

PLANNING APPLICATION

Status:

Reference

PLN-HOB-2025-0660

Address

UNIT 13 13-17 CASTRAY ESP BATTERY POINT TAS
7004

Titles

122840/13

Before you start

Before you start your application, you will need to know if you require planning approval or not.

If you are unsure if you require a permit, use the [PlanBuild Tasmania Enquiry Service](#) to lodge a request for advice from the relevant Council.

Once your application has been submitted the Council will review your application. If payment has not been made, you will be sent a request for the payment of application fees via PlanBuild Tasmania.

Once the fees have been paid and the Council is satisfied with the information provided, the application will be assessed and you will be notified of the outcome.

If further action is required to assess your application you will receive an email notification containing a task to complete.

Pre-Application Advice

Have you spoken with anyone at Council about this application?

Yes - enter details below

No - continue to the next section

If yes, provide the name of the person you contacted

Tristan Widdowson.

Applicant

Name	Email	Phone	Address	Involvement
Personal Information Removed				

Owners

Name	Email Address	Address
Personal Information Removed		

Certificate(s) of Title

Selected Titles

122840/13

Total Area: 1011m²

Owner Notification

Are you the sole owner of the land?

Yes - continue to the next section

No - answer question below

If no, have you notified all owners, joint or part owners of your intention to submit this application?

- Yes - enter owner details below
- No - you must notify all owners before proceeding with this application

List all owners, joint or part owners as recorded on the Title documents notified:

Enter the date that the last owner, joint or part owner was notified

Declaration

- I declare that all land owners, joint or part owners have been notified of this planning application.

Crown Land Consent

Is Crown Land involved in the proposed use or development?

- Yes - complete question below
- No - continue to the next section - see further information below
- Unsure

If yes, has written Crown Land consent been obtained?

- Yes - upload written consent
- No - application will not be progressed until consent has been provided

General Manager Consent

Is Council-owned or administered land involved in the proposed use or development?

- Yes - complete question below
- No - continue to the next section
- Unsure

If yes, has written consent been obtained from the Council General Manager?

- Yes - upload written consent
- No - application will not be progressed until consent has been provided

Proposed Use or Development

What is the reason for your planning application?

- I want to change how the property is used
- I want to use the property for visitor accommodation
- I want to subdivide
- I want to undertake a new development or alteration
- I want to do a minor boundary adjustment
- I want to put up a sign(s)
- I want to demolish
- I want to do works only
- Other

If your application is to subdivide, please enter the number of proposed lots.

0

If your application is for signage, please enter the number of signs.

0

Is the property a Tasmanian Heritage Listed Property?

- Yes
- No

Is the application for an EPA Activity under the Environmental Management and Pollution Control Act 1994?

- Yes
- No
- Unsure

Is the proposed use or development permitted or discretionary?

- Permitted
- Discretionary

Unsure if permitted or discretionary

Provide a full description of the proposed use or development

Alterations to existing building to create 8 apartments. The proposal seeks to convert existing studio dwellings into high-quality residential apartments. The development will create 8 apartments: 6 one-bedroom and 2 two-bedroom units across two levels. Internal partitions will be removed, and the building footprint will be extended to the north for balconies and increased floor area. Application is also for a change of use. Alteration to existing access.

Will the proposed use or development involve a road reserve?

Yes - complete the section below

No - continue to the next section

Unsure

If yes, enter the address(es) or locations below:

If yes, how will the road reserve be affected?

Value of Works

What is the estimated value of the works?

985000

Supporting Documents

Version	Document Date	Document Type	Description	Prepared By
1	17 Dec 2025	Property Title Document	PLN-HOB-2025-0645_Property Title Document_FolioPlan-122840-0.pdf	Ms charlotte peterswald
1	17 Dec 2025	Property Title Document	PLN-HOB-2025-0645_Property Title Document_FolioPlan-122840-13 (1).pdf	Ms charlotte peterswald
1	17 Dec 2025	Property Title Document	PLN-HOB-2025-0645_Property Title Document_FolioText-122840-0.pdf	Ms charlotte peterswald
1	17 Dec 2025	Property Title Document	PLN-HOB-2025-0645_Property Title Document_FolioText-122840-13 (1).pdf	Ms charlotte peterswald
1	17 Dec 2025	Property Title Document	PLN-HOB-2025-0645_Property Title Document_FolioTextCommonLot-122840-13 (1).pdf	Ms charlotte peterswald
1	17 Dec 2025	Architectural Plans	Drawings, elevations, existing and street views	Room 11 Architects
1	17 Dec 2025	Cover Letter	Guidlines and Project description	Room 11 architects
1	17 Dec 2025	Planning Scheme Response	Planning Assessment	Ms charlotte peterswald

Next steps

When you have completed all the necessary fields and attached all required documents to support your application, click on the green 'Save & Submit' button at the top right of this form.

Once submitted, the Council will review your application. A request for the payment of application fees will be sent to you via PlanBuild Tasmania.

Once the fees have been paid and the Council is satisfied with the information provided, the application will be assessed and you will be notified of the outcome.

If further action is required to assess your application you will receive an email notification from PlanBuild which will tell you what you need to provide to continue the application.

Form published: 14/05/2025 15:58

SEARCH OF TORRENS TITLE

VOLUME 122840	FOLIO 13
EDITION 8	DATE OF ISSUE 23-July-2024

SEARCH DATE : 12-Jan-2026

SEARCH TIME : 12.26 pm

DESCRIPTION OF LAND

City of HOBART

Lot 13 on Strata Plan 122840 and a general unit entitlement operating for all purposes of the Strata Scheme being a 24 undivided 1/100 interest

Derived from Strata Plan 122840

Derivation : Whole of Lot 1 on Plan 113565 Gtd. to The Crown, Lot 30973 Gtd. to The Marine Board of Hobart.

SCHEDULE 1

N202766 TRANSFER to CASTRAY ESPLANADE PTY LTD Registered 23-July-2024 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
The registered proprietor holds the lot and unit entitlement subject to any interest noted on common property
Folio of the Register volume 122840 folio 0

SP149543 EASEMENTS in Schedule of Easements

B845130 FENCING PROVISION in Transfer

E387724 MORTGAGE to Australia and New Zealand Banking Group Limited Registered 23-July-2024 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 122840	FOLIO 0
EDITION 4	DATE OF ISSUE 30-July-2007

SEARCH DATE : 12-Jan-2026

SEARCH TIME : 12.26 pm

DESCRIPTION OF LAND

City of HOBART

The Common Property for Strata Scheme [122840](#)

Derivation : Whole of Lot 1 on Plan [113565](#) Gtd. to The Crown,
Lot 30973 Gtd. to The Marine Board of Hobart.

Prior CT [117791/1](#)

SCHEDULE 1

STRATA CORPORATION NO. [122840](#), 13-17 CASTRAY ESPLANADE, HOBART

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP149543](#) EASEMENTS in Schedule of Easements

[B845130](#) FENCING PROVISION in Transfer

[C79834](#) Application to Amend Stratum Plan registered
7-Jan-1998 at noon

[C793262](#) APPLICATION by body corporate to amend strata plan
[122840](#) by amending Lots 15, 155 & 158 and decreasing
common property Registered 30-July-2007 at noon

[C845142](#) APPLICATION by body corporate to amend strata plan
[122840](#) by amending general unit entitlements & adding
special unit entitlements Registered 29-Aug-2008 at
noon

[D71429](#) APPLICATION for registration of change of by-laws
Registered 31-Oct-2012 at noon

[M455591](#) APPLICATION by lot owners to amend Strata Plan by
amending Lots 17 and 115 Registered 19-Aug-2014 at
noon

[E27675](#) APPLICATION by owners to amend strata plan [122840](#) by
amending Lots 115 & 155, creating Lot 156 and
adjusting unit entitlements Registered 23-May-2019
at noon

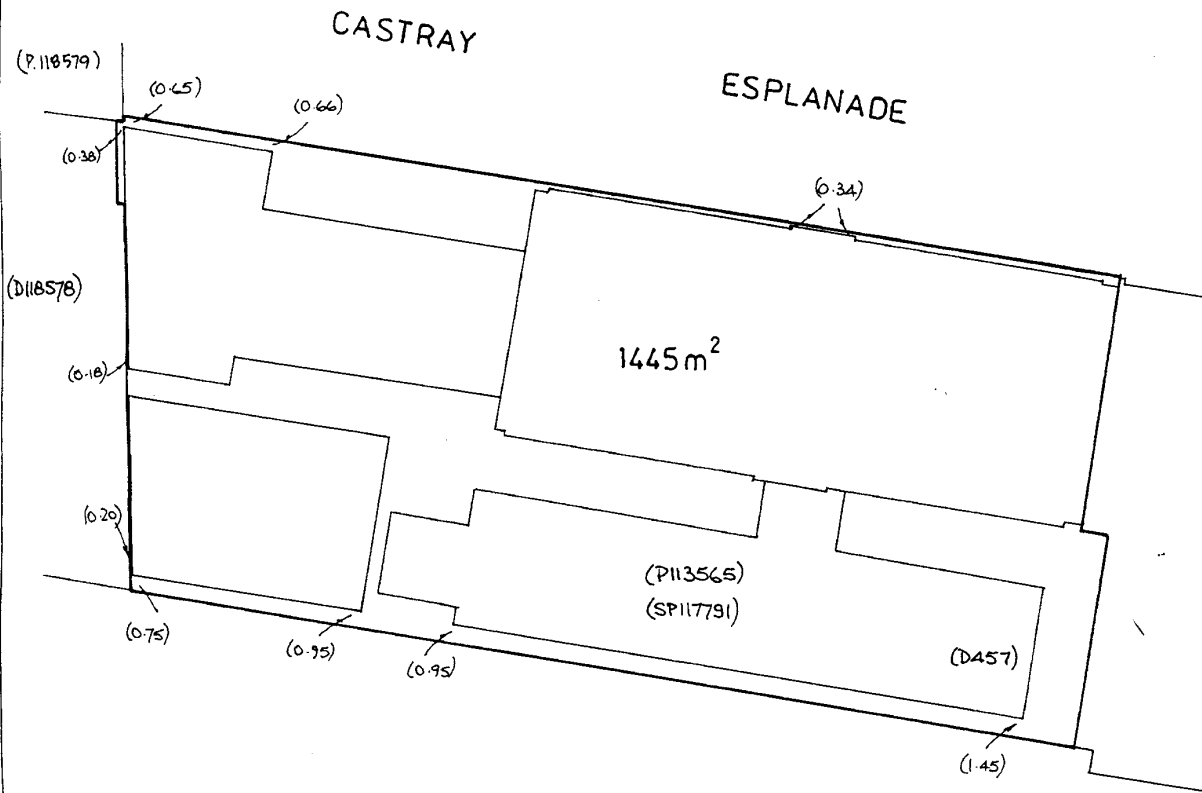
[E329034](#) ORDER by the Recorder of Titles under Part 9 of the
Strata Titles Act 1998 Registered 08-Nov-2024 at
noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

CITY/TOWN HOBART SUBURB/LOCALITY HOBART FOLIO REFERENCE C.T. 149543/2 SITE COMPRISES THE WHOLE OF LOT 2 ON PLAN No. SP149543		STRATA PLAN NEW SHEET 1 OF 6 ⁸ SHEETS		Registered Number 122840
NAME OF STRATA SCHEME 13-17 CASTRAY ESPLANADE, HOBART		STRATA TITLES ACT 1998 REGISTERED 12-NOV-1997 <i>Michael Davis</i> Recorder of Titles		
MAPSHEET MUNICIPAL CODE No. 114	LAST UPI No. 2123657 51244	SCALE 1: 250	LENGTHS IN METRES	

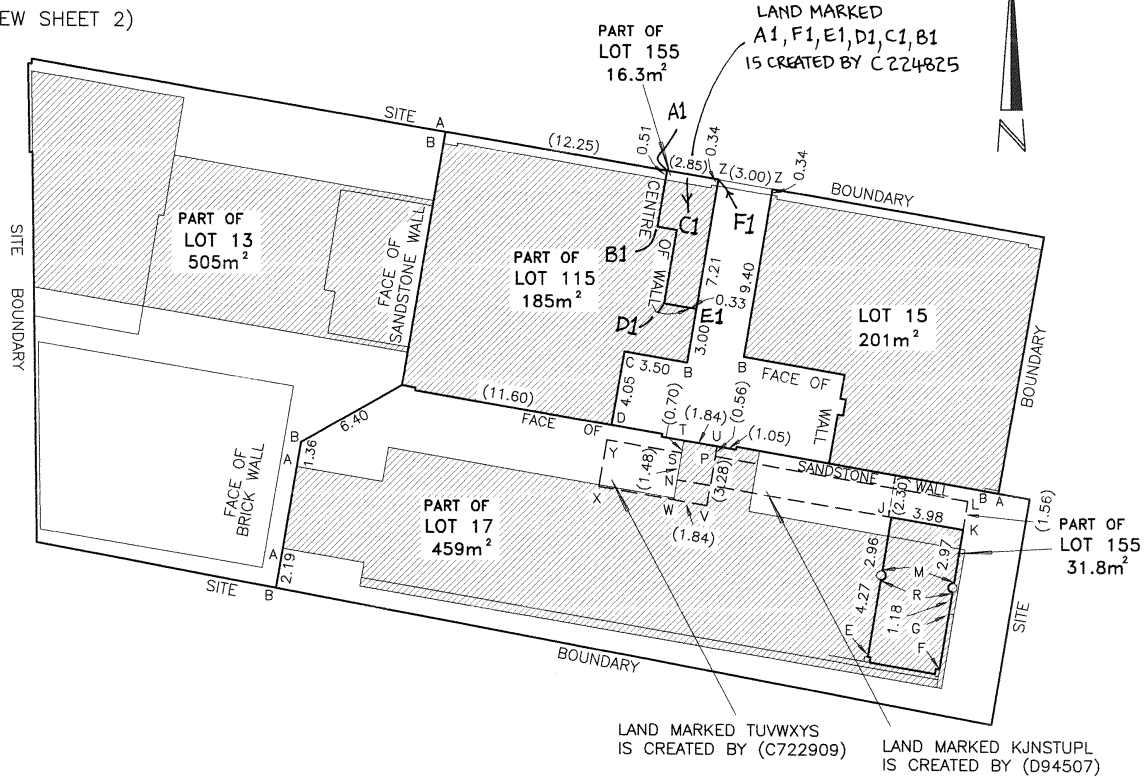
SITE PLAN



NOTES: (i) ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1. (ii) BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1.	<i>Page Seager</i> Council CHIEF Delegate EXECUTIVE Date 21.5.07	<i>Ray Bowick</i> Registered Land Surveyor Date 21/12/06
	STAGED/COMMUNITY DEVELOPMENT. SCHEME No. (IF APPLICABLE)	
LODGED BY : PAGE SEAGER		

<p>STRATA PLAN</p> <p>NEW SHEET 2 OF 8 SHEETS PURSUANT TO (E27675)</p>	<p>STRATA TITLES ACT 1998</p> <p><i>[Signature]</i> 10-4-2019 Council Delegate Date</p>	<p>Registered Number</p> <p>122840</p>
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SCALE: 1:250
GROUND FLOOR
(NEW SHEET 2)



THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY -

- THE SITE BOUNDARY
- THE FACE OF SANDSTONE WALL
- THE CENTRE OF WALL
- THE FACE OF BRICK WALL
- THE FACE OF WALL
- THE INSIDE FACE OF CONCRETE COLUMNS AND BRICK WORK LABELLED EFG
- THE OUTSIDE FACE OF COLUMN LABELLED MR
- MEASUREMENT WHERE THE BOUNDARY IS OPEN

THE MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY

- THE LINE ZB IS PERPENDICULAR TO THE SITE BOUNDARY
- THE LINE CB IS PERPENDICULAR TO THE LINE ZB
- THE LINE CD IS PERPENDICULAR TO THE LINE CB

- K, M AND R ON THE PROLONGATION OF THE LINE OF THE INSIDE FACE OF BRICK WORK LABELLED FG
- R AND E ARE ON THE PROLONGATION OF THE LINE LABELLED JM
- THE LINE KJ IS PERPENDICULAR TO THE LINE FK
- THE DISTANCE BETWEEN THE CORNERS LABELLED E AND F IS 4.02 METRES
- SWXY IS THE FACE OF METAL STAIRWAY
- ST & UWW ARE OPEN
- THE LINES UV & TS ARE PARALLEL TO THE LINE ZB
- THE LINE AB IS THE PROLONGATION OF THE FACE OF WALL

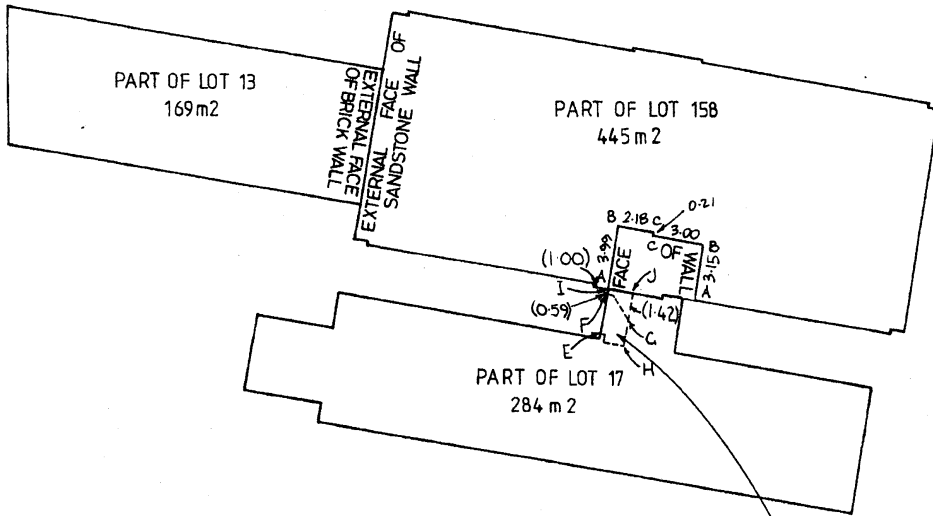
THE VERTICAL LOT BOUNDARIES EXTEND FROM 2.00 METRES BELOW GROUND TO 25.00 METRES ABOVE GROUND LEVEL WITH THE EXCEPTION OF THE HATCHED PORTIONS WHICH EXTENDS FROM 2.00 METRES BELOW GROUND LEVEL TO THE CENTRE OF THE CEILING ABOVE.

[Signature] 22/12/15
Registered Land Surveyor Date

(15.2)

STRATA PLAN NEW SHEET 4 OF 8 SHEETS	STRATA TITLES ACT 1998	Registered Number
	<i>[Signature]</i> Council Delegate Date 21.5.07	122840

SECOND FLOOR
Scale 1:250
CHIEF EXECUTIVE



EHG IS FACE OF BUILDING
EFIJ IS LOT BOUNDARY
GJ IS A PROLONGATION OF HG

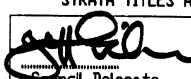
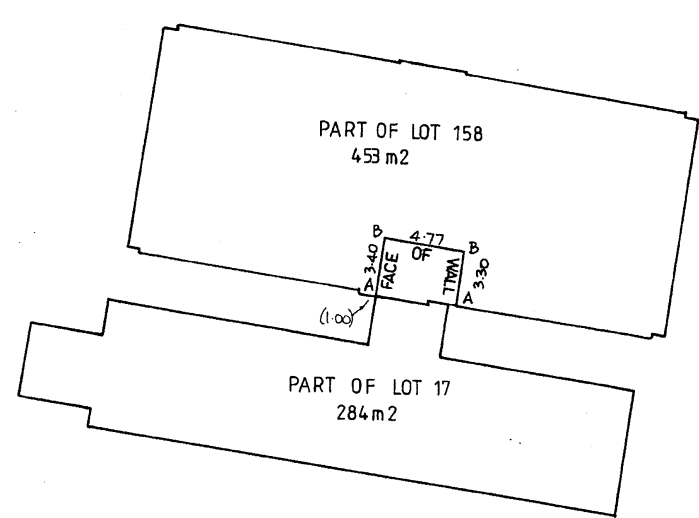
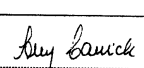
AB is perpendicular to the face of wall
BC is perpendicular to AB
CC is perpendicular to BC

The horizontal lot boundaries are shown by heavy unbroken lines defined by:

external face of wall (unless otherwise denoted)

The vertical boundaries of the lot extend from the centre of the floor below to the centre of the ceiling above

<i>[Signature]</i> Registered Land Surveyor	21/12/06 Date
--	------------------

<p style="text-align: center; font-size: 1.2em; margin: 0;">STRATA PLAN</p> <p style="margin: 0;">NEW SHEET 5 OF 8 SHEETS 8</p>	<p style="font-size: 0.8em; margin: 0;">STRATA TITLES ACT 1998</p> <div style="border: 1px solid black; padding: 2px; margin: 5px 0;">  </div> <p style="font-size: 0.8em; margin: 0;">Council Delegate Date</p> <p style="font-size: 0.8em; margin: 0;">21.5.07 CHIEF EXECUTIVE</p>	<p style="font-size: 0.8em; margin: 0;">Registered Number</p> <p style="font-size: 1.5em; margin: 0;">122840</p>
<p>THIRD FLOOR Scale 1:250</p> <div style="text-align: center; margin: 20px 0;">  </div> <p style="margin-top: 20px;">AB is perpendicular to the face of wall BB is perpendicular to AB</p> <p style="margin-top: 20px;">The horizontal lot boundaries are shown by heavy unbroken lines defined by: external face of wall (unless otherwise denoted)</p> <p style="margin-top: 20px;">The vertical boundaries of the lot extend from the centre of the floor below to 10.00 metres above</p> <div style="text-align: right; margin-top: 20px;"> <div style="border: 1px solid black; padding: 5px; display: inline-block;">  </div> <div style="margin-left: 20px;"> <p style="font-size: 0.8em; margin: 0;">21/12/06</p> <p style="font-size: 0.8em; margin: 0;">Date</p> </div> </div>		

6th January 2026

Dear Sir/Madam,

We declare that we have notified Strata Corporation 122840 as owner of the common property, of the intention to develop 13-17 Castray and of the plans we have submitted to council for the current D.A.

Your sincerely

A handwritten signature in black ink, appearing to read 'Charlotte Peterswald', written in a cursive style.

Charlotte Peterswald



Room11 Architects

Studio HOBART

Level 2, Suite 3/13-17 Castray Esplanade,
Battery Point, TAS 7004
Telephone 03-6224-8642

Email info@room11.com.au

Website www.room11.com.au

Date
19/03/2026

13 - 17 CASTRAY ESPLANADE BATTERY POINT TAS

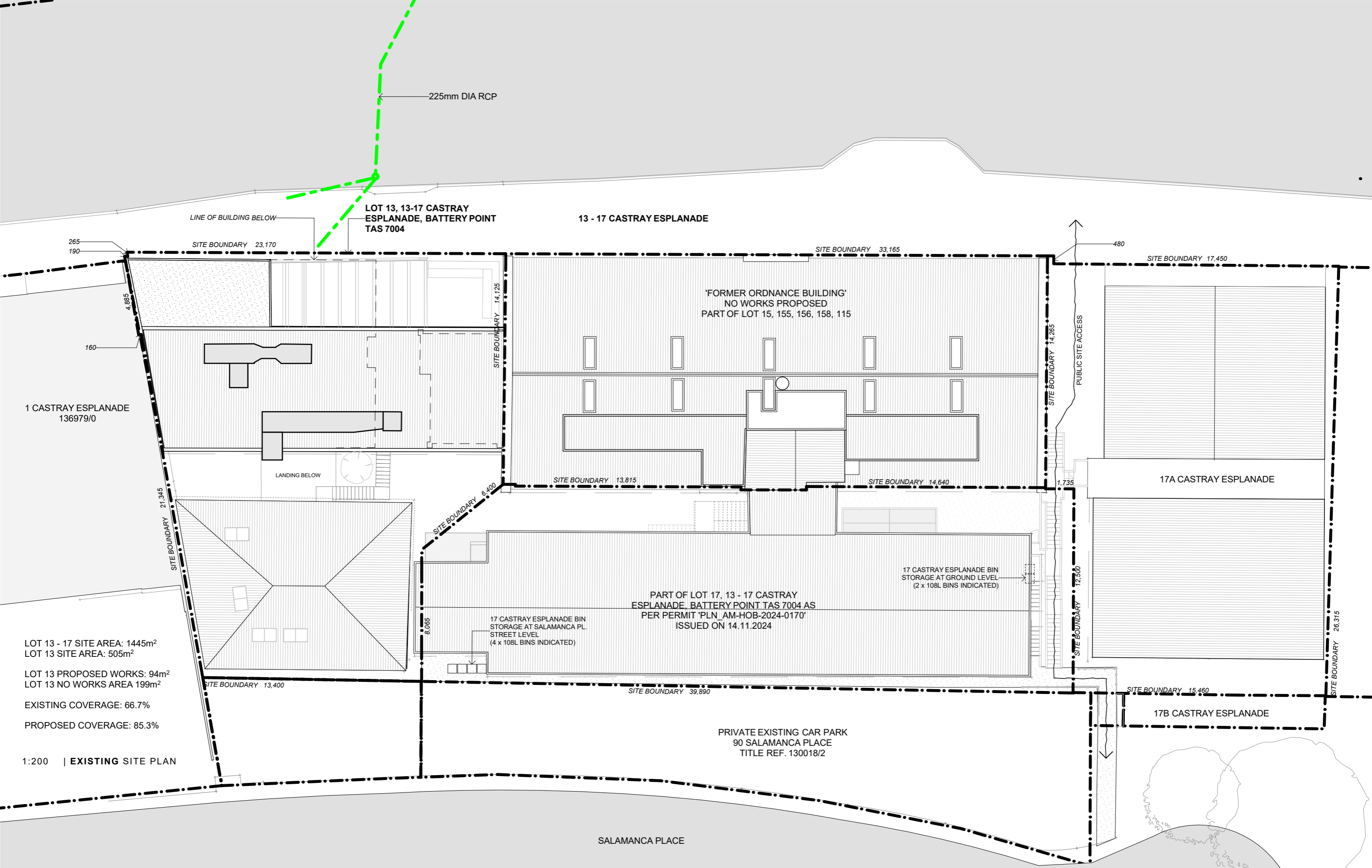
PROJECT

HARRIETTS LANDING APARTMENTS

DEVELOPMENT APPLICATION

Layout ID	Drawing Name	Issue	Issue Date
A0.01	1:200 EXISTING SITE PLAN	C	10/03/2026
A0.02	1:200 EXISTING ELEVATION NORTH	A	8/12/2025
A0.03	1:200 EXISTING ELEVATION SOUTH	A	8/12/2025
A0.04	1:200 EXISTING ELEVATION SOUTH - SALAMANCA PLACE	A	8/12/2025
A0.05	1:100 EXISTING SECTION A	A	8/12/2025
A0.06	1:100 EXISTING GROUND LEVEL PLAN	B	18/02/2026
A0.07	1:100 EXISTING FIRST LEVEL PLAN	B	18/02/2026
A0.08	1:100 EXISTING SECOND LEVEL PLAN	B	18/02/2026
A0.09	1:100 EXISTING ROOF LEVEL PLAN	B	18/02/2026
A0.10	1:100 DEMOLITION GROUND LEVEL PLAN	B	18/02/2026
A0.11	1:100 DEMOLITION FIRST LEVEL PLAN	B	18/02/2026
A0.12	1:100 DEMOLITION SECOND LEVEL PLAN	B	18/02/2026
A0.13	1:100 DEMOLITION ROOF LEVEL PLAN	B	18/02/2026
A1.01	1:200 PROPOSED SITE PLAN	E	19/03/2026
A1.02	1:200 PROPOSED ELEVATION NORTH	C	10/03/2026
A1.03	1:200 PROPOSED ELEVATION SOUTH	B	18/02/2026
A1.04	1:200 PROPOSED ELEVATION SOUTH - SALAMANACA PLACE	B	18/02/2026
A2.01	1:100 GROUND LEVEL PLAN	E	19/03/2026
A2.02	1:100 FIRST LEVEL PLAN	C	10/03/2026
A2.03	1:100 SECOND LEVEL PLAN	C	10/03/2026
A2.04	1:100 PROPOSED ELEVATION NORTH 1:100	E	19/03/2026
A2.05	1:100 PROPOSED ELEVATION NORTH - OPEN SCREENS	E	19/03/2026
A2.06	1:100 PROPOSED ELEVATION SOUTH	E	19/03/2026
A2.07	1:100 PROPOSED SECTION A	B	18/02/2026

Layout ID	Drawing Name	Issue	Issue Date
A3.01	EXISTING CASTRAY ESPLANADE VIEW 01	A	8/12/2025
A3.02	PROPOSED CASTRAY ESPLANADE VIEW 01 - CLOSED SCREENS	C	10/03/2026
A3.03	PROPOSED CASTRAY ESPLANADE VIEW 01 - OPEN SCREENS	C	10/03/2026
A3.04	EXISTING CASTRAY ESPLANADE VIEW 02	A	8/12/2025
A3.05	PROPOSED CASTRAY ESPLANADE VIEW 02 - CLOSED SCREENS	C	10/03/2026
A3.06	EXISTING CASTRAY ESPLANADE VIEW 03	A	8/12/2025
A3.07	PROPOSED CASTRAY ESPLANADE VIEW 03 - OPEN SCREENS	C	10/03/2026
A3.08	PROPOSED CASTRAY ESPLANADE VIEW 04	C	10/03/2026
A3.09	PROPOSED CASTRAY ESPLANADE VIEW 05	C	10/03/2026
A3.11	ENTRANCE SEQUENCE	A	8/12/2025
A3.13	APARTMENT CONCEPT	A	8/12/2025
RFI.01	1:50 PLAN OF BOUNDARY WALL	B	18/02/2026
RFI.02	SIGN DRAWING	C	10/03/2026
RFI.03	ADDITIONAL INFORMATION OF PERFORATED SCREEN	C	10/03/2026
RFI.05	DETAILED LIGHTING PLAN	E	19/03/2026



LOT 13 - 17 SITE AREA: 1445m²
 LOT 13 SITE AREA: 505m²
 LOT 13 PROPOSED WORKS: 94m²
 LOT 13 NO WORKS AREA 199m²
 EXISTING COVERAGE: 66.7%
 PROPOSED COVERAGE: 85.3%

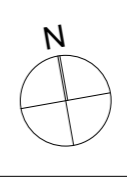
1:200 | EXISTING SITE PLAN

Room11 Architects
 Studio
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 Battery Point, TAS 7004
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 Email: info@room11.com.au Website: www.room11.com.au

Drawings to be read in conjunction with specification by Room11 and all drawings and documents by engineers and subconsultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. DO NOT SCALE FROM DRAWINGS. These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of Room 11. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR. CONTRACTOR IS TO ALLOW FOR THERMAL EXPANSION AND CONTRACTION.

Project No:
 #Pin
 Client:
 #Client Full Name
 Project Name:
 HARRIETT'S LANDING APARTMENTS
 Project Address:
 13 - 17 CASTRAY ESPLANADE BATTERY POINT TAS

Issue	Issue Name	Date
A	DEVELOPMENT APPLICATION	8/12/2025
B	DEVELOPMENT APPLICATION	18/03/2026
C	DEVELOPMENT APPLICATION	10/03/2026



Drawing Title: 1:200 EXISTING SITE PLAN		<div style="font-size: 2em; font-weight: bold; text-align: center;">A0.01</div>	<div style="font-size: 3em; font-weight: bold; text-align: center;">C</div>
Scale:	1:200		
Date:	19/03/2026		
Drawn by:	JP		
Checked by:	TB		
Status:	DA		



1:200 | EXISTING ELEVATION NORTH



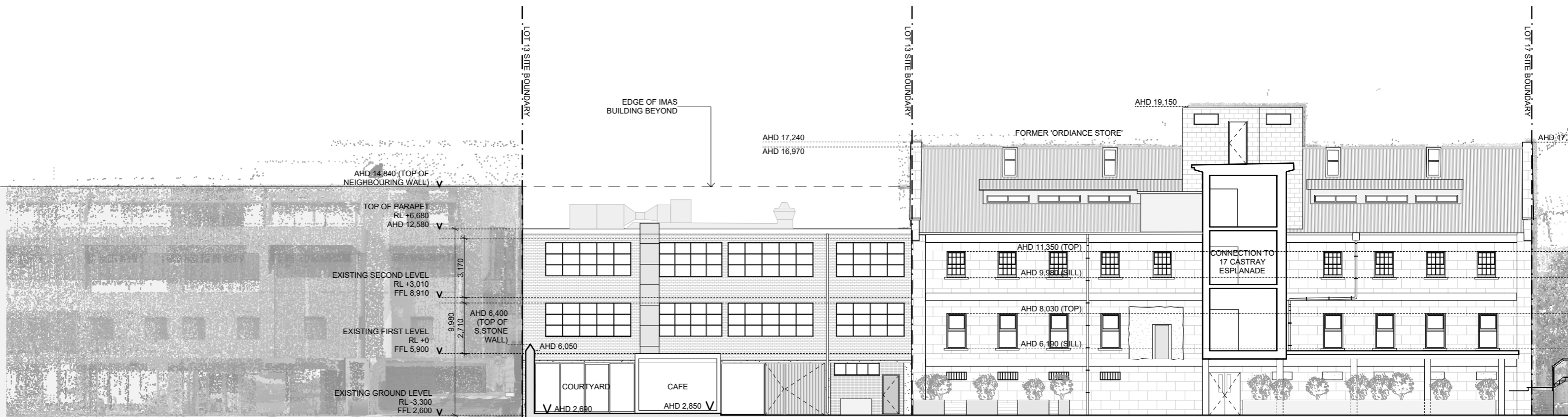
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Project No:
#Pin
Client:
 #Client Full Name
Project Name:
 HARRIETT'S LANDING APARTMENTS
Project Address:
 13 - 17 CASTRAY ESPLANADE BATTERY POINT TAS

Issue	Issue Name	Date
A	DEVELOPMENT APPLICATION	8/12/2025

Drawing Title: 1:200 EXISTING ELEVATION NORTH		ISSUE: A
Scale: 1:200, 1:0.92	Drawing No:	
Date: 19/03/2026	Drawn by: JP	A0.02
Checked by: TB	Status: DA	
Status: DA		



1:200 | EXISTING ELEVATION SOUTH



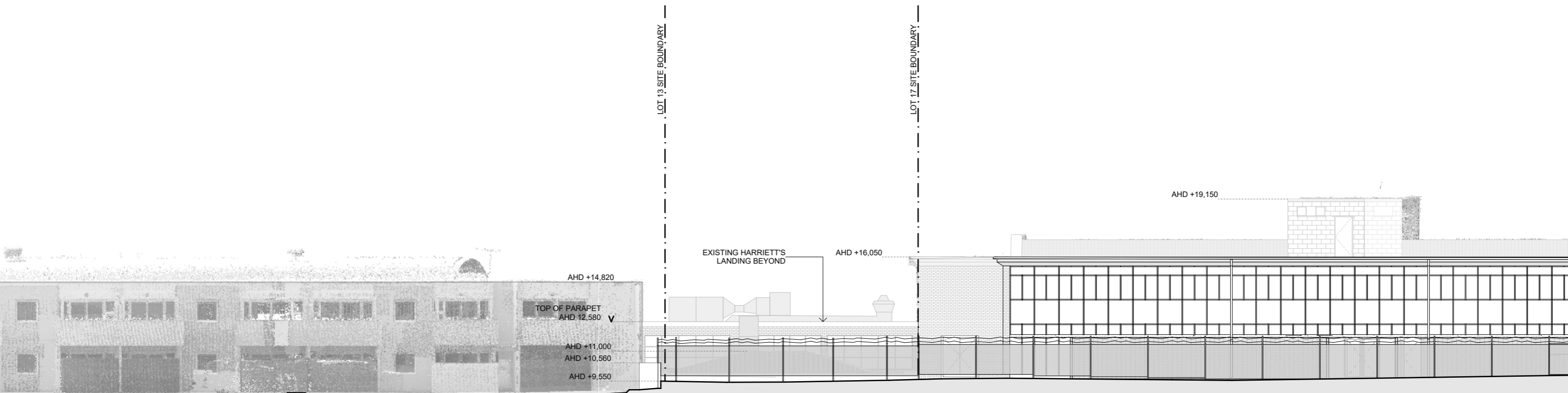
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Project No:
#Pin
Client:
 #Client Full Name
Project Name:
 HARRIETT'S LANDING APARTMENTS
Project Address:
 13 - 17 CASTRAY ESPLANADE BATTERY POINT TAS

Issue	Issue Name	Date
A	DEVELOPMENT APPLICATION	8/12/2025

Drawing Title: 1:200 EXISTING ELEVATION SOUTH		ISSUE: A
Scale: 1:200, 1:1.63	Drawing No:	
Date: 19/03/2026	Drawn by: JP	A0.03
Checked by: TB	Status: DA	
Status: DA		



1:200 | EXISTING ELEVATION SOUTH - SALAMANCA PLACE



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Project No:
#Pin
Client:
 #Client Full Name
Project Name:
 HARRIETT'S LANDING APARTMENTS
Project Address:
 13 - 17 CASTRAY ESPLANADE BATTERY POINT TAS

Issue	Issue Name	Date
A	DEVELOPMENT APPLICATION	8/12/2025

Drawing Title: 1:200 EXISTING ELEVATION SOUTH - SALAMANCA PLACE		
Scale: 1:1.96, 1:1.97, 1:2.36	Drawing No:	ISSUE:
Date: 19/03/2026	A0.04	A
Drawn by: JP		
Checked by: TB		
Status: DA		



1:100 | EXISTING SECTION A



Room11 Architects
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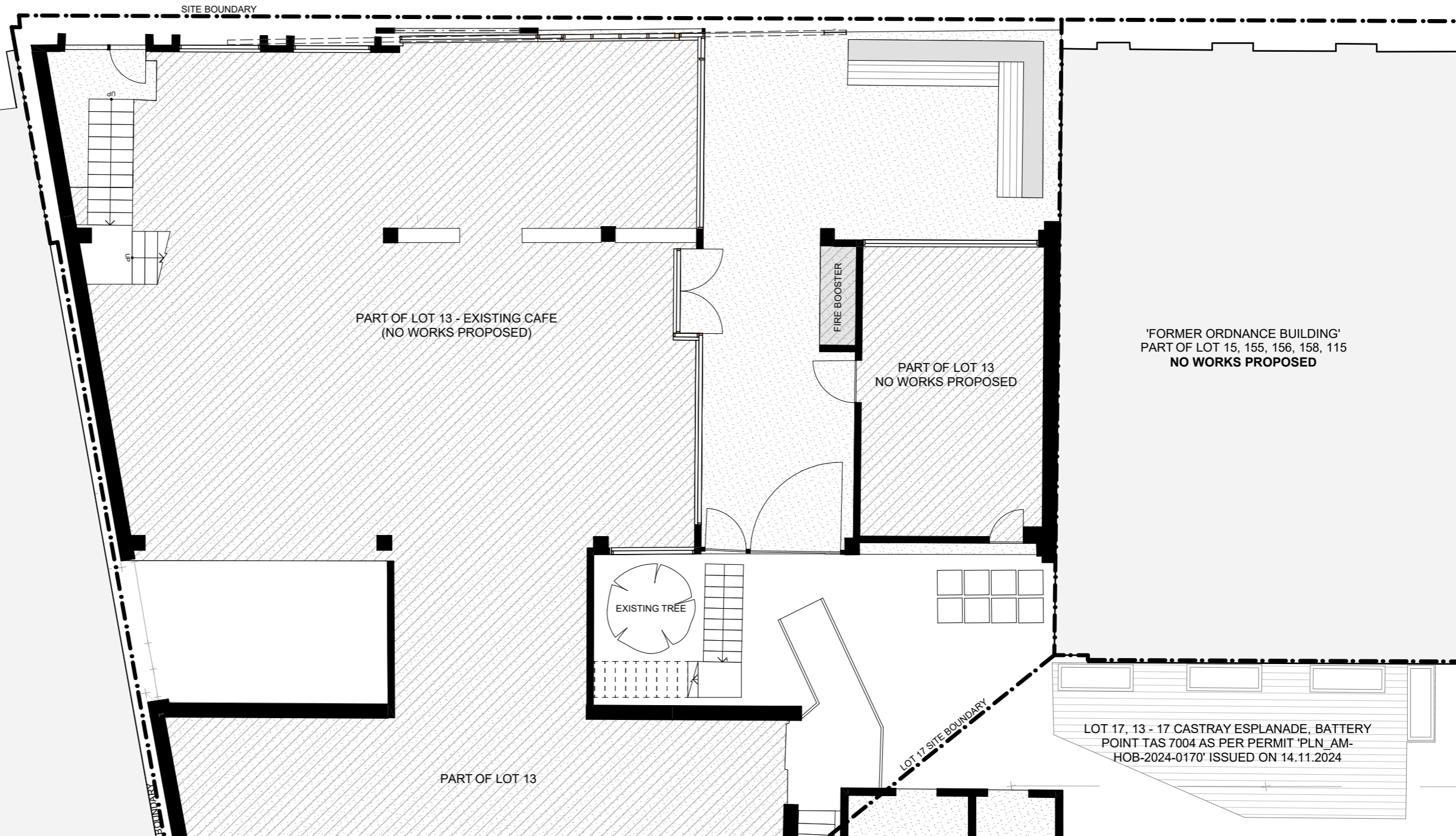
Project No:
#Pin
Client:
 #Client Full Name
Project Name:
 HARRIETT'S LANDING APARTMENTS
Project Address:
 13 - 17 CASTRAY ESPLANADE BATTERY POINT TAS

Issue	Issue Name	Date
A	DEVELOPMENT APPLICATION	8/12/2025

Drawing Title: 1:100 EXISTING SECTION A		ISSUE: A
Scale: 1:100, 1:0.78	Drawing No: A0.05	
Date: 19/03/2026	Drawn by: JP	
Checked by: TB	Status: DA	

HARRIETT'S LANDING LOT 13, 13-17 CASTRAY ESPLANADE

1 CASTRAY ESPLANADE
136979/0



'FORMER ORDNANCE BUILDING'
PART OF LOT 15, 155, 156, 158, 115
NO WORKS PROPOSED

LOT 17, 13 - 17 CASTRAY ESPLANADE, BATTERY
POINT TAS 7004 AS PER PERMIT 'PLN_AM-
HOB-2024-0170' ISSUED ON 14.11.2024

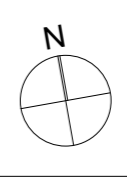


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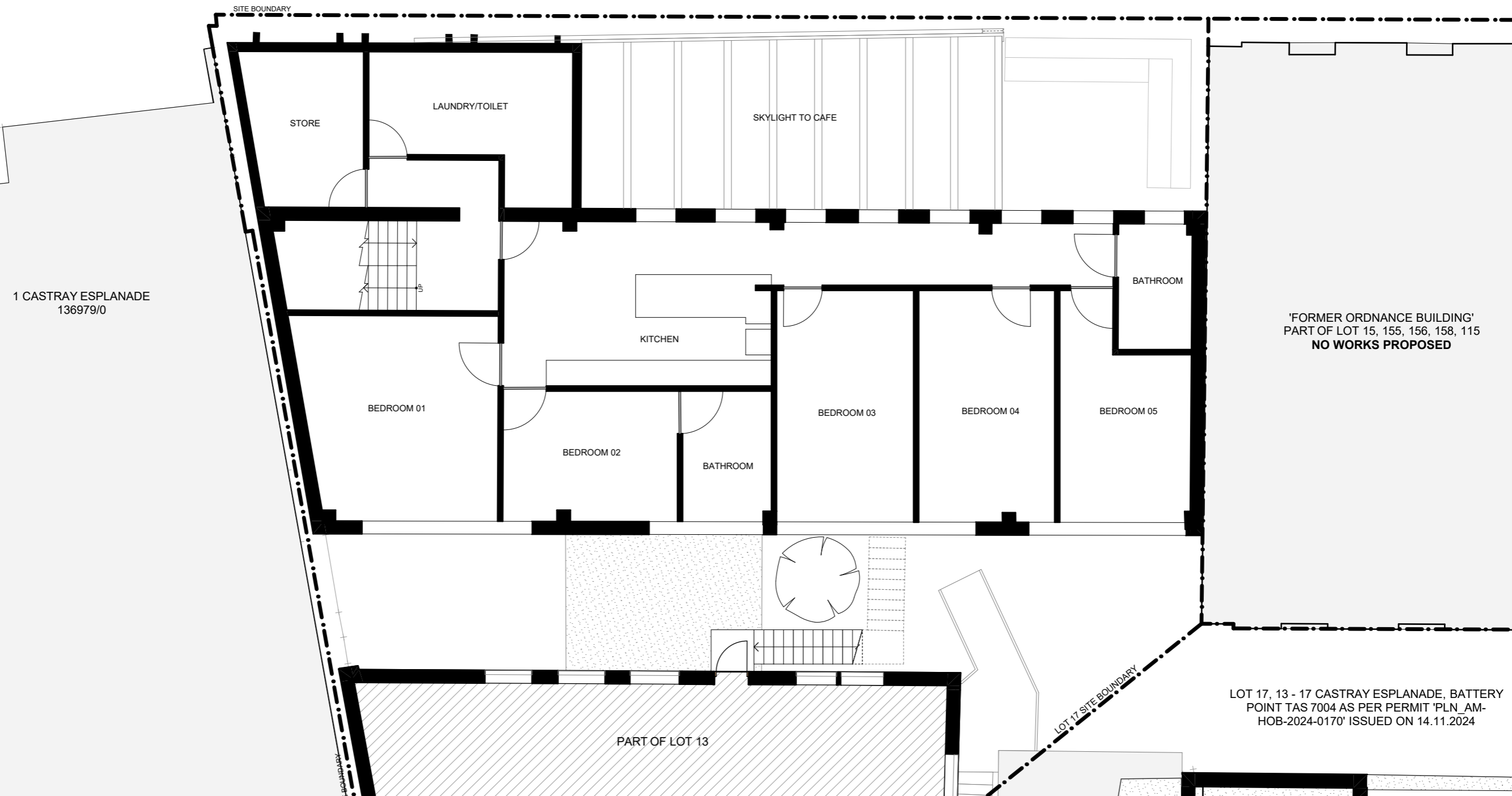
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#P1n
Client:
#Client Full Name
Project Name:
HARRIETT'S LANDING APARTMENTS
Project Address:
13 - 17 CASTRAY ESPLANADE BATTERY
POINT TAS

Issue	Issue Name	Date
B	DEVELOPMENT APPLICATION	18/02/2026



Drawing Title: 1:100 EXISTING GROUND LEVEL PLAN		ISSUE: B
Scale: 1:100	Drawing No: A0.06	
Date: 19/03/2026	Drawn by: JP	
Checked by: TB	Status: DA	

HARRIETT'S LANDING LOT 13, 13-17 CASTRAY ESPLANADE

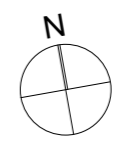


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Project No:
#Pin
Client:
 #Client Full Name
Project Name:
 HARRIETT'S LANDING APARTMENTS
Project Address:
 13 - 17 CASTRAY ESPLANADE BATTERY POINT TAS

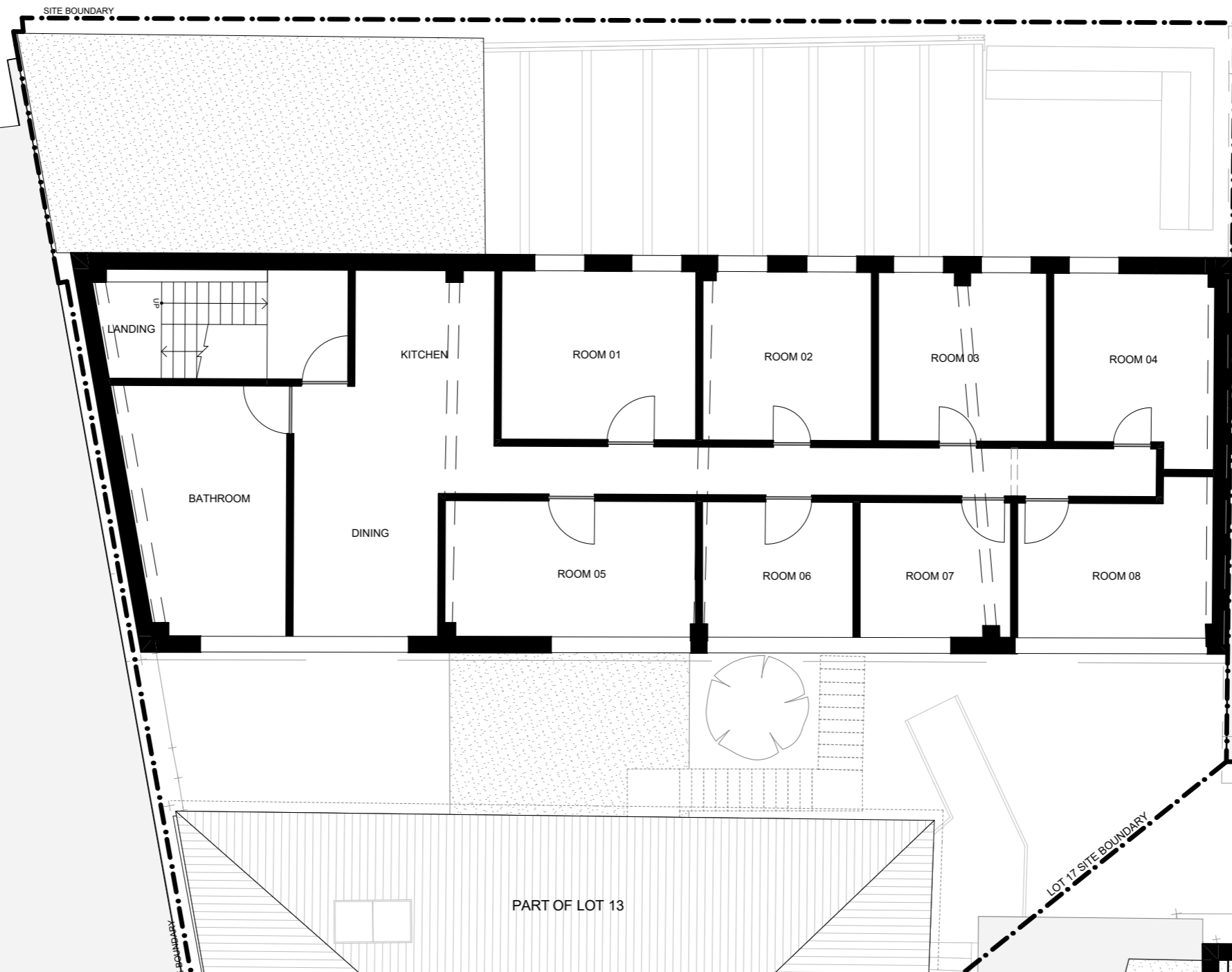
Issue	Issue Name	Date
B	DEVELOPMENT APPLICATION	18/02/2026



Drawing Title: 1:100 EXISTING FIRST LEVEL PLAN		A0.07	B
Scale: 1:100	Drawing No:		
Date: 19/03/2026	Issue:		
Drawn by: JP			
Checked by: TB			
Status: DA			

HARRIETT'S LANDING LOT 13, 13-17 CASTRAY ESPLANADE

1 CASTRAY ESPLANADE
136979/0



'FORMER ORDNANCE BUILDING'
PART OF LOT 15, 155, 156, 158, 115
NO WORKS PROPOSED

PART OF LOT 13

LOT 17 SITE BOUNDARY

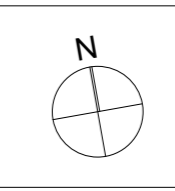


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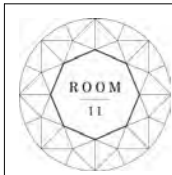
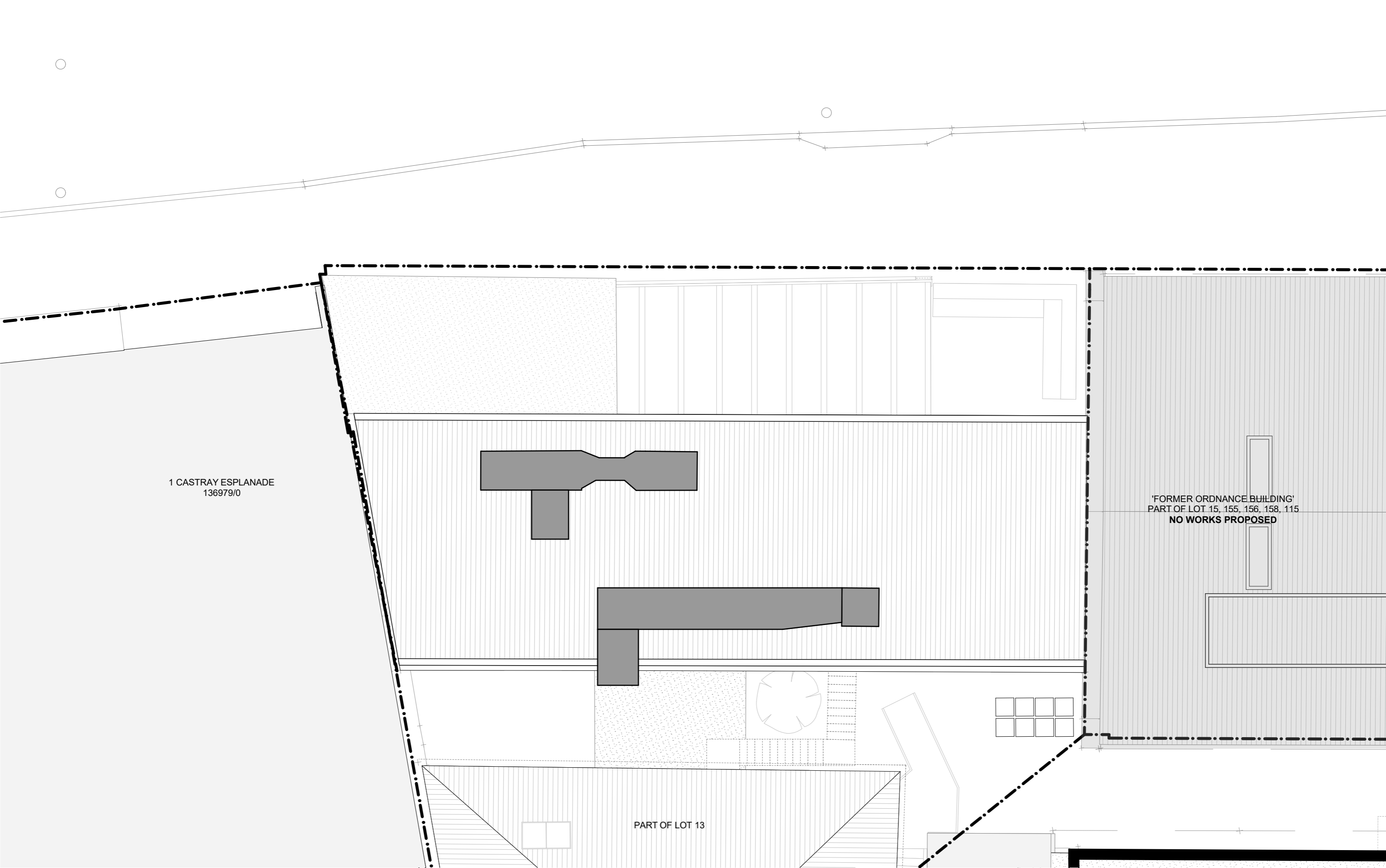
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Project No:
#Pin
Client:
#Client Full Name
Project Name:
HARRIETT'S LANDING APARTMENTS
Project Address:
13 - 17 CASTRAY ESPLANADE BATTERY POINT TAS

Issue	Issue Name	Date
B	DEVELOPMENT APPLICATION	18/02/2026



Drawing Title: 1:100 EXISTING SECOND LEVEL PLAN		ISSUE: B
Scale: 1:100	Drawing No: A0.08	
Date: 19/03/2026	Drawn by: JP	
Checked by: TB	Status: DA	
Status: DA		

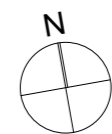


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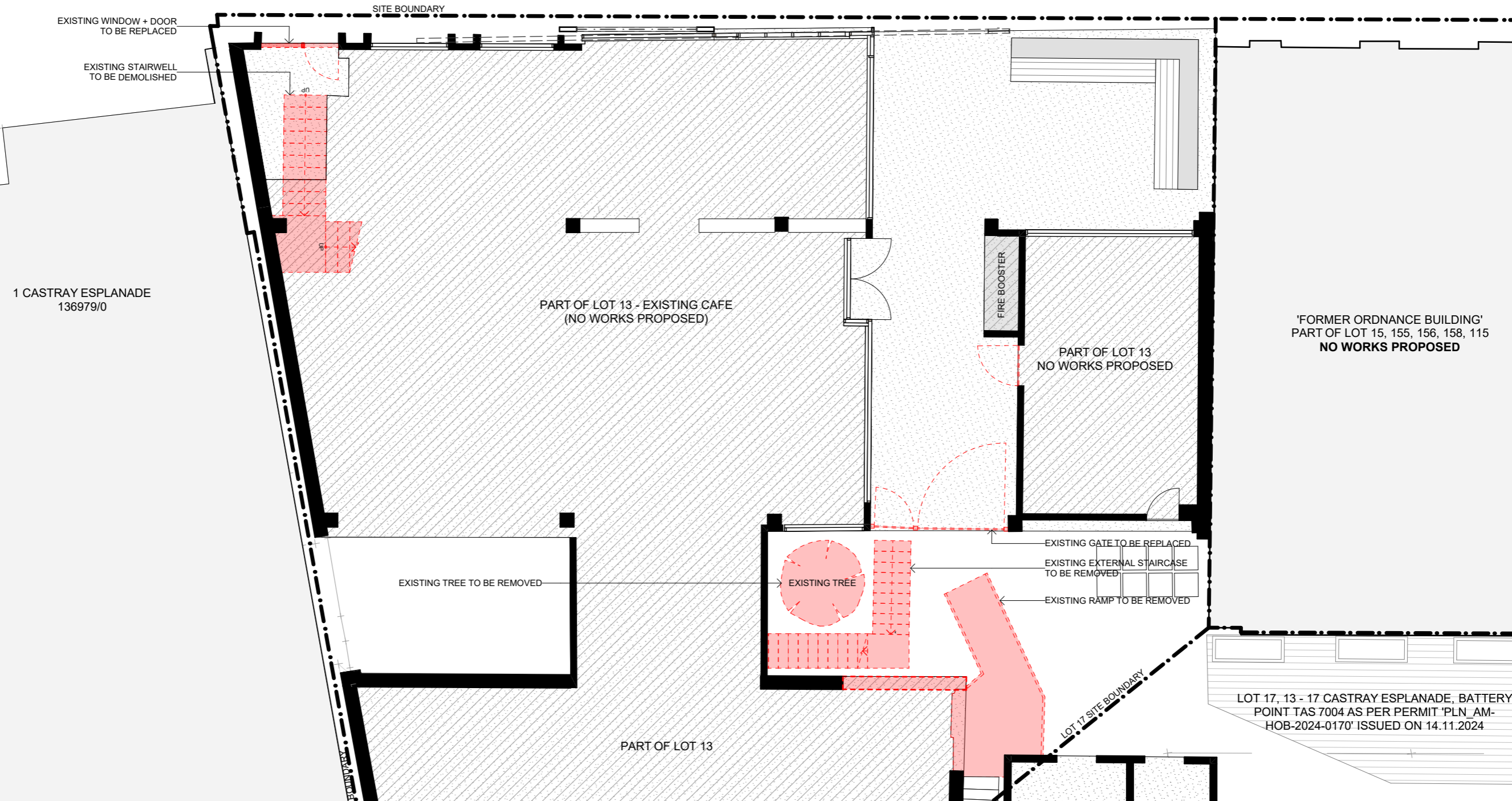
Project No:
#Pin
Client:
 #Client Full Name
Project Name:
 HARRIETT'S LANDING APARTMENTS
Project Address:
 13 - 17 CASTRAY ESPLANADE BATTERY POINT TAS

Issue	Issue Name	Date
B	DEVELOPMENT APPLICATION	18/02/2026



Drawing Title: 1:100 EXISTING ROOF LEVEL PLAN		ISSUE: B
Scale: 1:100	Drawing No: A0.09	
Date: 19/03/2026	Drawn by: JP	
Checked by: TB	Status: DA	

HARRIETT'S LANDING LOT 13, 13-17 CASTRAY ESPLANADE



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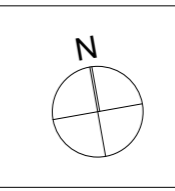
Project No:
#P1n

Client:
#Client Full Name

Project Name:
HARRIETT'S LANDING APARTMENTS

Project Address:
13 - 17 CASTRAY ESPLANADE BATTERY POINT TAS

Issue	Issue Name	Date
B	DEVELOPMENT APPLICATION	18/02/2026



Drawing Title:
1:100 DEMOLITION GROUND LEVEL PLAN

Scale: 1:100

Date: 19/03/2026

Drawn by: JP

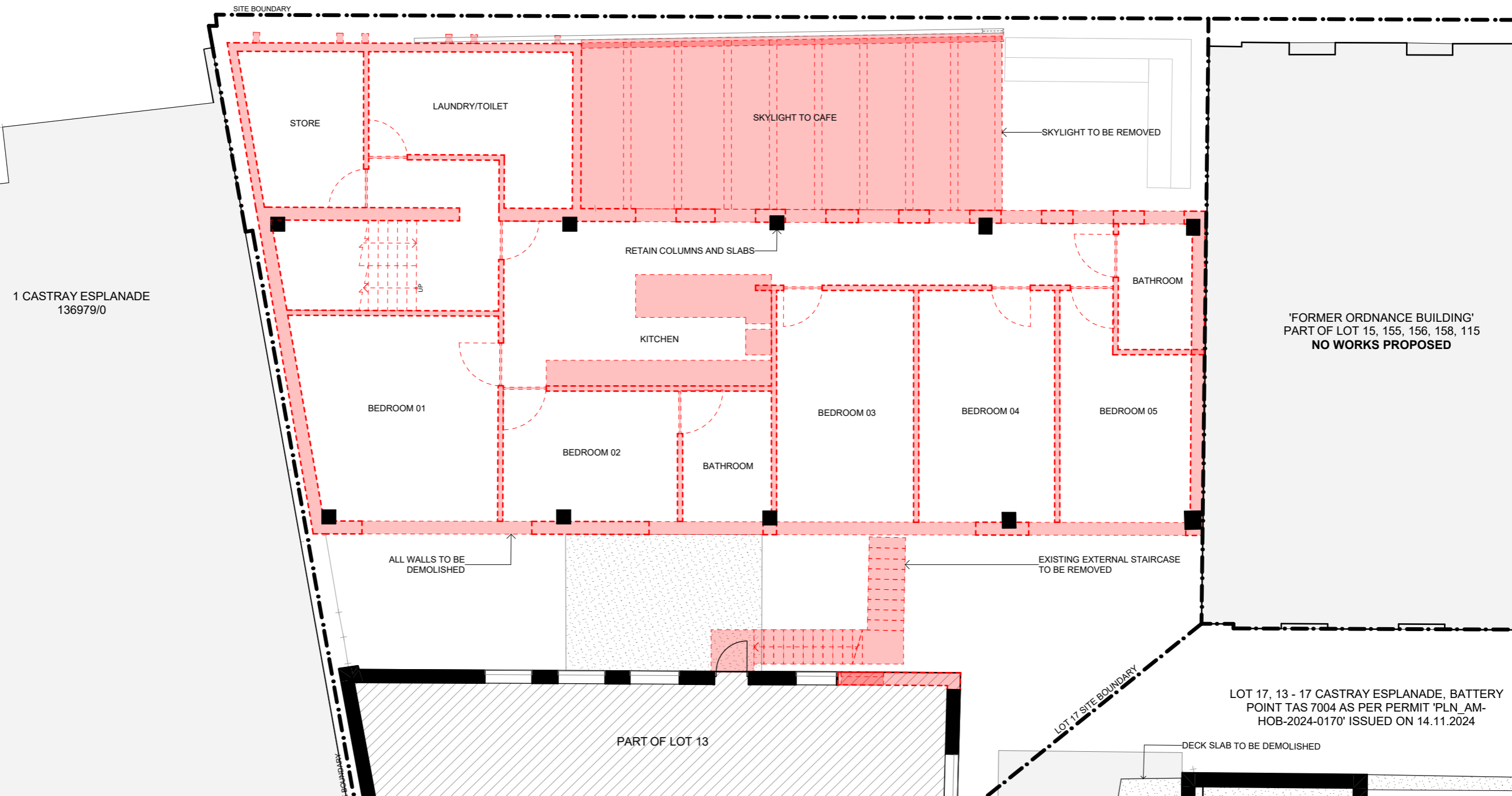
Checked by: TB

Status: DA

Drawing No: A0.10

ISSUE: B

HARRIETT'S LANDING LOT 13, 13-17 CASTRAY ESPLANADE



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Project No:
#P1n

Client:
#Client Full Name
Project Name:
HARRIETT'S LANDING APARTMENTS

Project Address:
13 - 17 CASTRAY ESPLANADE BATTERY POINT TAS

Issue	Issue Name	Date
B	DEVELOPMENT APPLICATION	18/02/2026

N

Drawing Title:
1:100 DEMOLITION FIRST LEVEL PLAN

Scale: 1:100

Date: 19/03/2026

Drawn by: JP

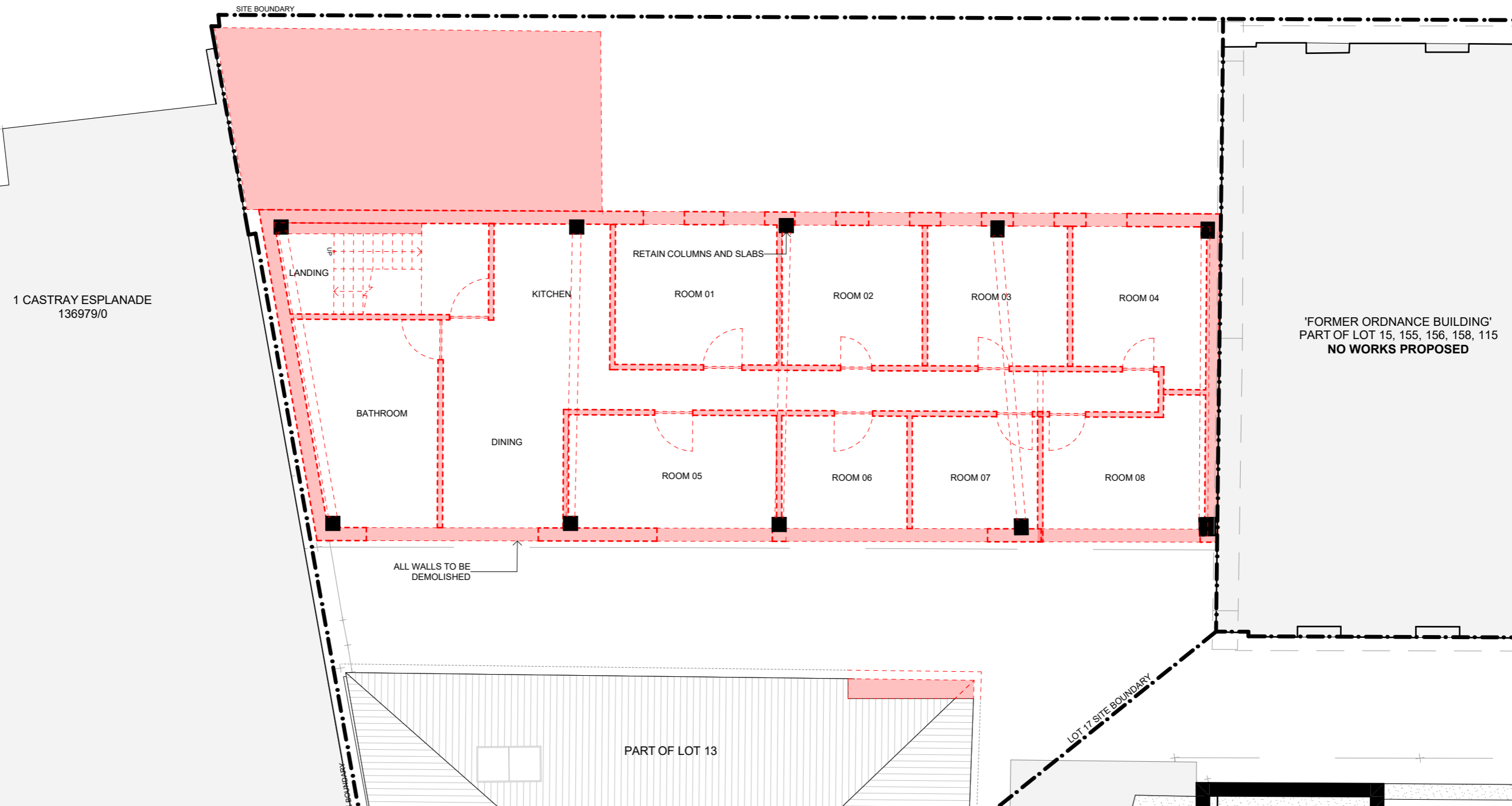
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Status: DA

Drawing No:
A0.11

ISSUE:
B

HARRIETT'S LANDING LOT 13, 13-17 CASTRAY ESPLANADE

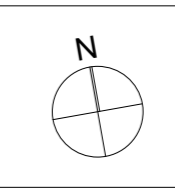


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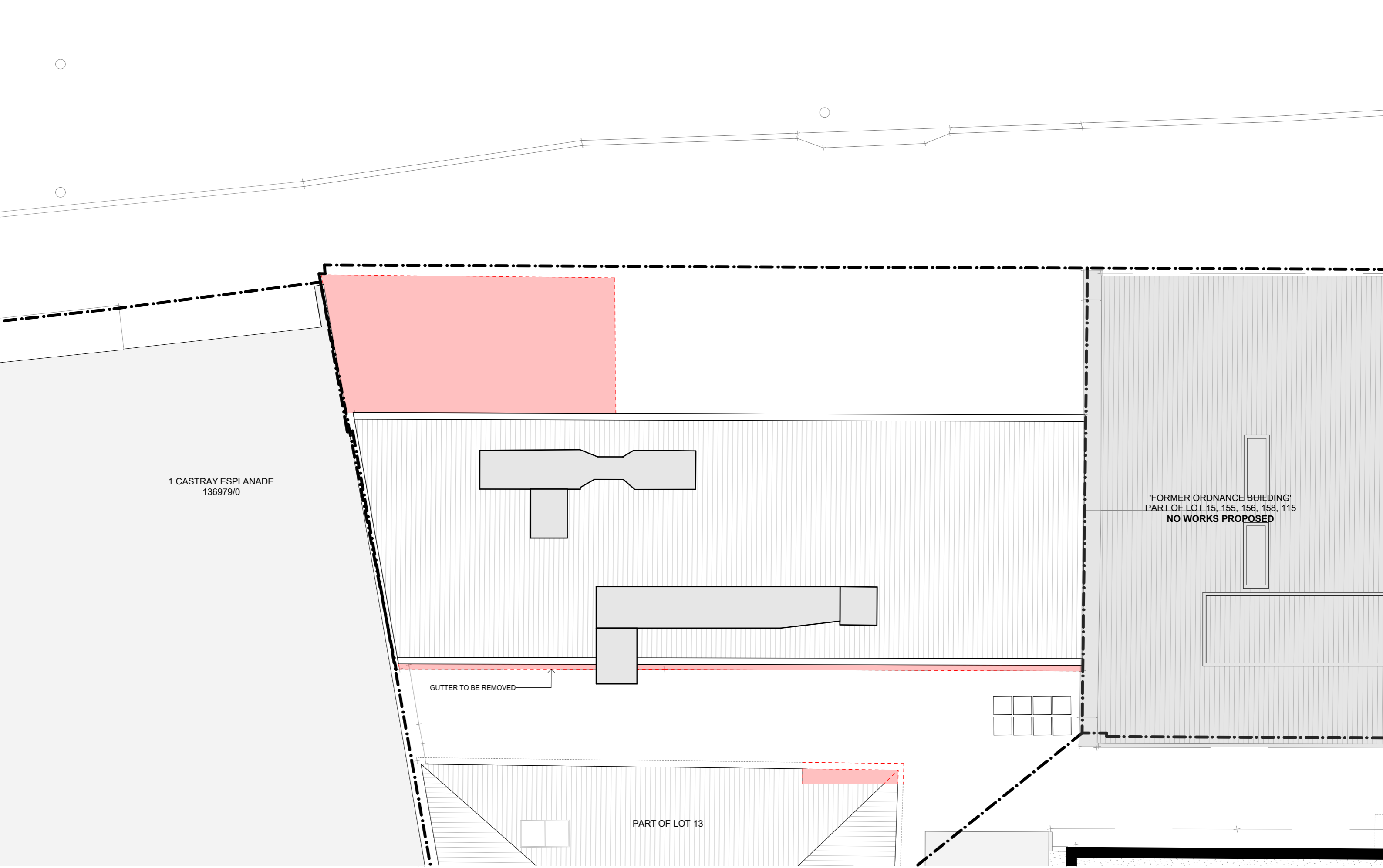
Project No:
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Client:
 #Client Full Name
Project Name:
 HARRIETT'S LANDING APARTMENTS
Project Address:
 13 - 17 CASTRAY ESPLANADE BATTERY POINT TAS

Issue	Issue Name	Date
B	DEVELOPMENT APPLICATION	18/02/2026



Drawing Title:
 1:100 DEMOLITION SECOND LEVEL PLAN

Scale: 1:100	Drawing No:	ISSUE:
Date: 19/03/2026	A0.12	B
Drawn by: JP		
Checked by: TB		
Status: DA		



1 CASTRAY ESPLANADE
136979/0

'FORMER ORDNANCE BUILDING'
PART OF LOT 15, 155, 156, 158, 115
NO WORKS PROPOSED

GUTTER TO BE REMOVED

PART OF LOT 13

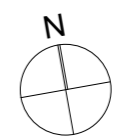


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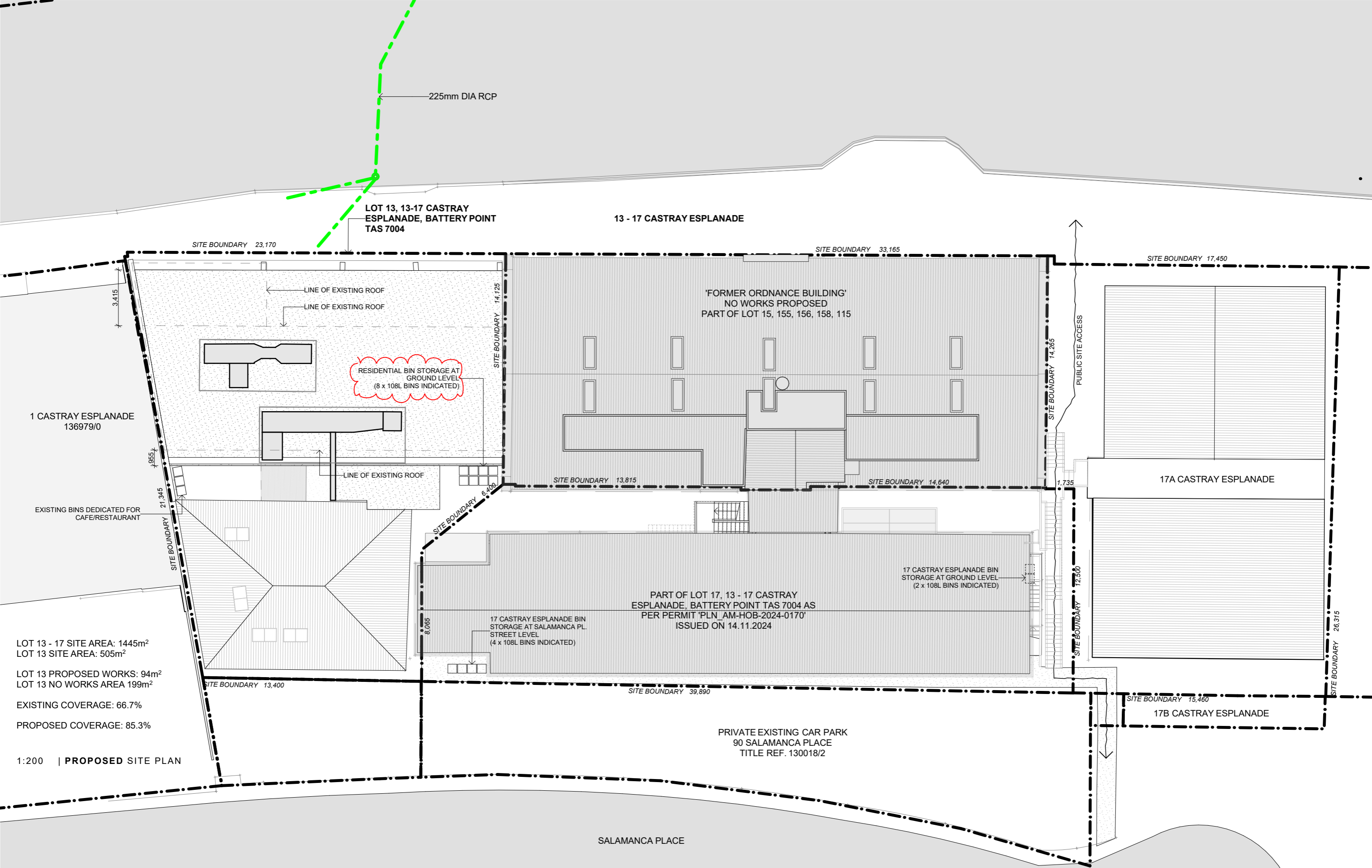
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Project No:
#Pin
Client:
#Client Full Name
Project Name:
HARRIETT'S LANDING APARTMENTS
Project Address:
13 - 17 CASTRAY ESPLANADE BATTERY POINT TAS

Issue	Issue Name	Date
B	DEVELOPMENT APPLICATION	18/02/2026



Drawing Title: 1:100 DEMOLITION ROOF LEVEL PLAN		Drawing No: A0.13	ISSUE: B
Scale: 1:100	Date: 19/03/2026		
Drawn by: JP	Checked by: TB	Status: DA	



1 CASTRAY ESPLANADE
136979/0

LOT 13 - 17 SITE AREA: 1445m²
LOT 13 SITE AREA: 505m²
LOT 13 PROPOSED WORKS: 94m²
LOT 13 NO WORKS AREA 199m²

EXISTING COVERAGE: 66.7%
PROPOSED COVERAGE: 85.3%

1:200 | PROPOSED SITE PLAN

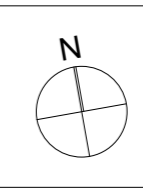


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Project No:
#Pin
Client:
#Client Full Name
Project Name:
HARRIETT'S LANDING APARTMENTS
Project Address:
13 - 17 CASTRAY ESPLANADE BATTERY POINT TAS

Issue	Issue Name	Date
A	DEVELOPMENT APPLICATION	8/12/2025
B	DEVELOPMENT APPLICATION	18/03/2026
C	DEVELOPMENT APPLICATION	10/03/2026
D	DEVELOPMENT APPLICATION	12/03/2026
E	DEVELOPMENT APPLICATION	19/03/2026



Drawing Title:
1:200 PROPOSED SITE PLAN

Scale: 1:200	Drawing No:	A1.01	E
Date: 19/03/2026	Drawn by: JP		
Checked by: TB	Status: DA		
Issue:			



1:200 | PROPOSED ELEVATION NORTH



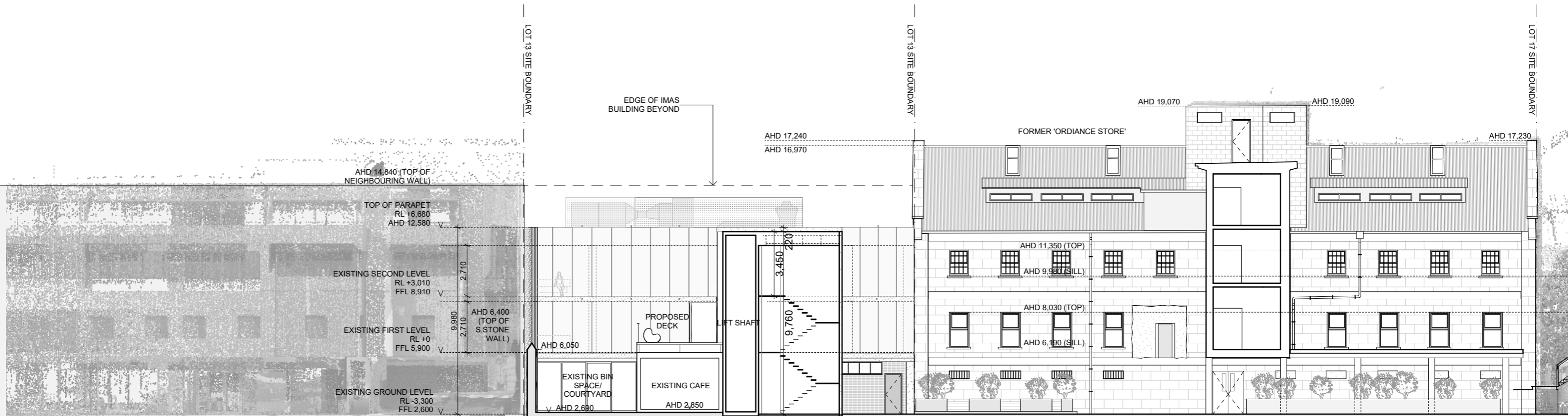
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Project No:
#Pin
Client:
 #Client Full Name
Project Name:
 HARRIETT'S LANDING APARTMENTS
Project Address:
 13 - 17 CASTRAY ESPLANADE BATTERY POINT TAS

Issue	Issue Name	Date
A	DEVELOPMENT APPLICATION	8/12/2025
B	DEVELOPMENT APPLICATION	18/03/2026
C	DEVELOPMENT APPLICATION	10/03/2026

Drawing Title: 1:200 PROPOSED ELEVATION NORTH		
Scale: 1:200, 1:0.92	Drawing No:	ISSUE:
Date: 19/03/2026	A1.02	C
Drawn by: JP		
Checked by: TB		
Status: DA		



1:200 | PROPOSED ELEVATION SOUTH



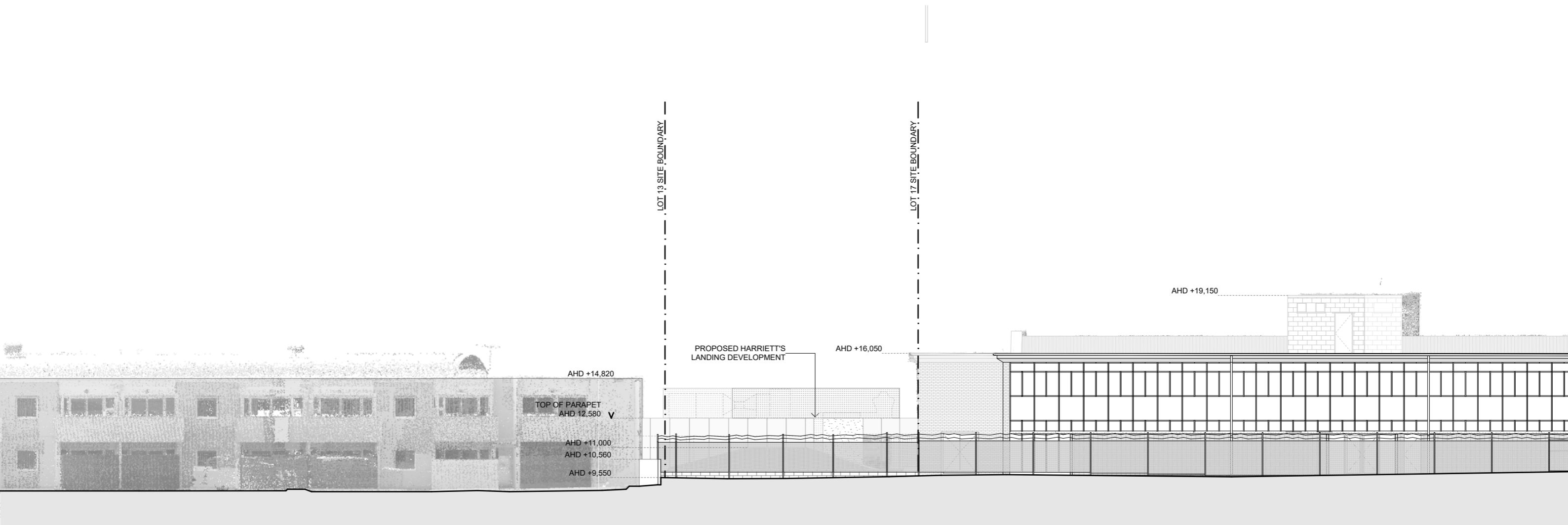
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Project No:
#Pin
Client:
 #Client Full Name
Project Name:
 HARRIETT'S LANDING APARTMENTS
Project Address:
 13 - 17 CASTRAY ESPLANADE BATTERY POINT TAS

Issue	Issue Name	Date
A	DEVELOPMENT APPLICATION	8/12/2025
B	DEVELOPMENT APPLICATION	18/02/2026

Drawing Title: 1:200 PROPOSED ELEVATION SOUTH		
Scale: 1:200, 1:1.63	Drawing No: A1.03	ISSUE: B
Date: 19/03/2026	Drawn by: JP	
Checked by: TB	Status: DA	



1:200 | PROPOSED ELEVATION SOUTH - SALAMANCA PLACE



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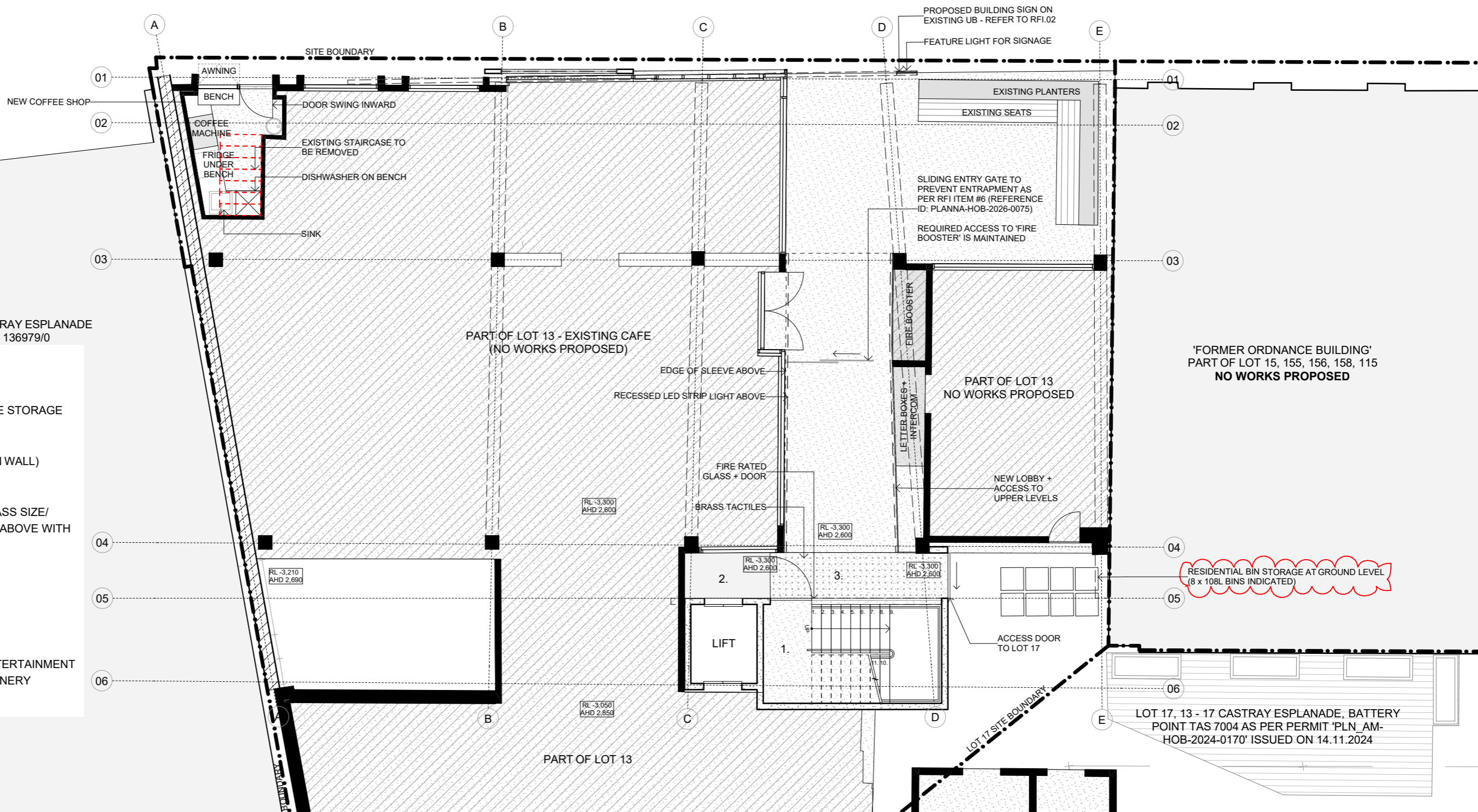
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Project No:
#Pin
Client:
 #Client Full Name
Project Name:
 HARRIETT'S LANDING APARTMENTS
Project Address:
 13 - 17 CASTRAY ESPLANADE BATTERY POINT TAS

Issue	Issue Name	Date
A	DEVELOPMENT APPLICATION	8/12/2025
B	DEVELOPMENT APPLICATION	18/02/2026

Drawing Title: 1:200 PROPOSED ELEVATION SOUTH - SALAMANCA PLACE		
Scale: 1:1.96, 1:1.97, 1:2.36	Drawing No:	ISSUE:
Date: 19/03/2026	A1.04	B
Drawn by: JP		
Checked by: TB		
Status: DA		

HARRIETT'S LANDING LOT 13, 13-17 CASTRAY ESPLANADE



1 CASTRAY ESPLANADE
136979/0

1. ENTRY STAIRCASE
2. LIFT ACCESS
3. ENTRY FOYER
4. SECURE STORAGE + ELECTRIC BIKE STORAGE
5. BATHROOM
6. BELOW BENCH LAUNDRY
7. GALLERY (TIMBER LINED PARTITION WALL)
8. GENERIC BEDROOM JOINERY UNIT
9. GENERIC BEDHEAD UNIT
10. LOW GLAZED WALL - GENERIC GLASS SIZE/
GENERIC BEDROOM WALL PARTITION ABOVE WITH
POWER
11. DINING
12. GENERIC KITCHEN UNIT
13. LOUNGE/ENTERTAINMENT
14. BALCONY (OPERABLE SCREENS)
15. CIRCULATION
16. PRIVATE EXECUTIVE ENTRY
17. BESPOKE BOOKSHELF UNIT or ENTERTAINMENT
18. LOW SCULPTURE AND OBJECT JOINERY
19. PROPOSED DECK

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Project No:
#Pin
Client:
#Client Full Name
Project Name:
HARRIETT'S LANDING APARTMENTS
Project Address:
13 - 17 CASTRAY ESPLANADE BATTERY
POINT TAS

Issue	Issue Name	Date
A	DEVELOPMENT APPLICATION	8/12/2025
B	DEVELOPMENT APPLICATION	18/03/2026
C	DEVELOPMENT APPLICATION	10/03/2026
D	DEVELOPMENT APPLICATION	12/03/2026
E	DEVELOPMENT APPLICATION	19/03/2026

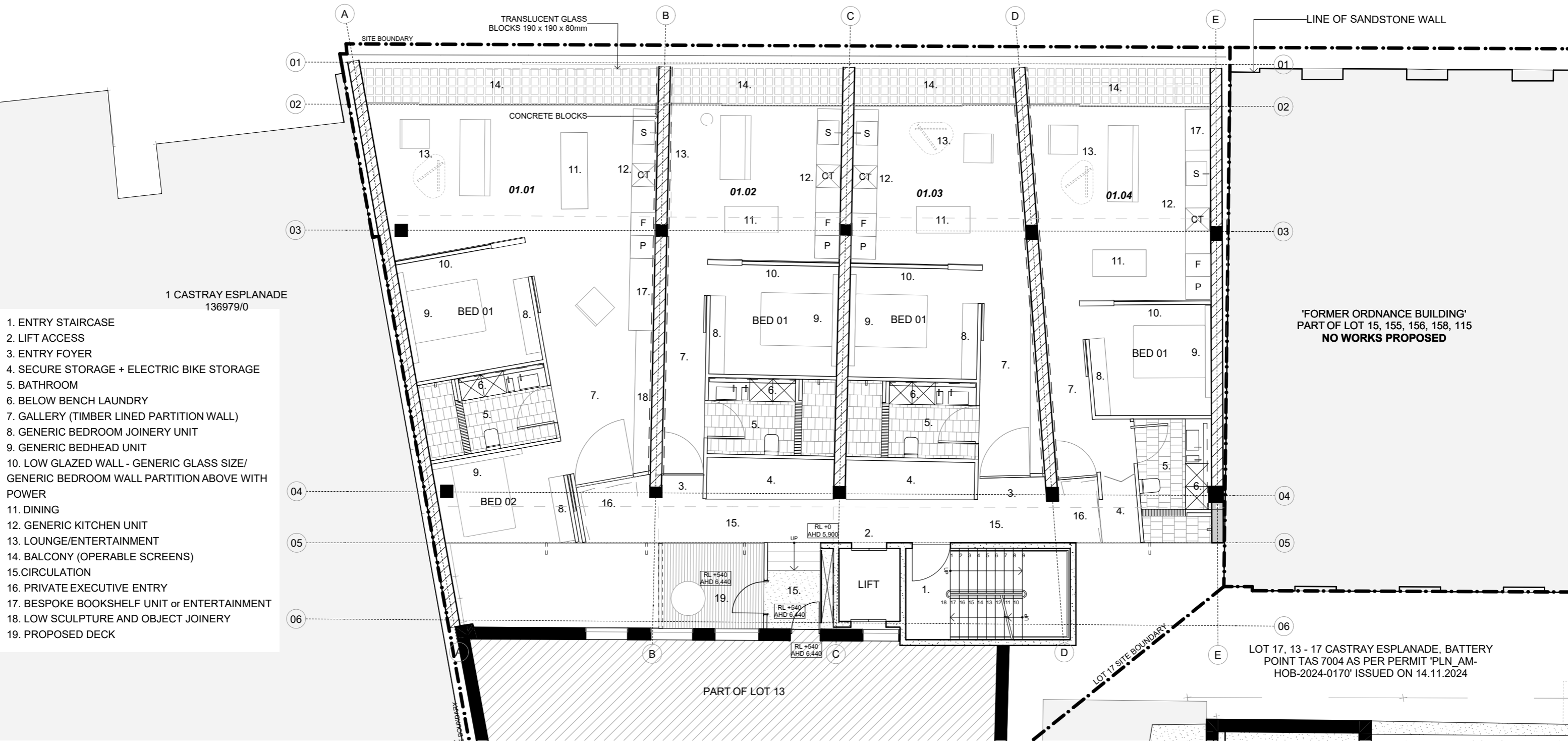
Drawing Title:
1:100 GROUND LEVEL PLAN

Scale: 1:100
Date: 19/03/2026
Drawn by: JP
Checked by: TB
Status: DA

Drawing No:
A2.01

ISSUE:
E

HARRIETT'S LANDING LOT 13, 13-17 CASTRAY ESPLANADE



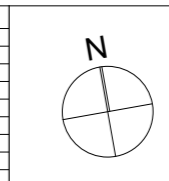
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Project No:
#Pin
Client: #Client Full Name
Project Name: HARRIETT'S LANDING APARTMENTS
Project Address: 13 - 17 CASTRAY ESPLANADE BATTERY POINT TAS

Issue	Issue Name	Date
A	DEVELOPMENT APPLICATION	8/12/2025
B	DEVELOPMENT APPLICATION	18/03/2026
C	DEVELOPMENT APPLICATION	10/03/2026

Issue	Issue Name	Date
A	DEVELOPMENT APPLICATION	8/12/2025
B	DEVELOPMENT APPLICATION	18/03/2026
C	DEVELOPMENT APPLICATION	10/03/2026

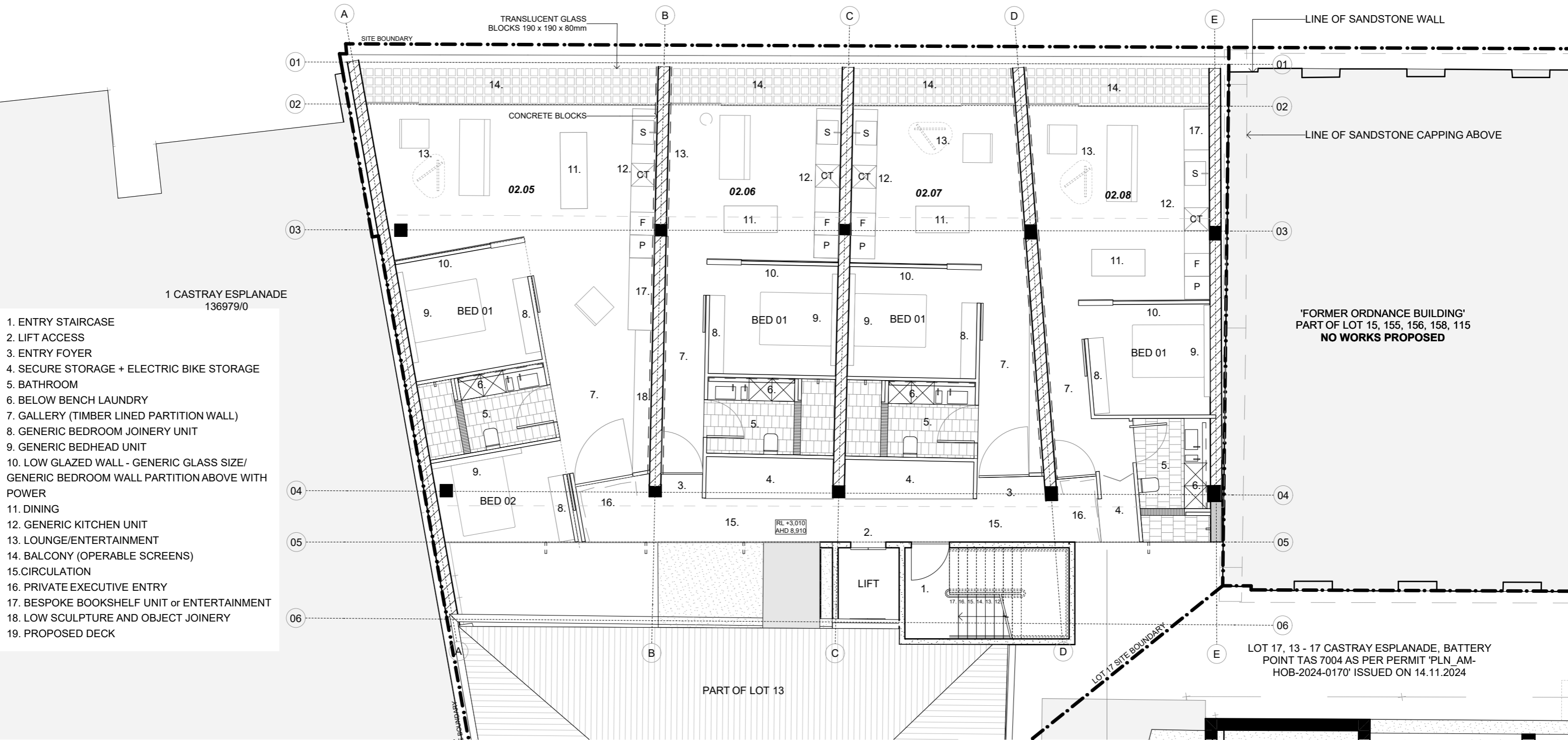


Drawing Title:
 1:100 FIRST LEVEL PLAN

Scale: 1:100
Date: 19/03/2026
Drawn by: JP
Checked by: TB
Status: DA

Drawing No: A2.02
ISSUE: C

HARRIETT'S LANDING LOT 13, 13-17 CASTRAY ESPLANADE



- 1. ENTRY STAIRCASE
- 2. LIFT ACCESS
- 3. ENTRY FOYER
- 4. SECURE STORAGE + ELECTRIC BIKE STORAGE
- 5. BATHROOM
- 6. BELOW BENCH LAUNDRY
- 7. GALLERY (TIMBER LINED PARTITION WALL)
- 8. GENERIC BEDROOM JOINERY UNIT
- 9. GENERIC BEDHEAD UNIT
- 10. LOW GLAZED WALL - GENERIC GLASS SIZE/
GENERIC BEDROOM WALL PARTITION ABOVE WITH
POWER
- 11. DINING
- 12. GENERIC KITCHEN UNIT
- 13. LOUNGE/ENTERTAINMENT
- 14. BALCONY (OPERABLE SCREENS)
- 15. CIRCULATION
- 16. PRIVATE EXECUTIVE ENTRY
- 17. BESPOKE BOOKSHELF UNIT or ENTERTAINMENT
- 18. LOW SCULPTURE AND OBJECT JOINERY
- 19. PROPOSED DECK

1 CASTRAY ESPLANADE
136979/0

'FORMER ORDNANCE BUILDING'
PART OF LOT 15, 155, 156, 158, 115
NO WORKS PROPOSED

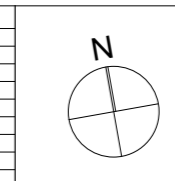
LOT 17, 13 - 17 CASTRAY ESPLANADE, BATTERY
POINT TAS 7004 AS PER PERMIT 'PLN_AM-
HOB-2024-0170' ISSUED ON 14.11.2024

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Project No:
#Pin
Client:
#Client Full Name
Project Name:
HARRIETT'S LANDING APARTMENTS
Project Address:
13 - 17 CASTRAY ESPLANADE BATTERY
POINT TAS

Issue	Issue Name	Date
A	DEVELOPMENT APPLICATION	8/12/2025
B	DEVELOPMENT APPLICATION	18/03/2026
C	DEVELOPMENT APPLICATION	10/03/2026

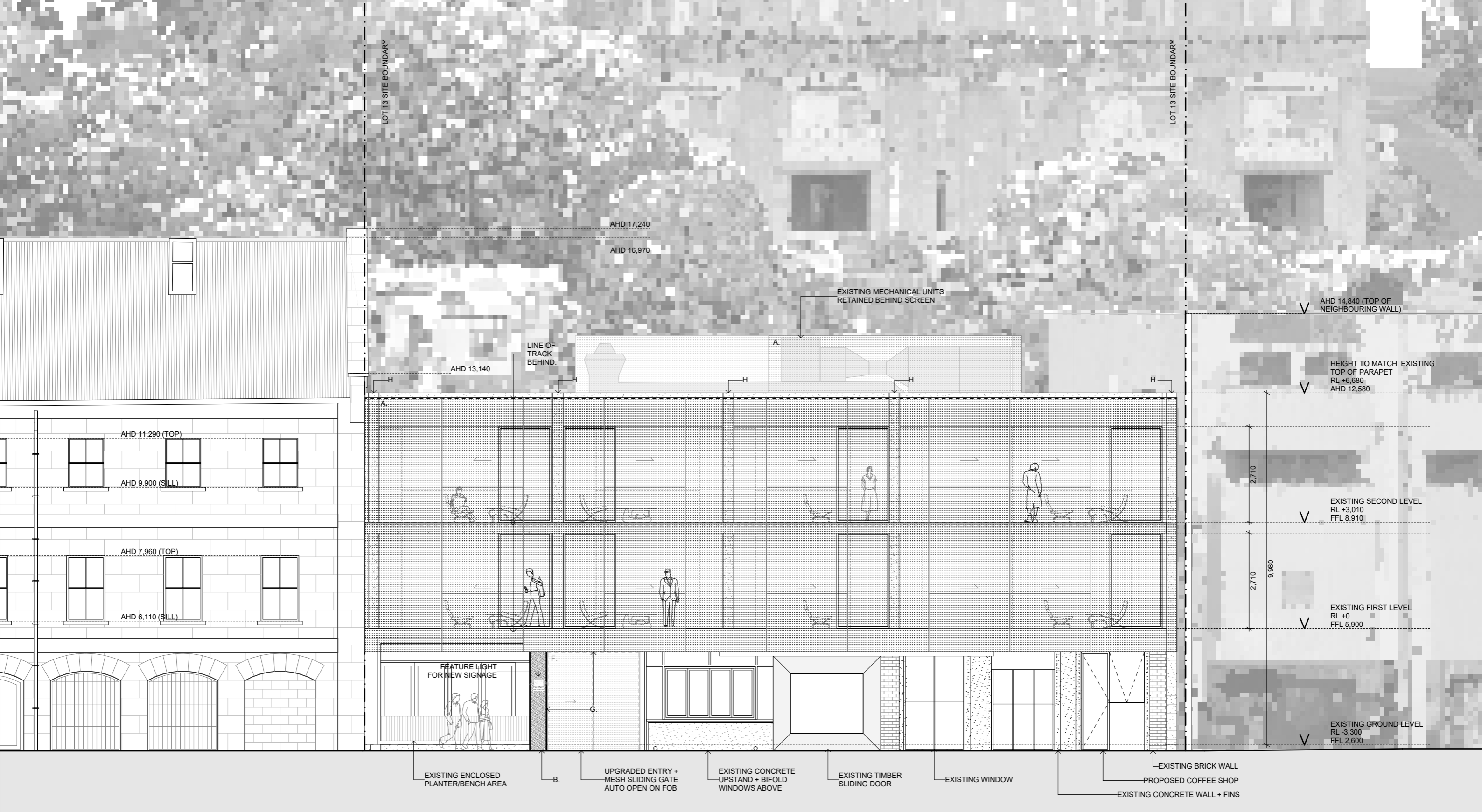


Drawing Title:
1:100 SECOND LEVEL PLAN

Scale: 1:100
Date: 19/03/2026
Drawn by: JP
Checked by: TB
Status: DA

Drawing No:
A2.03

ISSUE:
C



1:100 | PROPOSED ELEVATION NORTH - SCREENS CLOSED

MATERIAL LEGEND - FINISHES

- A. CUSTOM ANODISED PERFORATED ALUMINIUM SHEET - BLACK. LIGHT REFLECTANCE VALUE < 40%
- B. BLACK QUARTZITE - HONED FINISH WITH LRV < 15%
- C. CONCRETE BLOCKS- LRV < 40%
- D. DOUBLE GLAZED UNIT - CLEAR: 70 ~ 80% VISIBLE LIGHT TRANSMISSION
- E. FROSTED GLASS: 60% VLT
- F. SLIDING ENTRY GATE, AUTO OPEN WITH FOB: STEEL FRAME WRAPPED IN CUSTOM ANODISED PERFORATED ALUMINIUM SHEET - BLACK. LIGHT REFLECTANCE VALUE < 40%
- G. ENTRY SLEEVE: MILD STEEL PLATE + BLACK QUARTZITE INTERNAL LINING
- H. CONCRETE BLOCKS BEHIND ALUMINIUM SHEET

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Project No:
#Pin
Client:
 #Client Full Name
Project Name:
 HARRIETT'S LANDING APARTMENTS
Project Address:
 13 - 17 CASTRAY ESPLANADE BATTERY POINT TAS

Issue	Issue Name	Date
A	DEVELOPMENT APPLICATION	8/12/2025
B	DEVELOPMENT APPLICATION	18/03/2026
C	DEVELOPMENT APPLICATION	10/03/2026
E	DEVELOPMENT APPLICATION	19/03/2026

Drawing Title:
 1:100 PROPOSED ELEVATION NORTH 1:100

Scale: 1:100, 1:0.20
Date: 19/03/2026
Drawn by: JP
Checked by: TB
Status: DA

Drawing No: **A2.04**

ISSUE: **E**



1:100 | PROPOSED ELEVATION NORTH - SCREENS OPEN

MATERIAL LEGEND - FINISHES

- A. CUSTOM ANODISED PERFORATED ALUMINIUM SHEET - BLACK. LIGHT REFLECTANCE VALUE < 40%
- B. BLACK QUARTZITE - HONED FINISH WITH LRV < 15%
- C. CONCRETE BLOCKS- LRV < 40%
- D. DOUBLE GLAZED UNIT - CLEAR: 70 ~ 80% VISIBLE LIGHT TRANSMISSION
- E. FROSTED GLASS: 60% VLT

- F. SLIDING ENTRY GATE, AUTO OPEN WITH FOB: STEEL FRAME WRAPPED IN CUSTOM ANODISED PERFORATED ALUMINIUM SHEET - BLACK. LIGHT REFLECTANCE VALUE < 40%
- G. ENTRY SLEEVE: MILD STEEL PLATE + BLACK QUARTZITE INTERNAL LINING
- H. CONCRETE BLOCKS BEHIND ALUMINIUM SHEET

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Project No:
 #Pin
 Client:
 #Client Full Name
 Project Name:
 HARRIETT'S LANDING APARTMENTS
 Project Address:
 13 - 17 CASTRAY ESPLANADE BATTERY POINT TAS

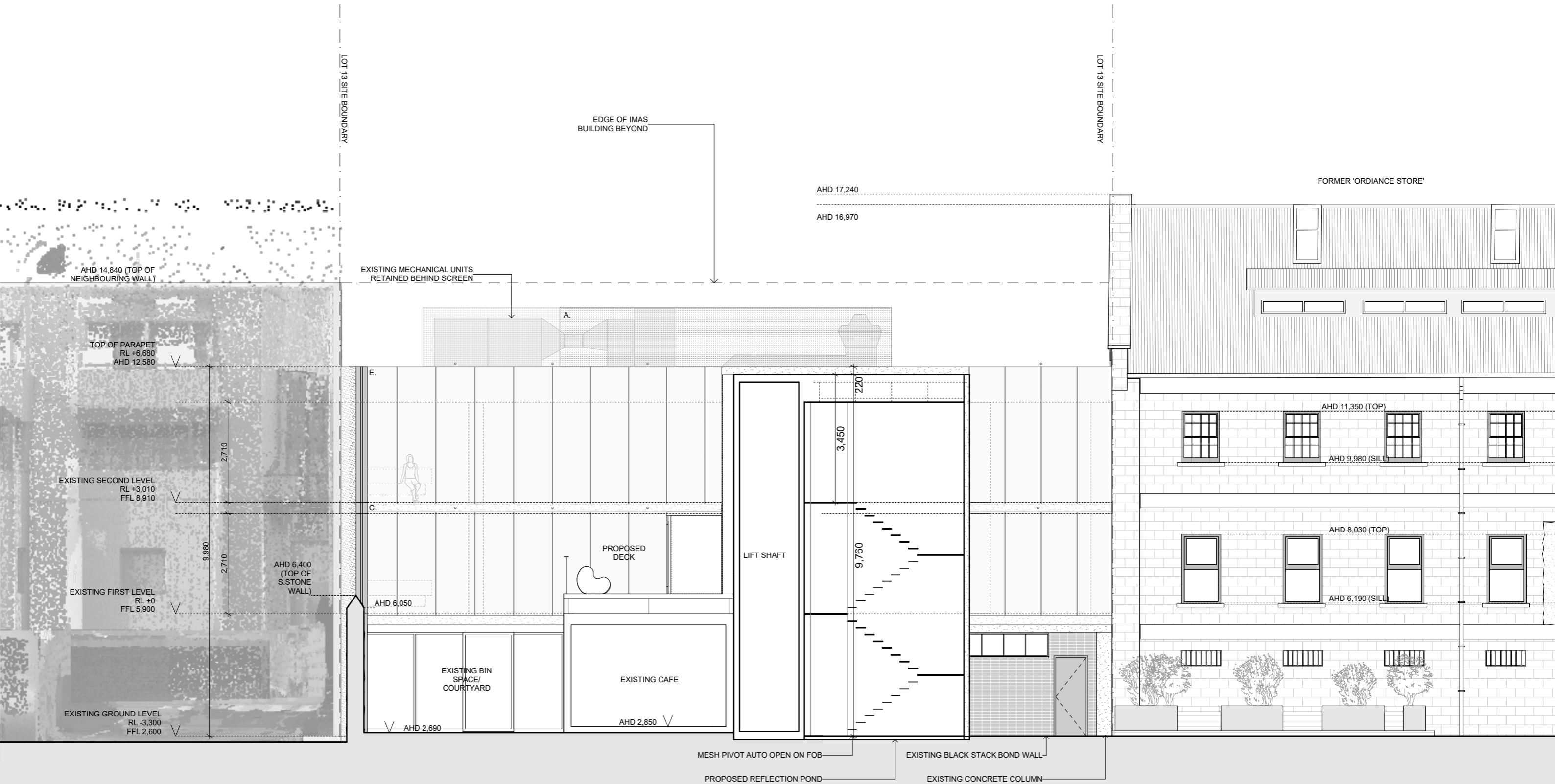
Issue	Issue Name	Date
A	DEVELOPMENT APPLICATION	8/12/2025
B	DEVELOPMENT APPLICATION	18/03/2026
C	DEVELOPMENT APPLICATION	10/03/2026
E	DEVELOPMENT APPLICATION	19/03/2026

Drawing Title:
 1:100 PROPOSED ELEVATION NORTH - OPEN SCREENS

Scale: 1:100, 1:0.20
 Date: 19/03/2026
 Drawn by: JP
 Checked by: TB
 Status: DA

Drawing No: **A2.05**

ISSUE: **E**



1:100 | PROPOSED ELEVATION SOUTH

MATERIAL LEGEND - FINISHES

- A. CUSTOM ANODISED PERFORATED ALUMINIUM SHEET - BLACK. LIGHT REFLECTANCE VALUE < 40%
- B. BLACK QUARTZITE - HONED FINISH WITH LRV < 15%
- C. CONCRETE BLOCKS- LRV < 40%
- D. DOUBLE GLAZED UNIT - CLEAR: 70 ~ 80% VISIBLE LIGHT TRANSMISSION
- E. FROSTED GLASS: 60% VLT
- F. SLIDING ENTRY GATE, AUTO OPEN WITH FOB: STEEL FRAME WRAPPED IN CUSTOM ANODISED PERFORATED ALUMINIUM SHEET - BLACK. LIGHT REFLECTANCE VALUE < 40%
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- H. CONCRETE BLOCKS BEHIND ALUMINIUM SHEET

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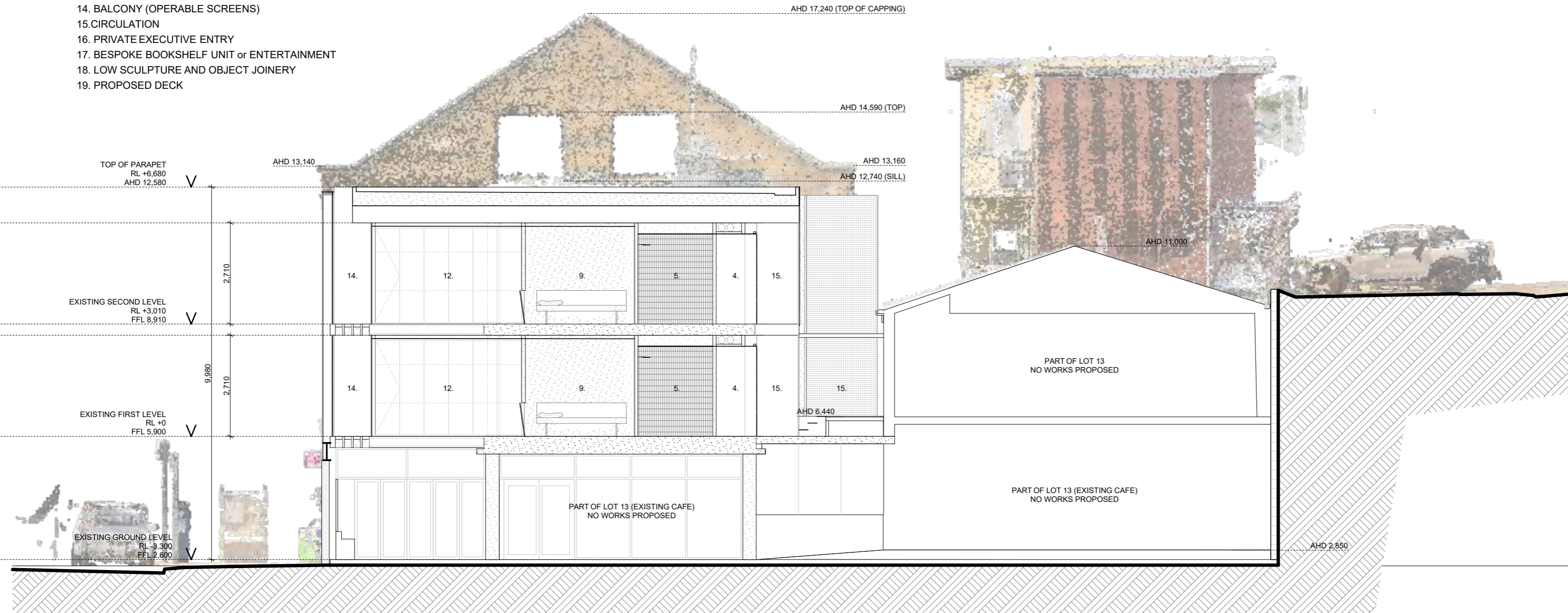
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Project No:
#Pin
 Client:
 #Client Full Name
 Project Name:
 HARRIETT'S LANDING APARTMENTS
 Project Address:
 13 - 17 CASTRAY ESPLANADE BATTERY POINT TAS

Issue	Issue Name	Date
A	DEVELOPMENT APPLICATION	8/12/2025
B	DEVELOPMENT APPLICATION	18/03/2026
E	DEVELOPMENT APPLICATION	19/03/2026

Drawing Title: 1:100 PROPOSED ELEVATION SOUTH		ISSUE: E
Scale: 1:100, 1:0.82	Drawing No:	
Date: 19/03/2026	A2.06	Status: DA
Drawn by: JP	Checked by: TB	
Status: DA		

1. ENTRY STAIRCASE
2. LIFT ACCESS
3. ENTRY FOYER
4. SECURE STORAGE + ELECTRIC BIKE STORAGE
5. BATHROOM
6. BELOW BENCH LAUNDRY
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GENERIC BEDROOM WALL PARTITION ABOVE WITH
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14. BALCONY (OPERABLE SCREENS)
15. CIRCULATION
16. PRIVATE EXECUTIVE ENTRY
17. BESPOKE BOOKSHELF UNIT or ENTERTAINMENT
18. LOW SCULPTURE AND OBJECT JOINERY
19. PROPOSED DECK



1:100 | PROPOSED SECTION A



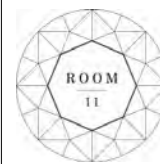
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Project No:
 #Pin
 Client:
 #Client Full Name
 Project Name:
 HARRIETT'S LANDING APARTMENTS
 Project Address:
 13 - 17 CASTRAY ESPLANADE BATTERY POINT TAS

Issue	Issue Name	Date
A	DEVELOPMENT APPLICATION	8/12/2025
B	DEVELOPMENT APPLICATION	18/02/2026

Drawing Title: 1:100 PROPOSED SECTION A		ISSUE: B
Scale: 1:100, 1:0.78	Drawing No: A2.07	
Date: 19/03/2026	Drawn by: JP	Status: DA
Checked by: TB		



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Project No:
#P1n
Client:
 #Client Full Name
Project Name:
 HARRIETT'S LANDING APARTMENTS
Project Address:
 13 - 17 CASTRAY ESPLANADE BATTERY POINT TAS

Issue	Issue Name	Date
A	DEVELOPMENT APPLICATION	8/12/2025

Drawing Title: EXISTING CASTRAY ESPLANADE VIEW 01		
Scale: 1:3.36	Drawing No:	ISSUE:
Date: 19/03/2026	A3.01	A
Drawn by: JP		
Checked by: TB		
Status: DA		



ARTIST'S IMPRESSION



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Project No:
#Pin
Client:
 #Client Full Name
Project Name:
 HARRIETT'S LANDING APARTMENTS
Project Address:
 13 - 17 CASTRAY ESPLANADE BATTERY POINT TAS

Issue	Issue Name	Date
A	DEVELOPMENT APPLICATION	8/12/2025
C	DEVELOPMENT APPLICATION	10/03/2026

Drawing Title:
 PROPOSED CASTRAY ESPLANADE VIEW 01 - CLOSED SCREENS

Scale:	1:1	Drawing No:	A3.02	ISSUE: C
Date:	19/03/2026			
Drawn by:	JP			
Checked by:	TB			
Status:	DA			



ARTIST'S IMPRESSION



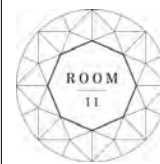
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Project No:
#Pin
Client:
 #Client Full Name
Project Name:
 HARRIETT'S LANDING APARTMENTS
Project Address:
 13 - 17 CASTRAY ESPLANADE BATTERY POINT TAS

Issue	Issue Name	Date
A	DEVELOPMENT APPLICATION	8/12/2025
C	DEVELOPMENT APPLICATION	10/03/2026

Drawing Title: PROPOSED CASTRAY ESPLANADE VIEW 01 - OPEN SCREENS		
Scale: 1:1	Drawing No:	ISSUE:
Date: 19/03/2026	A3.03	C
Drawn by: JP		
Checked by: TB		
Status: DA		



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Project No:
 #Pin
 Client:
 #Client Full Name
 Project Name:
 HARRIETT'S LANDING APARTMENTS
 Project Address:
 13 - 17 CASTRAY ESPLANADE BATTERY POINT TAS

Issue	Issue Name	Date
A	DEVELOPMENT APPLICATION	8/12/2025

Drawing Title: EXISTING CASTRAY ESPLANADE VIEW 02		
Scale:	1:1	Drawing No:
Date:	19/03/2026	ISSUE:
Drawn by:	JP	A3.04
Checked by:	TB	
Status:	DA	A



ARTIST'S IMPRESSION



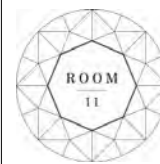
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Project No:
#Pin
 Client:
 #Client Full Name
 Project Name:
 HARRIETT'S LANDING APARTMENTS
 Project Address:
 13 - 17 CASTRAY ESPLANADE BATTERY POINT TAS

Issue	Issue Name	Date
A	DEVELOPMENT APPLICATION	8/12/2025
C	DEVELOPMENT APPLICATION	10/03/2026

Drawing Title: PROPOSED CASTRAY ESPLANADE VIEW 02 - CLOSED SCREENS		ISSUE: C
Scale: 1:1	Drawing No: A3.05	
Date: 19/03/2026		
Drawn by: JP		
Checked by: TB		
Status: DA		



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Project No:
#Pin
Client:
 #Client Full Name
Project Name:
 HARRIETT'S LANDING APARTMENTS
Project Address:
 13 - 17 CASTRAY ESPLANADE BATTERY POINT TAS

Issue	Issue Name	Date
A	DEVELOPMENT APPLICATION	8/12/2025

Drawing Title: EXISTING CASTRAY ESPLANADE VIEW 03		
Scale: 1:3.36	Drawing No:	ISSUE:
Date: 19/03/2026	A3.06	A
Drawn by: JP		
Checked by: TB		
Status: DA		



ARTIST'S IMPRESSION



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Project No:
#Pin
Client:
 #Client Full Name
Project Name:
 HARRIETT'S LANDING APARTMENTS
Project Address:
 13 - 17 CASTRAY ESPLANADE BATTERY POINT TAS

Issue	Issue Name	Date
A	DEVELOPMENT APPLICATION	8/12/2025
C	DEVELOPMENT APPLICATION	10/03/2026

Drawing Title: PROPOSED CASTRAY ESPLANADE VIEW 03 - OPEN SCREENS		
Scale: 1:1	Drawing No:	ISSUE:
Date: 19/03/2026	A3.07	C
Drawn by: JP		
Checked by: TB		
Status: DA		



HARRIETTS
LANDING
APARTMENTS

13 - 17 CASTRAY ESPLANADE

ARTIST'S IMPRESSION - RETAIN EXPOSED CORNER OF ORDINANCE BUILDING



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Project No:
#Pin
 Client:
 #Client Full Name
 Project Name:
 HARRIETTS LANDING APARTMENTS
 Project Address:
 13 - 17 CASTRAY ESPLANADE BATTERY POINT TAS

Issue	Issue Name	Date
A	DEVELOPMENT APPLICATION	8/12/2025
C	DEVELOPMENT APPLICATION	10/03/2026

Drawing Title: PROPOSED CASTRAY ESPLANADE VIEW 04		
Scale:	1:0.94	Issue:
Date:	19/03/2026	A3.08
Drawn by:	JP	
Checked by:	TB	
Status:	DA	

ARTIST'S IMPRESSION - NEW STRUCTURE SET AWAY FROM ORDINANCE BUILDING. TO RETAIN DOMINANCE OF STONE PARAPET DETAIL



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Project No:
#Pin
Client:
 #Client Full Name
Project Name:
 HARRIETT'S LANDING APARTMENTS
Project Address:
 13 - 17 CASTRAY ESPLANADE BATTERY POINT TAS

Issue	Issue Name	Date
A	DEVELOPMENT APPLICATION	8/12/2025
C	DEVELOPMENT APPLICATION	10/03/2026

Drawing Title: PROPOSED CASTRAY ESPLANADE VIEW 05		
Scale: 1:1.12	Drawing No:	ISSUE:
Date: 19/03/2026	A3.09	C
Drawn by: JP		
Checked by: TB		
Status: DA		



ARTIST'S IMPRESSION



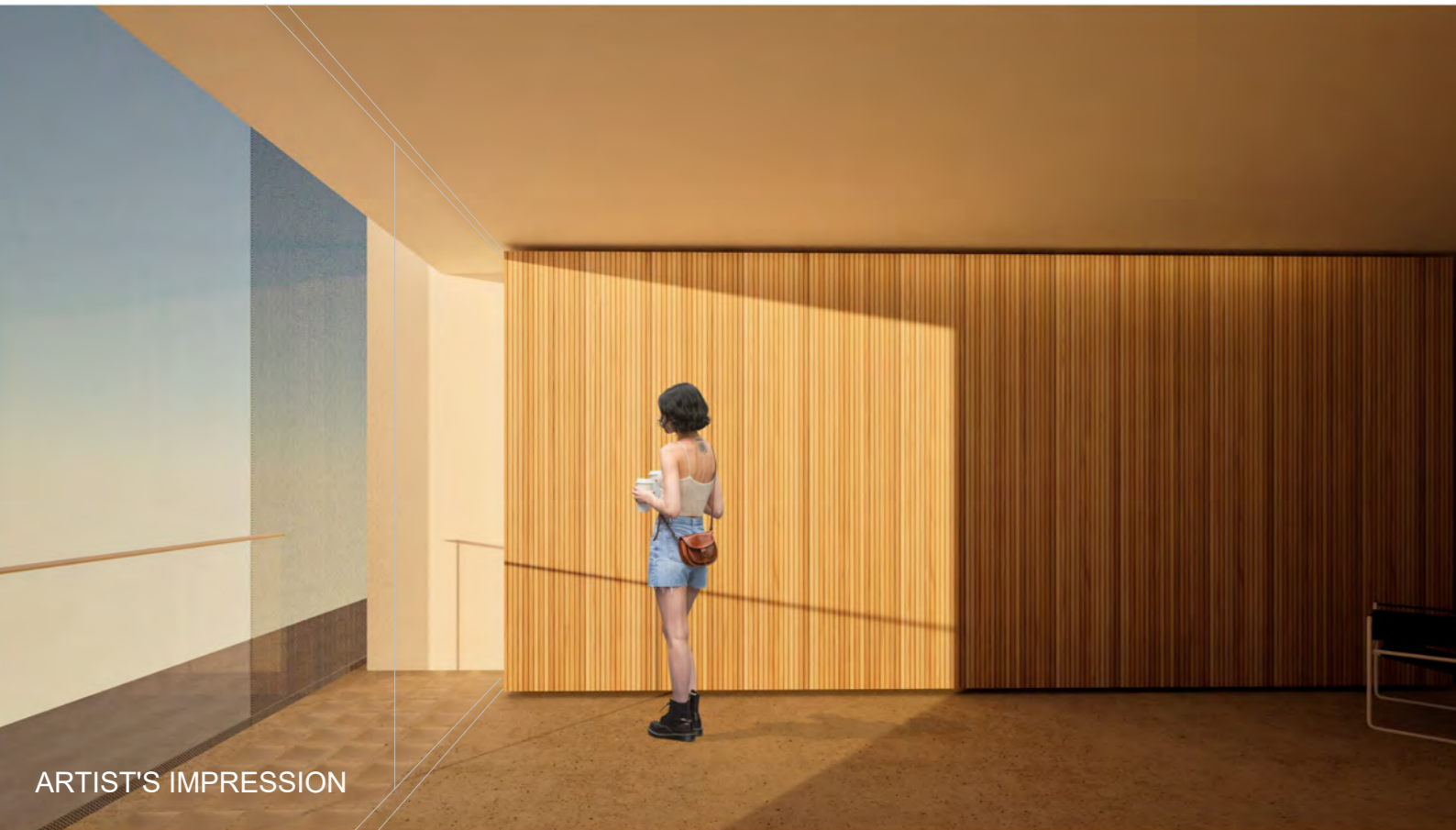
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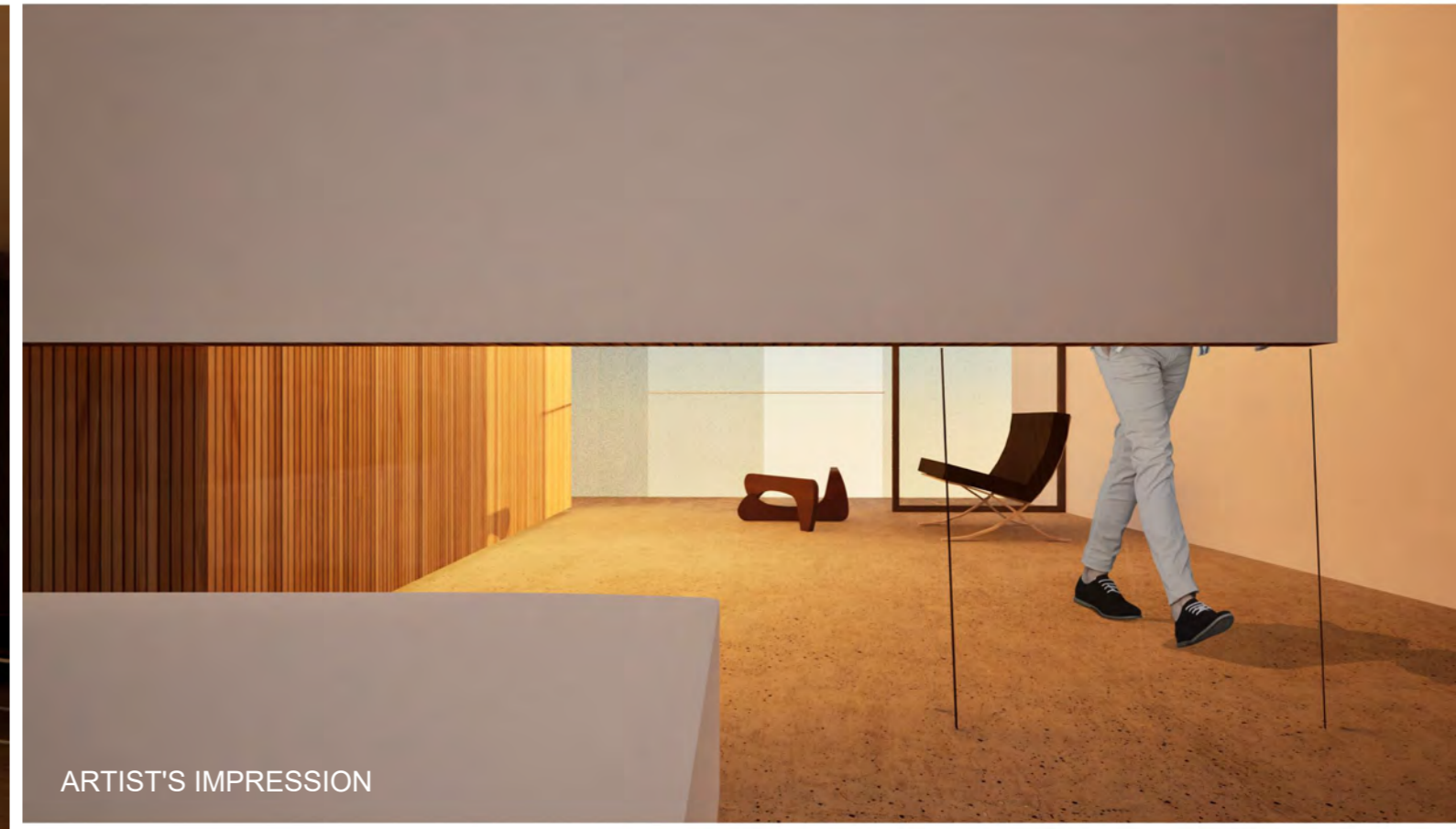
Project No:
 #Pin
Client:
 #Client Full Name
Project Name:
 HARRIETT'S LANDING APARTMENTS
Project Address:
 13 - 17 CASTRAY ESPLANADE BATTERY POINT TAS

Issue	Issue Name	Date
A	DEVELOPMENT APPLICATION	8/12/2025

Drawing Title: ENTRANCE SEQUENCE		
Scale: 1:1	Drawing No:	ISSUE:
Date: 19/03/2026	A3.11	A
Drawn by: JP		
Checked by: TB		
Status: DA		



ARTIST'S IMPRESSION



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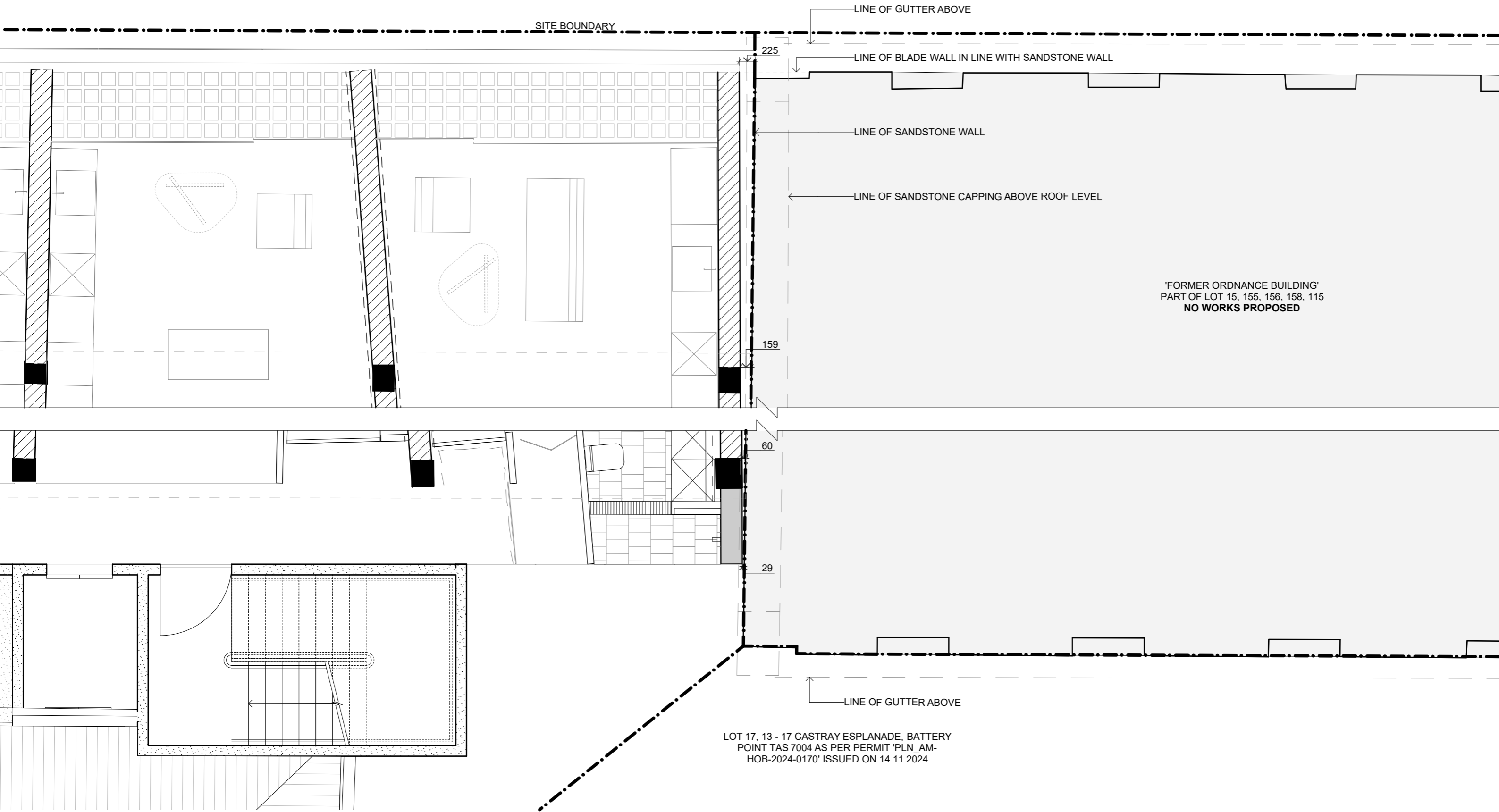
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Project No:
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Client:
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Project Name:
 HARRIETT'S LANDING APARTMENTS
Project Address:
 13 - 17 CASTRAY ESPLANADE BATTERY POINT TAS

Issue	Issue Name	Date
A	DEVELOPMENT APPLICATION	8/12/2025

Drawing Title: APARTMENT CONCEPT		ISSUE: A
Scale: 1:1.98, 1:2	Drawing No:	
Date: 19/03/2026	A3.13	
Drawn by: JP		
Checked by: TB		
Status: DA		

HARRIETT'S LANDING LOT 13, 13-17 CASTRAY ESPLANADE

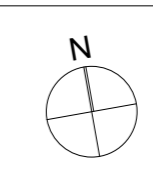


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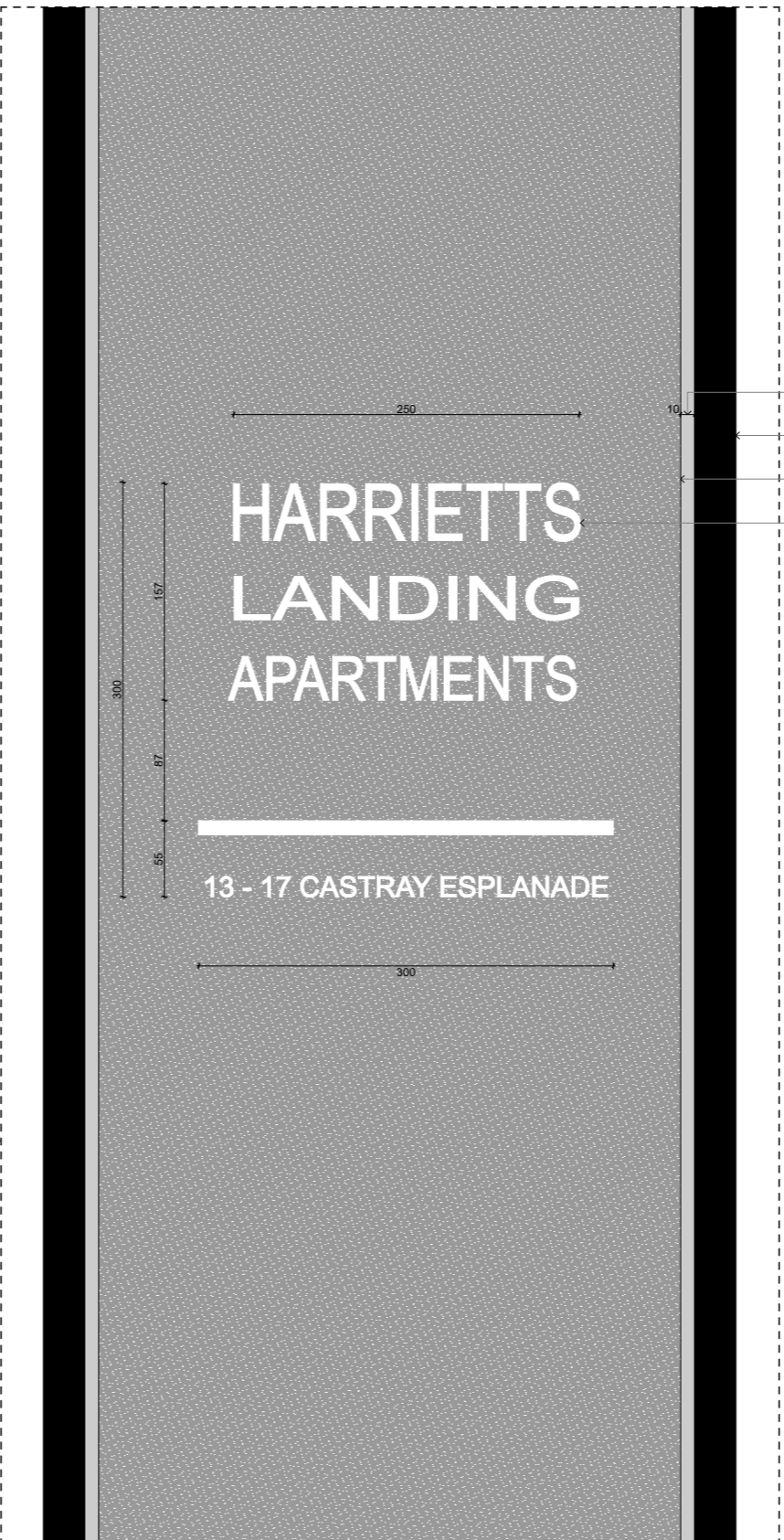
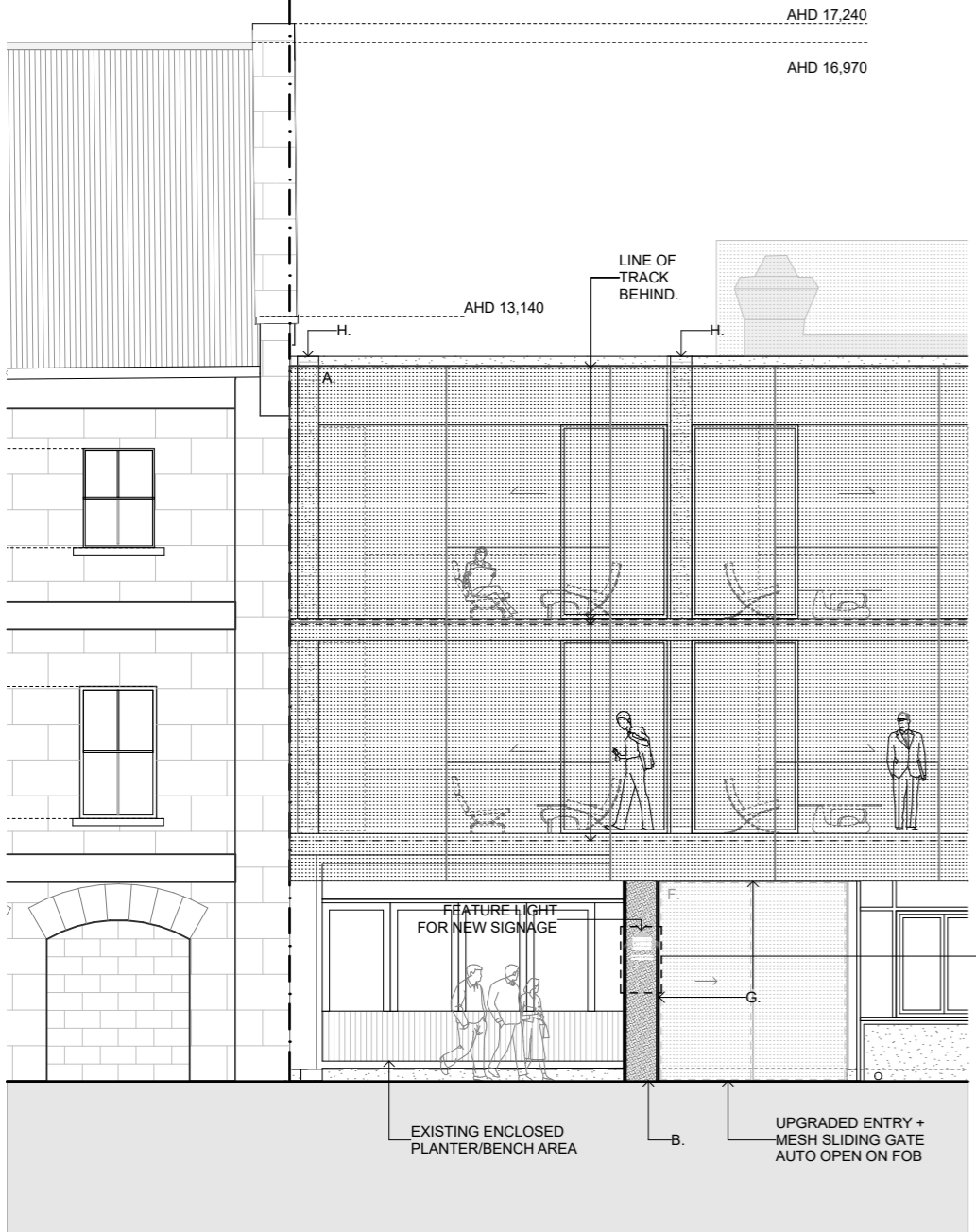
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 Client:
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 Project Name:
 HARRIETT'S LANDING APARTMENTS
 Project Address:
 13 - 17 CASTRAY ESPLANADE BATTERY POINT TAS

Issue	Issue Name	Date
B	DEVELOPMENT APPLICATION	18/02/2026



Drawing Title: 1:50 PLAN OF BOUNDARY WALL		ISSUE: B
Scale: 1:50	Drawing No:	
Date: 19/03/2026	RFI.01	
Drawn by: JP		
Checked by: TB		
Status: DA		



- 10mm GAP
- FLANGE OF EXISTING UB COLUMN
- BLACK QUARTZITE SLAB
- BRASS LETTERING

Compliance Notes:

Based on Tasmanian Planning Scheme (State Planning Provisions), Table C1.6 Sign Standards, the sign classification of the proposed sign is 'Wall Sign'

- (a) This sign does not extend beyond the wall or above the top of the wall to which it is attached.
- (b) This sign has a maximum area of 4.5m²
- (c) This sign does not occupy more than 25% of the wall area.

HOB-P10.6.10 Design and siting of signs

A1.1 This sign meets the sign standards for the relevant sign type set out in Table C1.6 as indicated above.

- A1.2 This wall sign is:
- (a) the only wall sign in this building
 - (b) less than a maximum vertical dimension of 300mm
 - (c) less than a maximum horizontal dimension of 2m.

A2 This sign is located below first floor level.

- A3 This sign does not contain:
- (a) Electronic or video graphics, or mechanically moving figures or graphics, that are primarily for commercial purposes; or
 - (b) fluorescent or iridescent colours or finishes.

A4 This sign does not have the qualities of this clause.

HOB-P10.6.11 Third Party signs

A1 This sign is not a third party sign defined in clause C1.3.1 of the Signs Code.

HOB-P10.6.12 Signs on or adjacent to heritage places

This sign is in line with the Performance Criteria of this clause.

- (a) This sign is proposed to be installed on the existing universal beam column on 13 Castray Esplanade. This measure allows the architectural details of the former Ordnance building remain prominent.
- (b) The size of the sign is smaller than the existing universal beam column. This will minimise distraction from the buildings adjacent including the former Ordnance building.
- (c) The placement of the sign is in a location that would traditionally have been used as an advertising area as it is near the street frontage.
- (d) No domination, replication or obscuring of any historic signs forming an integral part of a building's architectural detailing or historic heritage significance is caused by the sign.
- (e) The sign does not touch heritage building fabric.
- (f) The sign is located on ground level therefore does not break an historic parapet or roof line.
- (g) The sign is not on a heritage building.
- (h) The sign is to be added to the existing universal beam column and has regards to the character and heritage value of buildings both individually including groups of buildings which may not be of particular heritage value.
- (i) The sign does not incorporate modern standardised trademark or propriety logo advertising.
- (j) The sign is not being placed on a side wall of a building.

1:5 ELEVATION OF NEW SIGN TO EXSITING UB COLUMN

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Project No:
#P1n
Client:
 #Client Full Name
Project Name:
 HARRIETTS LANDING APARTMENTS
Project Address:
 13 - 17 CASTRAY ESPLANADE BATTERY POINT TAS

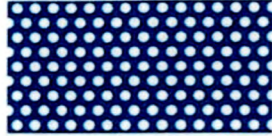
Issue	Issue Name	Date
B	DEVELOPMENT APPLICATION	18/02/2026
C	DEVELOPMENT APPLICATION	19/03/2026

Drawing Title: SIGN DRAWING		ISSUE: C
Scale: 1:5, 1:100	Drawing No:	
Date: 19/03/2026	RFI.02	
Drawn by: JP		
Checked by: TB		
Status: DA		

Special sheets made to order - Please Enquire!!

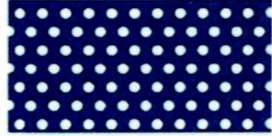
All dimensions are in millimetres	Sheet sizes indicated are nominal only	* Stainless Steel Sheets	*CM is custom made
Aluminium and stainless sheets 2400 x 1200mm, mild steel and galvanised sheets 2440 x 1220mm		Ends of sheets are cut through perforations	

1.6mm dia holes x 2.54mm centres



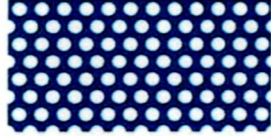
Part no. UP162508 \$277
2400 X 1200mm 0.8mm M/Steel
Part no. SP162507 \$617
0.7mm thick 304 S/Steel
36% Open Area

1.6mm dia holes x 3.2mm centres



Part no. UP0163212 \$323
1.20mm thick M/Steel
23% Open Area

2.06mm dia holes x 3.10mm centres



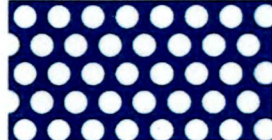
Part no. ZP213105 \$290
0.5mm Z/Seal
Part no. UP203110 \$279
1.00mm M/Steel
Part no. SP213109 \$625
0.9 mm thick 304 S/Steel
41% Open Area

2.38mm dia holes Acoustic.



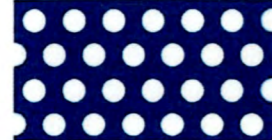
Part no. GP246805-A
2440 x 1200mm \$120
0.55mm thick G/bond
11% Open Area

3.25mm dia holes x 4.78mm centres



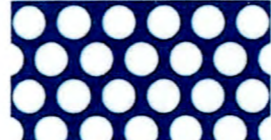
Part no. UP334820 \$505
2.00mm thick M/Steel
Part no. SP325615 \$690
1.5mm thick 316 S/Steel
1800 x 900mm
41% Open Area

3.17mm dia holes x 5.56mm centres



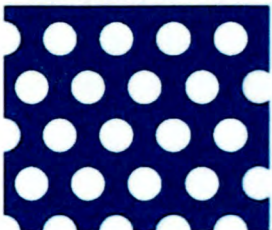
Part no. GP325606-A 0.6mm G/bond \$116
Part no. UP325616 1.60mm M/Steel \$298
Part no. GP325616 1.60mm G/Bond \$370
Part no. AP325616 1.60mm 5005 Aluminium \$486
Part no. SP325616 1.5mm 304 S/Steel \$690
2400mm x 1200mm
30% Open Area

4.76mm dia holes x 6.35mm centres



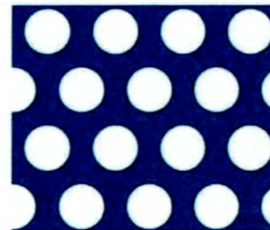
Part no. UP0486410 1.00mm M/Steel \$232
Part no. GP0486410 1.00mm G/Bond \$265
Part no. UP0486416 1.60mm M/Steel \$293
Part no. GP0486416 1.60mm G/Bond \$396
Part no. AP0486416 1.60mm Aluminium \$293
Part no. SP486409 0.9mm 304 S/Steel \$572
Part no. SP486415 1.5mm 304 S/Steel \$864
Part no. SP486615 1.5mm 316 S/Steel \$1029
51% Open Area

4.76mm dia holes x 7.92mm centres



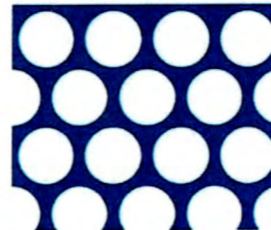
Part no. CM* 3.00mm thick M/Steel
33% Open Area \$599

6.35mm dia holes x 9.53mm centres



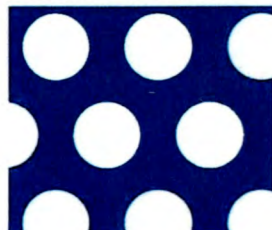
Part no. CM* 1.00mm thick M/Steel \$TBA
Part no. UP649616 1.60mm thick M/Steel \$302
Part no. UP649530 3.00mm thick M/Steel \$564
Part no. SP649615 1.5mm thick 304 S/Steel \$794
40% Open Area

7.94mm dia holes x 9.55mm centres



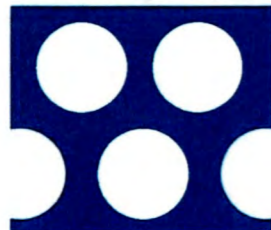
Part no. UT799616 1.60mm thick M/Steel \$350
Part no. GP799616 1.60mm thick G/Bond \$385
Part no. UP799620 2.00mm thick M/Steel \$366
62% Open Area

9.53mm dia holes x 14.27mm centres



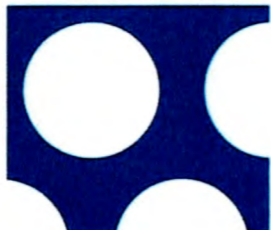
Part no. UP0951416 \$313
1.60mm thick M/Steel
Part no. GP0951416 \$378
1.60mm thick G/Bond
Part no. UP0951430 \$615
3.00mm thick M/Steel
Part no. AP9514320 \$517
2.00mm thick 5005 Aluminium
Part no. AP0951430 \$590
3.00mm thick 5005 Aluminium
Part no. SP951415 \$769

12.70mm dia holes x 17.27mm centres



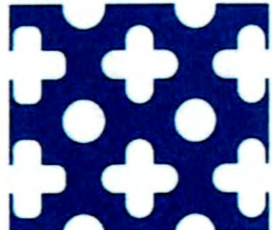
Part no. UP1271716 \$304
1.60mm thick M/Steel
Part no. UP1271730 \$390
3.00mm thick M/Steel
Part no. AP1272020 \$395
2.00mm thick 5005 Aluminium
Part no. SP1271715 \$725
1.5mm thick 304 S/Steel
49% Open Area

19.05mm dia holes x 25.40mm centres



Part no. UP1912530 \$460
3.00mm thick M/Steel
Part no. CM* \$819
3.00mm thick Aluminium
51% Open Area

Club and Round



Part no. F10236MS12 \$242
1.20mm thick M/Steel
2400 x 1200mm
36% Open Area

MESH SCREEN: GRATING TASMANIA

PART NO. SP 325615

1.5mm THICK 316 S/STEEL

SHEET SIZE: 1,800 x 900mm

41% OPEN AREA

MESH FINISH: BLACK FINISH < 40% LRV

SAPPHIRE ALUMINIUM - KALAMATA MATT

ADD	1	ADD	1	ADD	1	ADD	1
LRV = 33		LRV = 30		LRV = 39		LRV = 5	LRV = 5
ADD	1	ADD	1	ADD	1	ADD	1



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Project No: #Pin
Client: HARRIETT'S LANDING APARTMENTS
Project Name: HARRIETT'S LANDING APARTMENTS
Project Address: 13 - 17 CASTRAY ESPLANADE BATTERY POINT TAS

Issue	Issue Name	Date
B	DEVELOPMENT APPLICATION	18/02/2026
C	DEVELOPMENT APPLICATION	10/03/2026

Drawing Title: ADDITIONAL INFORMATION OF PERFORATED SCREEN		
Scale:	Drawing No:	ISSUE:
Date: 19/03/2026	RFI.03	C
Drawn by: JP		
Checked by: TB		
Status: DA		



IMAGE 01. EXISTING FLUORESCENT LIGHTS IN FRONT OF CAFE/RESTAURANT.



IMAGE 02.



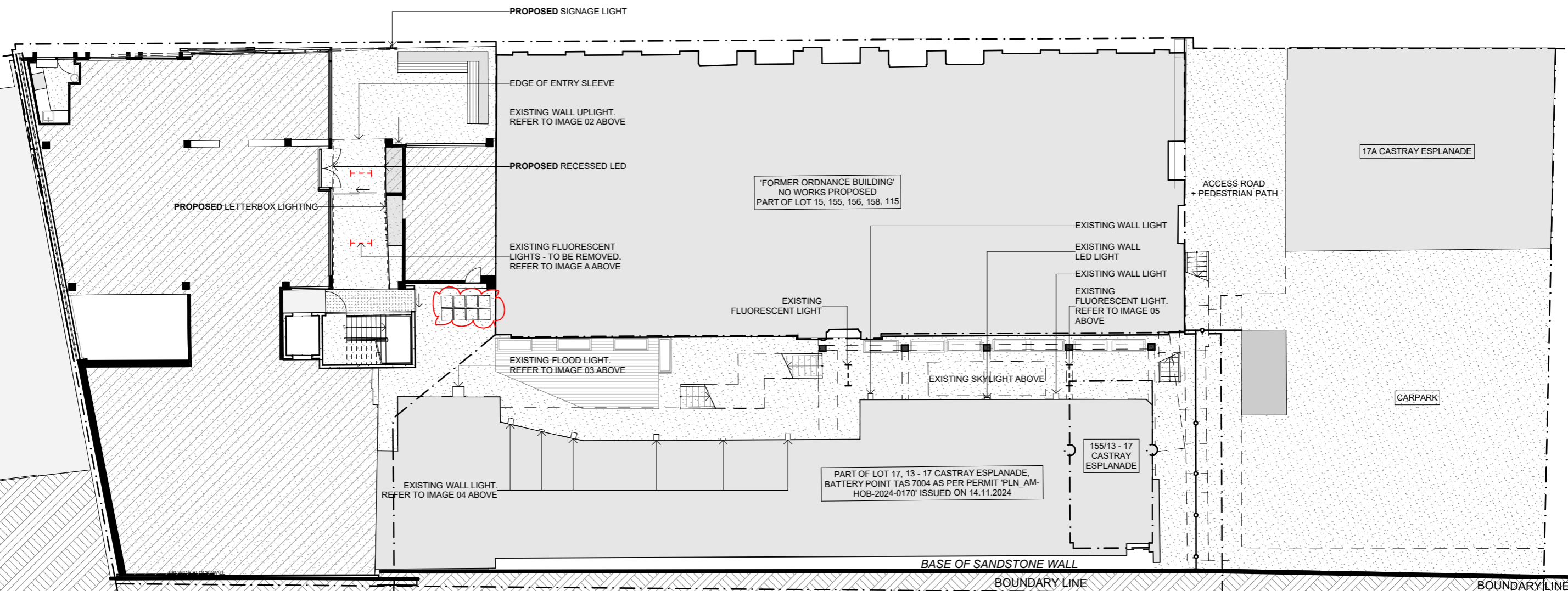
IMAGE 03.



IMAGE 04,



IMAGE 05,

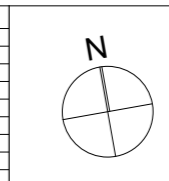


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Issue	Issue Name	Date
C	DEVELOPMENT APPLICATION	19/03/2026
E	DEVELOPMENT APPLICATION	19/03/2026



Drawing Title:
 DETAILED LIGHTING PLAN

Scale: 1:200

Date: 19/03/2026

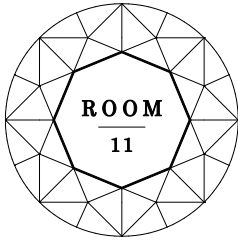
Drawn by: JP

Checked by: TB

Status: DA

Drawing No: RFI.05

ISSUE: E



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Harriett's Landing 13-17 Castray Esplanade

Date: 10/03/2026

Client: Charlotte Peterswald and Stephen Auld

Project: Harriet's Landing Redevelopment

Address: Lot 13, 13-17 Castray Esplanade, Sullivans Cove TAS

PLANNING REPORT

I am writing this assessment of the Tasmanian Planning Scheme in support of the Development Application for Lot 13, 13-17 Castray Esplanade, Sullivans Cove known as Harriett's Landing.

The site is currently mixed use. The lower level comprises a restaurant and existing pedestrian access through the site to the rear of lot 13.. At the Castray Esplanade frontage there is an existing access door and stairwell servicing the upper two levels. The upper two levels are residential and provide for studio apartment living. This application is for alterations and additions to the upper two levels to update the residential accommodation and to provide greater amenity to residents, with a new access to these levels at the rear of the site, utilising the existing pedestrian access. The application is also for a change of use to the existing access way to the upper two levels, to abandon the access and stair and to create a new food and beverage tenancy, characterised as a 'hole in the wall' coffee shop for take away coffee only. No customer seating is planned for this tenancy.

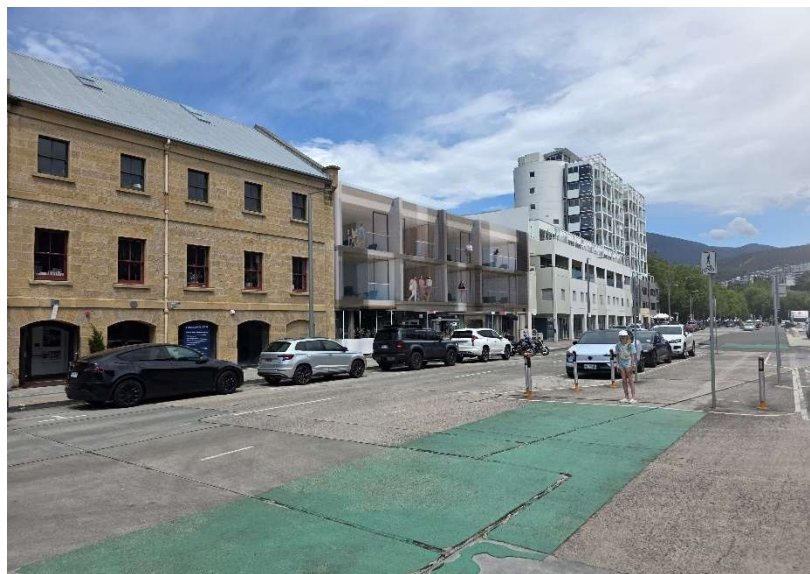


Image Supplied Room 11 Architects 27/11/2025.

1. INTRODUCTION

This application seeks approval for alterations and additions to part of Lot 13, 13–17 Castray Esplanade. The site contains two existing buildings. The works wholly relate to the northern building, known as Harriett’s Landing. The proposal involves redeveloping the upper two levels of Harriett’s Landing to provide upgraded residential apartments.

A key component of the proposal is the consolidation of access across the site through the introduction of a new ground-floor lobby with stair and lift access to the upper levels. The ground floor of Harriett’s Landing currently contains a restaurant fronting Castray Esplanade, pedestrian access to the rear of the site, and an access door and staircase serving the upper residential levels. The proposed alterations include a new lobby, lift, and fire escape at the rear of the building to service Harriett’s Landing. As part of these changes, the existing access from Castray Esplanade to the upper levels will be removed and replaced with a new café “hole-in-the-wall” tenancy, enhancing activation at street level.

The upper two levels, currently used for residential accommodation, will be refurbished as high-end residential apartments. Additions to the northern side of Harriett’s Landing will increase floor area, improve access to natural light, and provide new balconies. These additions will also bring the building into alignment with the immediately adjacent buildings and the restaurant tenancy below, reinforcing its role in forming the “cove wall” as illustrated in Figure HOB-P10.1. Additions to the rear of the building will provide further floor area, circulation spaces, and stair and lift access.

The proposed northern elevation facing Castray Esplanade incorporates operable balcony screens. Their proportions reference the fenestration rhythm of the adjoining heritage-listed former Ordnance Store. At street level, the new café tenancy will increase daytime activation, while at night the softly diffused light from the upper apartments, filtered through the operable screens, will contribute to a subtle yet positive presence. The proposal also preserves visibility of the corner of the former Ordnance Store at ground level, maintaining important pedestrian views of the heritage-listed building.

1.1 SITE DESCRIPTION

The subject site comprises common folio CT 122840/0, which is identified as 13-17 Castray Esplanade, and has a site area of approximately 1,445m². This area includes the existing heritage listed former Ordinance Building, which has frontage to Castray Esplanade. No works to the former Ordinance Building are proposed for this development. This Development Application is for alterations and additions to the existing building at the front of the site, facing Castray Esplanade, listed as part of Unit 13, 13-17 Castray Esplanade known as Harriet's Landing ('the site').

1.2 SURROUNDING USE AND DEVELOPMENT

The site is within the Tourism precinct of Salamanca Place. Immediately adjacent to the site to the East is the Salamanca Wharf Hotel (17A Castray Esplanade), providing short stay visitor accommodation, with hospitality on the ground floor on Castray Esplanade. Immediately to the west of the site is a building that houses offices on the ground floor fronting Castray Esplanade, with short stay visitor accommodation occupying the upper two levels. To the north of the site, across Castray Esplanade is the IMAS building. To the south within the site is Lot 17 Castray Esplanade that houses offices. The immediate surrounding buildings are much larger in scale than the subject site and are visually dominant in this setting.



Source: Google Maps accessed 27/11/2025.



Image 03 Existing Castray Esplanade facing façade. Image Supplied Room 11 Architects 27/11/2025.

This proposal is to redevelop the upper two levels of the existing building. These currently house long term residential studio accommodation. The proposal is to create residential apartments with greater amenity than what is currently offered. On each of the two upper levels the proposal is for 3 one-bedroom apartments, and 1 two-bedroom apartment, providing 8 in total across both levels. The proposed development involves removing all internal partitions to the upper two levels, extending the building footprint to the North (Castray Esplanade) to provide balconies and increased floor area for the new apartments and greater access to sunlight by utilizing glazed frontages to the apartments behind operable sun shading and privacy screening. The addition of the footprint to the north will bring the existing buildings upper levels in alignment with the neighbouring building alignment, and with the restaurant tenancy on the lower level. Please see image 03. The proposal is also to extend the existing building to the south to provide circulation, access and storage spaces for the new apartments.

2. PLANNING SCHEME PROVISIONS

The following is an assessment of the proposed development in response to the relevant provisions of the Tasmanian Planning Scheme and the Hobart Local Provisions Schedule.

2.1 ZONING

The site is in Activity Area 2.0 Sullivans Cove Mixed Use Area, as is the surrounding land.

2.1.1 Local Area Objectives:

The following are the Local Area Objectives from HOB-P10.2.2:

- (a) reinforces the Cove's distinct role as a place for arts, cultural, civic, recreation and entertainment activities, including showcasing Tasmanian produced goods;*
- (b) provides for Residential and Visitor Accommodation uses;*
- (c) has a mix of uses that attract people to the area in their own right as well as uses that populate the area during and after daylight hours including residential, visitor accommodation, business and professional services and educational activities while also not over-representing any single type of use and considering residential amenity; and*
- (d) provides for a transition in the nature and scale of use and development between the cove and business and commercial uses in the Hobart city centre.*

At the ground floor level facing Castray Esplanade, there is currently a food and beverage tenancy, and access stair and door to the upper two levels. Alterations proposed to the ground floor include refurbishment and change of use of the existing access door and stair way to a small 'hole in the wall' coffee shop. No customer seating is proposed, and it will be take away service only. The existing upper two levels are for residential accommodation. The proposed Development seeks to refurbish and increase the floor area to the upper two levels extending towards Castray Esplanade, to provide a higher level of amenity for residents.

The location of the site in the Sullivans Cove Mixed Use Area is East of the connection to the Hobart City Centre. It is considered that the proposed development is in alignment with Local Area Objectives HOB-P10.2.2 (b) and (c).

HOB-P10.4 Use Table

Permitted Uses

Use

Residential

Use

Food Services

The existing use at ground floor level of food services is permitted, and residential at the upper two levels is permitted. The proposed change of use of the existing stair and access door to food services is permitted.

HOB-P10.5 Use Standards

HOB-P10.5.1 Visitor Accommodation

There is no visitor accommodation proposed as part of this development. HOB-P10.5.1 does not apply.

HOB-P10.5.2 Location of Residential Use in Activity Area 2.0 (Sullivans Cove Mixed Use)

Objective:	That the potential for activity at the ground floor of buildings and interaction with public spaces and people is maximised.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>A residential <u>use</u> within Activity Area 2.0 (Sullivans Cove Mixed <u>Use</u>) must not be partly or wholly located on the ground floor of buildings except:</p> <p>(a) for the purposes of access; or</p> <p>(b) where the <u>building</u> is fronting onto Salamanca Place between and including numbers 98 and 106.</p>	

The residential use of the development is not located on the ground floor. Acceptable Solution A1 of HOB-P10.5.2 has been met.

HOB-P10.5.3 Location of active uses

The proposed development is not fronting the key pedestrian routes defined in this clause. HOB-P10.5.3 does not need to be addressed.

HOB-P10.5.4 Discretionary uses within Activity Area 2.0 (Sullivans Cove Mixed Use

The proposal does not involve any discretionary uses. HOB-P10.5.4 does not need to be addressed.

HOB-P10.5.5 Non-residential uses in Activity Area 3.0 (Wapping)

The proposal is not within Activity Area 3.0. HOB-P10.5.5 does not need to be addressed.

HOB-P10.5.6 Residential amenity in Activity Area 2.0 (Sullivans Cove Mixed Use)

Objective:	That residential function and <u>amenity</u> is not compromised on mixed <u>use</u> sites within Activity Area 2.0 (Sullivans Cove Mixed <u>Use</u>).
Acceptable Solutions	Performance Criteria
A1 Non-residential uses must not be located on the same floor as a Residential <u>use</u> within an existing <u>building</u> .	P1 Non-residential uses located on the same floor as a residential <u>use</u> within an existing <u>building</u> must not cause an unreasonable impact on residential <u>amenity</u> through a loss of privacy or security having regard to the internal design and layout of uses.

There are no non-residential uses proposed on the upper two levels of the site. The upper two levels are to have no change of use. The access for the residential use is on the ground floor. The ground floor contains a food and beverage tenancy. The performance criteria must be addressed. The entrance to the existing non-residential use on the ground floor is located off Castray Esplanade, and further forward on the site than the access to the residential use. Patrons of the non-residential use will not have access to the entrance of the residential use. The access door of the residential use is proposed to be opened by residents using a fob or pass code. Therefore, it is considered that the performance criteria HOB-P10.5.6 has been met.

HOB-P10.5.7 Car parking numbers (excluding residential use in Activity Area 3.0 (Wapping)

Objective:	To minimise the amount of on-site parking spaces within Sullivans Cove, so that parking does not detract from the heritage values and character of the area.
Acceptable Solutions	Performance Criteria

A1

On-site parking, excluding for a Residential use within Activity Area 3.0 (Wapping), must:

- (a) not be provided; or
- (b) not be increased above existing parking numbers.

There is no carparking provided as part of the development. Ample storage spaces have been given to each of the proposed apartments, which can facilitate the storage and charging of micromobility vehicles. Acceptable Solution A1 of HOB-P10.5.7 has been met.

HOB-P10.5.8 Car parking numbers for residential use in Activity Area 3.0 (Wapping)

The proposal is not within Activity Area 3.0. HOB-P10.5.8 does not need to be addressed.

HOB-P10.6 Development Standards for Buildings and Works

HOB-P10.6.1 Building Height

<p>Objective:</p>	<p>That <u>building height</u>:</p> <ul style="list-style-type: none">(a) respects the scale of Sullivans Cove’s existing built form and its spatial characteristics;(b) respects the <u>Sullivans Cove setting</u> of the natural amphitheatre created by the water and mountainous backdrop;(c) contributes positively to the <u>streetscape</u> and <u>townscape</u>;(d) does not unreasonably impact on the <u>amenity</u> of <u>public open space</u> and footpaths;(e) does not unreasonably impact on <u>historic heritage significance</u>; and(f) does not unreasonably impact on important views.
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>

A1

Building height must:

- (a) not exceed the heights shown in Figure HOB-P10.2 and Figure HOB-P10.3;
- (b) not be within an area identified as discretionary building height in Figure HOB-P10.2 and Figure HOB-P10.3; and
- (c) not be within an area that has no identified building height in Figure HOB-P10.2 and Figure HOB-P10.3.

According to figure HOB-P10.2 – Building Height the site is within the area identified as maximum building height of 12m. The proposed development is 9.98m. The acceptable solution A1 of HOB-P10.6.1 has been met.

HOB-P10.6.2 Building Alignment

Objective:	That the alignment of buildings to roads and other public spaces, excluding the <u>cove floor</u> : <ul style="list-style-type: none">(a) respects and reinforces the <u>Sullivans Cove setting</u>;(b) is consistent with the established urban form of strong continuous walls; and(c) maintains residential and pedestrian <u>amenity</u>.
Acceptable Solutions	Performance Criteria
A1.1 Buildings, except where located within the <u>cove floor</u>, must: <ul style="list-style-type: none">(a) be built to the <u>frontage</u>; or(b) if fronting onto a primary or <u>secondary space</u> that is not a <u>road</u>, be built to the edge of that primary	P1 Buildings must: <ul style="list-style-type: none">(a) be consistent with any relevant zone purpose;(b) where fronting onto a <u>primary space</u>, provide a <u>building</u> alignment that has strong continuous walls and

or secondary space; or

- (c) if within Activity Area 3.0 (Wapping), be setback from the frontage no more than 2m provided there is a front fence located on the frontage and the setback space is landscaped.

A1.2

Buildings, where fronting a road, primary space or secondary space must have an elevation as viewed from that road, primary space or secondary space that extends the full width of the lot except:

- (a) where providing for the creation of a new secondary space; or
- (b) for existing buildings where the width must not be less than the existing.

A1.3

In Activity Area 2.0 (Sullivans Cove Mixed Use), the wall of buildings built to a primary space, must be no less than 12m in height with any step back above this height not less than 1:20 relative to the height of the wall on the frontage.

reinforces the cove wall where relevant; and

- (c) where fronting onto a secondary space, provide a building alignment that may include irregular shapes provided the overall impression is of retention of continuous alignment to the secondary space.

The building is located on the 'cove floor' see image 04. HOB-P10.6.2 A1.1 does not need to be addressed.



Image 04 Figure HOB-P10.1 Hobart Local Provisions of the Tasmanian Planning Scheme with the subject site approximate location shown in red.
Accessed 03/12/2025

The proposal is to extend the existing building to the frontage of the lot to Castray Esplanade. The additions are for the entire width of the lot, which matches the lower floor of the building. It is considered that acceptable solution HOB-P10.6.2 A1.2 has been met.

The proposal is for additions to the existing building with a maximum height of 9.98m. The proposal does not meet the acceptable solution A1.3, therefore the performance criteria must be addressed.

The site is identified as being located in the 'cove wall'. The extension of the building to the lot frontage onto Castray Esplanade will reinforce the appearance of the 'cove wall' and provide more continuity of frontages within the street scape. The proposal does not address any secondary spaces. It is considered that the performance criteria P1 of HOB-P10.6.2 has been met.

HOB-P10.6.3 Buildings on the cove floor

Objective:	<p>That new buildings on the cove floor:</p> <ul style="list-style-type: none"> (a) do not compromise the cove floor flat fill characteristics; (b) are consistent with the maintenance of the Sullivans Cove setting; (c) maintain visual and physical connections with the water; and (d) provide for pedestrian amenity and interest.
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The proposal is not for a new building on the cove floor. It is for new building work on the cove floor. There are no acceptable solutions, therefore the performance criteria must be met.

P1

Buildings within the [cove floor](#), inclusive of Activity Area 1.0 (Hobart Waterfront) must be consistent with the setting and characteristics of the [cove floor](#), having regard to:

- (a) not compromising the [cove floor flat fill characteristics](#);
- (b) maintaining existing visual and physical connections for pedestrians from the [cove floor](#) through to the water edge;
- (c) enhancing pedestrian [amenity](#) and interest;
- (d) having a footprint and being of scale, bulk and height compatible with the character of the surrounding area;
- (e) addressing the surrounding space as if it was a primary [building frontage](#) through:
 - (i) facade modulation;

- (ii) materials;
 - (iii) ratio of solid walls to voids (windows and doors); or
 - (iv) a combination of any of the above; and
- (f) having no discernible hierarchy of elevations.

The proposal does not compromise the *cove floor flat fill characteristics* as the part of development located at ground floor level that is the ‘hole in the wall’ coffee shop is within the existing building envelope fronting Castray Esplanade. The location of the access for the upper-level residential apartments is behind the building fronting Castray Esplanade, in an area that is currently fenced off and not visible from the frontage. The proposed sliding mesh screen gate at the location indicated on A2.01C opens this up. The mesh screen material selected for the new proposal has the open area of 41% as indicated on RFI.03C. This will enable smooth transition and extend the flat fill appearance of the cove floor. The proposal has no effect on the current visual and physical connections to the water’s edge.

By activating the Castray Esplanade frontage with an additional Food and Beverage tenancy, the amenity and interest for pedestrians will be enhanced. The proposed additions are lower in height than the heritage listed former ordinance store and maintain and enhance the datum established by the gutter level of the former ordinance store. The proposal is lower in height and shorter in length than the opposite IMAS building. The proposed new façade is modulated and has a series of fixed and operable screens to the street frontage. These screens have been designed to respect and reference the pattern of fenestration on the former ordinance store. The quality of materials proposed on the frontage is high.

It is considered that the performance criteria P1 of HOB-P10.6.3 have been met.

HOB-P10.6.4 Plot ratio in Activity Area 2.0 (Sullivans Cove Mixed Use)

<p>Objective:</p>	<p>That <u>building</u> form within Activity Area 2.0 (Sullivans Cove Mixed <u>Use</u>):</p> <ul style="list-style-type: none"> (a) is consistent with the established built character; (b) reinforces the <u>Sullivans Cove setting</u>; and (c) does not detract from pedestrian <u>amenity</u> in public spaces.
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p>	<p>P1</p>

<p><u>Plot ratio</u> must not be more than the <u>plot ratio</u> for each <u>building height</u> area in Table HOB-P10.8.1, excluding <u>land</u> within the <u>cove floor</u> where there is No Acceptable Solution.</p>	<p><u>Building</u> form and bulk must be consistent with the established pattern of <u>building</u> form, having regard to:</p> <ul style="list-style-type: none"> (a) consistency with any relevant zone purpose; (b) reinforcing and respecting the <u>Sullivans Cove setting</u>; (c) respecting the historical significance of Sullivans Cove; (d) providing that the scale and design of new <u>development</u> is compatible with the maintenance of a pedestrian scale environment within primary and secondary spaces; (e) maintaining water views and pedestrian access to the water's edge from public space; (f) not resulting in any individual <u>building</u> being visually prominent, particularly when viewed from the River Derwent and within Sullivans Cove; and (g) not detracting from the <u>amenity</u> of pedestrians in public spaces through an overbearing appearance.
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The proposal is within the cove floor, refer to figure 4 of this report figure HOB-10.1. Therefore, the Performance Criteria must be met.

P1 a) The proposed development is in alignment with the zone purpose statements of the Sullivans Cove Mixed Use Area b) and c) as it is providing for residential accommodation, and mixed use with food and beverage tenancies.

P1b) The proposed additions to the Castray Esplanade façade of the building will bring it into alignment with the adjacent buildings, reinforcing the location within the Cove Wall.

P1c) The proposal is for screens that are designed in proportion to reference the rhythm of the existing fenestrations on the Castray Esplanade façade of the heritage listed former Ordinance Store. The proposal leaves the corner of the former Ordinance Store exposed at ground level, to continue to allow public viewing of the building.

P1d) The scale of the proposed development is smaller in bulk than the neighbouring developments. Pedestrian access at ground level is not compromised.

P1e) The proposal does not affect any water views or access to water for pedestrians.

P1f) The proposed additions to the building are within the existing building height. It is smaller than most of the surrounding development and will not be visually prominent either within the Sullivans Cove setting or from the River Derwent.

P1g) The proposed appearance of the building will not detract from the pedestrian amenity. It is not overbearing in appearance.

It is considered that the proposal is in compliance with the performance criteria HOB-P10.6.4.

HOB-P10.6.5 Building appearance and design

<p>Objective:</p>	<p>To provide that the appearance and design of buildings:</p> <ul style="list-style-type: none"> (a) is consistent with the established built character; (b) reinforces the Sullivans Cove spatial system; (c) is of high quality befitting the status of Sullivans Cove; and (d) promotes and maintains high levels of pedestrian amenity and safety.
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1 The width of a building elevation when viewed from a road must not be more than twice the width of the road to which that elevation faces.</p>	<p>P1 A building must not be an individually prominent building having regard to the degree to which the design incorporates elements of vertical articulation to reduce the appearance of its apparent size related to the road</p>

The proposed additions to the Castray Esplanade elevation of the existing building will reinforce the Sullivans Cove spatial system, by bringing the building alignment in line with the neighbouring buildings, thus reinforcing the location within the ‘cove wall’. See figure 04 HOB-P10.1 Sullivans Cove setting.

The existing building is approximately 22.78m wide. The additions to the Castray Esplanade façade are proposed to be built to this width. The width of Castray Esplanade at the building is approximately 17.4m wide, therefore acceptable solution A1 of HOB-P10.6.5 has been met.

<p>A2</p> <p><u>Building</u> design must:</p> <p>(a) provide the main pedestrian access to the <u>building</u> so that it is visible from:</p> <ul style="list-style-type: none"> (i) the <u>road</u>; or (ii) where not fronting a <u>road</u> from a <u>primary space</u>; or (iii) where not fronting a <u>primary space</u> from a <u>secondary space</u>. <p>(b) have ground floor facades, facing a primary or <u>secondary space</u>:</p> <ul style="list-style-type: none"> (i) with voids (windows or doorways) comprising no less than 50% on that <u>frontage</u>; and (ii) single lengths of blank wall no more than 30% of the total facade on that <u>frontage</u>. <p>(c) avoid creating entrapment spaces around the <u>building site</u>, such as concealed alcoves near public spaces; and</p> <p>(d) provide external lighting to illuminate public access to the <u>building</u>, car parking areas and pathways.</p>	<p>P2</p> <p><u>Building</u> façade design, including the ratio of solid to void, must create an appearance that is consistent with the established built form and historic characteristics of the cove, having regard to:</p> <ul style="list-style-type: none"> (a) consistency with any relevant zone purpose; (b) enhancing the established <u>streetscape</u>; (c) enhancing pedestrian <u>amenity</u>; (d) facilitating pedestrian interest and activity at ground floor level where facing onto primary spaces; (e) providing for passive surveillance of public spaces and <u>building</u> entrances; and (f) reinforcing the status of the <u>building</u> where fronting a <u>primary space</u>.
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A2 a) The main pedestrian access to the existing lower floor restaurant tenancy is not proposed to alter. The pedestrian access to the upper-level residential apartments is visible from the road by creating a new access ‘sleeve’ at ground level. While this access is set back from the road it will have greater visibility through the use of lighting and material finishes. This access is only for the residents on the upper two levels and is not intended for public access.

A2 b) The proposal for the ground floor façade facing Castray Esplanade is not to change the existing ratio of solid to void.

A2 c) There are no entrapment spaces formed as part of this proposal.

A2 d) Lighting proposed to the altered access ‘sleeve’ is to be recessed LED strip lighting in the ceiling space and will enhance the illumination on the ground floor of the building.

A3

Mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, must not be visible from the street and other public places.

The existing service infrastructure is located on the roof and is not proposed to have any change. The new service infrastructure will be located within the lines of the existing service infrastructure. It has limited visibility from Castray Esplanade. The existing equipment mounted on the roof is visible from the Salamanca Place frontage. The proposal is to consolidate and screen all existing and new equipment, so it is not visible from Salamanca Place. Acceptable Solutions HOB-P10.6.5 A3 has been met.

A4

Security shutters or grilles must not be fitted over windows or doors on facades facing a primary or secondary space or other public places.

There are no proposed security shutters or grilles over windows or doors.

<p>A5 Building surfaces, excluding voids such as windows and doors, must: (a) be masonry including stone, brick and concrete blocks;</p>	<p>P5 Building surfaces, excluding voids such as windows and doors, must: (a) be high quality and durable;</p>
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<p>(b) have a light reflectance value not greater than 40 percent; and</p> <p>(c) where facing onto a primary space not be tilt up or pre-fabricated concrete panels.</p>	<p>(b) compatible with the character of existing buildings and in particular heritage buildings;</p> <p>(c) minimise reflectivity; and</p> <p>(d) provide for visual interest and modulation where facing onto primary spaces.</p>
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A5 a) The proposed visible surface of the blade walls of the upper level apartments additions is to be concrete block. Aluminium mesh is a proposed surface material. The performance criteria must be addressed.

P5 a) The proposed aluminium screening has been selected for its beauty, and durability in the local environment. It will not rust and will therefore last in the location that is close to the water. The screens are proposed to be anodised, a finish that will not readily fade, and as it is a chemical finish, and not an applied finish, it will not require maintenance form mechanical damage, or breakdown of painted surfaces.

P5 b) Adjacent to the sit is 17A Castray Esplanade, Salamanca Wharf Hotel. The street frontage façade onto Castray Esplanade is clad with a grid of perforated metal screens. This proposal is for perforated aluminium screens on the upper two levels, facing Castray Esplanade. This is in keeping with the character of 17A Castray Esplanade. The perforated and semi-transparent nature of these screens has been selected to reinforce the visual dominance of the heritage listed former ordinance store in the street scape. The screens will allow light to permeate at nighttime from within the apartments, visually softening the appearance of the building, and allowing the former ordinance store to be read as the prominent building within the street scape.

P5 c) Please refer to response to A5 b) below. The external materials have been selected to have an LRV of below 40%.

P5 d) The operability of the screens by the occupants of the apartments means that the building will have a subtly changing façade facing Castray Esplanade. This will create visual interest and modulation in the Northern façade, as it is viewed from Castray Esplanade.

A5 b) LRV of the concrete block is less than 40%.

LRV of the perforated aluminium sheet is 5%

LRV of black quartzite with honed finish is less than 15%

A5 c) The Building surfaces are not tilt up or pre-fabricated concrete panels.

<p>A6 External lighting of buildings, excluding security lighting:</p> <p>(a) must accentuate the wall of the building when illuminated; and</p> <p>(b) only illuminate walls to secondary spaces, where walls to primary spaces are also illuminated.</p>	<p>P6 No Performance Criterion.</p>
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A6 a) There are no proposed wall lights. The proposed signage lighting will accentuate the wall of the building fronting the primary space. Lighting of the access sleeve is recessed into the soffit lining, and is for the purposes of security for the occupants of the building.

A6 b) There are no secondary spaces within this proposal.

The Acceptable Solutions of HOB-P10.6.5 have been met.

HOB-P10.6.6 Urban gardens

<p>Objective:</p>	<p>To facilitate the creation of new <u>urban gardens</u> in secondary spaces that provide <u>amenity</u> and accessibility for pedestrians.</p>
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1 Where a <u>building</u> results in the creation of a <u>secondary space</u> with public access, these spaces must:</p> <p>(a) be landscaped;</p> <p>(b) provide linkages between primary spaces where physically possible; and</p> <p>(c) include facilities for pedestrians, such as seating.</p>	

The proposal does not create a new secondary space with public access. HOB-P10.6.6 does not apply.

HOB-P10.6.7 Pedestrian links

Objective:	To maintain pedestrian lanes, arcades and through-site links that provide for pedestrian amenity .
Acceptable Solutions	Performance Criteria
A1 Existing pedestrian lanes, arcades and through-site links must be retained.	P1 New pedestrian lanes, arcades or through-site links must be provided in convenient and accessible locations.
A2 Buildings must address adjoining lanes, arcades and through-site links as well as street frontages.	P2 Buildings must minimise blank walls facing onto lanes, arcades and through-site links and provide opportunities for activity or visual interest for those spaces.

A1 There is an existing private pedestrian access through the site to a locked gate to access the rear building on lot 13, along with access to Lot 17, 13-17 Castray Esplanade. The proposal is for a modification to this access, to allow for access to the residential apartments on the upper levels of lot 13, 13-17 Castray Esplanade. The existing public pedestrian access to the restaurant on the ground floor of the subject site is to be retained in this proposal. There is no access from this area to other public spaces. HOB-P10.6.7 A1 has been met.

A2 The proposal does not involve any adjoining lanes, arcades or through site links. HOB-P10.6.7 A2 does not apply.

HOB-P10.6.8 Outdoor storage areas

Objective:	That outdoor storage areas do not visually detract from the area.
Acceptable Solutions	Performance Criteria
A1 Outdoor storage areas must: (a) be located behind the facade of the building ; (b) have all goods and materials screened from public view; and (c) not encroach upon car parking areas, driveway or landscaped areas.	P1 Outdoor storage areas, must be located, treated or screened to not cause an unreasonable loss of the visual amenity of the area, having regard to: (a) the nature of the use ; (b) the type of goods, materials or waste to be stored; (c) the topography of the site ; and (d) any screening proposed.

A1 a) The outdoor storage area for rubbish bins is on Lot 13 and is wholly located behind the façade of the building.

A1 b) There is an existing fence and building at the location of the bin store and cannot be seen from any public spaces.

A1 c) Does not apply. There are no carparking areas, driveways or landscaping areas on the site.

Acceptable solution A1 of HOB-P10.6.8 has been met.

HOB-P10.6.9 Frontage fences in Activity Area 2.0 (Sullivans Cove Mixed Use)

There are no frontage fences as part of the development. HOB-P10.6.9 does not apply.

HOB-P10.6.10 Design and siting of signs

<p>Objective:</p>	<p>That signs in Sullivans Cove:</p> <p>(a) are well designed and sited; and</p> <p>(b) do not contribute to visual clutter and are complementary to the visual <u>amenity</u> and overall historic character of Sullivans Cove.</p>
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1.1</p> <p>A <u>sign</u> must meet the <u>sign</u> standards for the relevant <u>sign</u> type set out in Table C1.6 excluding the following <u>sign</u> types, for which there is No Acceptable Solution:</p> <ul style="list-style-type: none"> (i) above awning <u>sign</u>; (ii) billboard <u>sign</u>; (iii) blade <u>sign</u>; (iv) bunting (flag and decorative elements); (v) cabinet <u>sign</u>; (vi) horizontal projecting wall <u>sign</u>; 	

<p>(vii) pole / pylon sign;</p> <p>(viii) roof sign;</p> <p>(ix) sky sign;</p> <p>(x) vertical projecting wall sign; and</p> <p>(xi) window sign.</p> <p>A1.2 A wall sign must:</p> <p>(a) not be more than 1 per building;</p> <p>(b) have a maximum vertical dimension of 300mm; and</p> <p>(c) have a maximum horizontal dimension of 2m.</p>	
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The proposed sign for the building is a wall sign. A1.1 does not apply.

There is an existing wall sign on the building. This will be removed as part of the development. The proposed new sign has a maximum vertical dimension of 300mm and a maximum horizontal dimension of 250mm. Acceptable solution A1.2 has been met.

A2 A sign on the façade of a [heritage building](#) in or [adjacent](#) to the [cove floor](#) must not be located above the first floor level.

The proposed sign is not on a heritage building. A2 does not need to be addressed.

A3

A [sign](#) must not display or contain:

- (a) electronic or video graphics, or mechanically moving figures or graphics, that are primarily for commercial purposes; or
- (b) fluorescent or iridescent colours or finishes.

The proposed sign does not contain any electronic or video graphics and does not have any movement. It does not contain fluorescent or iridescent finishes. Acceptable solution A3 has been met.

A4

A sign displaying written material or a graphic or logo promoting a particular product (excluding where associated with the name of the business to which the sign relates) must:

- (a) not be located above ceiling or awning level of ground floor occupancies;
- (b) have a maximum proportion of any one sign devoted to product logo or graphics of 25%;
and
- (c) relate directly to a product provided in the respective occupancy.

The proposed sign does not have written or graphic material promoting a particular product. Acceptable solution A4 does not need to be addressed.

It is considered that the proposal is in compliance with HOB-P10.6.10.

HOB-P10.6.11 Third party signs

There are no third party signs proposed in this development. HOB-P10.6.11 does not apply.

HOB-P10.6.12 -Signs on or adjacent to heritage places

Objective:	That the size, design and siting of signs, both individually and cumulatively, are compatible with the overall character of Sullivans Cove, and complement the <u>historic heritage significance</u> of heritage places by protecting and enhancing those values.
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	<p>P1</p> <p>A <u>sign</u> located on or <u>adjacent</u> to a <u>heritage place</u> must be designed and located in a manner that does not have an unacceptable impact on the <u>historic heritage significance</u> means:</p> <ul style="list-style-type: none">(a) the local historic heritage significance (as defined under the Local Historic Heritage Code) of a place; or(b) the historic cultural heritage significance of a place as described in the Tasmanian Heritage Register. <p>of the place, having regard to:</p>

	<ul style="list-style-type: none"> (a) placement to allow the architectural details of the building to remain prominent; (b) the size and design not substantially detracting from the buildings original architecture, heritage value or character; (c) placement in a location on the building that would traditionally have been used as an advertising area; (d) any domination, replication or obscuring of any historic signs forming an integral part of a building's architectural detailing or historic heritage significance; (e) using fixed signs and fittings that do not and are not likely to damage heritage building fabric, including appropriate non-corrosive fixings inserted into mortar joints; (f) not breaking an historic parapet or roof line; (g) not using internal illumination in a sign on a heritage building; (h) the character and heritage value of buildings both individually and collectively including groups of buildings comprising of some buildings which may not be of particular heritage value; (i) adaptation of modern standardised trademark or propriety logo advertising and corporate image requirements such as specific colours to suit the individual location and building; and (j) a sign not being placed on a side wall of a building if the wall does not form a street frontage, or has not historically been used for signs.
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There are no acceptable solutions for HOB-P10.6.12, therefore the performance criteria must be met.

P1(a) The proposed sign for the upper level apartments is located on an existing vertical steel member. It will not detract from the prominence of the architectural details of the adjacent former Ordinance Store.

(b) The sign is 300mm high x 250mm wide. It is brass coloured lettering on a black background. It is subtle in the context of the former Ordinance Store, and will not detract from the building's original architecture, heritage value, or character.

(c) The placement on the existing vertical steel member at Lot 13 is at ground floor level, where signage would traditionally have been located.

- (d) The sign does not dominate, replicate, or obscure any historic signs.
- (e) The proposed sign is not located on a heritage building.
- (f) The sign does not break an historic parapet or roof line.
- (g) The sign does not have any internal illumination.
- (h) The proposed sign will not affect the character and heritage value of the local buildings.
- (i) The proposed sign does not contain any adaption of modern standardised trademark or propriety logos.
- (j) The sign is not located on a side wall.

It is considered that the performance criteria P1 of HOB-P10.6.12 has been met.

HOB-P10.7 Development Standards for Subdivision

HOB-P10.7.1 Subdivision

There is no subdivision forming part of the proposal. HOB-P10.7 does not need to be addressed.

It is considered that the proposal meets the requirements of the Sullivans Cove Mixed Use Area of the Hobart Local Provisions Schedule.

2.1.2 Tasmanian Planning Scheme Provisions:

The site is within a low Coastal Inundation Hazard zone.

C11.0 Coastal Inundation Hazard Code

C11.4 Use or Development Exempt from this Code

C11.4.1 The following [use](#) or [development](#) is exempt from this Code:

- (a) use or development that is building work or plumbing work as defined in the *Building Act 2016*, excluding:
- (i) a critical use, hazardous use, or vulnerable use;
 - (ii) if located within a high coastal inundation hazard band;
 - (iii) located within a non-urban zone and within a medium coastal inundation hazard band; or
 - (iv) coastal protection works;

The proposal comprises building and plumbing work that is defined in the Building Act 2016. According to C11.4.1 the proposal is exempt from this code.

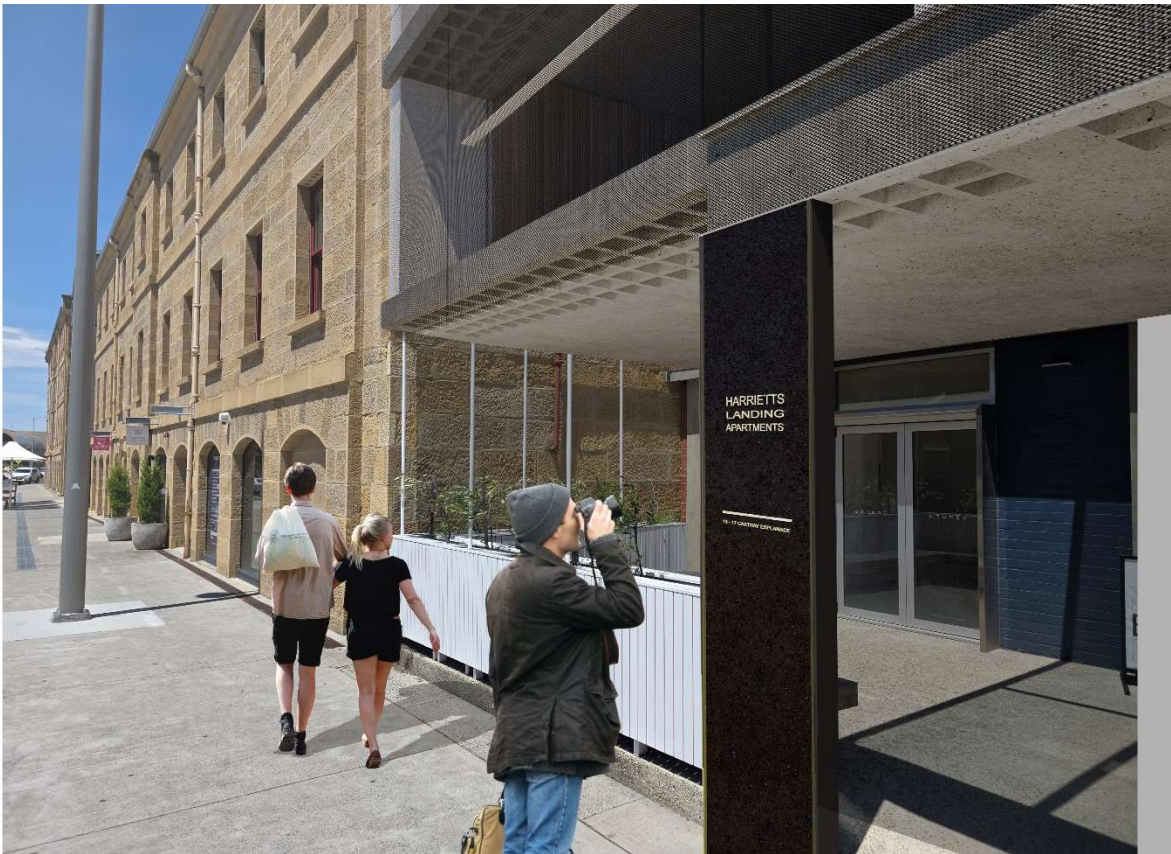


Image Supplied Room 11 Architects

3. SUMMARY

The proposal for Lot 13, 13–17 Castray Esplanade seeks to convert the upper two levels from residential studio dwellings into high-quality residential apartments. The development includes the addition of balconies and new floor area on the northern side of the site, fronting Castray Esplanade. These additions will bring the building into alignment with adjacent structures and comply with the setback provisions of the Sullivans Cove Mixed Use Area.

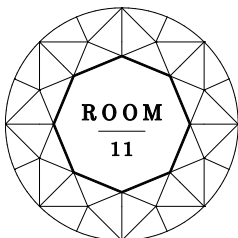
The project will enhance the residential amenity of the precinct and better serve the needs of future occupants, consistent with the site’s highly desirable location. It will not be visually prominent, as surrounding buildings are larger in both height and length. Instead, it represents a modest and sensitive intervention that will contribute to increased activity and interest within the streetscape, in accordance with the Tasmanian Planning Scheme’s provisions for the Sullivans Cove Mixed Use Area.

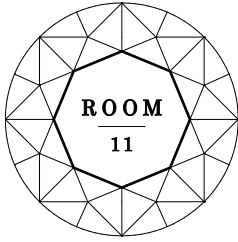
The design, prepared by multi-award-winning Tasmanian architects Room 11, offers a contemporary and contextually responsive architectural solution. It complements the character of Sullivans Cove while supporting the area’s ongoing evolution as a vibrant mixed-use neighbourhood.

Yours sincerely,
Room 11 Architects



Kate Bailey obo Room 11 Architects
Approved by Thomas Baailey
Architects AIA
Director
Room11





Room11

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Harriet's Landing Redevelopment

Date: 11/12/2025

Client: Charlotte Peterswald and Stephen Auld

Project: Harriet's Landing Redevelopment

Address: 13, 13-17 Castray Esplanade Battery Point

To: Hobart City Council Planning Department,

Re: Response to Hobart Design Guidelines Checklist -

Please find below the responses to the Hobart Design Guidelines Checklist, as they apply to the Development Application for alterations and additions to Harriet's Landing 13, 13-17 Castray Esplanade, Battery Point.

A. Project Design Response

The owners seek to make a meaningful contribution to Hobart's urban condition. The property has provided modest, low-cost residential accommodation for close to 20 years, and the owners now wish to upgrade the current residential offering to align more closely with the urban fabric of the greater Salamanca area. We believe that a dynamic, contemporary architectural response will sit proudly alongside the heritage-listed former Ordinance Store.

The top of the proposed façade aligns with the gutter line of the existing Ordinance Store, which is the building's visually dominant edge. This establishes a clear and literal datum that links the two structures. The new façade has been designed to be elegant and to provide visual depth to the street, shifting in appearance when viewed from different angles and at various times of day. When viewed obliquely it will read as nearly solid, while a perpendicular view will reveal its semi-transparent qualities.

At dusk and into the night, light will filter from the interior through the façade, creating a gentle, glowing presence to the street and adding a dynamic, active character to the public realm. This contributes positively to passive surveillance and the sense of safety within the streetscape.

The proportions of the screening elements have been carefully considered to respond to the scale of the surrounding urban form. These elements subtly reflect the ground-floor apertures and architectural legibility of the Ordinance Store. The existing active commercial frontage at ground level is retained and re-invigorated, with the addition of a small "hole-in-the-wall" coffee outlet to further activate and animate the street edge.

B. Guidance Response

COUNTRY Design Guidelines

- 1.1** Room 11 sought pre planning advice from Tristan Widdowson at Hobart City Council planning department, along with seeking advice from Erin Rockliffe at Heritage Tasmania.
- 1.2** The application is for increased density and greater amenity within the established urban setting of the Salamanca area.
- 1.3** N.A.
- 1.4** N.A.
- 1.5** N.A.
- 1.6** N.A.

FORM Design Guidelines

- 2.1** Room 11 Architects are nationally and internationally recognised for exceptional Architecture. A high-quality outcome has been imperative to the project team since project inception.
- 2.2** The proposal seeks to increase the built density of the site to increase the amenity for occupants.
- 2.3** The building form directly references key geometries from the adjacent Ordinance Store, namely the gutter line of the Ordinance Store is the top of the proposed façade line, and the scale of screens reference the existing aperture size in the Ordinance Store façade. The proposal also features a dynamic façade that can be moved by occupants, animating the streetscape.
- 2.4** The project is to increase urban density. While enlarging the building it remains lower and less visually dominant than the adjacent Ordinance Store.
- 2.5** The building utilizes existing fabric and upgrades it with high quality materials and design. It is an adaptive reuse of the existing building fabric.
- 2.6** While the building is not within a natural topography, rather it is located on reclaimed land, the infilling of the building to Castray Esplanade will reinforce the 'cove wall'.
- 2.7** A desirable street scape is key to the commercial success of the proposal as it is to the existing and new commercial tenancy at street level. The design team see a significant positive addition to the streetscape through the proposed intervention.
- 2.8** The proposal through reference to the adjacent historic fabric creates a contextual building that shall integrate into the existing fabric seamlessly while also elevating the quality of building and design in the area.
The proposal is a high quality artful civic intervention.

USE Design Guidelines

- 3.1** The proposal increases the area and amenity of available housing. The proposed mix of 1 and 2 bedroom apartments cater for a range of occupants.
- 3.2** The proposal seeks to replace an existing unsightly bin storage area and access to the upper levels at the street frontage with an additional food

and beverage offering for the street. The existing lower floor is retained as commercial tenancy. The overall proposal is a mixed-use development.

- 3.3** Street frontages are retained as productive and increased with the addition of a new coffee shop.
- 3.4** The proposal continues a history of flexible design, allowing for a range of uses. The apartments have generous floor plans which will allow flexibility in use for the occupants.
- 3.5** The floors will be very well sound insulated, allowing for continuous use for commercial tenancies on the lower floor at night.
- 3.6** N.A.
- 3.7** N.A.
- 3.8** The proposal is a re use of an existing structure. The concrete column and beam structure is retained, thus allowing for future readaptation.
- 3.9** N.A.
- 3.10** N.A.

MOVEMENT Design Guidelines

- 4.1** The greater site has public access from Salamanca Place to Castray Esplanade. This proposal maintains that permeability.
- 4.2** The proposal is proudly compliant with AS 1428.1 Accessibility code.
- 4.3** Entryways are clearly legible and generous.
- 4.4** Internal circulation spaces provided are generous.
- 4.5** The proposal includes significant storage space for micro mobility vehicles.
- 4.6** Ample space is provided within the site and off the front facade for tenants to access letterboxes, entry gates, and intercoms.
- 4.7** N.A.
- 4.8** The proposal does not include parking and encourages alternative modes of transport.
- 4.9** N.A.

AMENITY Design Guidelines

- 5.1** There is not impact on neighbours on sun and views for neighbours.
- 5.2** The design employs CPTED strategies to ensure safety of users in communal spaces. The design also facilitates greater passive surveillance of the Eastern end of Castray Esplanade.
- 5.3** The design is comfortable and well provisioned and includes significant storage exceeding what is usually provided in this type of development.
- 5.4** The proposal provides extensive natural airflow and ventilation.
- 5.5** The façade features semi transparent screens which are operable by occupants. This will provide sun in winter and shading in summer.
- 5.7** Balconies for each apartment are a significant increase in outdoor amenity for residents.
- 5.8** Each apartment has a balcony to enable occupants to capture views over the cove of Salamanca.

- 5.9 Lighting colour temperature will be between 2700k and 3000k. Occupants will control internal lighting within each apartment with dimmers. The lighting to the lobby for the apartments is proposed to be a recessed strip light, which is set back from the street.

GREENING Design Guidelines

- 6.1 N.A.
- 6.2 Balconies have access to sunlight which will allow for occupants to have planting.
- 6.3 N.A.
- 6.4 Existing plant equipment located on the roof of the building is to be consolidated.
- 6.5 N.A.
- 6.6 N.A.
- 6.7 Balconies provided to each apartment provides opportunities for occupants to have planting.
- 6.8 N.A.
- 6.9 N.A.

RESILIENCE Design Guidelines

- 7.1 The proposal is for an adaptive re-use of the existing building. The existing concrete post and beam construction will be retained and extended allowing for future re-use.
- 7.2 Materials have been selected for durability and longevity. The operable screens are proposed to be anodised as this has greater durability and life span than any applied paint finishes.
- 7.3 The proposal is for extensive glazing to the apartments to the North to enable passive solar gains, with occupant control. Natural ventilation has been provided to bedroom and living spaces.
- 7.4 Water efficient fixtures will be selected.
- 7.5 Electrical appliances selected will be high efficiency.
- 7.6 Electric charging for micro-mobility vehicles will be provided in storage spaces.
- 7.7 ***A. Bushfires***
Providing greater residential area and amenity within the established urban environs can assist in reducing 'urban sprawl' and building in bushfire prone areas.
- B. Heatwaves***
The new residential apartments will feature high levels of thermal insulation. The operable screens will provide shading to the apartments.
- C. Flood Risk***
The apartments in this proposal are not located at ground level.
- D. Sea Level Rise and Storm Surge***
N.A.

SUMMARY

Through thoughtful, sensitive design the proposal for alterations and additions to the building known as Harriet's Landing conforms proudly to the *Hobart Design Guidelines*.

If any further information is required regarding these responses, please feel free to contact us at the earliest convenience and we can provide as needed.

Yours sincerely,
Room 11 Architects

A handwritten signature in black ink, appearing to read 'Kate Phillips', with a stylized flourish at the end.

Kate Phillips obo Room 11 Architects
Approved by Thomas Bailey

Architects AIA
Director
Room11