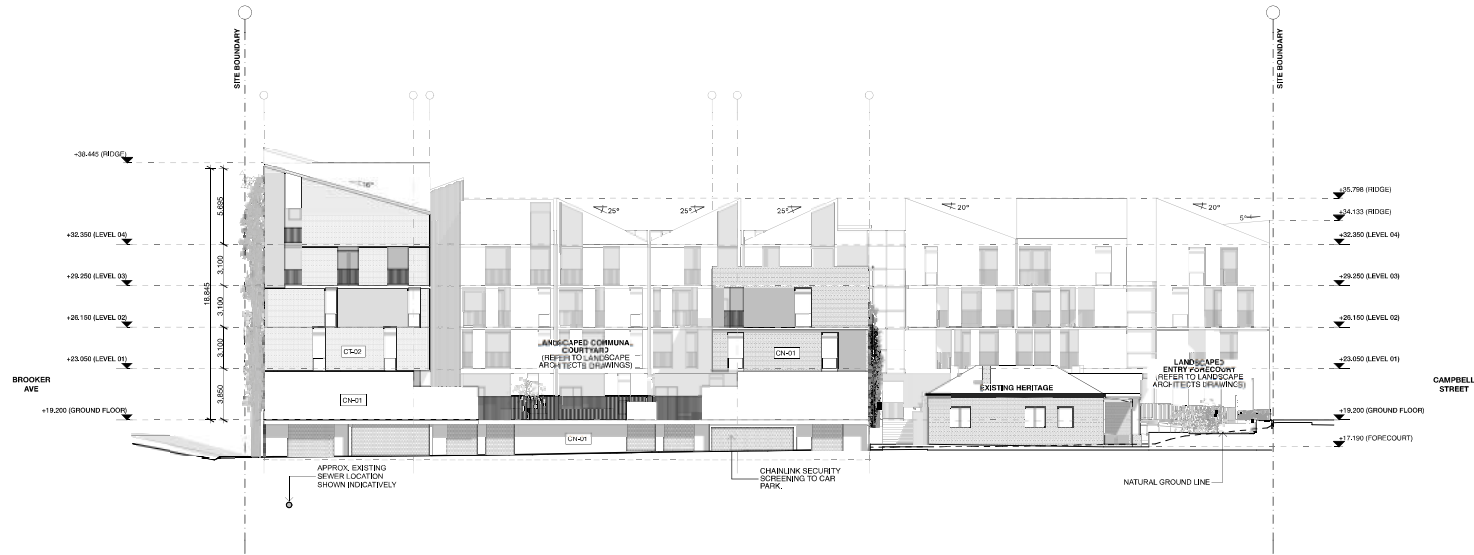
PROJECT STAGE
CONCEPT DESIGN
DRAWING TITLE
STREET ELEVATIONS

ARCHITECT
PETER WALKER, CC2143E
DRAWN BY
AF, TB

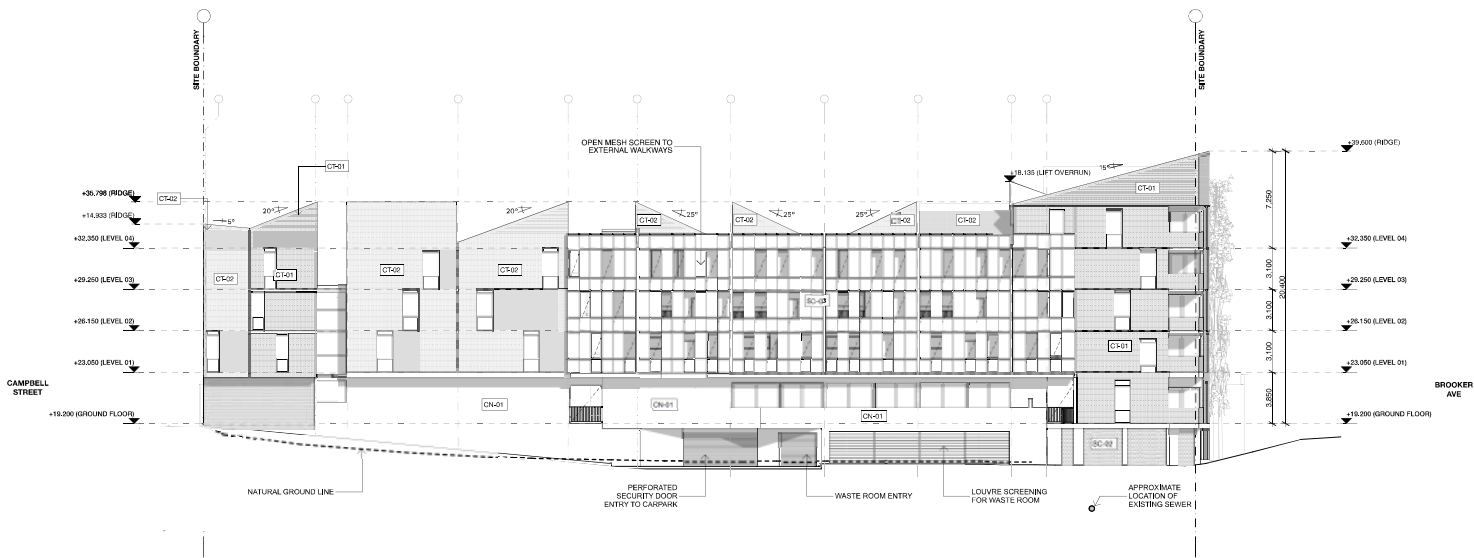
CHECKED BY
PW, KW

DATE
13/1/22
ORIGINAL SIZE
A1
DRAWING NO
J20823-A-300
REVISION
DA05

Materials & Finishes	
Code	Description
BAI-01	Metal, vertical flat bar balustrade
CL-01	Polycarbonate cladding, translucent finish
CN-01	Off-white concrete
CT-01	Ceramic tile / brick, terracotta tone
CT-02	Ceramic tile / brick, grey tone
GL-01	Glazing, clear
MT-01	Standing seam roofing, Colorbond "Basalt" or similar
MT-02	Standing seam roofing, Colorbond "Sunmist" or similar
SC-01	Metal, vertical battens screening
SC-02	Chainlink security fencing
SG-03	Open mesh screen, metal structure frame



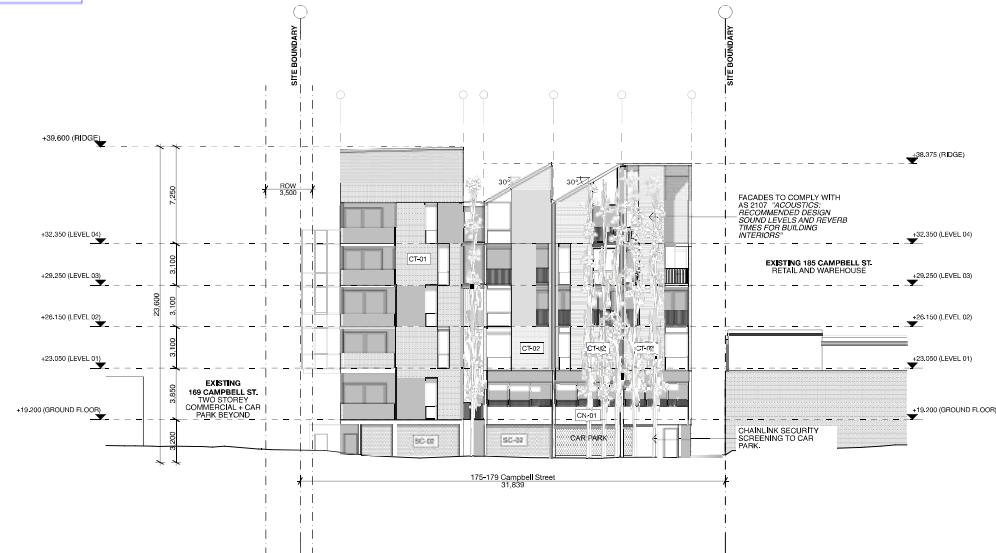
3 NORTH WEST ELEVATION
Scale 1:200



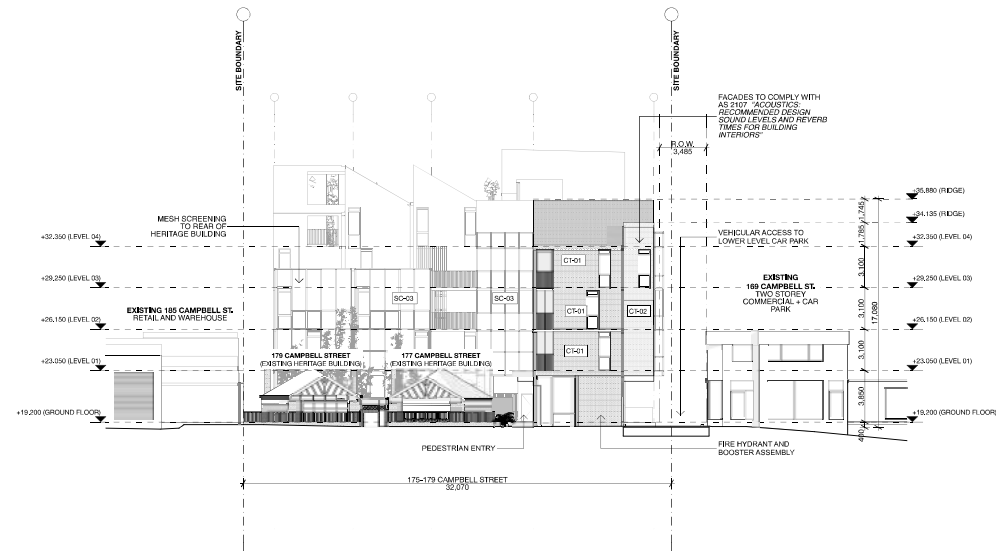
4 SOUTH EAST ELEVATION
Scale 1:200

[illegible]

Materials & Finishes	
Code	Description
BAL-01	Metal, vertical flat bar bakelite/ide
CL-01	Polycarbonate cladding, translucent finish
CH-01	Off-white concrete
CF-01	Ceramic tile / brick, terracotta tone
CF-02	Ceramic tile / brick, grey tone
GL-01	Glazing, clear
M-01	Standing seam roofing, Colorbond "Basalt" or similar
M-02	Standing seam roofing, Colorbond "Sunmist" or similar
SC-01	Metal, vertical battens screening
SC-02	Chainlink security fencing
SG-03	Open mesh screen, metal structure frame

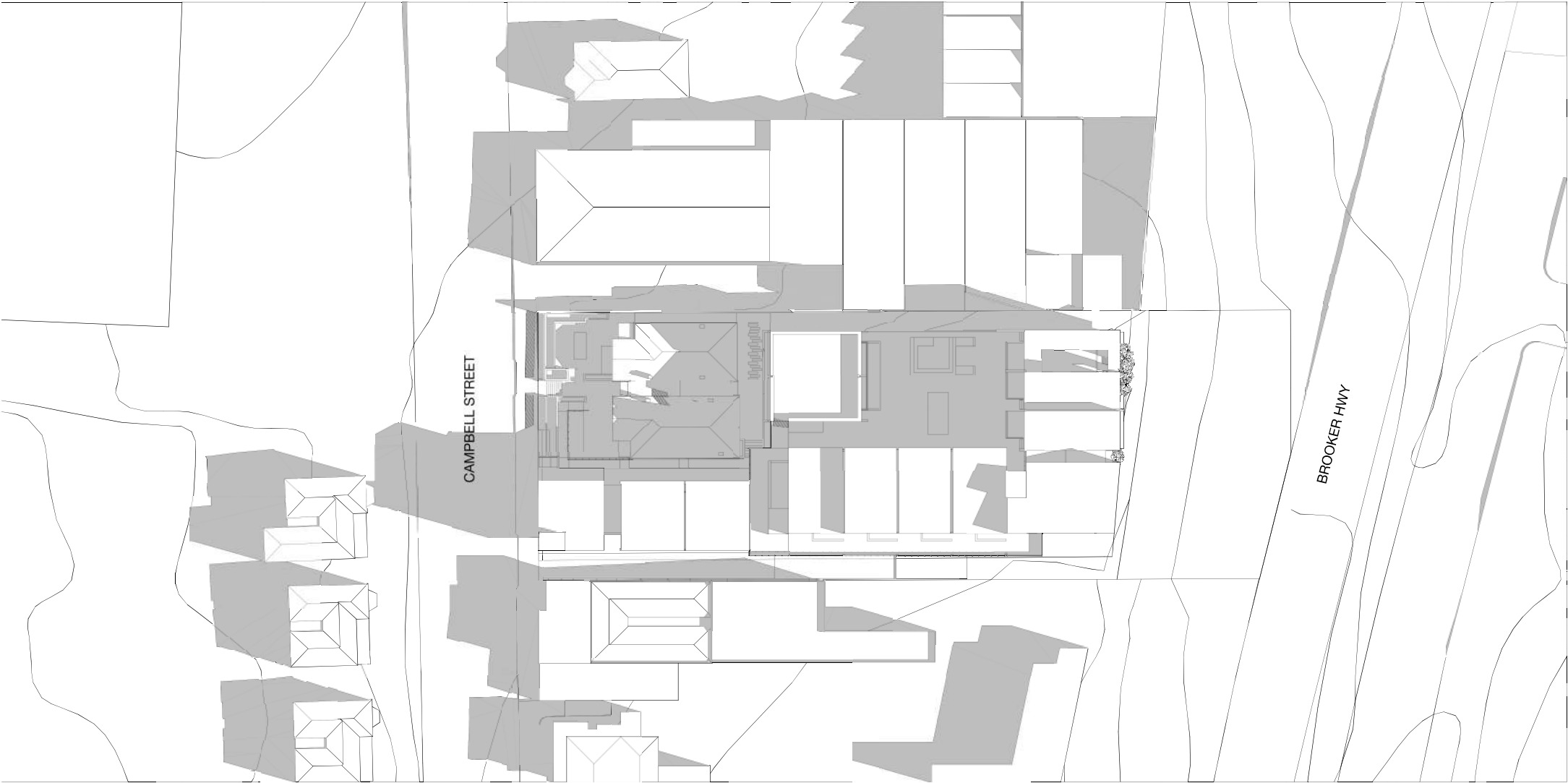


5 NORTH EAST ELEVATION
Scale 1:200



6 SOUTH WEST ELEVATION
Scale 1:200

DATE	REV	DESCRIPTION	PROJECT NAME	PROJECT ADDRESS	PROJECT STAGE	ARCHITECT	DATE	ORIGINAL SIZE
06/04	001	PURPOSE BRIEF FOR THE INFO@CIRULUS STUDIO	HOBART LEVEL 2, LEVEL 7, MY MACQUARIE ST. HOBART TAS 7000 +61 8 921 681 681	MELBOURNE LEVEL 2, TONKIN WAREHOUSE UN. MELBOURN VIC 3069 +61 3 952 454 454	CONCEPT DESIGN	PETER WALKER, CC2143E	12/1/22	A1
THE CONTENT OF THESE DETAILS, PLANS AND SPECIFICATIONS BELONGS TO CIRULUS STUDIO PTY LTD AND MUST NOT BE REPRODUCED OR USED IN ANY FORM WITHOUT THEIR WRITTEN PERMISSION.								
LAUNCESTON GROUND FLOOR SLICE 2233 LAUNCESTON TAS 7200 +61 8 921 681 681								
ADOLAI 49A O'CONNELL ST. ADOLAI SA 5008 HOBART 7001 TAS								
THIS DRAWING SHOWS DESIGN INTENT & IS SUBJECTIVE AS A GUIDE ONLY. DO NOT SCALE OFF THE DRAWINGS. ALL DIMENSIONS IN MILLIMETRES. DIMENSIONS ON EXISTING SURFACES ARE INDICATIVE OF TRUE - THEY SHOULD NOT BE RELIED ON AND ARE TO BE VERIFIED ON SITE BEFORE COMMENCING WORK. WORK SHALL BE CONDUCTED IN ACCORDANCE WITH BEST PRACTICES AND ANY COMPLAINTS WILL BE DEALT WITH BY THE ARCHITECT. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE. ALL RELEVANT AUSTRALIAN STANDARDS & LOCAL AUTHORITY BY-LAWS AND REGULATIONS, AND THEREAFTER, PRIOR TO COMMENCEMENT OF CONSTRUCTION. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL ISSUED CONSTRUCTION.								
PROJECT NAME			PROJECT ADDRESS			PROJECT STAGE		
BGAS 175-179 Campbell Street			175-179 Campbell Street Hobart Tasmania 7000			CONCEPT DESIGN		
Multi-Residential Development						ARCHITECT		
						PETER WALKER, CC2143E		
						DRAWN BY		
						DAWN, FT		
						CHECKED BY		
						PW, KW		
						DRAWING NO		
						J20823-A-302		
						REVISION		
						D404		



08 Sept' 22nd @9am
Scale 1:250

CU
MUL
US
EST
2015

REV	DATE	PURPOSE
001	23/11/21	ISSUE FOR DA

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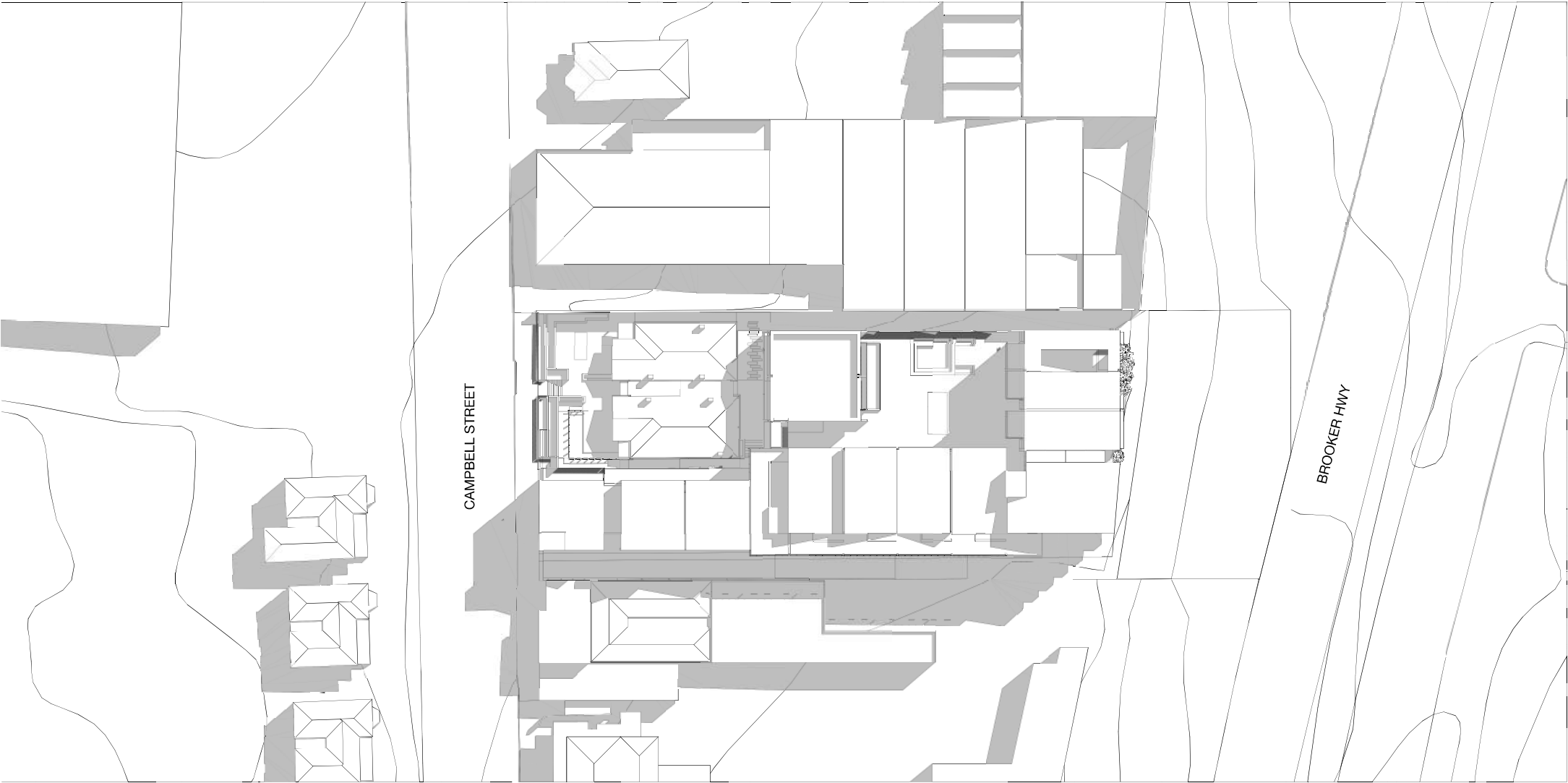
LAUNCESTON GROUND FLOOR SUITE 2/35 GEORGE ST. LAUNCESTON TAS 7250 +613 6331 0810	ADLAIDE 40A O'CONNELL ST. ADLAIDE SA 5006 +613 7071 7000	THESE DRAWINGS SHOW DESIGN INTENT & ARE SUITABLE AS A GUIDE ONLY. DO NOT SCALE UP THE DRAWINGS. ALL DIMENSIONS IN MILLIMETRES. DIMENSIONS OF EXISTING BUILDINGS ARE TO EXIST ONLY. THEY SHOULD NOT BE RELIED ON AND ARE TO BE VERIFIED ON SITE BEFORE COMMENCING WORK. ALL DOCUMENTS SHALL BE READ IN CONJUNCTION WITH SPECIFICATIONS AND ANY CONFLICTS SHALL BE RESOLVED BY THE ARCHITECT. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE AND ANY APPLICABLE STANDARDS & LOCAL AUTHORITY ORDINANCES AND REGULATIONS. ANY DISCREPANCIES, ERRORS OR OMISSIONS SHALL BE REFERRED TO THE ARCHITECT. DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION.
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PROJECT NAME BGAS 175-179 Campbell Street Multi-Residential Development	PROJECT ADDRESS 175-179 Campbell Street Hobart Tasmania 7000
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PROJECT STAGE CONCEPT DESIGN	DRAWING TITLE MAR/SEP 22ND - 9AM
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ARCHITECT PETER WALKER, CC2143E	DRAWN BY AF, TB	CHECKED BY PW, KW
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DATE 13/11/22	ORIGINAL SIZE A1
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Sept' 22nd @12pm
Scale 1:250

CU
MUL
US
EST
2015

REV DATE

DATE 23/1/21

PURPOSE

ISSUE FOR DA

CORALUS STUDIO PTY LTD

175-179 CAMPBELL STREET

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SUITE 2, LEVEL 2, 141 MACQUARIE ST.
HOBART TAS 7000
+613 6231 6881

LAUNCESTON
GROUND FLOOR SUITE 2/35
GEORGE ST.
LAUNCESTON TAS 7250
+613 6331 0810

MELBOURNE
SUITE 2, 170/176 HARDWARE LN.
MELBOURNE VIC 3000
+613 6231 6876

ADLAIDE
404 O'CONNELL ST.
ADLAIDE SA 5006
+613 6231 6881

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READ IN CONJUNCTION WITH SPECIFICATIONS AND ANY CONFLICTS SHALL BE
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ANY DISCREPANCIES, ERRORS OR OMISSIONS SHALL BE REFERRED TO THE ARCHITECT.
DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION.

PROJECT NAME

BGAS 175-179 Campbell Street
Multi-Residential Development

PROJECT ADDRESS

175-179 Campbell Street
HOBART
Tasmania 7000

PROJECT STAGE

CONCEPT DESIGN

DRAWING TITLE
MAR/SEP 22ND - 12PM

ARCHITECT

PETER WALKER, CC2143E

DRAWN BY
AF, TB

CHECKED BY

PW, KW

DATE

13/1/22

DRAWING NO

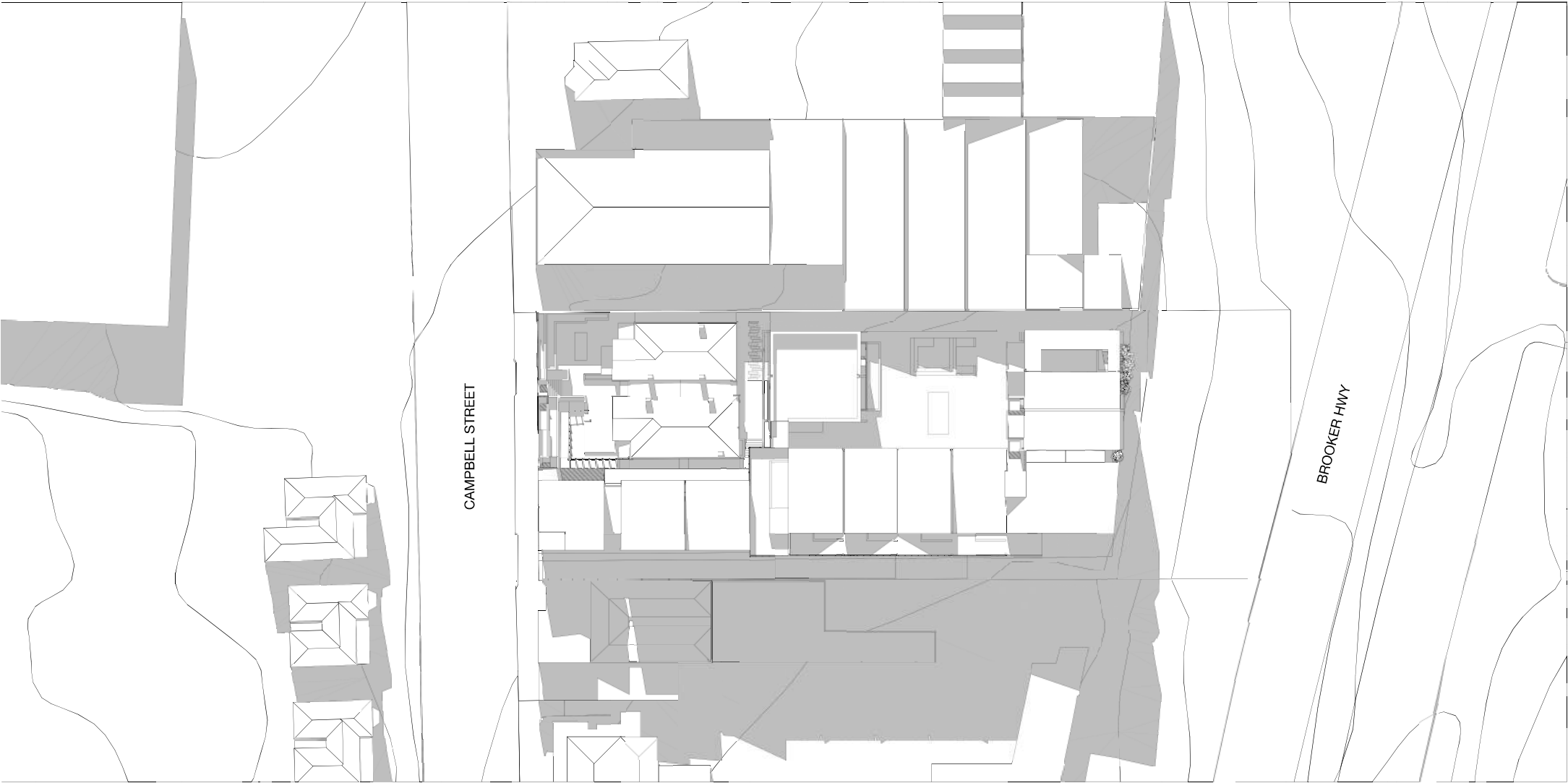
J20823-A-601

ORIGINAL SIZE

A1

REVISION

DA05



Sept' 22nd @3pm
Scale 1:250

CU
MUL
US

EST
2015

REV	DATE	PURPOSE
001	23/11/21	ISSUE FOR DA

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HOBART
SUITE 2, LEVEL 2, 101 MACQUARIE ST.
HOBART TAS 7000
+613 6231 6881

MELBOURNE
LEVEL 2, 70/76 HARDWARE LN.
MELBOURNE VIC 3003
+613 6231 6876

LAUNCESTON
GROUND FLOOR SUITE 2/35
GEORGE ST.
LAUNCESTON TAS 7250
+613 6333 0810

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READ IN CONJUNCTION WITH SPECIFICATIONS AND ANY CONSULTANT DETAILS. ALL
WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE
AND ALL APPLICABLE STANDARDS & LOCAL AUTHORITY ORDINANCES AND REGULATIONS.
ANY DISCREPANCIES, ERRORS OR OMISSIONS SHALL BE REFERRED TO THE ARCHITECT.
DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION.

PROJECT NAME
BGAS 175-179 Campbell Street
Multi-Residential Development

PROJECT ADDRESS
175-179 Campbell Street
HOBART
Tasmania 7000

PROJECT STAGE
CONCEPT DESIGN
DRAWING TITLE
MAR/SEP 22ND - 3PM

ARCHITECT
PETER WALKER, CC2143E
DRAWN BY
AF, TB
CHECKED BY
PW, KW

DATE
13/11/22
ORIGINAL SIZE
A1
DRAWING NO
J20823-A-602
REVISION
DA05



June 22nd @9am
Scale 1:250

REV	DATE	PURPOSE
001	23/11/21	ISSUE FOR DA

CORALUS STUDIO PTY LTD
1/10/2021
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HOBART
SUITE 2, LEVEL 2, 141 MACQUARIE ST.
HOBART TAS 7000
+61(0) 8231 6881
LAUNCESTON
GROUND FLOOR SUITE 2/35
GEORGE ST.
LAUNCESTON TAS 7250
+61(0) 8333 0850

MELBOURNE
LEVEL 3, 76/78 HARBORVIEW LN.
MELBOURNE VIC 3003
+61(0) 8521 6876
ADELAIDE
404 O'CONNELL ST.
ADELAIDE SA 5006
+61(0) 7201 7000

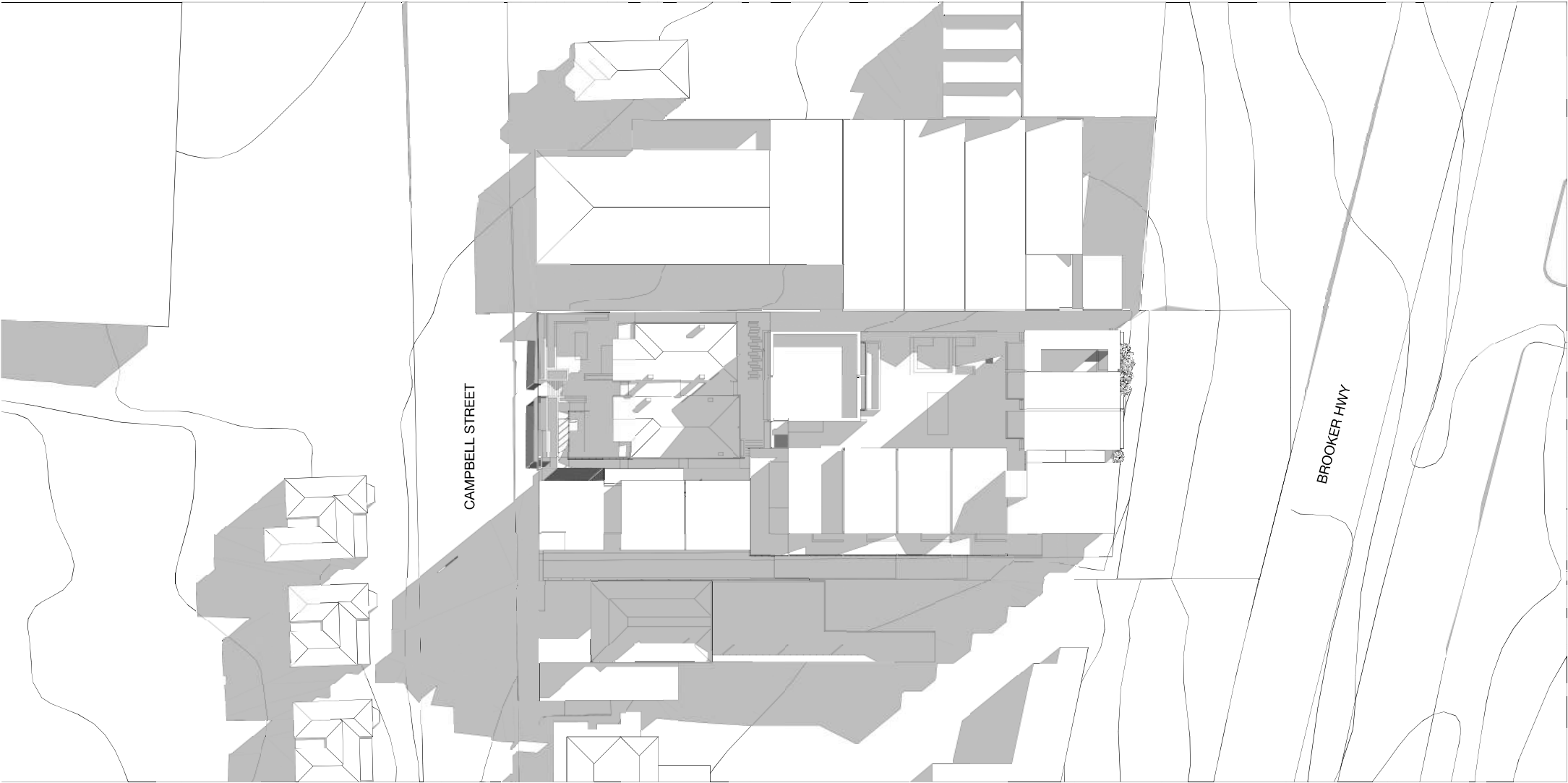
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SCALE UP THE DRAWINGS. ALL DIMENSIONS IN MILLIMETRES. DIMENSIONS OF
EXISTING BUILDINGS ARE TO EXISTING ONLY. THEY SHOULD NOT BE RELIED ON AND ARE
TO BE VERIFIED ON SITE BEFORE COMMENCING WORK. ALL DOCUMENTS SHALL BE
READ IN CONJUNCTION WITH SPECIFICATIONS AND ANY CONTRACTS DETAIL. ALL
WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE,
AS PLANT AUSTRALIAN STANDARDS & LOCAL AUTHORITY DEPLANS AND REGULATIONS.
ANY DISCREPANCIES, ERRORS OR OMISSIONS SHALL BE REFERRED TO THE ARCHITECTS.
DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION.

PROJECT NAME	PROJECT ADDRESS
BGAS 175-179 Campbell Street Multi-Residential Development	175-179 Campbell Street Hobart Tasmania 7000

PROJECT STAGE	ARCHITECT
CONCEPT DESIGN	PETER WALKER, CC2143E
DRAWING TITLE	DRAWN BY
JUNE 22ND - 9AM	AF, TB

CHECKED BY	DATE
PW, KW	13/11/22
DRAWING NO	REVISION
J20823-A-603	DA05

ORIGINAL SIZE
A1



June 22nd @12pm
Scale 1:250

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REV	DATE	PURPOSE
001	23/11/21	ISSUE FOR DA

CORALUS STUDIO PTY LTD
175-179 CAMPBELL STREET
HOBART TAS 7000
TEL: 03 6231 6881
WWW.CORALUSSTUDIO.COM.AU

HOBART
SUITE 2, LEVEL 2, 175 MACQUARIE ST.
HOBART TAS 7000
TEL: 03 6231 6881
WWW.CORALUSSTUDIO.COM.AU

MELBOURNE
LEVEL 2, 175-179 HARDWARE LN.
MELBOURNE VIC 3003
TEL: 03 6231 6881
WWW.CORALUSSTUDIO.COM.AU

ADLAIDE
40A O'CONNELL ST.
ADLAIDE SA 5006
TEL: 03 6231 6881
WWW.CORALUSSTUDIO.COM.AU

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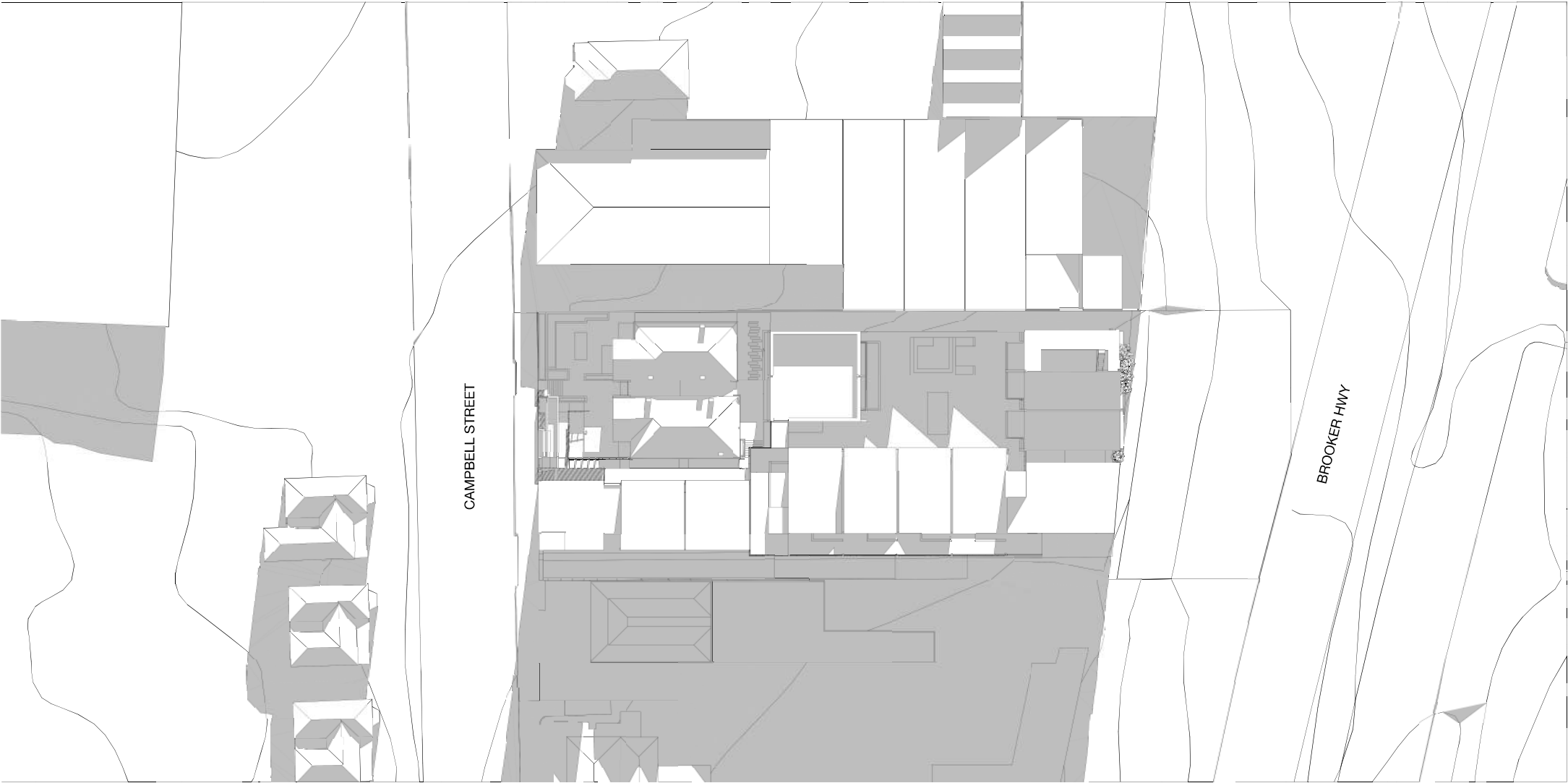
PROJECT NAME
BGAS 175-179 Campbell Street
Multi-Residential Development

PROJECT ADDRESS
175-179 Campbell Street
Hobart
Tasmania 7000

PROJECT STAGE
CONCEPT DESIGN
DRAWING TITLE
JUNE 22ND - 12PM

ARCHITECT
PETER WALKER, CC2143E
DRAWN BY
AF, TB
CHECKED BY
PW, KW

DATE
13/1/22
ORIGINAL SIZE
A1
DRAWING NO
J20823-A-E04
REVISION
DA05



June 22nd @3pm
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REV	DATE	PURPOSE
001	23/11/21	ISSUE FOR DA

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HOBART
SUITE 2, LEVEL 2, 141 MACQUARIE ST.
HOBART TAS 7000
+613 6231 6881

MELBOURNE
SUITE 2, 176/78 HARBORVIEW LN.
MELBOURNE VIC 3000
+613 9521 6876

LAUNCESTON
GROUND FLOOR SUITE 2/35
GEORGE ST.
LAUNCESTON TAS 7250
+613 6333 0850

ADLAIDE
404 O'CONNELL ST.
ADLAIDE SA 5006
+613 7071 5000

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WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE
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PROJECT NAME
BGAS 175-179 Campbell Street
Multi-Residential Development

PROJECT ADDRESS
175-179 Campbell Street
Hobart
Tasmania 7000

PROJECT STAGE
CONCEPT DESIGN
DRAWING TITLE
JUNE 22ND - 3PM

ARCHITECT
PETER WALKER, CC2143E
DRAWN BY
AF, TB
CHECKED BY
PW, KW

DATE
13/1/22
ORIGINAL SIZE
A1
DRAWING NO
J20823-A-605
REVISION
DA05



Dec' 22nd @9am
Scale 1:250

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MUL
US
EST
2015

REV	DATE	PURPOSE
001	23/11/21	ISSUE FOR DA

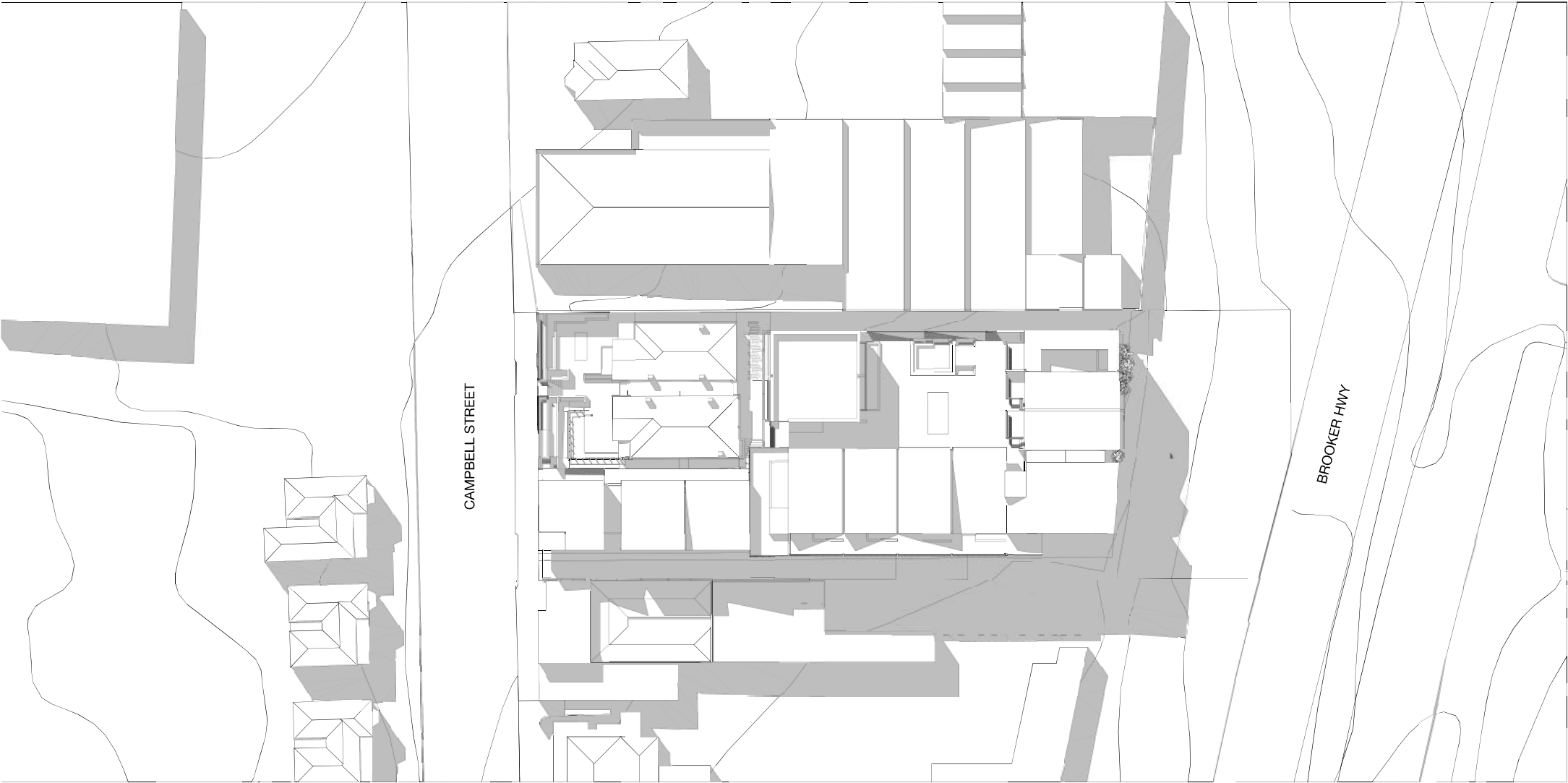
CORALUS STUDIO PTY LTD 175-179 CAMPBELL STREET HOBART TAS 7000 TEL: 03 6231 6881 WWW.CORALUSSTUDIO.COM.AU	HOBART SUITE 2, LEVEL 2, 175 MACQUARIE ST. HOBART TAS 7000 TEL: 03 6231 6881 WWW.CORALUSSTUDIO.COM.AU	MELBOURNE SUITE 2, LEVEL 2, 175 MACQUARIE ST. MELBOURNE VIC 3000 TEL: 03 6231 6881 WWW.CORALUSSTUDIO.COM.AU
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LAUNCESTON GROUND FLOOR SUITE 2/25 GEORGE ST. LAUNCESTON TAS 7250 TEL: 03 6331 6881	ADLAIDE 404 O'CONNELL ST. ADLAIDE SA 5006 TEL: 03 6331 6881	MELBOURNE SUITE 2, LEVEL 2, 175 MACQUARIE ST. MELBOURNE VIC 3000 TEL: 03 6231 6881 WWW.CORALUSSTUDIO.COM.AU
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PROJECT STAGE CONCEPT DESIGN	ARCHITECT PETER WALKER, CC2143E	DATE 13/11/22	ORIGINAL SIZE A1
DRAWING TITLE DEC 22ND - 9AM	DRAWN BY AF, TB	CHECKED BY PW, KW	REVISION J20823-A-606 DA05

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Dec' 22nd @3pm
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REV	DATE	PURPOSE
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175-179 CAMPBELL STREET
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PH: 081 623 6800
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SUITE 2, LEVEL 2, 141 MACQUARIE ST.
HOBART TAS 7000
PH: 081 623 6800
LAUNCESTON
GROUND FLOOR SUITE 2/25
GEORGE ST.
LAUNCESTON TAS 7250
PH: 081 623 6800

MELBOURNE
LEVEL 3, 70/76 HARDWARE LN.
MELBOURNE VIC 3003
PH: 031 623 6800
ADELAIDE
404 O'CONNELL ST.
ADELAIDE SA 5006
PH: 081 623 6800

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PROJECT NAME	PROJECT ADDRESS
BGAS 175-179 Campbell Street Multi-Residential Development	175-179 Campbell Street Hobart Tasmania 7000

PROJECT STAGE	ARCHITECT
CONCEPT DESIGN	PETER WALKER, CC2143E
DRAWING TITLE	DRAWN BY
DEC 22ND - 3PM	AF, TB

CHECKED BY	REVISION
PW, KW	DA05

DATE	ORIGINAL SIZE
13/11/22	A1