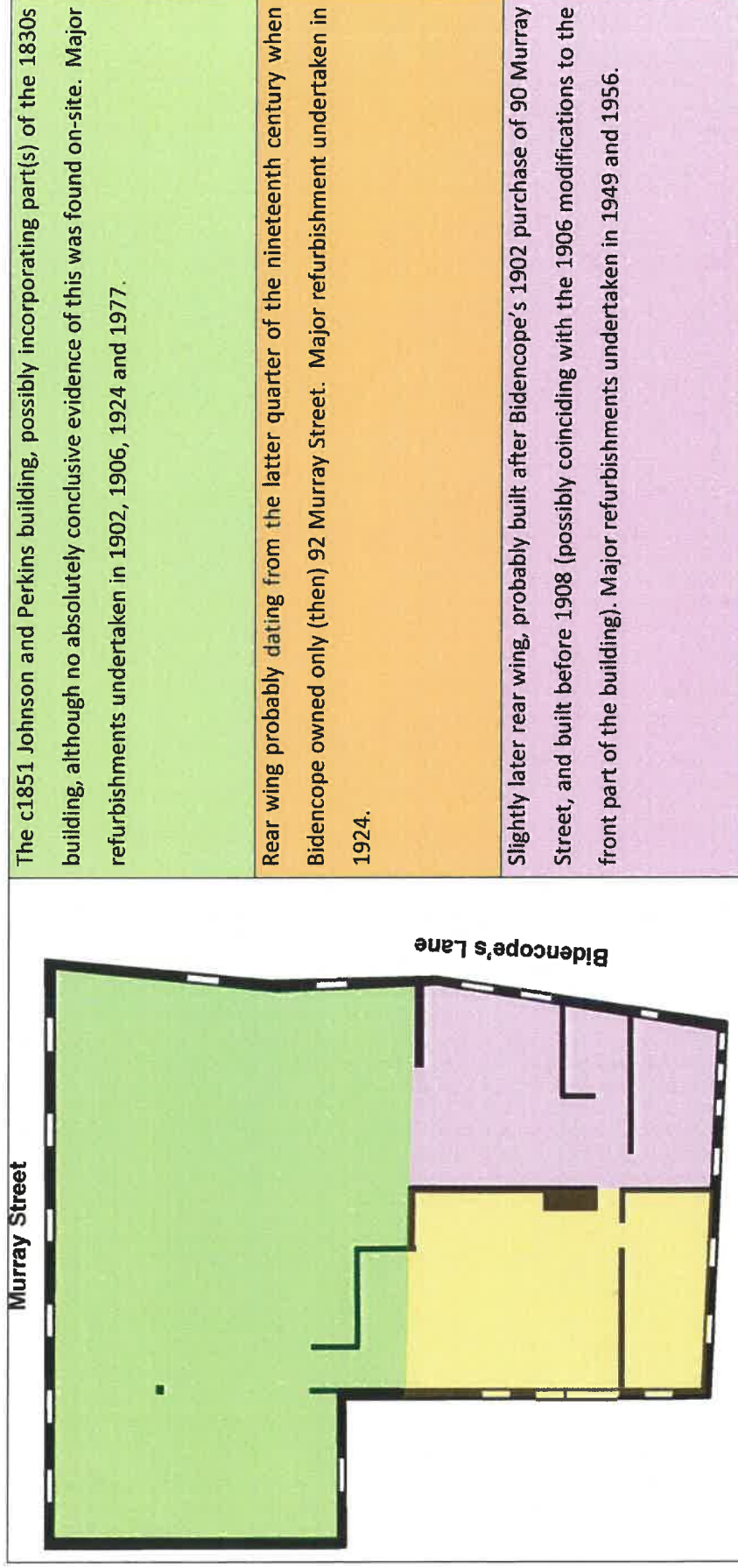



5. Description of the building

5.1. General evolution of the building

As described above, the Bidencope's building has evolved in several distinct phases, which are summarised on the diagram below:



From: Samuel Haberle sam@sgroup.com.au 
Subject:
Date: 29 November 2021 at 3:50 pm
To:



From: "Foale, Michelle" <foalem@hobartcity.com.au>
Date: 11 October 2018 at 12:09:43 pm AEDT
To: Charles Black <charlesblack1@bigpond.com>
Cc: "Booth, Nicholas" <boothn@hobartcity.com.au>, "Dobie, Russell (Heritage)" <Russell.Dobie@heritage.tas.gov.au>
Subject: RE: PLN-16-974 90-92 Murray Street Hobart - substantial commencement question response

Hello Charles,

I can confirm from the information you have provided (as below), more recent internal legal advice, and our understanding that S Group occupy this site, the planning permit PLN-16-974 has substantially commenced with the development and use of offices on the first floor. There is no need for you to apply for an extension of time.

What we and Heritage Tasmania are keen to quantify is what works have been undertaken to date in accordance with the planning permit conditions and approved plans. This is why we seek a site visit at your tenant's convenience. Could you please ask them to contact me directly to organise this. 6238 2178 or via this email address.

Apologies for tardy response.

Kind Regards,

Michelle.

Michelle Foale

Development Appraisal Planner | City Planning



City of **HOBART**

16 Elizabeth Street, Hobart Tasmania 7000 Australia | hobartcity.com.au

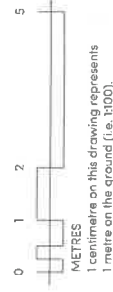
Telephone (03) 6238 2178

DEMOLITION NOTES

- CONFIRM ALL DIMENSIONS AND DETAIL ON SITE PRIOR TO COMMENCEMENT
- ENSURE WALLS ARE NON LOAD BEARING PRIOR TO DEMOLITION AND SEEK ENGINEER'S DIRECTION AS REQUIRED
- ALLOW FOR 2 SITE INSPECTIONS BY A SUITABLY QUALIFIED STRUCTURAL ENGINEER AT TIME OF DEMOLITION FOR INSPECTION
- MAKE GOOD ALL WORKS AFFECTED BY DEMOLITION, INCLUDING ANY REMOVED CLADDINGS, PATCH AND TIE IN WITH EXISTING.
- SUITABLY (WHERE POSSIBLE) RELOCATE OR OTHERWISE DECOMMISSION EXISTING PIPING AND ELECTRICAL SERVICES ASSOCIATED WITH DEMOLITION
- GENERAL DEMOLITION: TO AS 2801
- TEMPORARY SUPPORT**
GENERAL: IF TEMPORARY SUPPORT IS REQUIRED, CERTIFICATION FOR ITS DESIGN AND INSTALLATION IS REQUIRED FROM A PROFESSIONAL ENGINEER ENGAGED BY THE CONTRACTOR.
- EXISTING BUILDINGS**
UNTIL PERMANENT SUPPORT IS PROVIDED, PROVIDE TEMPORARY SUPPORT FOR SECTIONS OF EXISTING BUILDINGS WHICH ARE TO BE ALTERED AND WHICH NORMALLY RELY FOR SUPPORT ON WORK TO BE DEMOLISHED.
- MECHANICAL**
EXISTING DUCTED SYSTEM TO REMAIN AND EXISTING/PROPOSED OPERABLE WDWMS/DOORS USED AS SUFFICIENT VENTILATION FOR m² AREA
- ASBESTOS REMOVAL**
METHOD: USE WET REMOVAL METHODS RECOMMENDED IN THE CODE OF PRACTICE FOR THE REMOVAL OF ASBESTOS (NDHSC:2002)

LEGEND:

to be removed - [---]



REVISION A	DATE 7/10/21	DESCRIPTION Amended to council request
ADDRESS	Second Floor, 90-92 Murray Street	
CLIENT	Silverleaf	
DWG	SCALE @ A3	1:100
	DRAWN	DE
	CHECK	JE
	PROJECT#	D07090
S. Group Level 1, 10-14 Polterton st, Lonsdaleton Level 1, 90-92 Murray st, Hildart 83 Collingwood st, Collingwood, Melbourne © Copyright 2018 T: 03 63 111 403 E: info@sgroup.com.au sgroup.com.au		
ISSUE	DA	DWG #
		A201



DEMOLITION NOTES

CONFIRM ALL DIMENSIONS AND DETAIL ON SITE PRIOR TO COMMENCEMENT

ENSURE WALLS ARE NON LOAD BEARING PRIOR TO DEMOLITION AND SEEK ENGINEER'S DIRECTION AS REQUIRED

ALLOW FOR 2 SITE INSPECTIONS BY A SUITABLY QUALIFIED STRUCTURAL ENGINEER AT TIME OF DEMOLITION FOR INSPECTION

MAKE GOOD ALL WORKS AFFECTED BY DEMOLITION INCLUDING ANY REMOVED CLADDINGS, PATCH AND TIE IN WITH EXISTING.

SUITABLY (WHERE POSSIBLE) RELOCATE OR OTHERWISE DECOMMISSION EXISTING PLUMBING AND ELECTRICAL SERVICES ASSOCIATED WITH DEMOLITION

GENERAL DEMOLITION: TO AS 2601

TEMPORARY SUPPORT
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MECHANICAL
EXISTING DUCTED SYSTEM TO REMAIN AND EXISTING/PROPOSED OPERABLE WINDOWS/DOORS USED AS SUFFICIENT VENTILATION FOR IT AREA

ASBESTOS REMOVAL
METHODS: USE WET REMOVAL METHODS RECOMMENDED IN THE CODE OF PRACTICE FOR THE REMOVAL OF ASBESTOS (NOHSC:2002)

LEGEND:
[---] to be removed - [---]



Existing shopfront to remain, unless affected by new works

Existing tenancy floor & ceiling to be made good, where possible to remain undisturbed

Existing joinery & plumbing to be demolished, terminate & cap existing services for reuse

Existing stairs, and associated walls to be demolished

Denotes area of existing first floor to be removed to allow for proposed lift shaft

Typically all internal walls, doors & fixtures shown dotted to be removed, terminate all redundant services and make good for new works

Typically existing window frames to remain - make good for all mechanisms, existing glazing to be removed & replaced

Exterior dwarf walls to be demolished, terminate redundant fabric

Stairs shown dotted to remain, in situ, new works to encapsulate & preserve existing stairs, to be stored securely to heritage council approved standards, under new structure. Full photographic survey to be completed to heritage council approval prior to demolition

Existing flooring to remain & be encapsulated under new flooring

Existing raised section of flooring to be retained & encapsulated under new flooring

Remove existing timber framed walls

Existing sashes to be renewed & stored on site, location to be confirmed

Existing first floor chimney to be retained & wall surface made good in accordance with heritage council requirements



0 1 2 5
METRES
1 centimetre on this drawing represents 1 metre on the ground (i.e. 1:100).

REVISION A	DATE 7/10/21	DESCRIPTION	Amended to council request
ADDRESS		Second Floor, 90-92 Murray Street	
CLIENT	Silverleaf		
DWG	Demolition First Floor Plan		
SCALE @ A3	1:100	DRAWN	DB
ISSUE	DA	DWG #	A202
PROJECT #		007090	
S. Group Level 1, 10-14 Paterson St, Launceston Level 1, 90-92 Murray St, Hobart 83 Langridge St, Collingwood, Melbourne			
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However Approved
+ Substantial
Commenced
UNDER
FLW-16-974

DEMOLITION NOTES

CONFIRM ALL DIMENSIONS AND DETAIL ON SITE PRIOR TO COMMENCEMENT

ENSURE WALLS ARE NON LOAD BEARING PRIOR TO DEMOLITION AND SEEK ENGINEER'S DIRECTION AS REQUIRED

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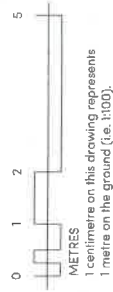
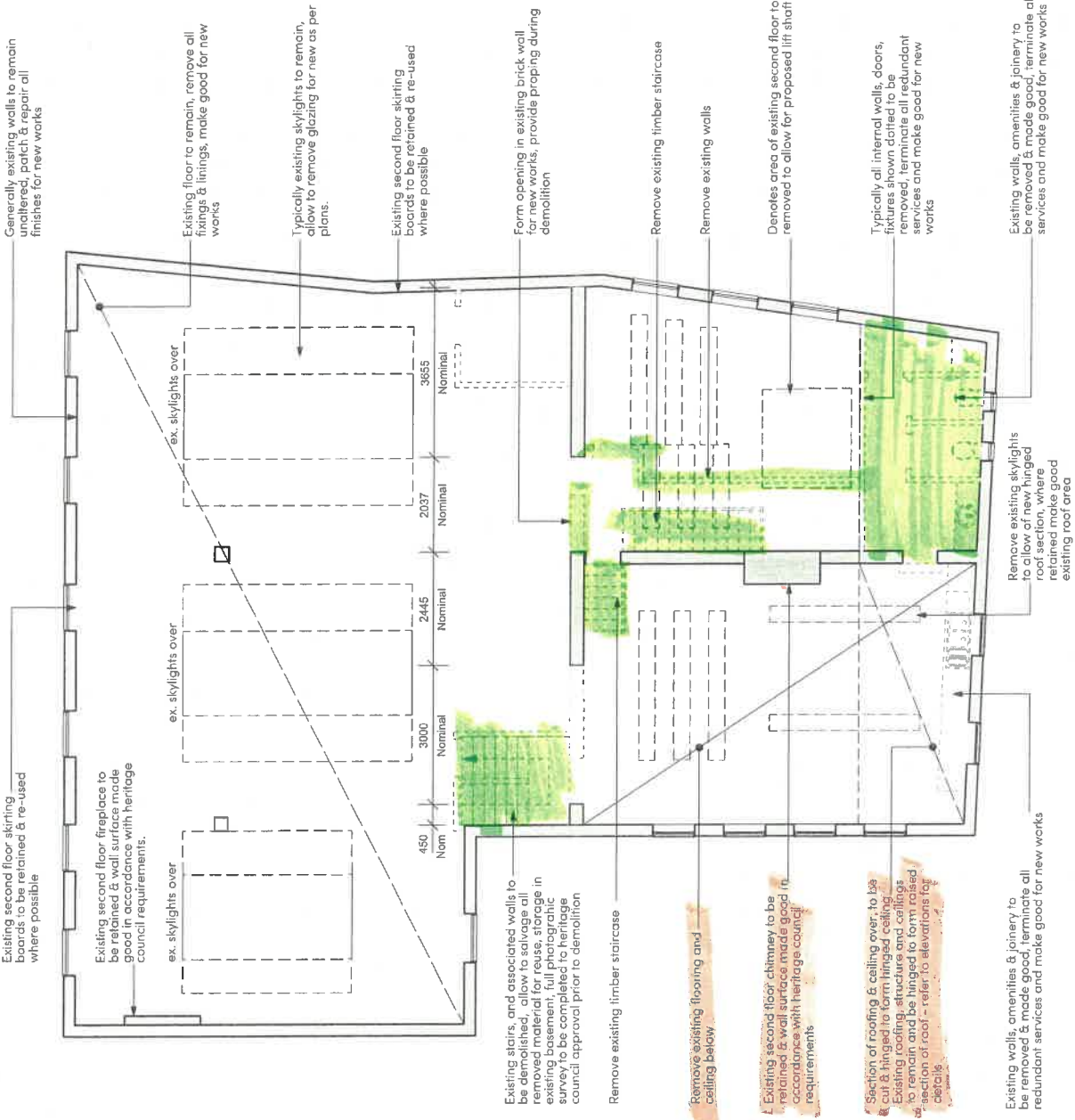
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ASBESTOS REMOVAL
METHOD: USE WET REMOVAL METHODS RECOMMENDED IN THE CODE OF PRACTICE FOR THE REMOVAL OF ASBESTOS (NOHSC:2002)

LEGEND:

to be removed - [---]



REVISION A	DATE 7/10/21	DESCRIPTION	Amended to council request
ADDRESS		Second Floor, 90-92 Murray Street	
CLIENT		Silverleaf	
DWG	SCALE @A3	DB	A203
PROJECT		DB	PROJECT# J007090
S. Group		DRN	JE
© Copyright 2018		CHK	DB
Level 1, 10-14 Paterson St, Launceston, Level 1, 95-92 Murray St, Hobart 1, 83 Longridge St, Collingwood, Melbourne		E: info@sggroup.com.au sggroup.com.au	