

PLANNING APPLICATION

Status:

Reference

PLN-HOB-2025-0659

Address

2-6 COLLINS ST HOBART TAS 7000

Titles

121603/1

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

Applicant

Name	Email	Phone	Address	Involvement
			Personal Information Removed	

Owners

Name	Email Address	Address
		Personal Information Removed

Certificate(s) of Title

Selected Titles

121603/1

Total Area: 0m²

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

17/02/2021

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.

1

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

Installation of a building identification sign to the fence wall cladding on the Collins St frontage

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?

5000

Supporting Documents

Version	Document Date	Document Type	Description	Prepared By
1	19 Dec 2025	Property Title Document	121603-1.pdf	Mr Sam Hodgens
1	18 Dec 2025	Architectural Plans	Site Plan	Mr Sam Hodgens
1	18 Dec 2025	Architectural Plans	Streetscape Elevations	Mr Sam Hodgens
1	17 Oct 2025	Details	Building Identification Sign Details	Mr Sam Hodgens

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

TERROIR

Hobart 3 Morrison Street / Hobart 7000
T. 03 6234 6372
Nom Arch. Scott Balmforth CC1041T

Sydney
Copenhagen

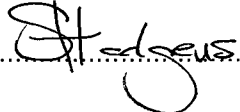
www.terroir.com.au

Project: Building Identification Sign – 2-6 Collins St, Hobart, TAS, 7000

Planning Application Reference: PLN-HOB-2025-065

General Information Request Reference: PLANNA-HOB-2025-5129

In response to the Request for Further Information for Planning Application PLN-HOB-2025-065 issued on the 22nd of December 2025, the lodgement of the planning application was discussed and approved by the client on the 19th of December 2025. Please refer to the attached Authority to Act as an Agent letter signed by the client authorising person(s) at TERROIR to act as the agent when requesting information from and submitting information to all relevant building authorities.

Signature:  Date: 13.01.2026.:

TERROIR

Hobart 3 Morrison Street / Hobart 7000
T. 03 6234 6372
Nom Arch. Scott Balmforth CC1041T

Sydney
Copenhagen

www.terroir.com.au

Agent Authorisation

Name: Alanna Cuda
Company: Blackstone Industries ABN: 13 613 308 339
Business Phone: 0434 941 942 Mobile: 0434 941 942
Email Address: alanna@procreate.com
Property address: 2 - 6 Collins Street, Hobart TAS 7000
Property Title Information: Volume: 121603 / 1

As the owner of the property, I hereby authorize the below person(s) at TERROIR to act as the agent when requesting information from and submitting information to all relevant building authorities. This may include items such as application for a planning, building or plumbing permit or seeking and making copies of information related to the property.

Signature:  Date: 26.6.23

Agent's Details

Name of Agent(s): Scott Balmforth & Emily Slevin
Nominated Registered Architect: Scott Balmforth CC1041T
Company: TERROIR Pty Ltd ABN: 37 101 656 535
Address: Level 1, 3 Morrison Street, Hobart TAS 7000
Business Phone: 03 6234 6372 Mobile: 0400 592 296 (Emily Slevin)
Email Address: balmforth@terroir.com.au slevin@terroir.com.au

SEARCH OF TORRENS TITLE

VOLUME 121603	FOLIO 1
EDITION 5	DATE OF ISSUE 17-Feb-2021

SEARCH DATE : 13-Jan-2026

SEARCH TIME : 02.10 pm

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Sealed Plan [121603](#)

Derivation : For Grantees see plan

Prior CTs [64636/2](#), [249136/1](#), [121603/1000](#) and [33036/1](#)

SCHEDULE 1

[M864589](#) TRANSFER to BLACKSTONE INDUSTRIES PTY LTD

Registered 17-Feb-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP121603](#) EASEMENTS in Schedule of Easements

[SP121603](#) COVENANTS in Schedule of Easements

[SP121603](#) FENCING PROVISION in Schedule of Easements

[E426817](#) AGREEMENT pursuant to Section 78 of the Land Use

Planning and Approvals Act 1993 Registered

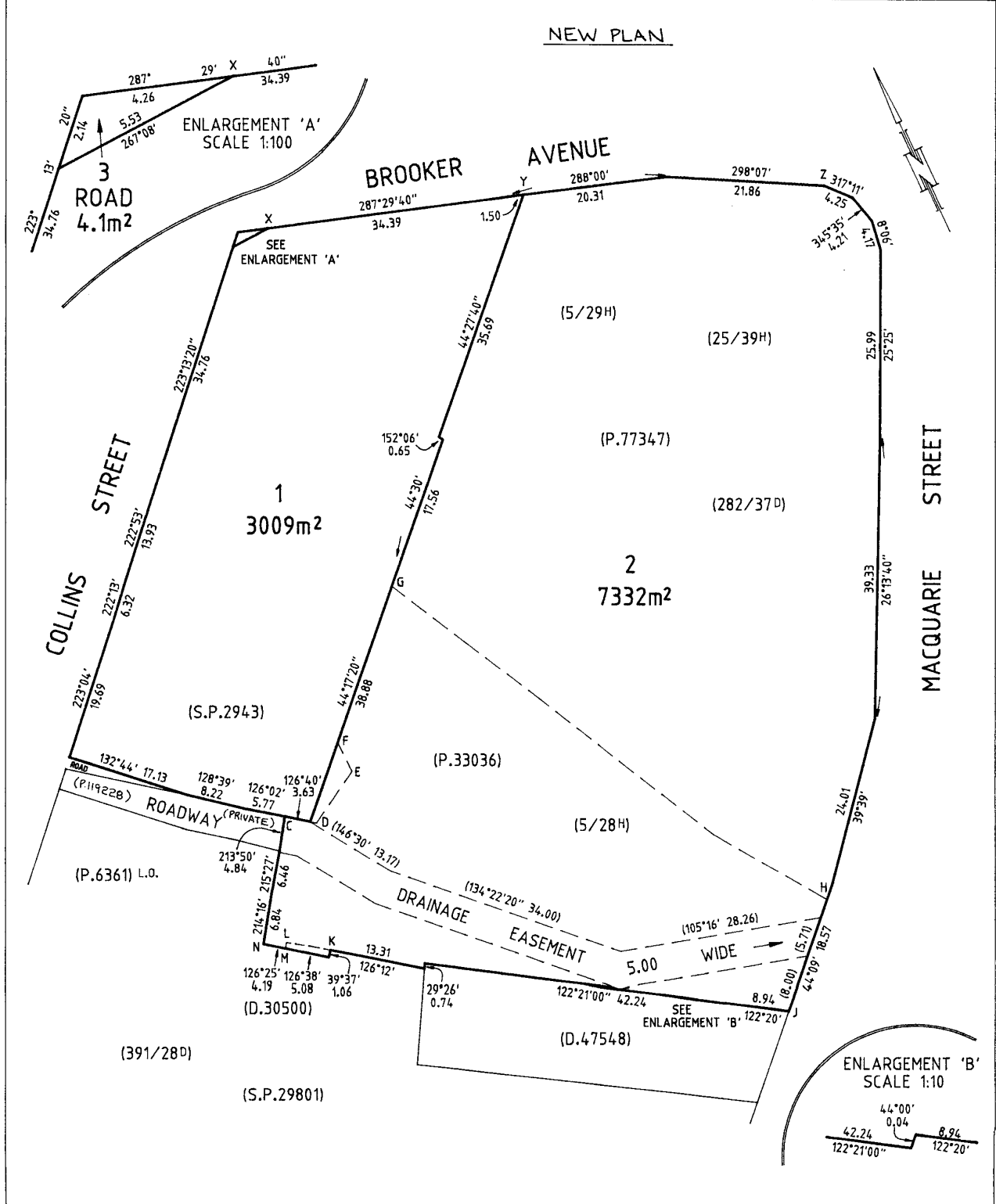
09-Aug-2025 at noon

UNREGISTERED DEALINGS AND NOTATIONS

189621 Priority Sealed Plan Lodged by PEACOCK DARCEY - H

on 10-Oct-2025 BP: 189621

OWNER Roberts Limited		PLAN OF SURVEY		Registered Number	
FOLIO REFERENCE C.T.64636-2, C.T. 33036-1 C.T. 249136-1, C.T.121603-1000		BY SURVEYOR A.M. Peacock of PEACOCK, DARCEY & ANDERSON P/L AUTHORISED SURVEYORS		SP12 1603	
GRANTEE Whole of 0°1'3", Gtd to R.A. Roberts, Part of 0°2'5", Gtd to George & Margaret Scrimgeour, Whole of 0°0'5 1/2", Gtd to Jane Scrimger, Whole of Lot 2 0°0'11 1/10" & Lot 3 0°0'17 1/10", Gtd to Henry Martin, Part of Lot 1, Gtd to Patrick Martin, Part of Lot 4, Granted to Samuel Wells Roberts, Part of 0°2'2" Gtd to Joshua Fergusson, Part of 0°1'20" Granted to Mary Fay, Part of allotment vested in the City Council		LOCATION 127 BATHURST STREET HOBART		APPROVED EFFECTIVE FROM 20 NOV 1995 <i>Michael...</i> Recorder of Titles	
SCALE 1: 500		LENGTHS IN METRES			
MAPSHEET MUNICIPAL CODE No. 114	LAST UPI No. 2100060, 2100061 2100062	LAST PLAN No. P249136 P33036	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		



A-148

<p>SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p>REGISTERED NUMBER</p> <p>SP 121603</p>
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EASEMENTS AND PROFITS PAGE 1 OF 3 PAGES

Each lot on the plan is together with:-
 (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
 (2) any easements or profits a prendre described hereunder.

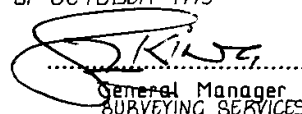
Each lot on the plan is subject to:-
 (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
 (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

That portion of lot 2 on the plan marked C D E F G H J K L M N which formerly comprised part of folio of the Register Volume 33036 Folio 1 is together with a free and uninterrupted right of carriage and driftway in through and over the roadway or passage marked "Roadway" (Private) on the Plan.

Lot 2 on the plan is:-

Subject to a right of drainage (for the Hobart City Council) over the strip of land marked "Drainage Easement 5.00 wide" passing through such lot and as shown on the plan.

<p>SUBDIVIDER : <i>ROBERTS LIMITED</i></p> <p>FOLIO REF : <i>CT 64036-2 CT 33036-1 CT 249136-1</i> <i>CONV 28/852</i></p> <p>SOLICITOR & REFERENCE : <i>PAGE SEAGER</i></p>	<p>PLAN SEALED BY : <i>THE HOBART CITY COUNCIL</i></p> <p>DATE : <i>31 OCTOBER 1995</i></p> <p><i>404-5</i> REF No. </p> <p>General Manager SURVEYING SERVICES</p>
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NOTE: THE COUNCIL GENERAL MANAGER MUST SIGN THE CERTIFICATE FOR THE PURPOSE OF IDENTIFICATION.

SCHEDULE OF EASEMENTS

PAGE 2 OF 3 PAGES

Registered Number

SP12 1603

Fencing Provision:-

In respect of each lot shown on the plan the Vendor (Roberts Limited) shall not be required to fence.

Covenants:-

The owner of ^{1 and 2} each lot shown on the plan covenants with the Vendor (Roberts Limited) and the owners for the time being of ^{every} ~~each~~ other lot shown on the plan to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other lot shown on the plan to observe the following stipulations:-

1. Not to construct nor permit to be constructed or used any vehicular access to Brooker Highway between the points marked XY and YZ shown on the plan.

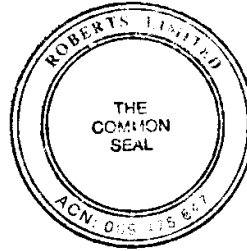
SCHEDULE OF EASEMENTS

PAGE 3 OF 3 PAGES

Registered Number

SP 12 1603

THE COMMON SEAL of ROBERTS)
 LIMITED (ACN 009 475 647) was)
 hereunto affixed in the presence of:)



Director: [Signature]
 Director/Secretary: [Signature]

AUSTRALIA AND NEW ZEALAND)
 BANKING GROUP LIMITED as)
 Mortgagee of the land described in)
 Folios of the Register Volume 33036)
 Folio 1 Volume 64636 Folio 2 and)
 Volume 249136 Folio 1 by virtue of a)
 Mortgage Registered No. A962258 and)
 as Mortgagee of the land described in)
 an Indenture of Conveyance Registered)
 No. 28/0852 by virtue of an Indenture)
 of Mortgage Registered No. 60/7958)
 hereby consents to this Schedule of)
 Easements)

AUSTRALIA AND NEW ZEALAND)
 BANKING GROUP LIMITED by)
 its Authorised Representative)
 who hereby certifies that)
 the above is a true and correct)
 copy of the original)
 document and that the)
 document is signed, in the presence of:)
 Bank Officer, Hobart.

AUSTRALIA AND NEW ZEALAND)
 BANKING GROUP LIMITED)
[Signature]
 BANKING MANAGER

TASMANIAN LAND TITLES OFFICE

Notification of Agreement under the Land Use Planning and Approvals Act 1993

Section 78



E426817

DESCRIPTION OF LAND			
Folio of the Register			
Volume	Folio	Volume	Folio
121603	1		

REGISTERED PROPRIETOR:

BLACKSTONE INDUSTRIES PTY LTD of 294 ELIZABETH STREET, NORTH HOBART 7000 in Tasmania

PLANNING AUTHORITY:

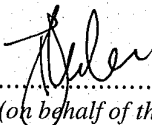
HOBART CITY COUNCIL

I THOMAS JAMES WOLFE of TOWN HALL, MACQUARIE STREET, HOBART IN TASMANIA,
SOLICITOR ON BEHALF OF

the abovenamed Planning Authority, certify that the above particulars are correct and that attached is a certified
executed copy of the agreement (not including annexures) between the abovenamed parties, notice of which is to
be registered against the abovementioned folio of the Register.

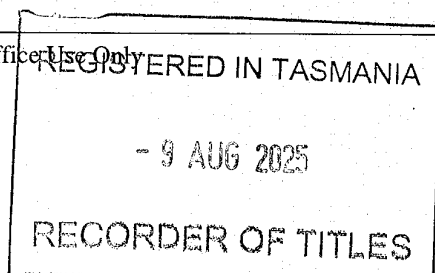
The abovenamed Planning Authority holds the original executed Agreement.

Date: 9 July 2025

Signed: 
(on behalf of the Planning Authority)

Land Titles Office Use Only

LUA
Version 2 (TOLD)



THE BACK OF THIS FORM MUST NOT BE USED

Created 08-Jul-2025 03:25PM

I, Thomas James Wolfe,
solicitor, certify this to be a true
copy of the original

Thomas James Wolfe 9/7/25

**HOBART CITY COUNCIL
(ABN 39 055 343 428)**

("the Council")

and

**BLACKSTONE INDUSTRIES PTY LTD
(ACN 613 308 339)**

("the Owner")

**Agreement under Part 5 of the *Land Use Planning and
Approvals Act 1993 (Tas)***

2 – 6 COLLINS STREET, HOBART TAS 7000

PAGE SEAGER

LAWYERS

Level 2, 179 Murray Street
HOBART TAS 7000

P: (03) 6235 5155

F: (03) 6231 0352

Ref: PS: DAS (230466)

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DETAILS

Date The *7th* day of *July* 2025
Parties Council and Owner

Council

Name **HOBART CITY COUNCIL**
ABN **39 055 343 428**
Address **16 Elizabeth Street, Hobart, Tas 7000**

Owner

Name **BLACKSTONE INDUSTRIES PTY LTD**
ACN **613 308 339**
Address **294 Elizabeth Street, North Hobart, Tasmania 7000**
Contact **Alanna Cuda**
Email **alanna@procreate.com**

BACKGROUND

- A Council is the local government authority responsible for the municipal area of Hobart pursuant to the provisions of the *Local Government Act 1993* (Tas).
- B The Owner is the registered proprietor of the Land.
- C The Owner wishes to use and develop the Land in accordance with the Permit.
- D Condition 14 of the Permit require the parties to enter into an agreement pursuant to Part 5 of the LUPAA.
- E The purpose of this Agreement is to give effect to the requirement of Council in the Permit that the applicant shall enter into a registered agreement pursuant to Part 5 of the LUPAA.

AGREED TERMS

1 Definitions and Interpretation

1.1 Definitions

In this Agreement unless the contrary intention appears:

Agreement means this agreement and includes any schedules, appendices, and annexures to this Agreement, made in accordance with Part 5 of the LUPAA.

Business Day means any weekday on which banks are generally open for business in Hobart, Tasmania.

Commencement Date means the date of this Agreement.

Condition Endorsed Documents means the post-permit documents approved by Council for the purposes of planning condition SW 11 on the Permit, a copy of which is annexed hereto and marked Annexure B. This includes but is not limited to the Pitt & Sherry Flood Management Plan Rev 00 dated 13/12/2024, and associated engineering plans.

Council means the party described as such in the Details.

Details mean the section of this Agreement headed 'Details'.

Flood Exclusion & Mitigation Measures means the flood exclusion and mitigation measures detailed in the Condition Endorsed Documents, including but not limited to flood barriers to a height of 4.4m AHD, flood-resistant doors and walls, and backflow and surcharge prevention.

Land means the land situated at 2 - 6 Collins Street, Hobart more particularly described in Folio of the Register Volume 121603 Folio 1.

LUPAA means the *Land Use Planning and Approvals Act 1993 (Tas)* as may be amended or replaced from time to time.

Owner means the party described as such in the Details and includes:

- (a) its successors and assigns; and
- (b) where the context permits, a sub-tenant or any other person having a right to possess, use or occupy the Land.

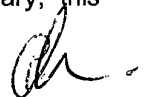
Permit means Planning Permit PLN-HOB-2024-0408, a copy of the conditions of which are annexed hereto and marked Annexure A.

1.2 Interpretation

- (a) A reference to:
 - (i) one gender includes every other gender;
 - (ii) the singular includes the plural and the plural includes the singular;
 - (iii) a person includes a body corporate or unincorporate;
 - (iv) a party means a party to this Agreement and includes the party's executors, administrators, successors and permitted assigns;
 - (v) a statute, regulation or provision of a statute or regulation (Statutory Provision) includes:
 - (A) that Statutory Provision as amended or re-enacted from time to time;
 - (B) a statute, regulation or provision enacted in replacement of that Statutory Provision; and
 - (C) another regulation or other statutory instrument made or issued under that Statutory Provision.
- (b) "Including" and similar expressions are not words of limitation.
- (c) A reference to a clause or schedule is a reference to a clause of or a schedule to this Agreement.
- (d) A reference to a document (including, without limitation, a reference to this Agreement) is to that document as amended, novated or replaced.
- (e) Where a word or expression is given a particular meaning, other parts of speech and grammatical forms of that word or expression have a corresponding meaning.
- (f) Headings and any table of contents or index are for convenience only and do not form part of this Agreement or affect its interpretation.
- (g) A provision of this Agreement must not be construed to the disadvantage of a party merely because that party was responsible for the preparation of this Agreement or the inclusion of the provision in this Agreement.

2 Term

- (a) In accordance with section 74 of the Act, this Agreement commences on the Commencement Date and continues in effect until terminated in accordance with section 74(3) of the Act.
- (b) The Council and the Owner agree that, in the event that they mutually agree that the Flood Exclusion & Mitigation Measures are, for whatever reason, no longer necessary, this Agreement will be terminated in accordance with section 74(3) of the Act.



3 Objective

The parties acknowledge that:

- (a) without limiting any operation or effect which this Agreement otherwise has, this Agreement is made under Part 5 of the LUPAA with the intent that the burden of the Owners' covenants run with the Land as provided for by section 79 of the LUPAA;
- (b) they enter this Agreement:
 - (i) to provide for the matters set out in section 72(2) of the LUPAA; and
 - (ii) to record terms of the Permit; and
- (c) this Agreement begins immediately upon execution by the parties.

4 Owner's Obligations

The Owner acknowledges and agrees that it must:

- (a) ensure that all Flood Exclusion & Mitigation Measures are installed and maintained by the Owner at the Owner's sole expense, in accordance with the Condition Endorsed Documents; and
- (b) repair and replace all Flood Exclusion & Mitigation Measures as and when necessary, at the sole expense of the Owner, so that the Flood Exclusion & Mitigation Measures function in a safe and efficient manner.

5 Additional Obligations

The Owner must:

- (a) do all things necessary to enable registration of this Agreement with the Recorder of Titles;
- (b) secure the consent of any mortgagee or encumbrance to the registration of this Agreement before its registration in the form specified in this Agreement;
- (c) ensure that the Agreement is registered on the Certificate of Title for the Land;
- (d) pay all stamp duty, registration costs and the reasonable legal costs of Council in respect of this Agreement or any document required by it; and
- (e) lodge all required documentation to give effect to this Agreement with the Recorder of Titles and pay any associated lodgement costs.

6 Notices

- (a) A notice pursuant to this Agreement must be in writing.
- (b) Notices may be served:
 - (i) personally by leaving them with the party on whom they are to be served at that party's address stated in the Details; or
 - (ii) by pre-paid post sent to the address of the relevant party stated in the Details; or
 - (iii) by email to the address set out in the Details.
- (c) Notices are not effective until received by the other party and any such notice is without prejudice to any other mode of receipt deemed to be received by such other party:
 - (i) if served personally when left at the address of the other party stated in the Details;
 - (ii) when mailed, 3 business days after being put into the post addressed to such party at that address; and
 - (iii) if it is sent by email, at the time the email message is sent, unless the sender receives automated email notification that the email transmission has failed or has been delayed within 12 hours of sending the notice.
- (d) If the other party has notified a changed postal or email address, then the notice must be to that postal or email address. The other party will make best endeavours to notify a changed postal or email address but a failure to do so does not render this provision inoperative.

7 General

7.1 Entire agreement

This Agreement constitutes the entire agreement between the parties in relation to its subject matter and supersedes all previous agreements, negotiations and understandings between the parties in relation to its subject matter.

7.2 Amendments

An amendment or variation to this Agreement is not effective unless it is in writing and signed by the parties in accordance with s.75 of the LUPAA.

7.3 Assignment

A party cannot assign or otherwise transfer any of its rights under this Agreement without the prior written consent of each other party. Nothing in this clause 7.3 changes the effect of registering this Agreement under s.78 of the LUPAA.

7.4 Exercise of Powers

The parties expressly acknowledge that any obligation imposed upon Council under this Agreement does not fetter the future exercise of any statutory discretion by Council whether in relation to the Permit, the Land or otherwise and the provisions of this Agreement must be read accordingly. In particular, this Agreement does not compel Council to approve any future applications to subdivide, develop and/or use the Land.

7.5 Further acts and documents

Each party must promptly do all further acts and execute and deliver all further documents (in a form and content reasonably satisfactory to that party) required by law or reasonably requested by another party to give effect to this Agreement.

7.6 Waivers

The non-exercise of, or delay in exercising, any power or right of a party does not operate as a waiver of that power or right, nor does any single exercise of a power or right preclude any other exercise of it or the exercise of any other power or right. A power or right may only be waived in writing, signed by the party to be bound by the waiver.

7.7 Severance

- (a) If anything in this Agreement is unenforceable, illegal or void then it is severed and the rest of this Agreement remains in force, unless the severance would change the underlying principal commercial purpose or effect of this Agreement.
- (b) If two or more provisions of this Agreement are inconsistent or contradictory the numerical position of those provisions must not be a determinative factor in any decision, order or ruling that results in the severance of any conflicting provision.

7.8 Exclusion of relationships

The parties acknowledge and agree that this Agreement and the performance of this Agreement does not represent or imply a partnership, agency, fiduciary relationship, joint venture, distribution or any other category of commercial or personal relationship between the parties recognised at law or in equity as giving rise to forms of specific rights and obligations.

7.9 Governing law and jurisdiction

The laws of Tasmania govern this Agreement and the parties submit to the non-exclusive jurisdiction of the courts of Tasmania.

SIGNING PAGE

EXECUTED as a Deed

THE COMMON SEAL of HOBART CITY COUNCIL (ABN 39 055)
343 428) was hereunto affixed by:)
)



W. Young
Signature of duly authorised officer

Common Seal of the Hobart City Council

Wes Young
Name of duly authorised officer

EXECUTED by BLACKSTONE INDUSTRIES PTY LTD (ACN 613)
308 339) pursuant to section 127 of the *Corporations Act 2001*)
(Cth) by:)

[Signature]
Sole Director and Secretary Signature

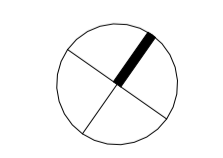
Anna Joyce Wade
Sole Director and Secretary Full Name

GENERAL NOTES
 DO NOT SCALE FROM THIS DRAWING
 CONFIRM ALL DIMENSIONS AND SETOUTS ON SITE PRIOR TO MANUFACTURE & INSTALLATION
 ALL WORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS
 TO BE READ IN CONJUNCTION WITH ENGINEERS DOCUMENTS
 THIS DRAWING CONTAINS COLOUR CODED INFORMATION AND MUST BE REPRODUCED IN COLOUR AT ALL TIMES

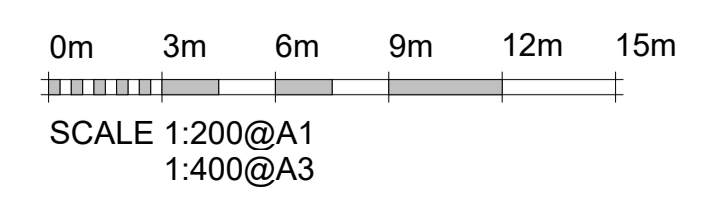
— SITE BOUNDARY



1 SITE PLAN - PROPOSED
 1:200



TRUE NORTH



Rev	Date	Description
1	18/12/2025	Building Identification Sign Application

Sydney Level 2, 79 Myrtle Street
 Chippendale 2008
 Ph. 02 9698 2198
 Nominated Architect: Gerard Reinmuth
 NSW: 6629

Hobart Level 1, 3 Morrison Street
 Hobart 7000
 Ph. 03 6234 6372
 Nominated Architect: Scott Balmforth
 TAS: 564 / CC1041T VIC: 16263

TERROIR

Project:
 Savage Interactive
 Procreate HQ
 2 Collins Street Hobart 7000
 Drawing Description:
 DA SITE PLAN - PROPOSED

Drawn by: BR Checked by: SB Scale: As indicated@A1

PROJECT NO:	DWG NO:	REV NO:
22344	00-1	1

Drawing Status: FOR CONSTRUCTION

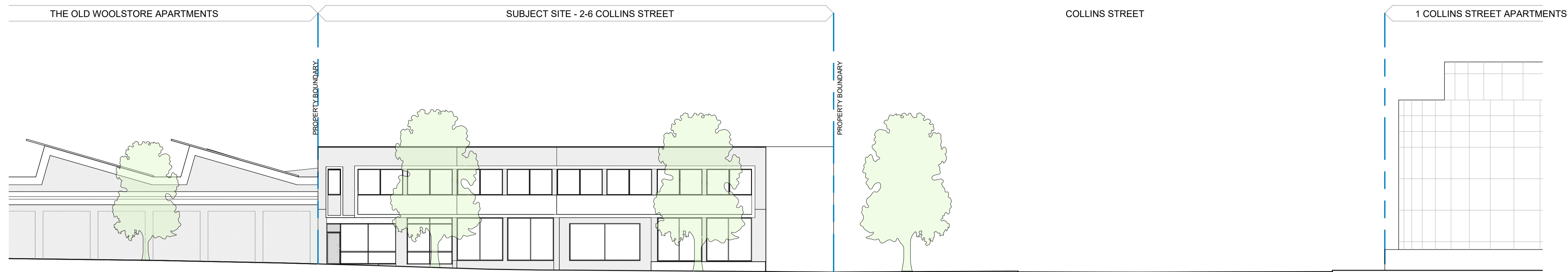
GENERAL NOTES

DO NOT SCALE FROM THIS DRAWING
 CONFIRM ALL DIMENSIONS AND SETOUTS ON SITE PRIOR TO MANUFACTURE & INSTALLATION
 ALL WORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS
 TO BE READ IN CONJUNCTION WITH ENGINEERS DOCUMENTS.
 THIS DRAWING CONTAINS COLOUR CODED INFORMATION AND MUST BE REPRODUCED IN COLOUR AT ALL TIMES.

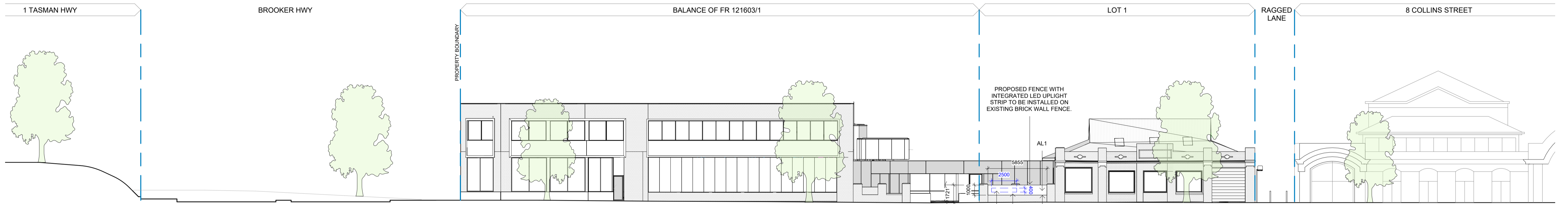
LEGEND

BUILDING IDENTIFICATION SIGN MATERIAL & FINISHES SCHEDULE

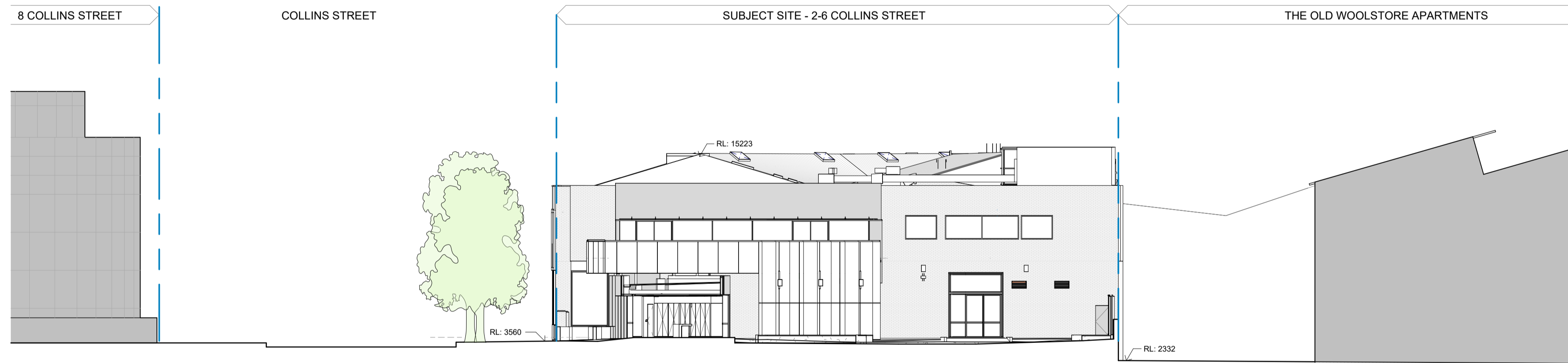
- PROPOSED FENCE**
- AL1 ALUMINIUM PANEL FINISHED IN A BLACK 2-PACK PAINT TO MATCH LINWAY MONOCLAD CLADDING LRV = 4
 - LT1 ALUMINIUM CHANNEL LED UPLIGHT
- PROPOSED SIGN**
- AL2 POLISHED MIRROR FINISH ALUMINIUM SIGN LETTERING LRV = 95



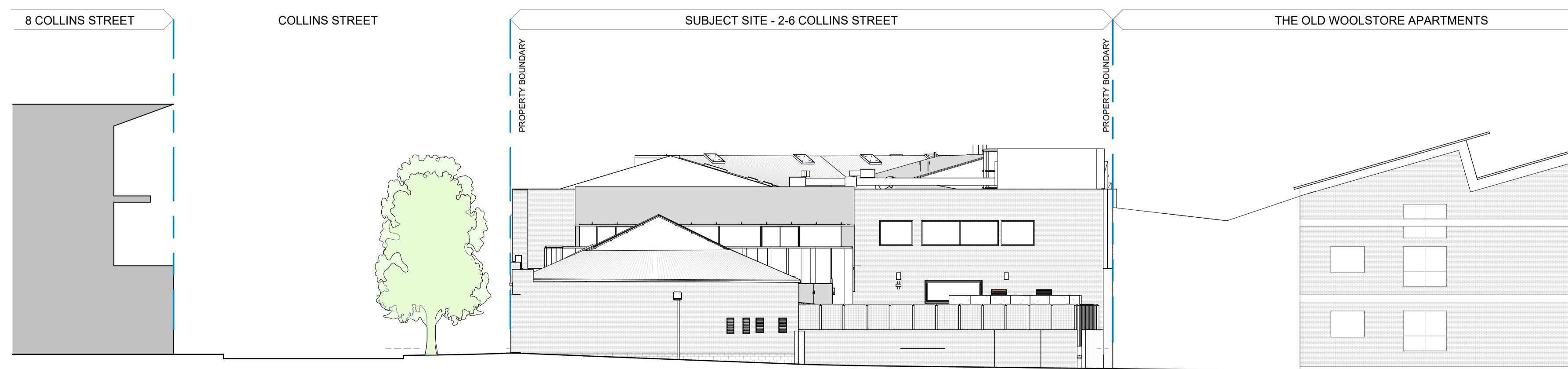
1 EAST ELEVATION - PROPOSED STREETSCAPE
 00-0-17 1:200



2 NORTH WEST ELEVATION - PROPOSED STREETSCAPE
 00-0-17 1:200



3 DA_SITE SECTION Copy 1
 10-00 1:200



4 DA_West - Streetscape Copy 1
 00-0-17 1:200

Rev	Date	Description
2	23/02/20256	Revision Building Identification Sign Application

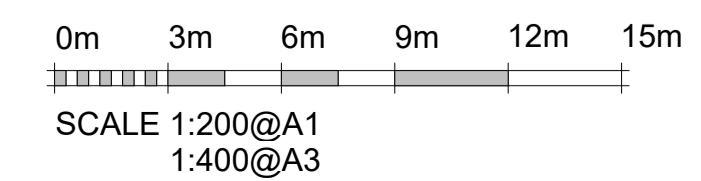
Sydney Level 2, 79 Myrtle Street
 Chippendale 2008
 Ph. 02 9698 2198
 Nominated Architect: Gerard Reinmuth
 NSW: 6629

Hobart Level 1, 3 Morrison Street
 Hobart 7000
 Ph. 03 6234 6372
 Nominated Architect: Scott Balmforth
 TAS: 564 / CC1041T VIC: 16263

TERROIR

Project:
 Savage Interactive
 Procreate HQ
 2 Collins Street Hobart 7000
 Drawing Description:
 DA STREETSCAPE ELEVATIONS - PROPOSED

Drawn by: BR Checked by: ES Scale: As indicated@A1



PROJECT NO:	DWG NO:	REV NO:
22344	00-2	2

Drawing Status: DA

17 October 2025

Revision 03

Procreate Headquarters Design Documentation S.101_Building Identification Sign

Overview

Studio Semaphore

Wayfinding and Signage Consultants

Wurundjeri Country
Level 1, 106 Hardware Street
Naarm/Melbourne VIC 3000

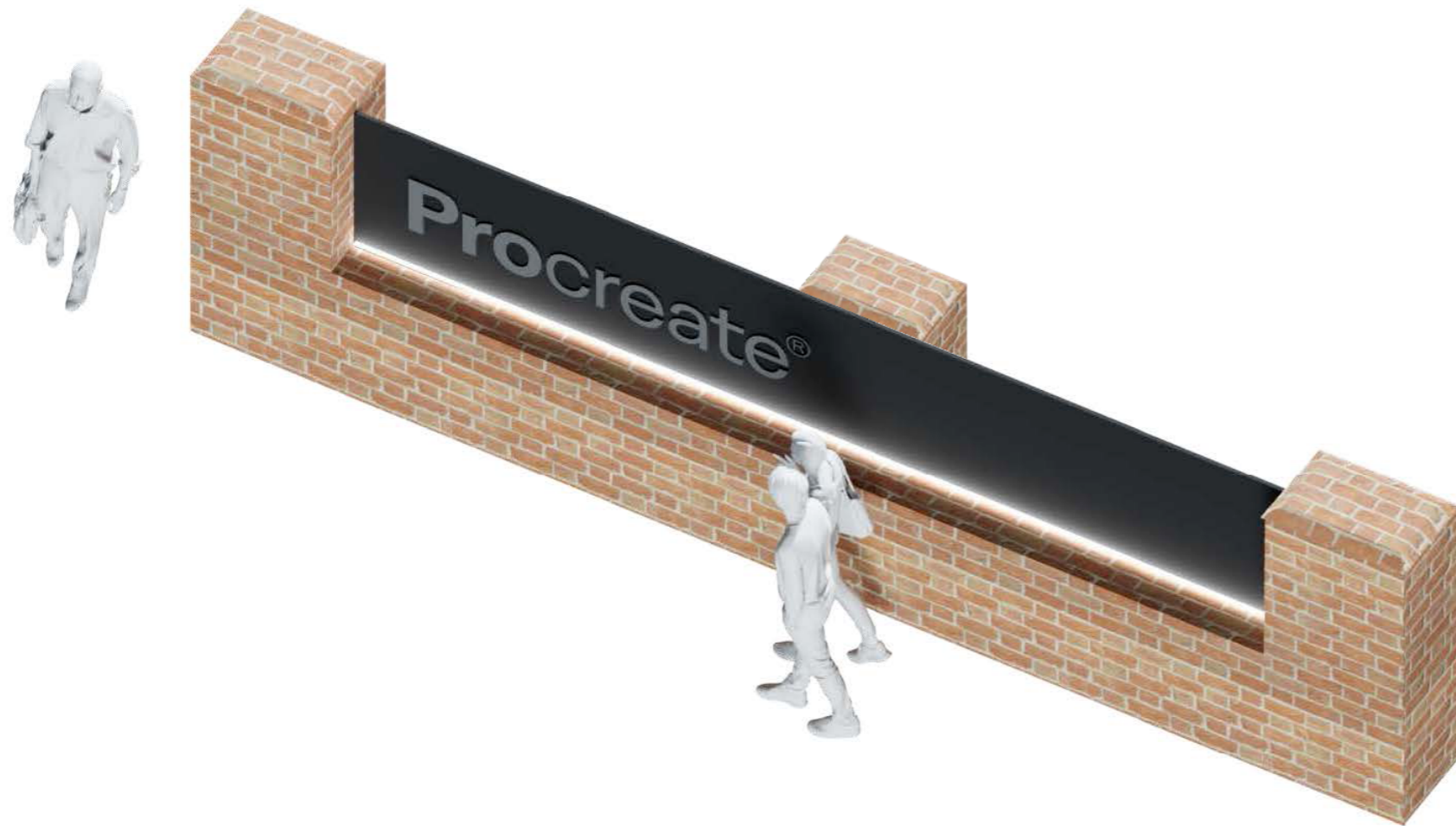
www.studiosemaphore.com.au
studio@studiosemaphore.com.au
(03) 9670 2597

Semaphore acknowledges Aboriginal and Torres Strait Islander Peoples as the Traditional Custodians of Australia.

For thousands of years, First Peoples have been navigating with songlines and dreaming tracks – oral maps of Country – passed down through generations.

We recognise their continuing connection to Country and culture, and pay our respect to their ancestors and elders.

S.101_Building Identification Sign





Mounting & Frame

- Sign to be mounted to wall cladding fixed to existing brick wall.
- Structural frame fabricated from 20 × 20 mm SHS, chemset anchored into existing brick wall.
- All SHS joints fully welded, ground smooth, and treated for corrosion protection.
- Contractor to verify condition of existing brick wall prior to installation and confirm suitability to support new sign. Installation to be completed without damage to existing brickwork.

Wall Cladding

- Fabricated from a single sheet of 3 mm aluminium.
- Where multiple sheets are required, all joints are to be continuously welded, ground flush, and finished to appear seamless.
- Panel mounted to frame via 20 × 20 mm aluminium angle, welded to rear of panel.
- No visible fixings permitted on the front or top faces of the panel.
- Back panel to be mounted using countersunk screws, colour-matched to Mondoclad matte black.
- Panel to be finished in 2-pack paint, colour to match matte black Mondoclad façade.

Brand Element

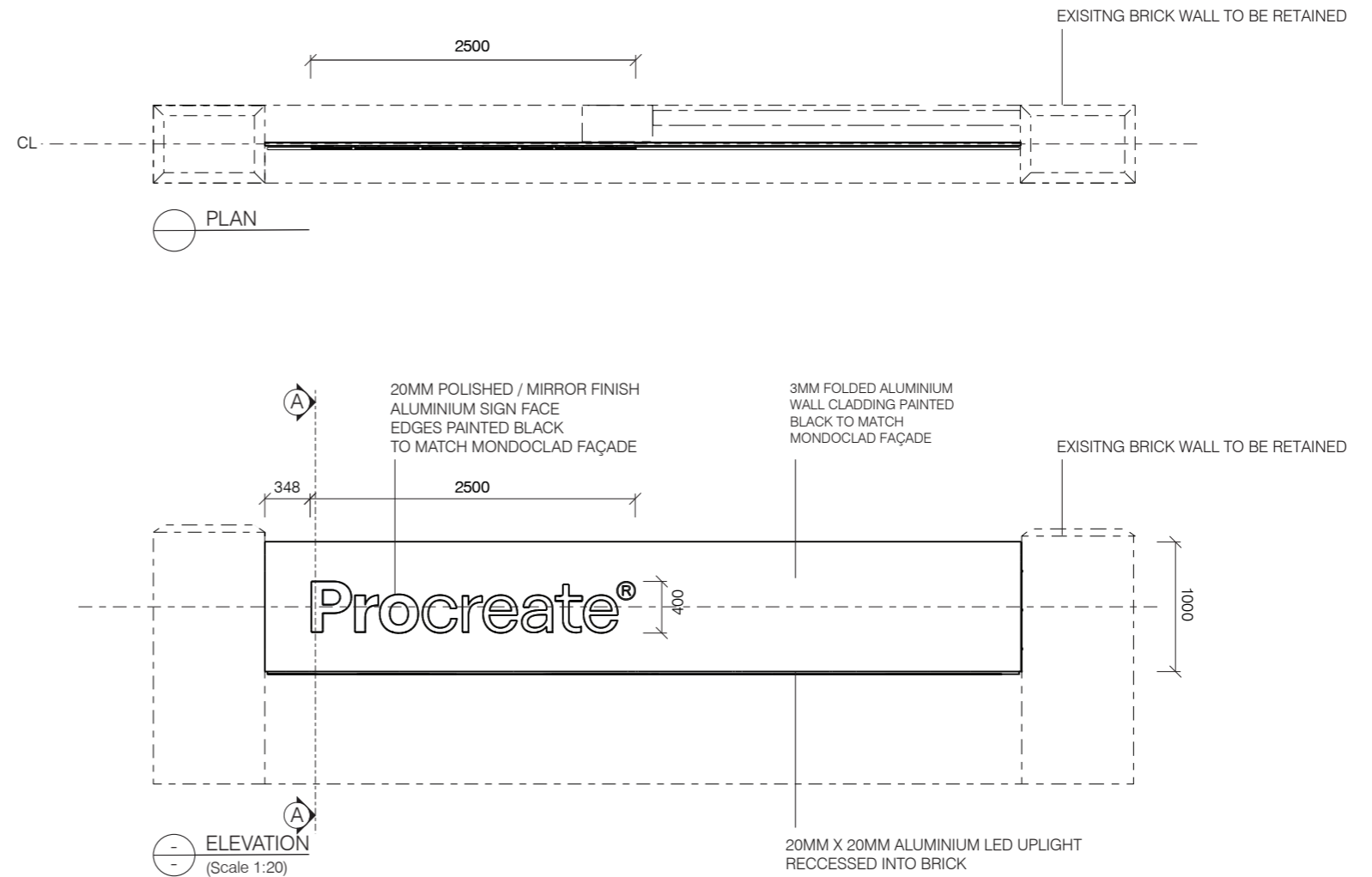
- Final Procreate brand dimensions 400mm high and 2500 in length.
- Branding to be laser-cut or waterjet-cut from 20 mm thick aluminium.
- Letter edges to be 2-pack painted to match matte black Mondoclad façade.
- Letter faces to be polished to mirror finish.
- Letters to be pin-fixed and VHB-taped to the face of the sign panel.

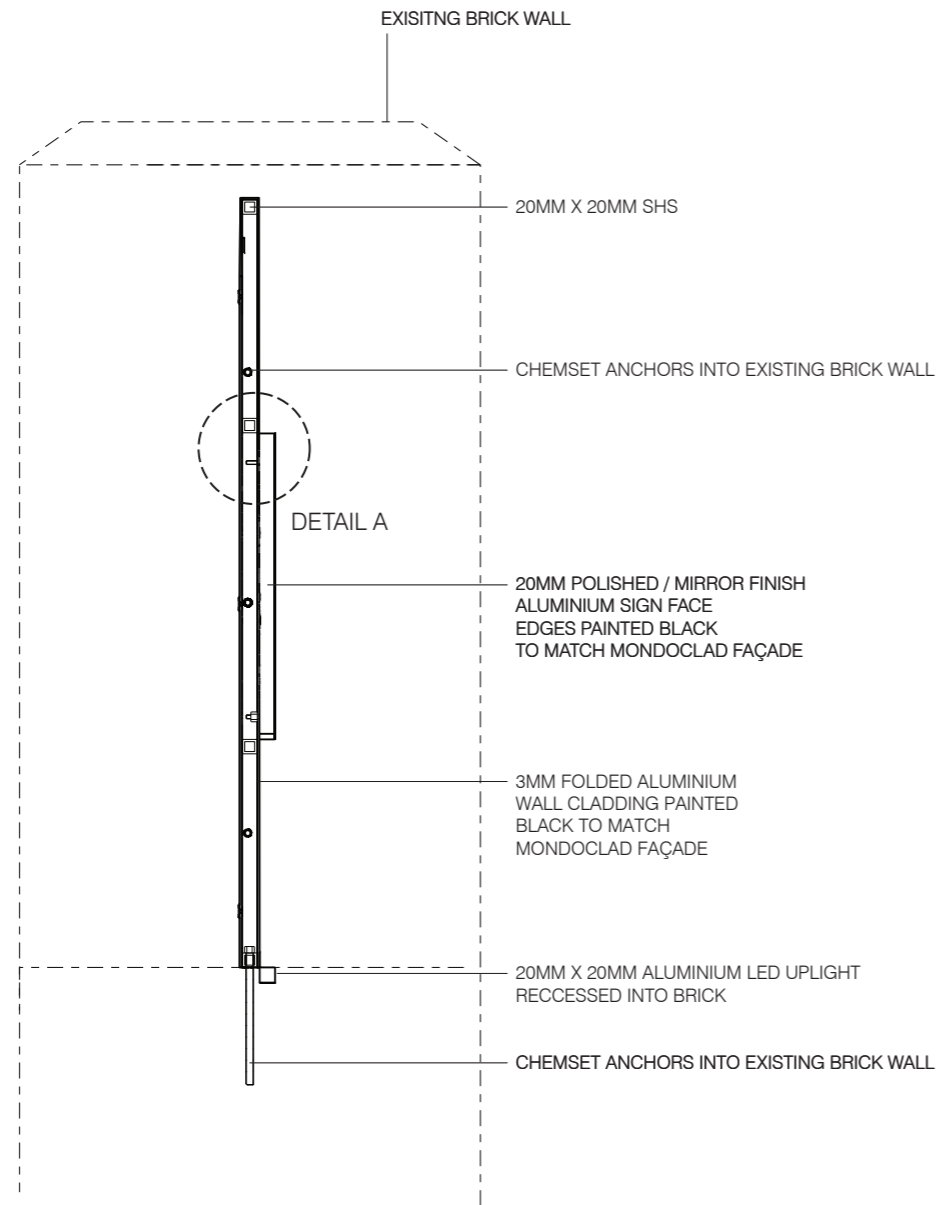
Lighting

- Continuous 20 × 20 mm LED uplight integrated along the length of the sign/brick wall. Recessed flush into brick.
- Aluminium light channel painted black to match façade.
- Fitted with opal diffuser for uniform light distribution.
- LED colour temperature to match existing exterior landscape lighting.
- IP67 minimum ingress protection for exterior use.
- Dimmable driver/control to integrate with site lighting system.

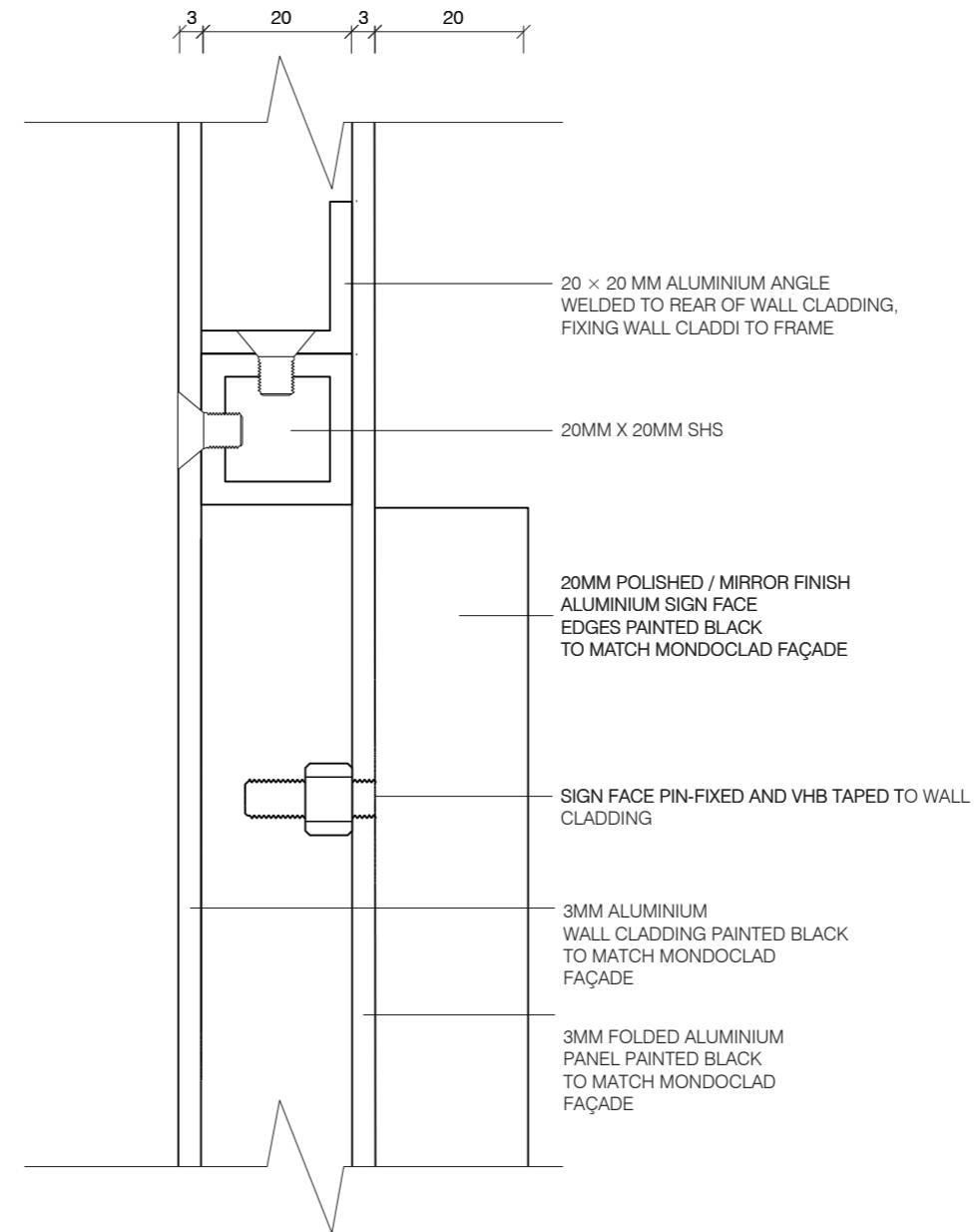
General Notes

- Fabrication and installation to prevent water ingress at panel edges and joints (fishplate or equivalent weathering detail to be provided).
- All fixings to be corrosion resistance.
- Allow for thermal expansion/movement between aluminium panel and steel frame.
- All dimensions and brand artwork to be confirmed prior to fabrication.

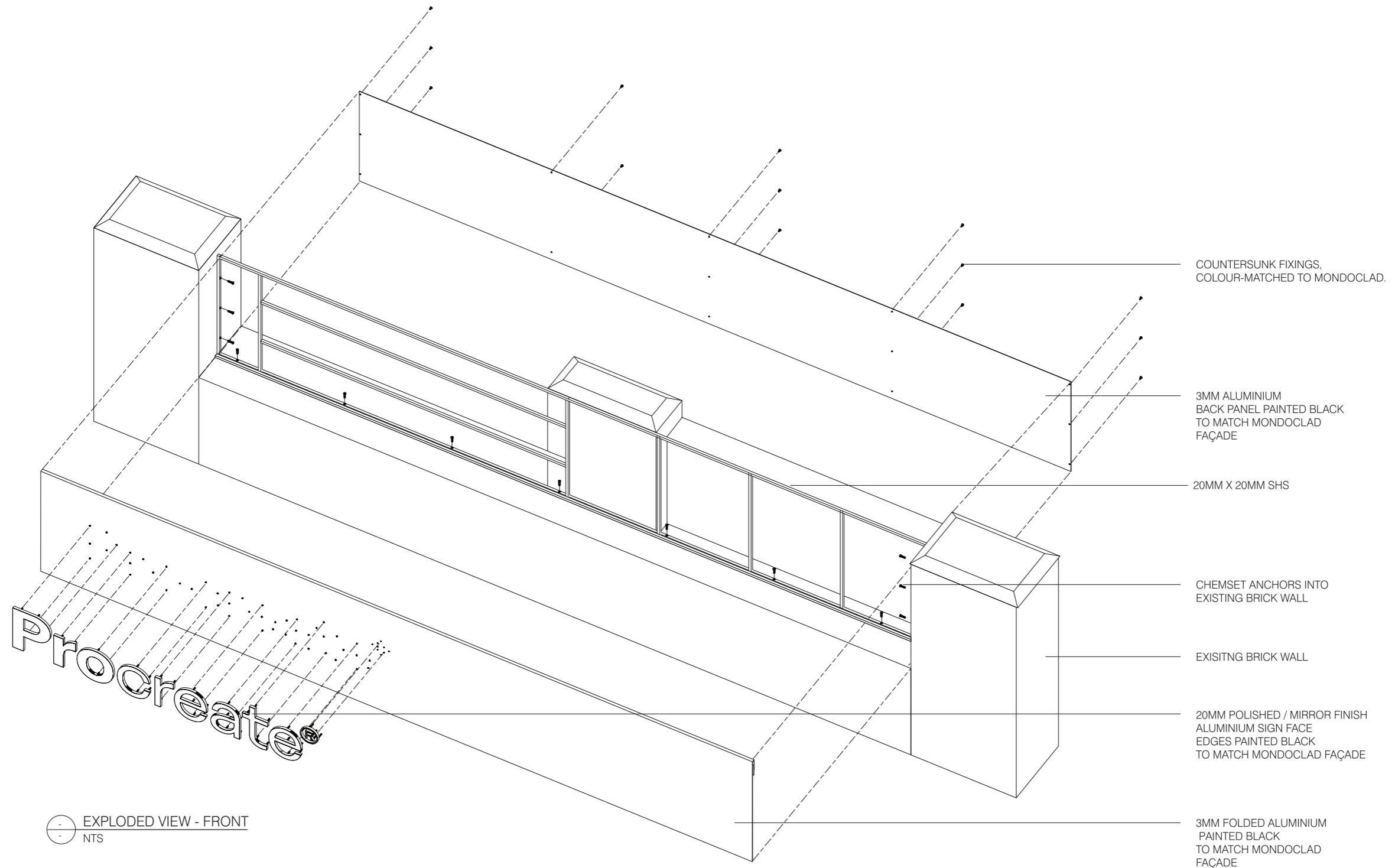


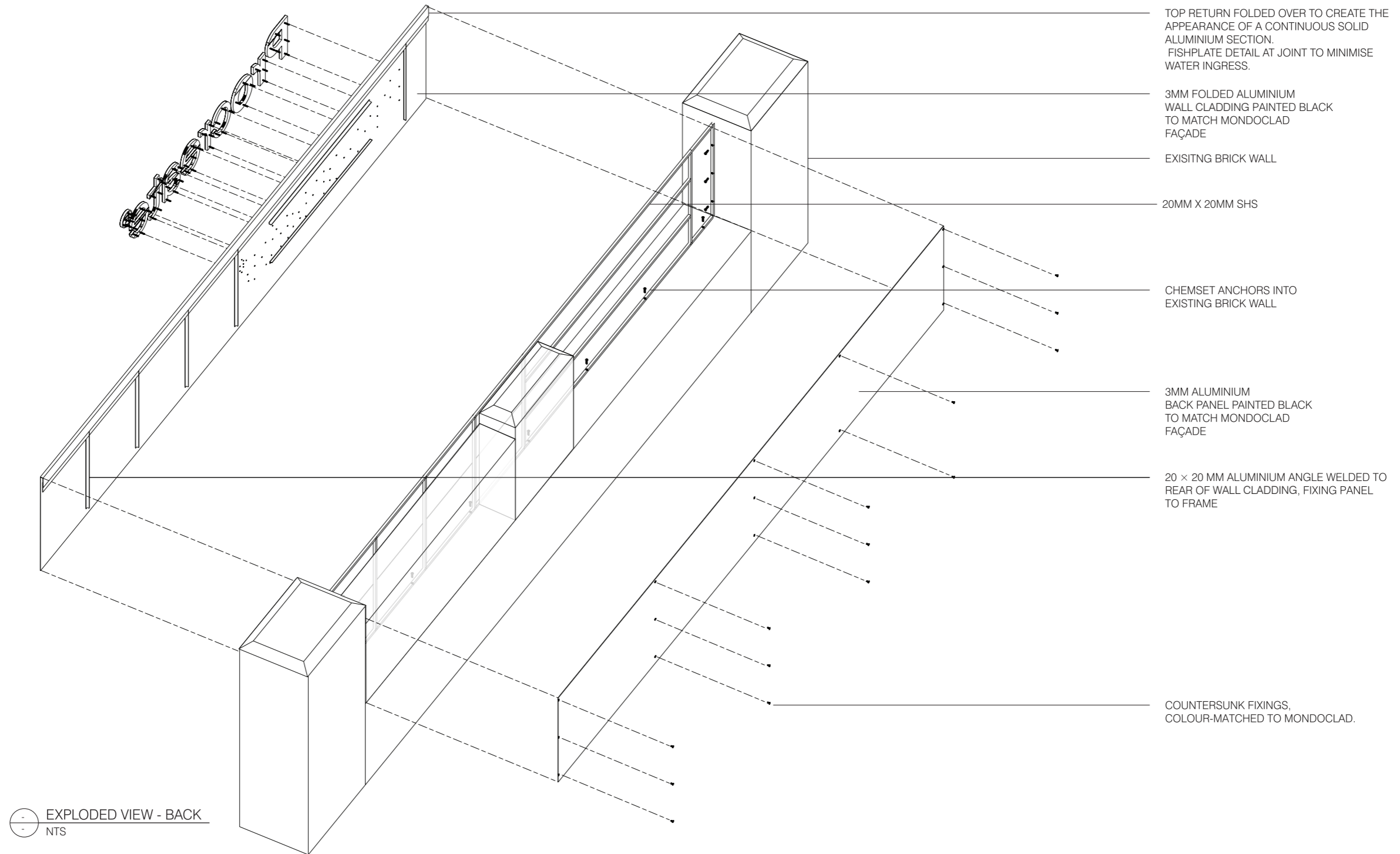


SECTION A-A
(Scale 1:10)



DETAIL A
(Scale 1:1)







Thank You

Studio Semaphore

Wayfinding and Signage Consultants

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ABN 63 603 125 659

This document is private and confidential
and not for re-distribution or publication.

24 February 2026
Our reference: 2223-094
Your reference: PLN-HOB_2025-065

Michael Stretton
Chief Executive Officer
City of Hobart
GPO Box 503
Hobart TAS 7001

Via PlanBuild Tasmania
Attn: Mary McNeill

Dear Mr Stretton,

2-6 Collins Street, Hobart
Extension to existing frontage fence and new signage

Era Advisory has been engaged by Terroir Architects on behalf of Blackstone Industries Pty Ltd to assist Terroir with an application for planning approval it has lodged for an extension to an existing frontage fence and new signage at 2-6 Collins Street, Hobart.

1 Proposal

The proposal involves two elements, being:

- The development of an extension to an existing frontage fence; and
- The installation of a wall sign

The fence extension will be installed atop the existing brick wall and constructed from aluminium panels finished in black two-pack paint to complement the linkway MondoClad cladding. The extension is an infill panel between the two existing brick piers. An integrated LED uplight strip will highlight the fence and enhance its presentation.

The proposed sign will consist of polished, mirror-finish aluminium lettering displaying the name of the associated business, Procreate. The signage will be affixed to the proposed fence panel.

2 Statutory controls

The site is within HOB-P10.0 Particular Purpose Zone – Sullivans Cove.

There is no standard that applies specifically to fencing within the Activity Area 3.0 of the HOB-P10.0 Particular Purpose Zone – Sullivans Cove. The fence therefore requires assessment against the Development Standards for Buildings and Works.

The site is subject to the place or precinct of archaeological potential overlay. However, as no excavation is proposed, the Local Historic Heritage Code is not applicable.

There is a Part 5 Agreement (E426817) registered on the title that relates to structures within the flood zone. While the fence (and signage affixed) is a structure, preliminary advice from the City of Hobart's Stormwater & Waterways team is that the panel sits above the flood level and does not need a structural engineer to provide a certification.

3 Zone development standards

3.1 Applicable standards

Clause	Applicability	
Use Standards		
HOB-P10.5 Use Standards		Not applicable.
Development Standards for Dwellings		
HOB-P10.6.1 Building height	A1/P1	Applicable.
HOB-P10.6.2 Building alignment	A1/P1	Applicable.
	A2/P2	Applicable.
HOB-P10.6.3 Buildings on the cove floor	A1/P1	Not applicable. Site is not located on the cove floor.
HOB-P10.6.4 Plot ratio in Activity Area 2.0 (Sullivans Cove Mixed Use)	A1/P1	Not applicable. The site is not in Activity Area 2.0.
HOB-P10.6.5 Building appearance and design	A1/P1	Applicable.
	A2/P2	Applicable.
	A3/P3	Not applicable. No mechanical plant or other service infrastructure proposed.
	A4/P4	Not applicable. No security shutters or grilles are proposed.
	A5/P5	Applicable.
	A6/P6	Applicable.
HOB-P10.6.6 Urban gardens	A1/P1	Not applicable. No secondary space proposed.
HOB-P10.6.7 Pedestrian links		Not applicable. No pedestrian lanes, arcades or through-site links affected.

Clause		Applicability
HOB-P10.6.8 Outdoor storage areas		Not applicable. No outdoor storage area proposed.
HOB-P10.6.9 Frontage fences in Activity Area 2.0 (Sullivans Cove Mixed Use)		Not applicable. The site is not within Activity Area 2.0.
HOB-P10.6.10 Design and siting of signs	A1/P1	Applicable.
	A2/P2	Not applicable. The site is not a heritage place.
	A3/P3	Applicable.
	A4/P4	Not applicable. The sign is associated with the name of the business to which the sign relates.
HOB-P10.6.11 Third party signs	A1/P1	Applicable.
HOB-P10.6.12 -Signs on or adjacent to heritage places	A1/P1	Not applicable. The site is not a heritage place.
Development Standards for Subdivision		
HOB-P10.7 Development Standards for Subdivision		Not applicable. No subdivision proposed.

3.2 Clause HOB-P10.6.1 Building height

Acceptable Solutions

Performance Criteria

Objective

That building height:

- (a) respects the scale of Sullivans Cove's existing built form and its spatial characteristics;
- (b) respects the Sullivans Cove setting of the natural amphitheatre created by the water and mountainous backdrop;
- (c) contributes positively to the streetscape and townscape;
- (d) does not unreasonably impact on the amenity of public open space and footpaths;
- (e) does not unreasonably impact on historic heritage significance; and
- (f) does not unreasonably impact on important views.

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.

P1

Building height must respect the built and natural form of Sullivans Cove and make a positive contribution to the streetscape and townscape, having regard to:

- <>providing for a transition in the scale of development between Sullivans Cove and the Central Business Zone;
- (a) consistency with any relevant zone purpose;
- (b) the height, siting, bulk, design and materials of proposed buildings and their compatibility with existing buildings in the area;
- (c) reinforcement of the Sullivans Cove setting;

-
- (d) providing for the expression of the cove wall where relevant;
 - (e) not allowing any building to be an individually prominent building, particularly when viewed from the River Derwent and Activity Areas 1.0 (Hobart Waterfront) and 2.0 (Sullivans Cove Mixed Use);
 - (f) providing for a transition in the scale of development between Sullivans Cove and the Central Business Zone;
 - (g) maintaining a respectful relationship with any adjacent buildings and with heritage buildings;
 - (h) not dominating adjacent heritage buildings when viewed from the street or any other public space, or being more prominent in the street than the adjacent heritage building;
 - (i) not being more prominent in the streetscape than surrounding buildings by strong contrast of scale and height;
 - (j) being compatible with the maintenance of a pedestrian scale environment within primary and secondary spaces;
 - (k) preventing unreasonable impacts on the amenity and character of public open space due to dominating bulk or appearance;
 - (l) preventing unreasonable impacts on the amenity of public open space and public footpaths from overshadowing; and
 - (m) preventing unreasonable impacts on the view lines shown in Figure HOB-P10.4 and on the landform horizons to Kunanyi/Mt Wellington and the Wellington Range from public spaces.
-

Planner Response

Figure HOB-P10.2 sets a 15 m building height limit for the site. The proposed fence will be approximately 1.7 m above natural ground level.

The acceptable solution (A1) is met.

3.3 Clause HOB-P10.6.2 Building alignment

Acceptable Solutions

Performance Criteria

Objective

That the alignment of buildings to roads and other public spaces, excluding the cove floor:

- (a) respects and reinforces the Sullivans Cove setting;
 - (b) is consistent with the established urban form of strong continuous walls; and
 - (c) maintains residential and pedestrian amenity.
-

A1.1

Buildings, except where located within the cove floor, must:

- (a) be built to the frontage; or

P1

Buildings must:

- (a) be consistent with any relevant zone purpose;

-
- (b) if fronting onto a primary or secondary space that is not a road, be built to the edge of that primary 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.
 - (b) where fronting onto a primary space, provide a building alignment that has strong continuous walls and 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.

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.

Planner Response

The fence will be built to the frontage. A1.1 is met.

The fence adds to the elevation of the existing building which, except for pedestrian access to the site, extends the full width of the lot frontage. A1.2 is met.

The site is not within Activity Area 2.0. A1.3 is not applicable.

The acceptable solution (A1) is met.

A2

Buildings must not cantilever over the property boundary into a road, primary space or secondary space.

P2

Any cantilever of the property boundary into a primary space or secondary space must:

- (a) provide the overall impression of continuous alignment to that space; and
- (b) be for the purposes of improving pedestrian amenity.

Planner Response

The fence will not cantilever over the property boundary.

The acceptable solution (A2) is met.

3.4 Clause HOB-P10.6.5 Building appearance and design

Acceptable Solutions

Performance Criteria

Objective

To provide that the appearance and design of buildings:

- (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.
-

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.

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.

Planner Response

The width of the fence elevation will not be more than twice the width of the road.

The acceptable solution (A1) is met.

A2

Building design must:

- (a) provide the main pedestrian access to the building so that it is visible from:
 - (i) the road; or
 - (ii) where not fronting a road from a primary space; or
 - (iii) where not fronting a primary space from a secondary space.
 - (b) have ground floor facades, facing a primary or secondary space:
 - (i) with voids (windows or doorways) comprising no less than 50% on that frontage; and
 - (ii) single lengths of blank wall no more than 30% of the total facade on that frontage.
 - (c) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces; and
 - (d) provide external lighting to illuminate public access to the building, car parking areas and pathways.
-

P2

Building 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:

- (a) consistency with any relevant zone purpose;
 - (b) enhancing the established streetscape;
 - (c) enhancing pedestrian amenity;
 - (d) facilitating pedestrian interest and activity at ground floor level where facing onto primary spaces;
 - (e) providing for passive surveillance of public spaces and building entrances; and
 - (f) reinforcing the status of the building where fronting a primary space.
-

Planner Response

The proposed fence will not affect pedestrian access. It will not affect the ground floor façade. It will not create entrapment spaces.

The acceptable solution (A2) is met.

A5

Building surfaces, excluding voids such as windows and doors, must:

- (a) be masonry including stone, brick and concrete blocks;
 - (b) have a light reflectance value not greater than 40%; and
 - (c) where facing onto a primary space not be tilt up or pre-fabricated concrete panels.
-

P5

Building surfaces, excluding voids such as windows and doors, must:

- (a) be high quality and durable;
 - (b) compatible with the character of existing buildings and in particular heritage buildings;
 - (c) minimise reflectivity; and
 - (d) provide for visual interest and modulation where facing onto primary spaces.
-

Planner Response

The proposed fence will not be masonry. The proposal requires assessment against the performance criteria.

The proposed fence is aluminium panel finished in a black 2-pack paint to match the linkway MondoClad cladding. It minimises reflectivity with a light reflectance value of 4%. It is designed to be compatible with the character of the existing buildings on the site and surrounds. It will provide for visual interest to the primary space as it forms a small portion of a larger modulated built form.

The performance criteria (P5) are satisfied.

A6

External lighting of buildings, excluding security lighting:

- (a) must accentuate the wall of the building when illuminated; and
 - (b) only illuminate walls to secondary spaces, where walls to primary spaces are also illuminated.
-

P6

No Performance Criterion.

Planner Response

An aluminium channel LED uplight is proposed to illuminate the building (fence), accentuating the building.

The acceptable solution (A6) is met.

3.5 Clause HOB-P10.6.10 Design and siting of signs

Acceptable Solutions

Performance Criteria

Objective

That signs in Sullivans Cove:

- (a) are well designed and sited; and
 - (b) do not contribute to visual clutter and are complementary to the visual amenity and overall historic character of Sullivans Cove.
-

A1.1

A sign must meet the sign standards for the relevant sign type set out in Table C1.6 excluding the following sign types, for which there is No Acceptable Solution:

- (i) above awning sign;
- (ii) billboard sign;
- (iii) blade sign;
- (iv) bunting (flag and decorative elements);
- (v) cabinet sign;
- (vi) horizontal projecting wall sign;
- (vii) pole / pylon sign;
- (viii) roof sign;
- (ix) sky sign;
- (x) vertical projecting wall sign; and
- (xi) window sign.

A1.2

A wall sign must:

- (a) not be more than 1 per building;
- (b) have a maximum vertical dimension of 300mm; and
- (c) have a maximum horizontal dimension of 2m.

P1

A sign must:

- (a) meet the sign standards for the relevant sign type set out in Table HOB-P10.8.2; and
 - (b) be compatible with the streetscape, landscape and building character, having regard to:
 - (i) the size and dimensions of the sign;
 - (ii) the individual or cumulative effect of the sign on the amenity and townscape of the area;
 - (iii) the need to avoid visual disorder or clutter of signs or repetition of messages or information;
 - (iv) the individual or cumulative effect of the sign on the building;
 - (v) the size and scale of the building upon which the sign is proposed;
 - (vi) the effect of the sign on the safety and security of premises in the area; and
 - (vii) the impact on the safe and efficient movement of vehicles and pedestrians,
- and excluding for the following signs which are prohibited:
- (i) above awning sign;
 - (ii) billboard sign;

-
- (iii) bunting (flag and decorative elements);
 - (iv) roof sign; and
 - (v) sky sign
-

Planner Response

The proposed sign is best defined as a 'wall sign'.

Under Table C1.6, a wall sign must:

- (a) not extend beyond the wall or above the top of the wall to which it is attached;
- (b) have a maximum area of 4.5 m², and
- (c) not occupy more than 25% of the wall area.

There is one wall sign proposed. It has a maximum vertical dimension of 400 mm and maximum horizontal dimension of 2.5 m. The proposal will not extend beyond the fence, has a maximum area of 1.00 m², and will not occupy more than 25% of the total length of the fence fronting Collins Street.

The proposed sign exceeds the maximum dimensions in A1.2. The proposal requires assessment against the performance criteria.

Turning to assessment under subclause (a) of the performance criteria, under Table HOB-P10.8.2, a wall sign must:

- (a) not extend beyond the wall or above the top of the wall to which it is attached;
- (b) have a maximum vertical dimension of 500 mm or 5% of the wall height, whichever is greater; and
- (c) have a maximum horizontal dimension of 4 m; or
- (d) if not on a heritage building, have a maximum area of all wall, window and banner signs of 7% of the area of the façade.

For a wall sign, attention is drawn to the disjunctive "or" in Table HOB-P10.8.2 following subclause (c). Consistent with the approach previously taken by the Full Court of the Supreme Court of Tasmania and with the *Acts Interpretation Act 1931*, a planning scheme should be interpreted in accordance with the ordinary rules applicable to the interpretation of legislation¹². The starting point of any process of statutory construction is the plain and ordinary meaning of the text, read in the context of the surrounding provisions and the legislative scheme.

In the context of the Particular Purpose Zone, to satisfy the requirements of the performance criterion, an application for a wall sign must either:

- Demonstrate compliance with each of (a), (b) and (c) of Table HOB-P10.8.2; or
- If not located on a heritage building, there is the option to satisfy the performance criteria by demonstrating compliance with subclause (d) of Table HOB-P10.8.2.

The sign does not extend beyond the fence. Subclause (a) of Table HOB-P10.8.2 is met. The sign has a maximum vertical dimension of 400 mm, and a maximum horizontal dimension of 2.5 m. Subclauses (b) and (c) of Table HOB-P10.8.2 are met.

As each of the subclauses (a) to (c) of Table HOB-P10.8.2 as they relate to a wall sign are met; compliance with Table HOB-P10.8.2 is met for the purposes of meeting P1(a).

However, as discussed above, a sign not on a heritage building may also demonstrate compliance with Table HOB-P10.8.2 by meeting subclause (d). The sign is the only proposed sign on the building and no other signs exist. The sign has an area of 1.00 m². The area of all wall, window and banner signs does not exceed 7% of the area of the façade. Subclause (d) is met, also meeting P1(a).

Turning to subclause (b) of P1, it is our opinion that the sign is compatible with the streetscape, landscape and building character, as

- the size and dimensions of the sign are consistent with both Table C1.6 and Table HOB-P10.8.2

¹¹ AAD Nominees Pty Ltd v Resource Management and Planning Appeal Tribunal [2011] TASFC 5

² Raff Angus Pty Ltd v Resource Management and Planning Appeal Tribunal [2018] TASSC 60

-
- the single, proposed sign will not create visual disorder, clutter of signs or repetition of messages or information as there is only one sign proposed and no existing signs
 - the sign will not have an adverse impact on the fence
 - the sign is not of an unreasonable scale for the building
 - the sign will not affect safety and security of premises in the area
 - the sign will contribute to efficient movements by providing for business identification and wayfinding.

The performance criteria (P1) are satisfied.

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.
-

P3

No Performance Criterion.

Planner Response

The sign does not display or contain electronic or video graphics or mechanically moving figures or graphics. The sign is not fluorescent or iridescent in colour or finish. The sign will consist of polished/mirror finish aluminium sign lettering.

The acceptable solution (A3) is met.

3.6 Clause HOB-P10.6.11 Third party signs

Acceptable Solutions

Performance Criteria

Objective

To prevent third party signs in Sullivans Cove.

A1

A sign must not be a third party sign defined in clause C1.3.1 of the Signs Code.

P1

No Performance Criterion.

Planner Response

The proposed sign is not a third party sign.

The acceptable solution (A1) is met.

In our opinion, the proposal for an extension to an existing frontage fence and new signage satisfies the applicable standards of HOB-P10.0 Particular Purpose Zone – Sullivans Cove within the *Tasmanian Planning Scheme – Hobart*.

Yours sincerely,

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

Grace Elliott
Planner

Attachments

Proposal plans