

126 BATHURST STREET

*The*  
**• COMMONS •**  
*Hobart*

TASMANIA 7000

Created by

**Small Giants Developments**

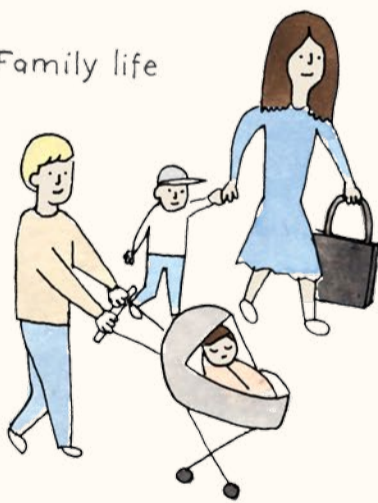
**The Commons Hobart**  
126 Bathurst Street,  
Hobart, 7000, Tasmania

**Small Giants Developments**  
11 Princes Street,  
St Kilda, 3182, Victoria

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Family life



Nature



People of Hobart



Relaxed life



Puffer Jackets





## WELCOME

The Commons Hobart is a seven-storey multi-residential building with 30 homes (which we're calling homes, because after all, you'll be saying "I'm going home now" not "I'm going apartment now"), situated on the edge of Hobart's CBD.

Designed by local legends Core Collective Architects, it is much more than an apartment block—it is a community of people wanting to live more meaningfully with each other and the natural world.



**The Commons Hobart – ‘A Living Building’**  
Corner of Bathurst and Watchorn Streets  
Artist's impression

Welcome





## Welcome

**Berry Liberman**  
Creative Director & Co-Founder  
Small Giants Developments

**“Our intention is to use the built environment to contribute to the world in a meaningful way, and to show how humans can live in harmony with nature and experience profound individual and social flourishing.”**

## The Commons Features

Key information

—	30 Carbon Positive Homes
—	1, 2 & 3 Bedroom Homes
—	9-star Energy Efficiency
—	North Facing
—	Mount Wellington Views
—	Shared Rooftop Garden, Kitchen & Studio Space
—	Ground Floor Café & Pocket Park
—	Ample Bicycle Parking
—	Introvert and Extrovert Entrances
—	Communal/shared Laundry and Clothes Drying Space on Rooftop







## BUILT TO BELONG

The Commons Hobart is “a living building”—it’s carbon positive, meaning we do two important things. One, we minimise our carbon emissions. Two, we offset our carbon emissions. We minimise carbon by using low emissions concrete and recycled materials, we don’t use stuff we don’t need, we install rooftop solar panels, and we adopt clever passive design. We certify our carbon offsets and invest in local sustainability projects.

It also promotes a more balanced state of wellbeing for the residents, with incredible outlooks to Kunanyi (Mt Wellington), bountiful plant life, beautiful spaces for bringing people together and “extrovert” and “introvert” building entrances: one for when you want to see your neighbours and chat, the other for when you just want to get home and close the door.

### Sustainable Features Key information

—	Carbon Positive certified by eTool
—	Low Emissions Concrete
—	Recycled Materials
—	Solar Panels
—	Passive Design with Thermal Mass
—	Investment in Tasmanian sustainability projects
—	Local Renewable Energy Projects



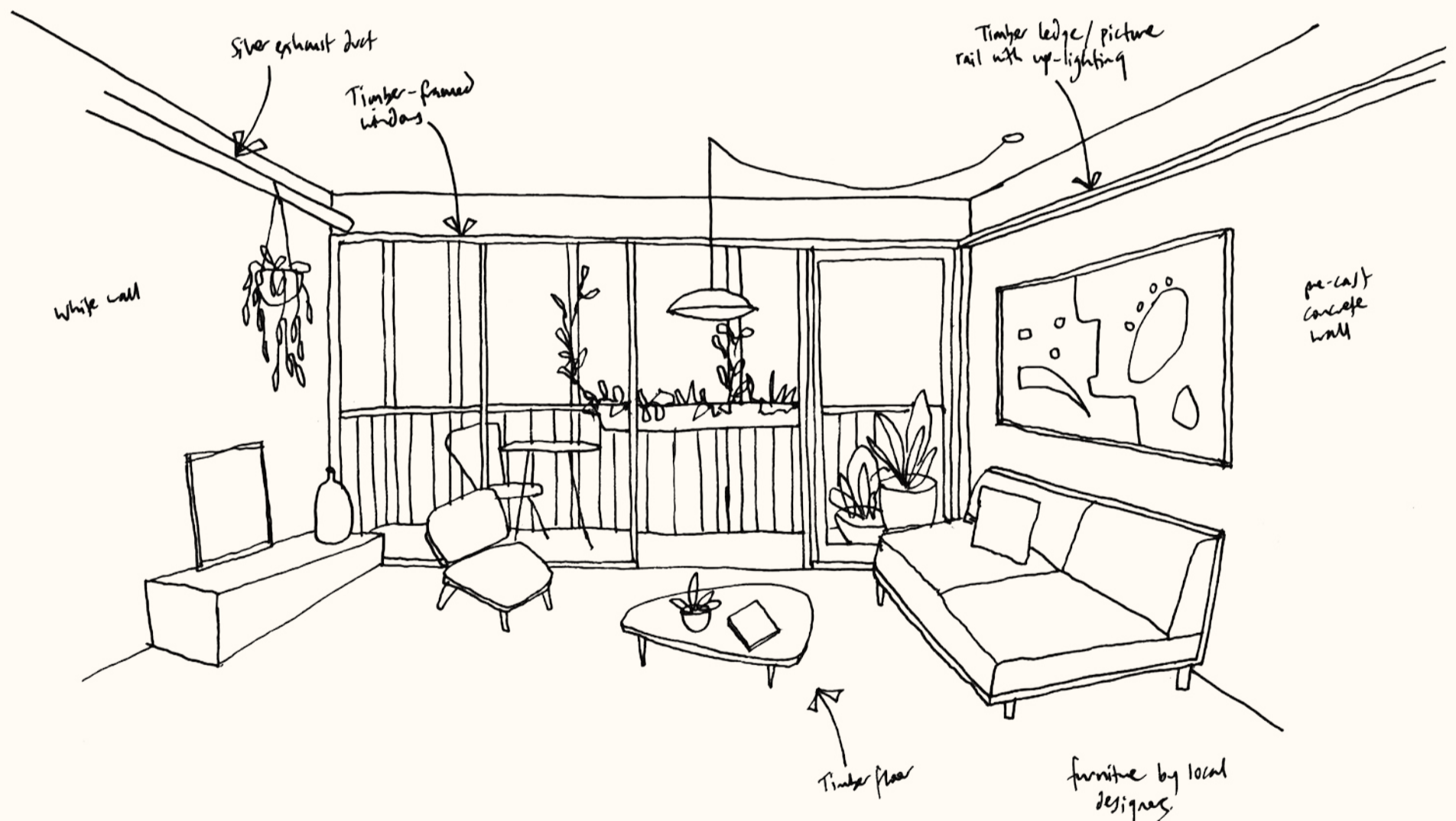


# INSIDE YOUR HOME

Each residence in The Commons Hobart has been thoughtfully designed to create a sense of beauty and belonging for the residents. With FSC certified and recycled timber floorboards, brass fixtures, double glazed windows, hydronic heating and a clean palette for injecting your own personality to the space, the apartments work to bring the senses alive, inviting connection to the self and nature.

## Living

Architect's Sketch  
Core Collective Architects



## Interiors Features

Key information

- Flexible Spaces
- Ample Natural Light
- High Quality Fixtures and Finishes
- FSC Certified and Recycled Timber Floorboards
- Double Glazed Windows
- Hydronic Heating
- Balconies for Each Home







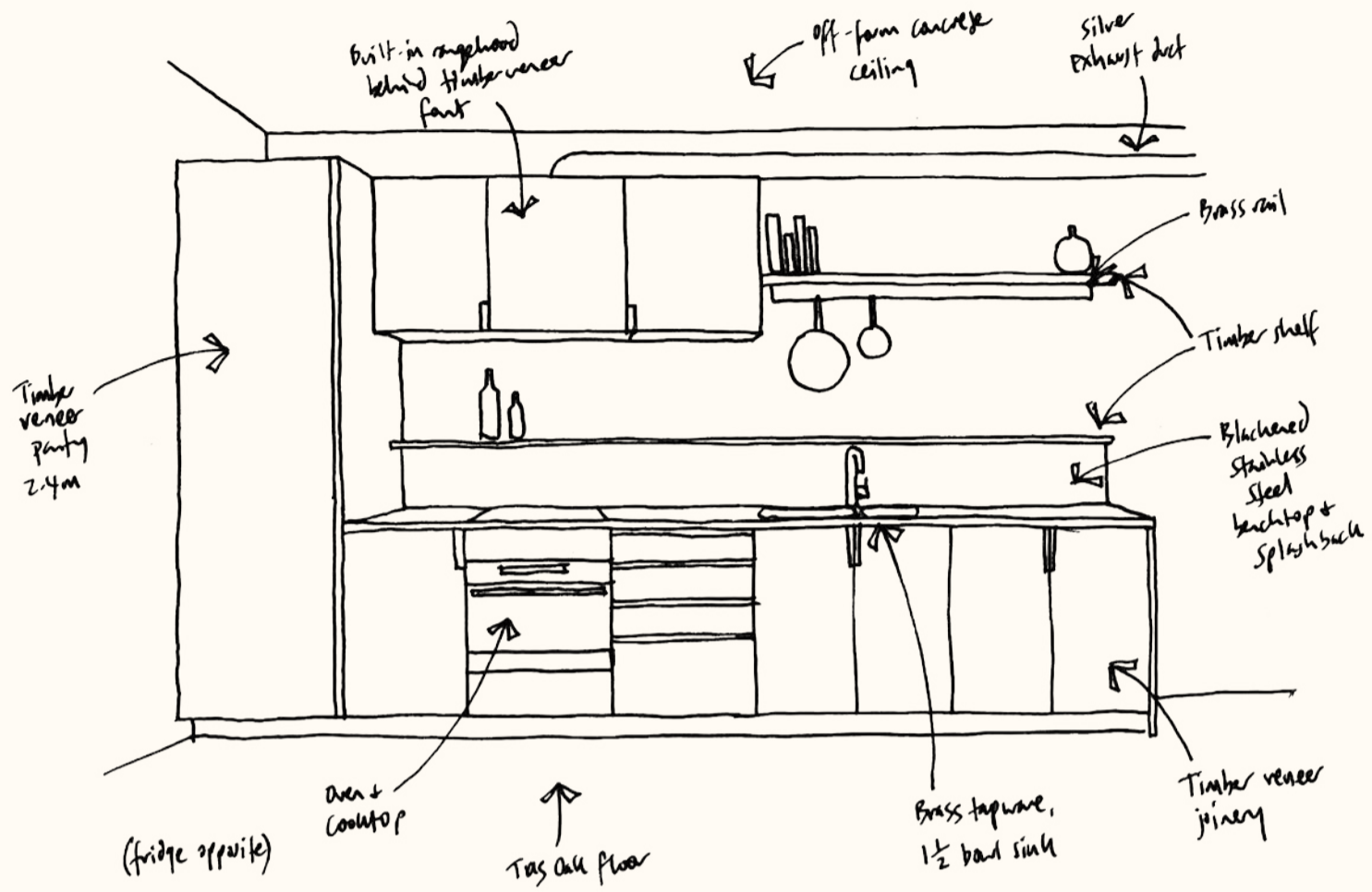




Design

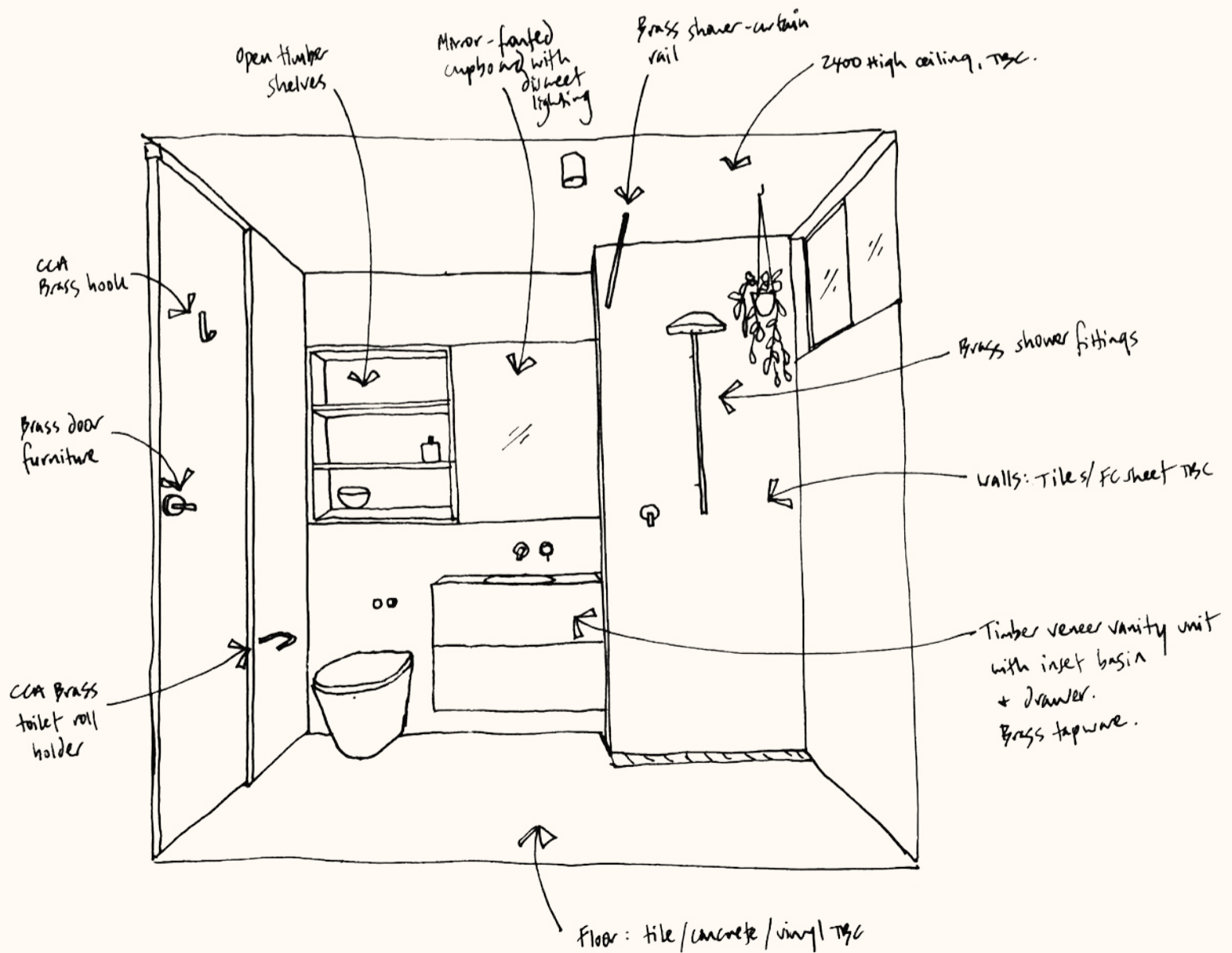
Kitchen

Architect's Sketch  
Core Collective Architects



Bathroom

Architect's Sketch  
Core Collective Architects



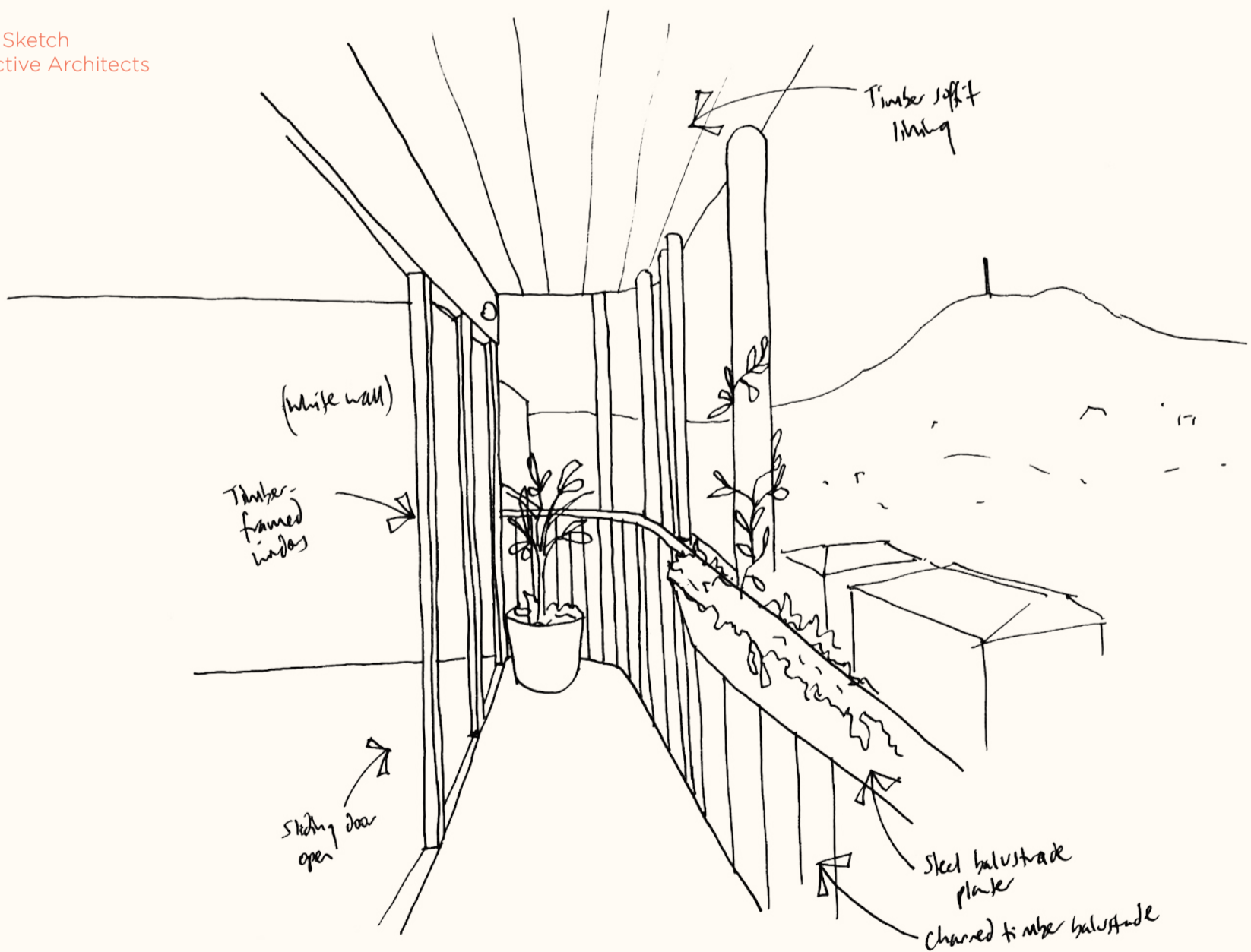




**Balcony**  
Artist's impression



**Balcony**  
Architect's Sketch  
Core Collective Architects

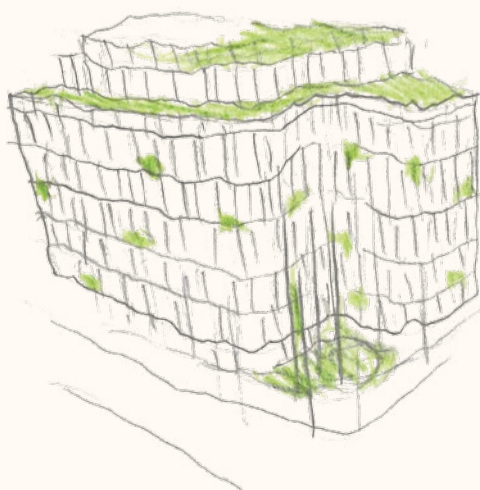


# WORKING WITH NATURE

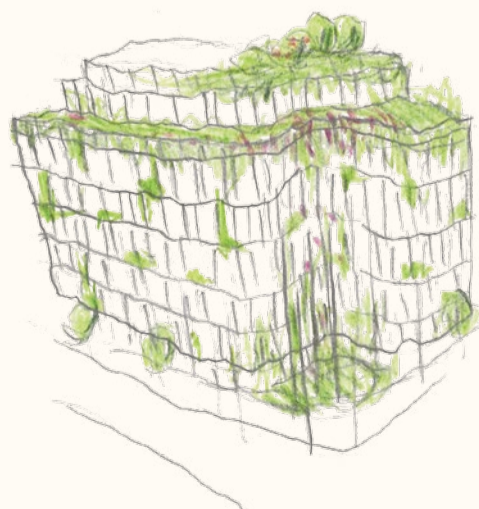
The Commons Hobart features 9 star energy efficient apartments, helping it to become Australia's first carbon-positive apartment building. The timber exterior is black, don't freak out, that's not a mistake, it's a centuries old Japanese technique called Shou-sugi-ban which is prized for it's unique look, wood-preservation and durability in harsh weather climates.

The project team is committed to using non-toxic building products such as varnishes and paints (allowing great, big, safe inhales and exhales when you get home), and recycled materials from the existing site. Thermally high performing, the building incorporates natural warmth from the sun with extra heat provided by an efficient hydronic heating system. The building also features solar panels, rooftop beehives producing The Commons Hobart Honey and tanks for capturing rainfall.

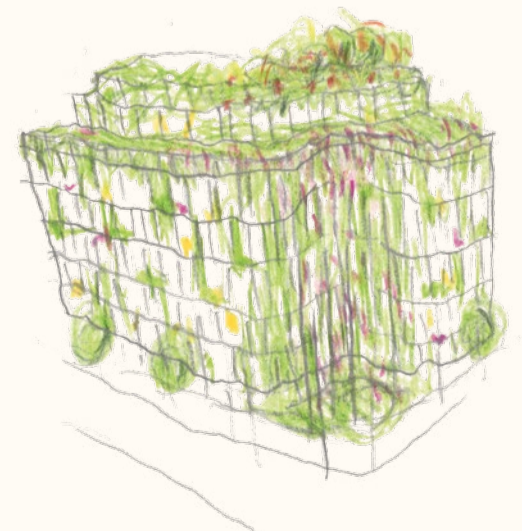
Green façade  
1 Year



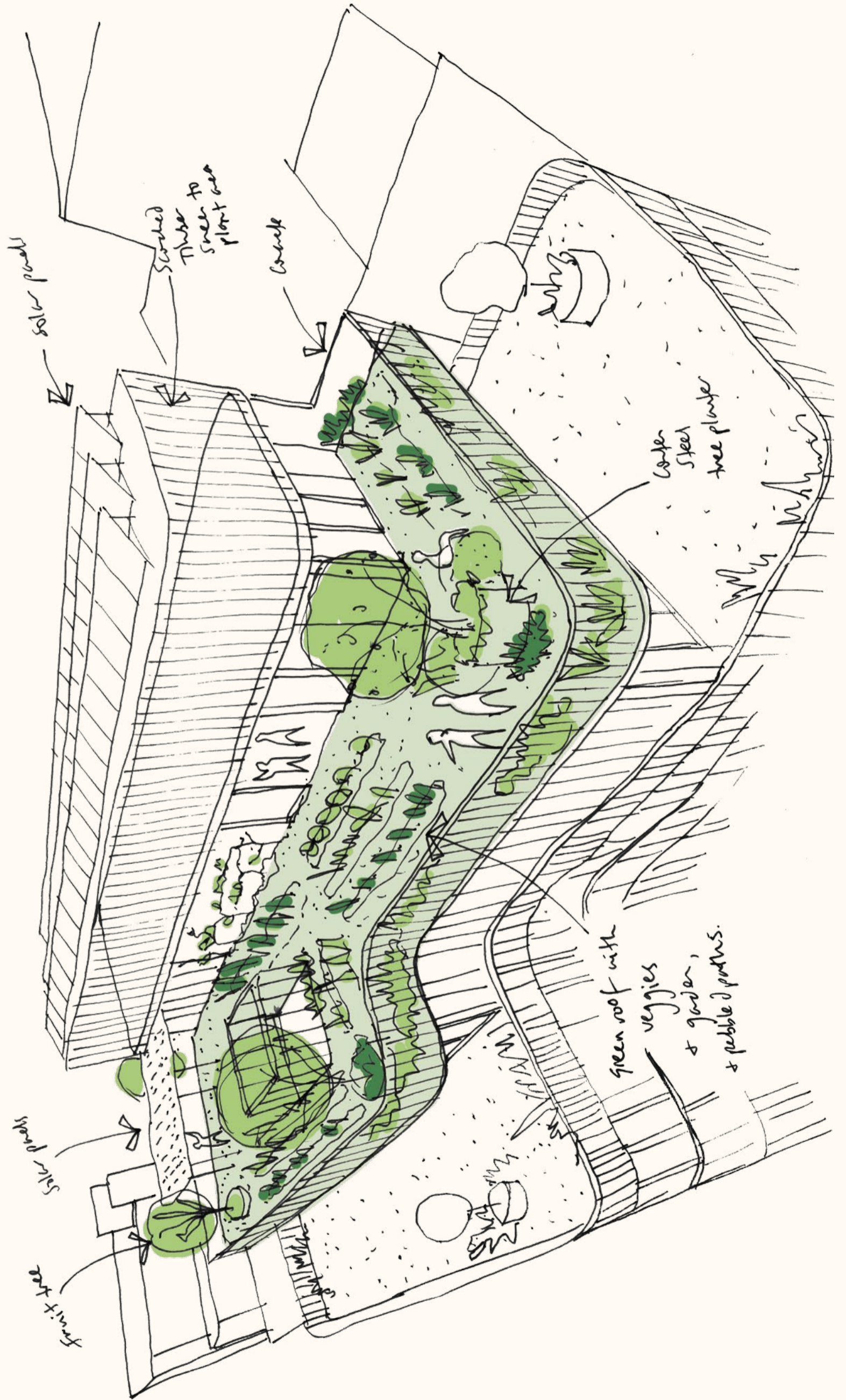
5 Years



10 Years









Community



Ground floor pocket park, cafe  
and commercial space  
Artist's impression



Shared rooftop garden, kitchen,  
dining and studio space  
Artist's impression



# BUILDING COMMUNITY

The Commons Hobart is a community of people committed to living in a more meaningful way—one where stories are shared over the communal dinner table, and connections are made while watering veggies on the rooftop garden.

The building is designed to consciously nourish residents and the community at large, encompassing a café (caffeine in AM and wines in the PM), commercial space, rooftop studio, rooftop garden (and beehive—The Commons Honey for all!), communal dining space and communal laundry. Its magnificent northerly aspect receives so much direct sunlight that even on the coldest Hobart day, you’ll be warm as toast with a comfy seat by the window.

With lots of shared spaces—including a pocket park on the groundfloor with trees, plants and benches to sit on—the design of the building also encourages residents to connect with one another and become real neighbours (the kind where you can knock on their door and ask for flour, only to return two hours later because you got talking over a cup of tea).

## Community Features Key information

Ground Floor	
—	Cafe
—	Pocket Park
—	Bicycle Parking
Rooftop	
—	Shared Kitchen, Dining and Studio Space (Which can be used for Yoga and Art)
—	Shared Gardens with Fruit Trees, Flowers & Veggies
—	Shared Laundry and Clothes Lines





01



02



03

Images

- 01 Hobart Waterfront
- 02 Franklin Wharf
- 03 Salamanca Place
- 04 Salamanca Place
- 05 Hobart Waterfront
- 06 Salamanca Place



# HOBART THE PLACE TO BE

The Commons Hobart is located at 126 Bathurst Street, just a short stroll to the mall and a 10-minute walk downhill (praise be) to Salamanca and the Waterfront.

With glorious views of Mount Wellington, and walking distance to delicious cheese (thanks Truckle and Co), famous donuts (we're looking at you Small Fry), local wine by the fire (chin chin New Sydney Hotel), and weekly farm goods (go you good thing Farmgate Market), The Commons Hobart is the perfect union of urban and nature living.







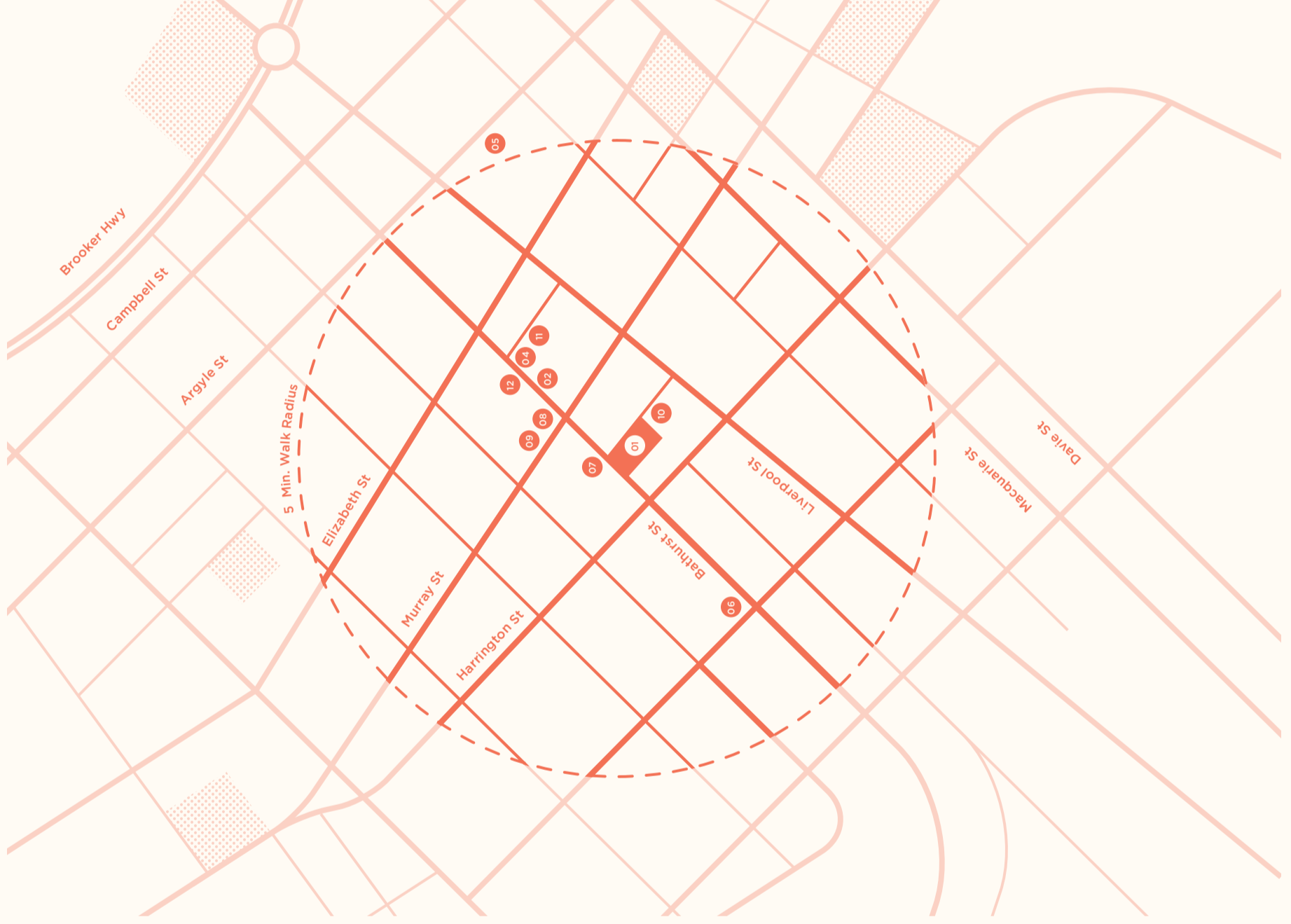


### Walkability

126 Bathurst Street has a Walk Score of 99 out of 100. This location is a 'Walker's Paradise' so daily errands can all be achieved by a few minute walk.

Nearby parks include Franklin Square, St David's Park and Parliament House Lawns.

### Neighbourhood Map



### Location

**01** **The Commons**  
126 Bathurst Street

### Shop

**02** **Farmgate Market**  
104 Bathurst Street  
2 min. walk

**03** **Salamanca Market**  
Salamanca Place  
9 min. walk

**04** **City Organics**  
34 Criterion Street  
3 min. walk

**05** **Woolworths**  
44 Argyle Street  
7 min. walk

### Eat

**06** **Truckle and Co**  
141 Bathurst Street  
1 min. walk

**07** **Small Fry**  
129 Bathurst Street  
1 min. walk

**08** **Urban Greek**  
103 Murray Street  
2 min. walk

**09** **West End Pump House**  
105 Murray Street  
2 min. walk

### Drink

**10** **Capulus Espresso**  
22 Watchorn Street  
1 min. walk

**11** **Villino Coffee**  
30 Criterion Street  
3 min. walk

**12** **New Sydney Hotel**  
87 Bathurst Street  
3 min. walk



**Farmgate Market**  
104 Bathurst Street  
2 min. walk



# B

BATHURST STREET



**Bicycle Storage**

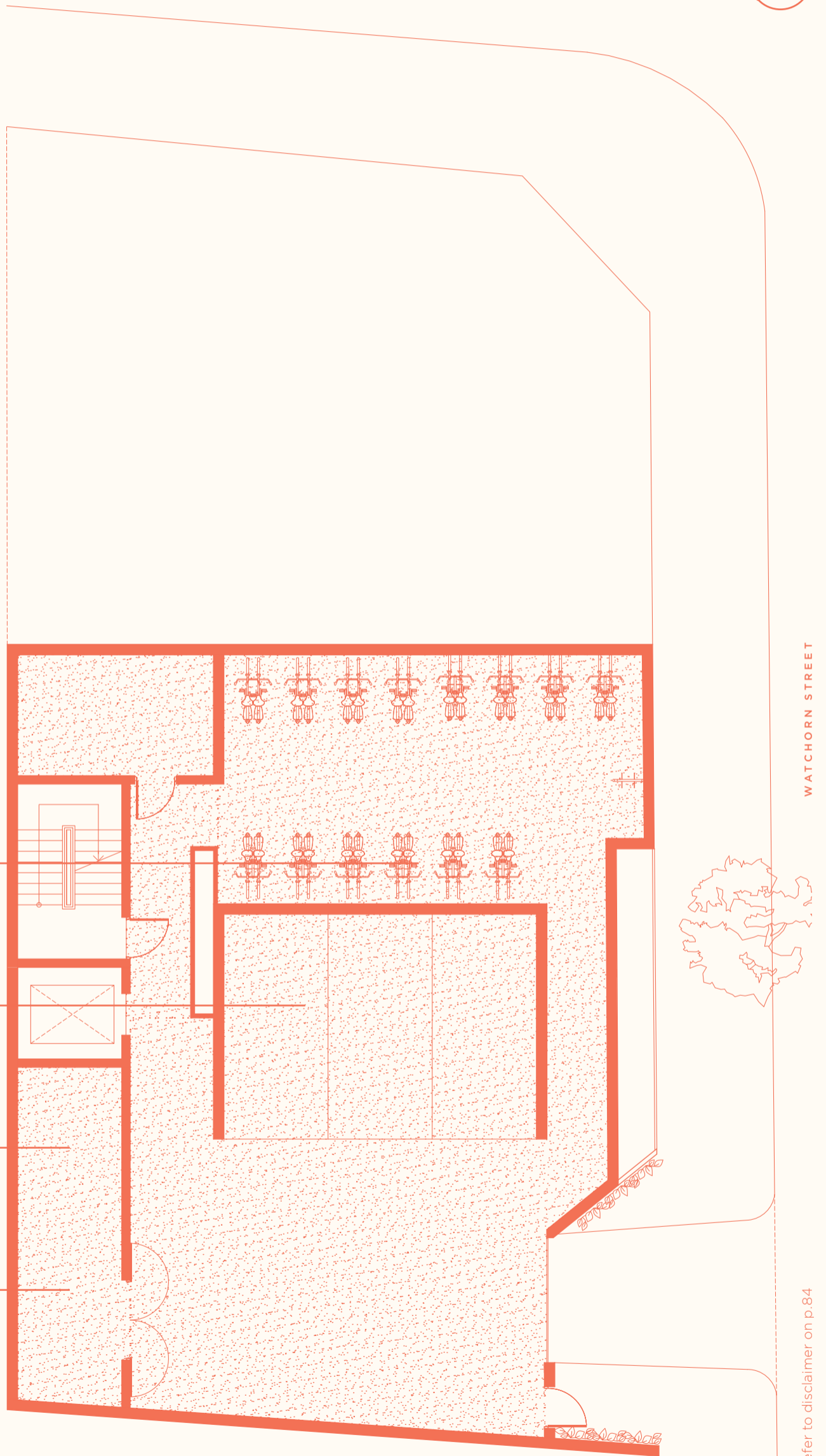
30 bike spaces

**Share Cars**

3 cars spaces

**Worm Farm**

**Bin Storage**



WATCHORN STREET

Refer to disclaimer on p.84



Level

G

BATHURST STREET



Pocket Park

Cafe

Commercial Space

RESIDENCE G1

Configuration

2 Bed  
1 Bath

Areas

Living: 68m2  
Terrace: 4.5m2  
Total Area 72.5m2

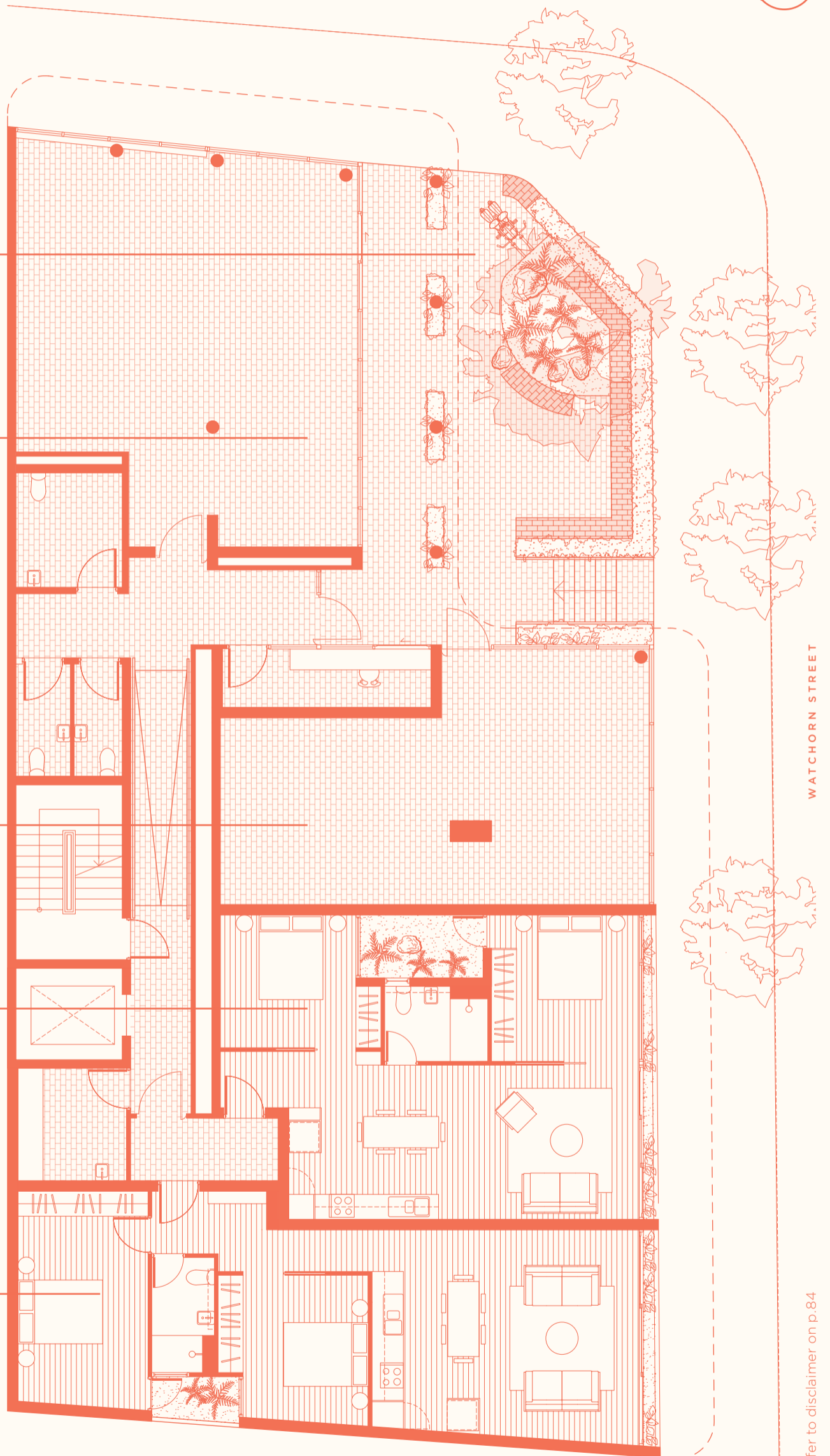
RESIDENCE G2

Configuration

2 Bed  
1 Bath

Areas

Living: 80m2  
Terrace: 2m2  
Total Area 82m2



WATCHORN STREET

Refer to disclaimer on p.84

Level



BATHURST STREET



RESIDENCE 1A

Configuration

2 Bed  
1 Bath

Areas

Living: 72m<sup>2</sup>  
Terrace: 8.5m<sup>2</sup>  
**Total Area 80.5m<sup>2</sup>**

RESIDENCE 1B

Configuration

2 Bed  
1 Bath

Areas

Living: 70m<sup>2</sup>  
Terrace: 7m<sup>2</sup>  
**Total Area 77m<sup>2</sup>**

RESIDENCE 1C

Configuration

1 Bed  
1 Bath

Areas

Living: 52m<sup>2</sup>  
Terrace: 12m<sup>2</sup>  
**Total Area 64m<sup>2</sup>**

RESIDENCE 1D

Configuration

2 Bed  
1 Bath

Areas

Living: 70m<sup>2</sup>  
Terrace: 9m<sup>2</sup>  
**Total Area 79m<sup>2</sup>**

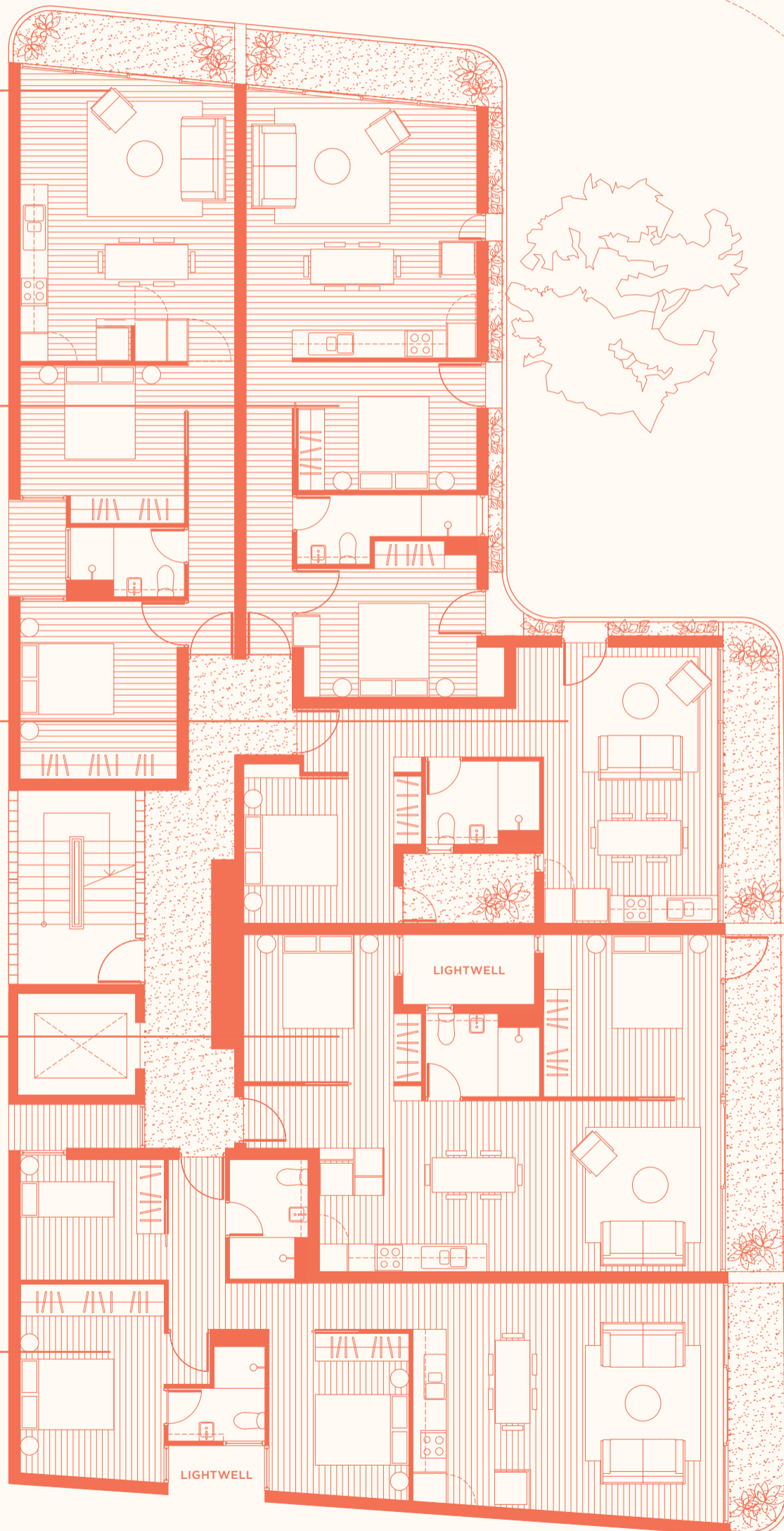
RESIDENCE 1E

Configuration

3 Bed  
2 Bath

Areas

Living: 94m<sup>2</sup>  
Terrace: 9.5m<sup>2</sup>  
**Total Area 103.5m<sup>2</sup>**



WATCHORN STREET

Refer to disclaimer on p.84

# Level

# 2

BATHURST STREET



## RESIDENCE 2A

### Configuration

2 Bed  
1 Bath

### Areas

Living: 72m<sup>2</sup>  
Terrace: 6m<sup>2</sup>  
**Total Area 78m<sup>2</sup>**

## RESIDENCE 2B

### Configuration

2 Bed  
1 Bath

### Areas

Living: 70m<sup>2</sup>  
Terrace: 7m<sup>2</sup>  
**Total Area 77m<sup>2</sup>**

## RESIDENCE 2C

### Configuration

1 Bed  
1 Bath

### Areas

Living: 52m<sup>2</sup>  
Terrace: 8m<sup>2</sup>  
**Total Area 60m<sup>2</sup>**

## RESIDENCE 2D

### Configuration

2 Bed  
1 Bath

### Areas

Living: 70m<sup>2</sup>  
Terrace: 9m<sup>2</sup>  
**Total Area 79m<sup>2</sup>**

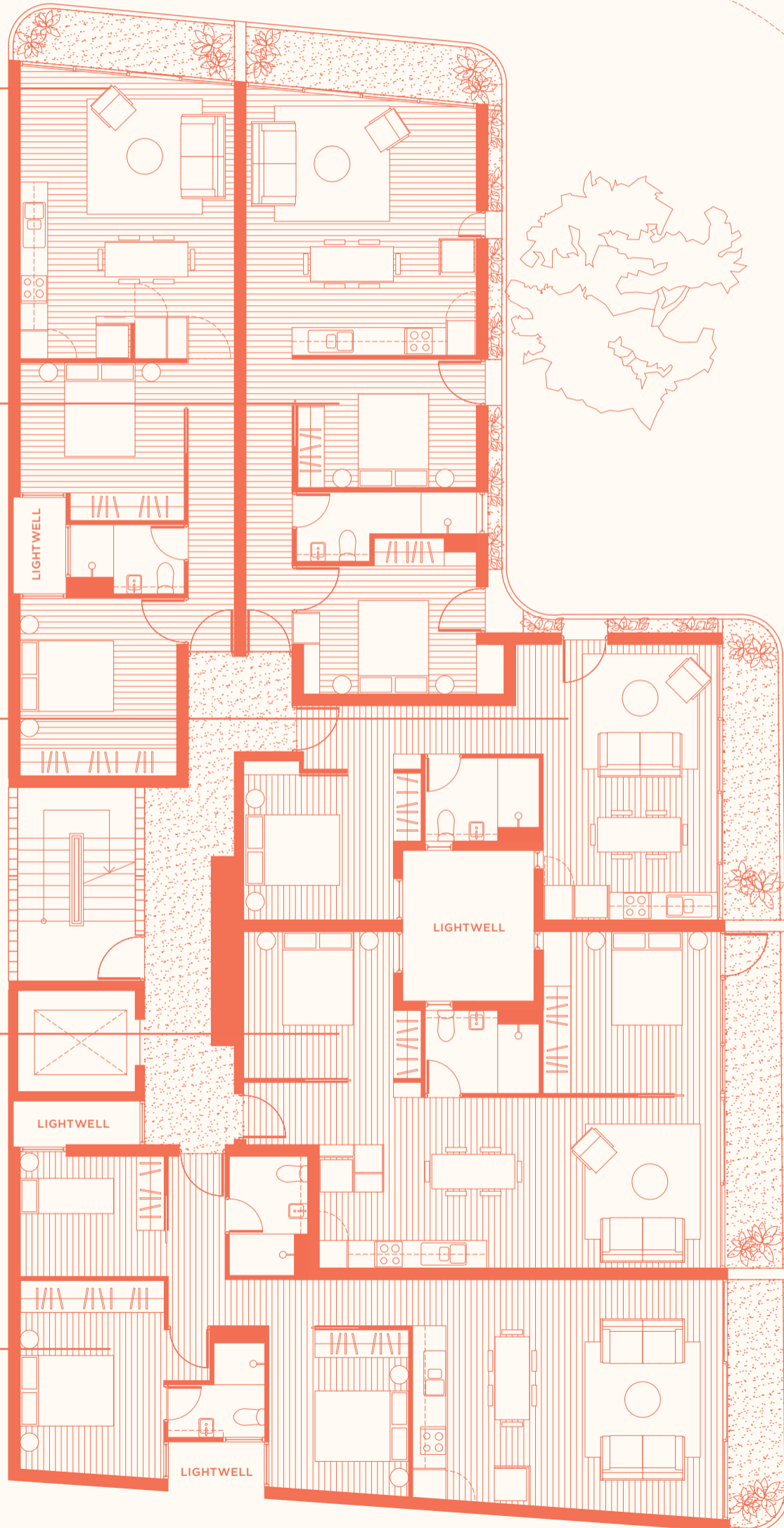
## RESIDENCE 2E

### Configuration

3 Bed  
2 Bath

### Areas

Living: 94m<sup>2</sup>  
Terrace: 7m<sup>2</sup>  
**Total Area 101m<sup>2</sup>**



WATCHORN STREET

Refer to disclaimer on p.84

# Level

# 3

BATHURST STREET



## RESIDENCE 3A

### Configuration

2 Bed  
1 Bath

### Areas

Living: 72m<sup>2</sup>  
Terrace: 6m<sup>2</sup>  
**Total Area 78m<sup>2</sup>**

## RESIDENCE 3B

### Configuration

2 Bed  
1 Bath

### Areas

Living: 70m<sup>2</sup>  
Terrace: 7m<sup>2</sup>  
**Total Area 77m<sup>2</sup>**

## RESIDENCE 3C

### Configuration

1 Bed  
1 Bath

### Areas

Living: 52m<sup>2</sup>  
Terrace: 8m<sup>2</sup>  
**Total Area 60m<sup>2</sup>**

## RESIDENCE 3D

### Configuration

2 Bed  
1 Bath

### Areas

Living: 70m<sup>2</sup>  
Terrace: 9m<sup>2</sup>  
**Total Area 79m<sup>2</sup>**

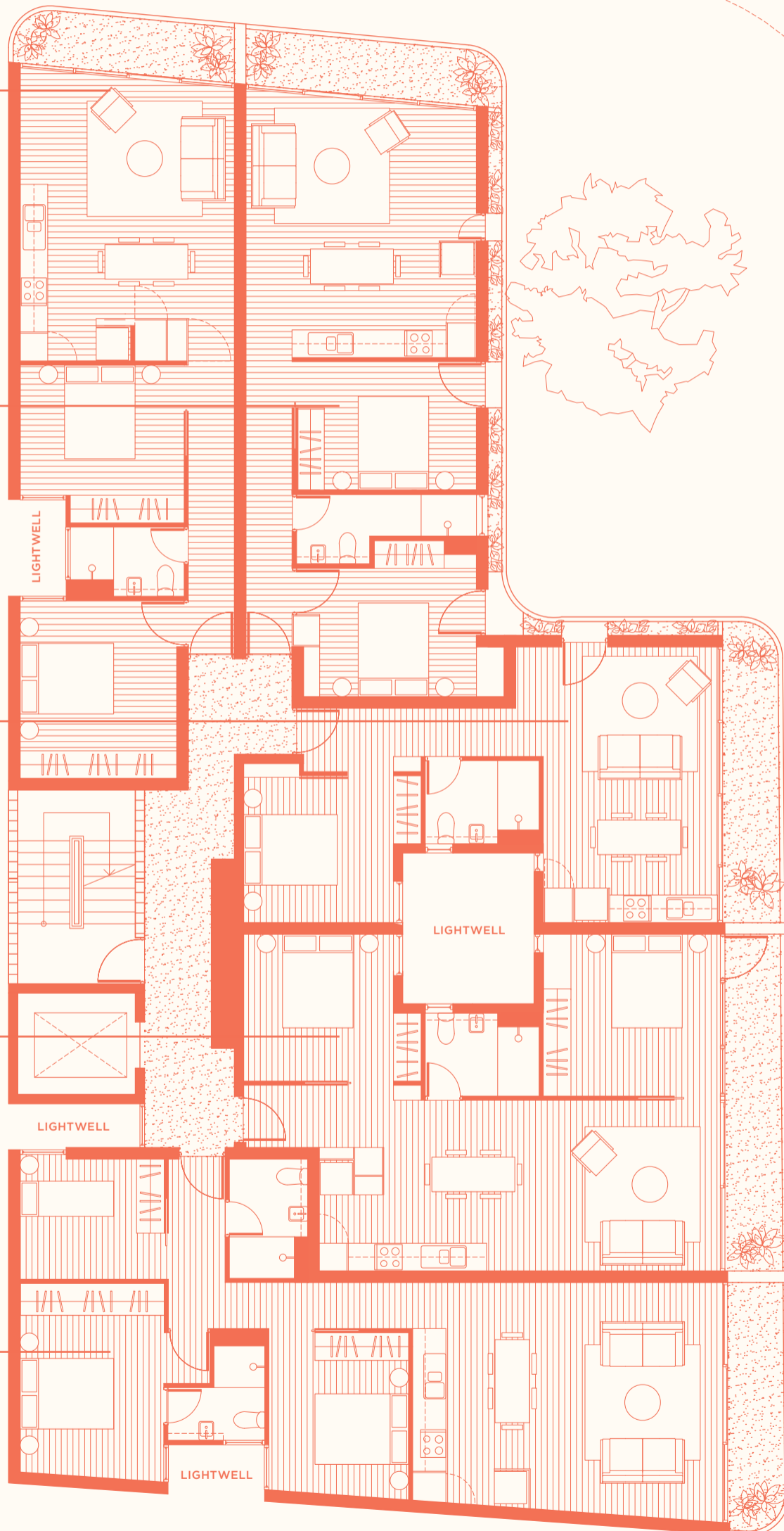
## RESIDENCE 3E

### Configuration

3 Bed  
2 Bath

### Areas

Living: 94m<sup>2</sup>  
Terrace: 7m<sup>2</sup>  
**Total Area 101m<sup>2</sup>**



WATCHORN STREET

Refer to disclaimer on p.84

# Level

# 4

BATHURST STREET



## RESIDENCE 4A

### Configuration

2 Bed  
1 Bath

### Areas

Living: 72m<sup>2</sup>  
Terrace: 6m<sup>2</sup>  
**Total Area 78m<sup>2</sup>**

## RESIDENCE 4B

### Configuration

2 Bed  
1 Bath

### Areas

Living: 70m<sup>2</sup>  
Terrace: 7m<sup>2</sup>  
**Total Area 77m<sup>2</sup>**

## RESIDENCE 4C

### Configuration

1 Bed  
1 Bath

### Areas

Living: 52m<sup>2</sup>  
Terrace: 8m<sup>2</sup>  
**Total Area 60m<sup>2</sup>**

## RESIDENCE 4D

### Configuration

2 Bed  
1 Bath

### Areas

Living: 70m<sup>2</sup>  
Terrace: 9m<sup>2</sup>  
**Total Area 79m<sup>2</sup>**

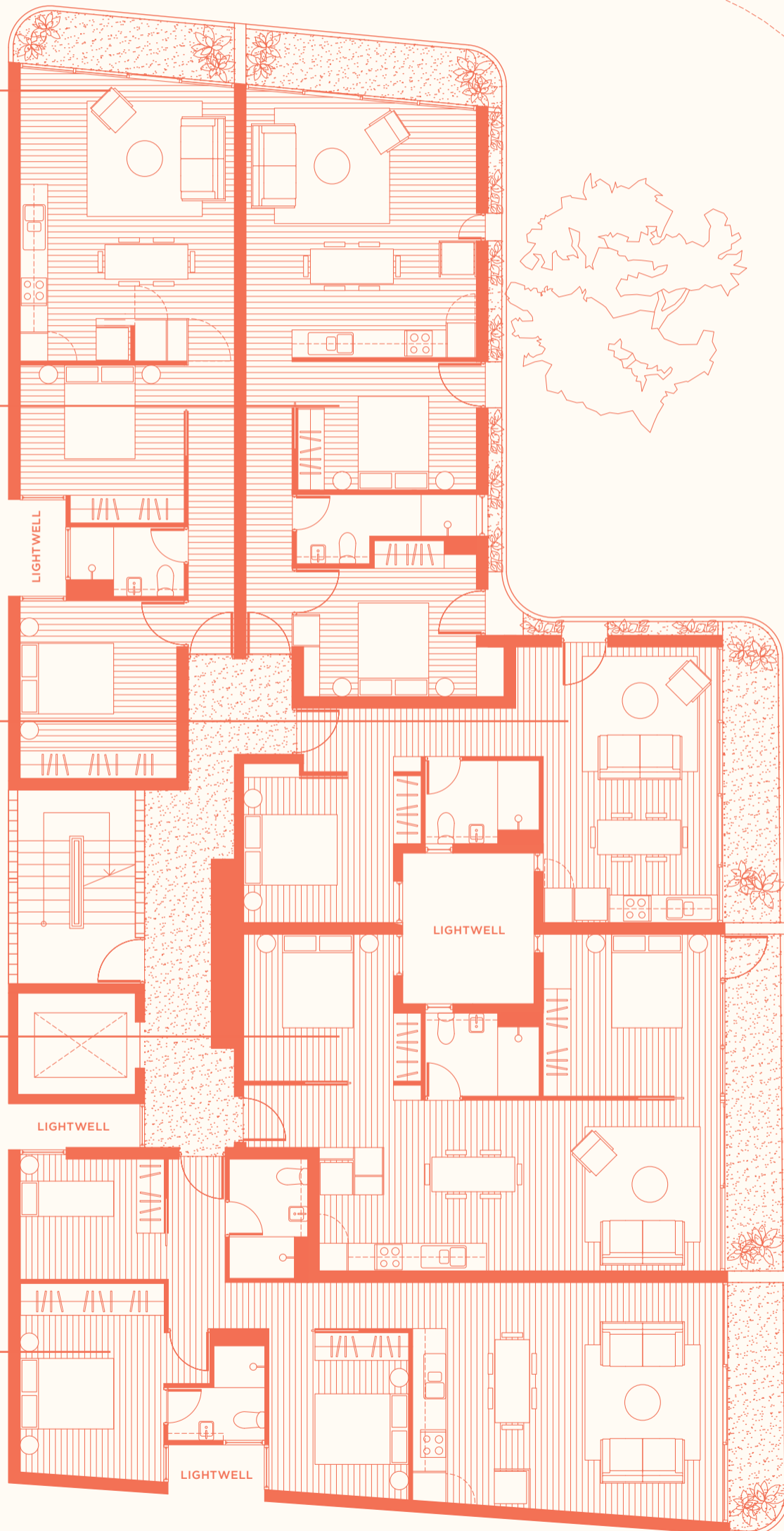
## RESIDENCE 4E

### Configuration

3 Bed  
2 Bath

### Areas

Living: 94m<sup>2</sup>  
Terrace: 7m<sup>2</sup>  
**Total Area 101m<sup>2</sup>**



WATCHORN STREET

Refer to disclaimer on p.84



# Level

# 5

BATHURST STREET



## RESIDENCE 5A

### Configuration

2 Bed  
1 Bath

### Areas

Living: 72m<sup>2</sup>  
Terrace: 6m<sup>2</sup>  
**Total Area 78m<sup>2</sup>**

## RESIDENCE 5B

### Configuration

2 Bed  
1 Bath

### Areas

Living: 70m<sup>2</sup>  
Terrace: 7m<sup>2</sup>  
**Total Area 77m<sup>2</sup>**

## RESIDENCE 5C

### Configuration

1 Bed  
1 Bath

### Areas

Living: 52m<sup>2</sup>  
Terrace: 8m<sup>2</sup>  
**Total Area 60m<sup>2</sup>**

## RESIDENCE 5D

### Configuration

2 Bed  
1 Bath

### Areas

Living: 70m<sup>2</sup>  
Terrace: 9m<sup>2</sup>  
**Total Area 79m<sup>2</sup>**

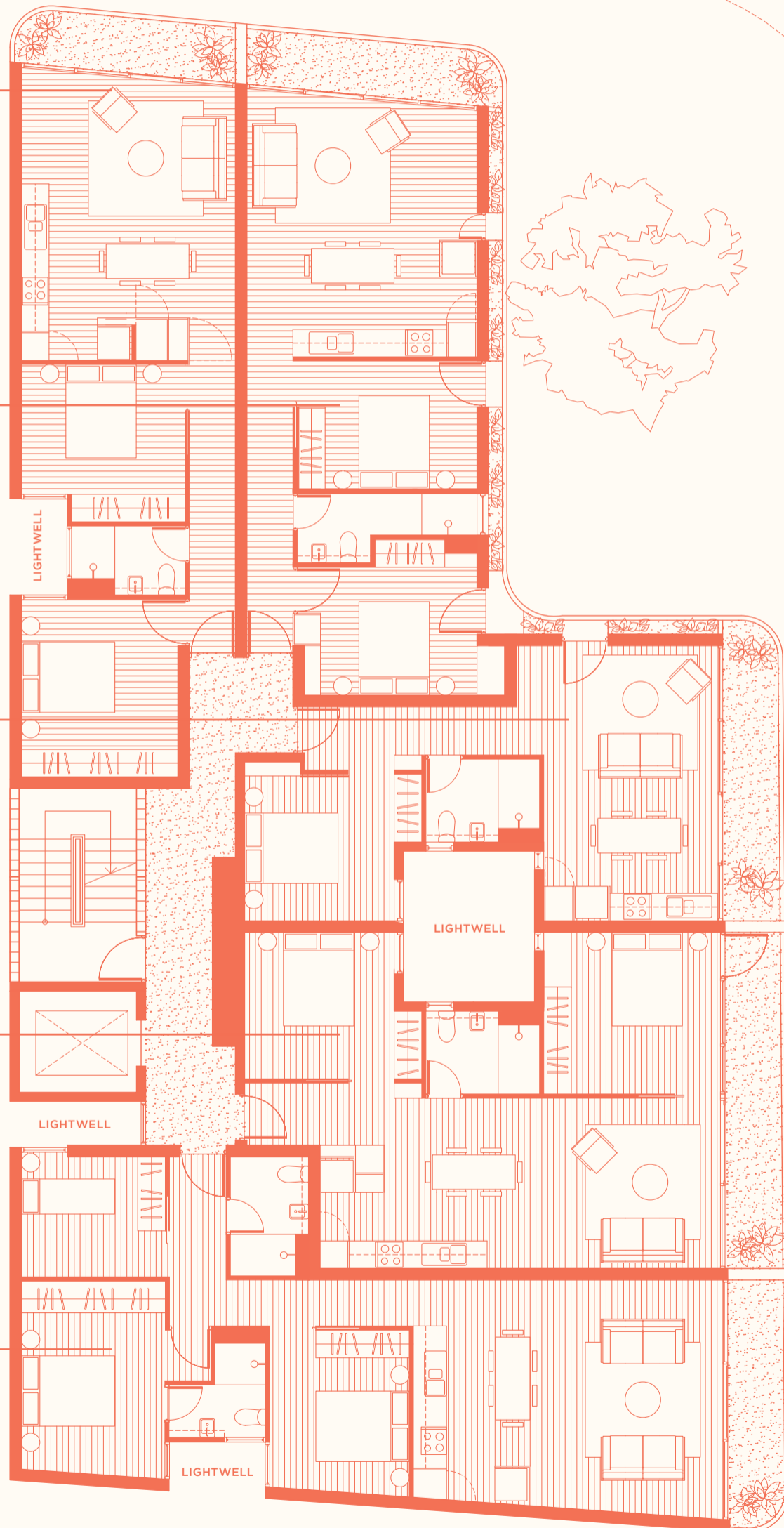
## RESIDENCE 5E

### Configuration

3 Bed  
2 Bath

### Areas

Living: 94m<sup>2</sup>  
Terrace: 7m<sup>2</sup>  
**Total Area 101m<sup>2</sup>**



WATCHORN STREET

Refer to disclaimer on p.84

# Level

# 6

BATHURST STREET



## RESIDENCE 6A

### Configuration

3 Bed  
2 Bath

### Areas

Living: 101m<sup>2</sup>  
Terrace: 51m<sup>2</sup>  
**Total Area 152m<sup>2</sup>**

## RESIDENCE 6B

### Configuration

2 Bed  
1 Bath

### Areas

Living: 76m<sup>2</sup>  
Terrace: 47m<sup>2</sup>  
**Total Area 123m<sup>2</sup>**

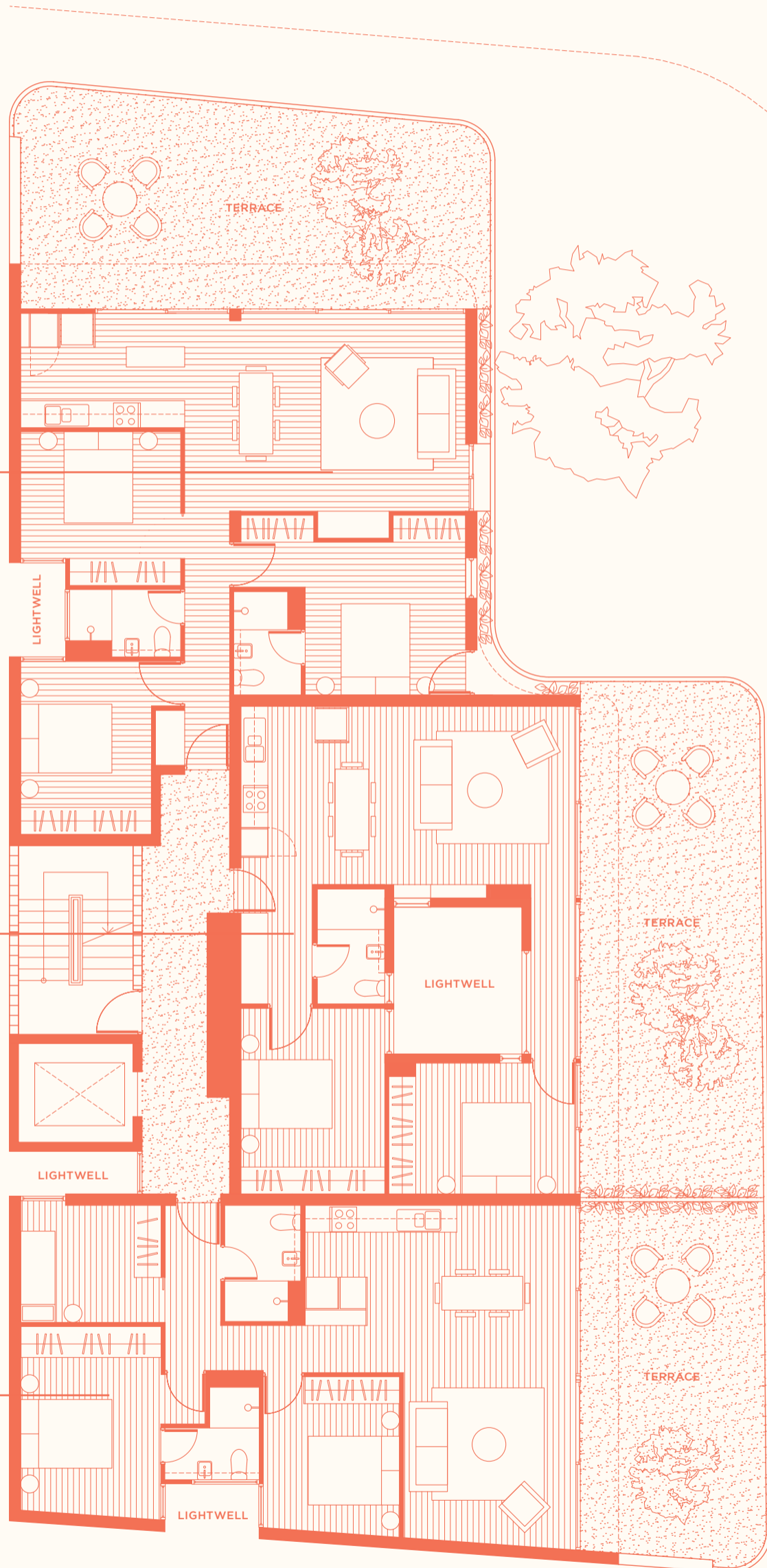
## RESIDENCE 6C

### Configuration

3 Bed  
2 Bath

### Areas

Living: 94m<sup>2</sup>  
Terrace: 34m<sup>2</sup>  
**Total Area 128m<sup>2</sup>**



WATCHORN STREET

Refer to disclaimer on p.84

Level

7

BATHURST STREET



Shared Multi-purpose space

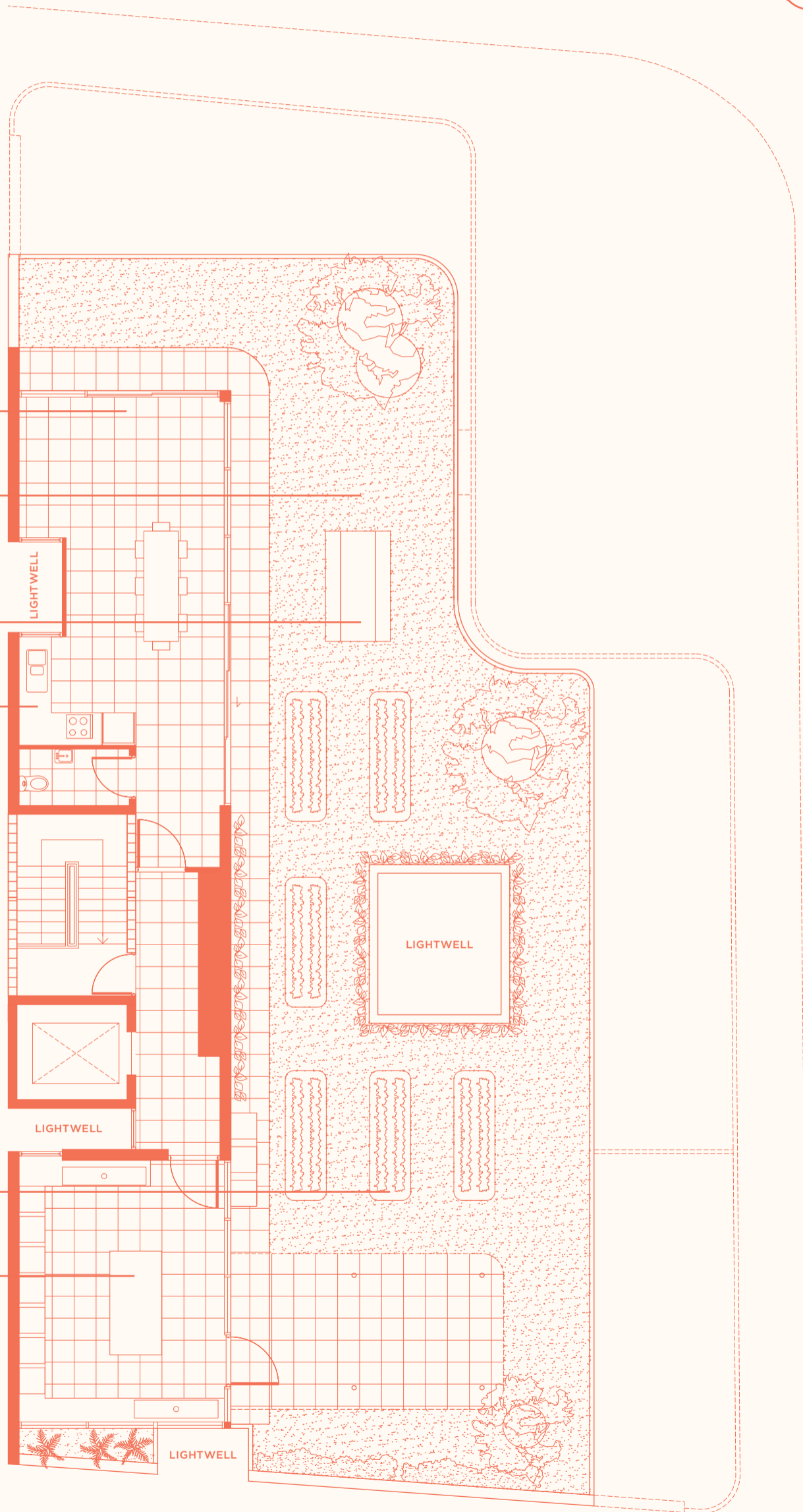
Rooftop Garden

Shared Dining  
Both inside and outside

Shared Kitchen

Shared Productive Gardens  
Fruit trees, flowers, veggies

Shared Laundry & Clothes Line



WATCHORN STREET

Refer to disclaimer on p.84





# Residence

# G1

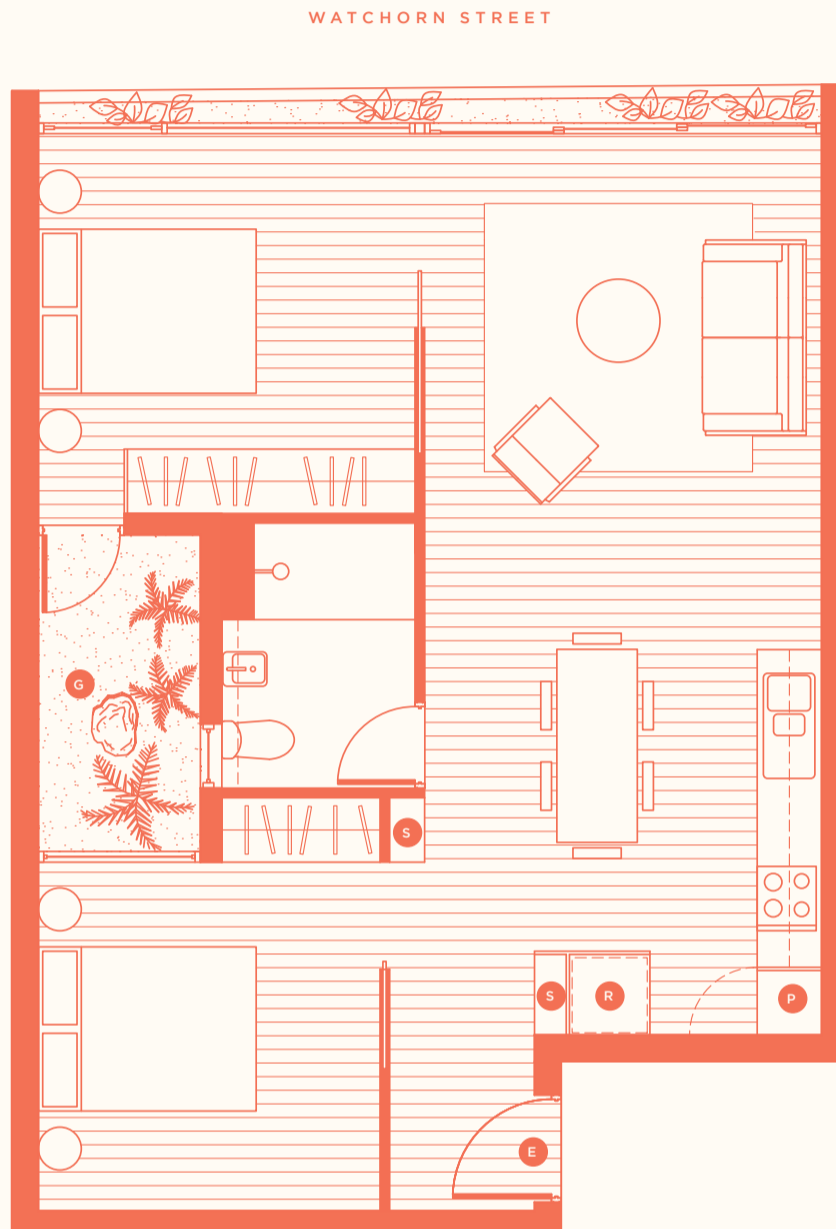
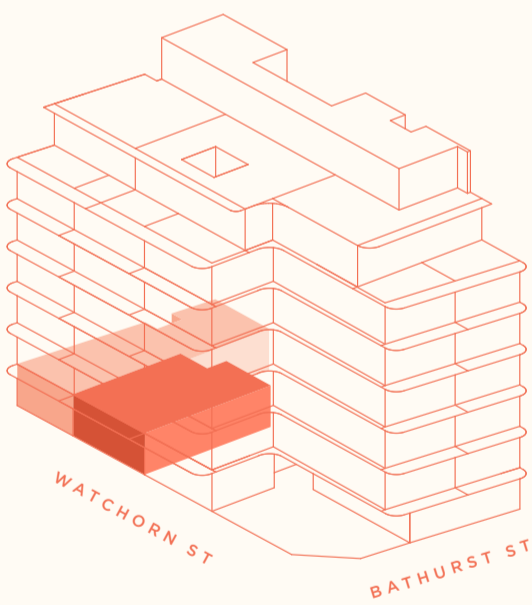
## CONFIGURATION

**2 Bed**  
**1 Bath**

## AREAS

Living	68m <sup>2</sup>
Terrace	4.5m <sup>2</sup>
<b>Total area</b>	<b>72.5m<sup>2</sup></b>

## LOCATION



## KEY

- E** Entrance
- G** Garden
- P** Pantry
- R** Refrigerator
- S** Storage





# G2

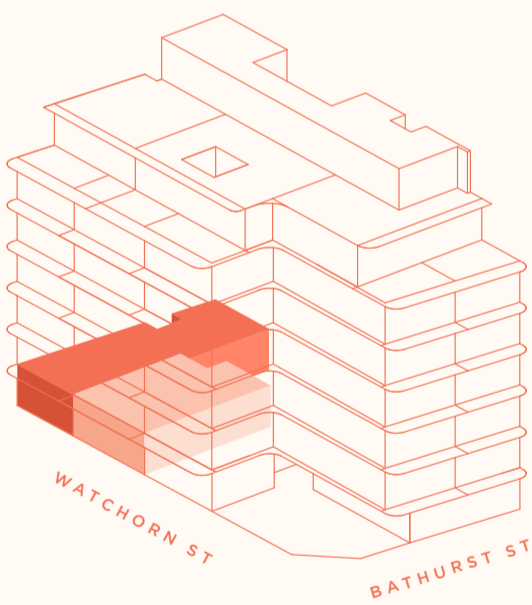
CONFIGURATION

2 Bed  
1 Bath

AREAS

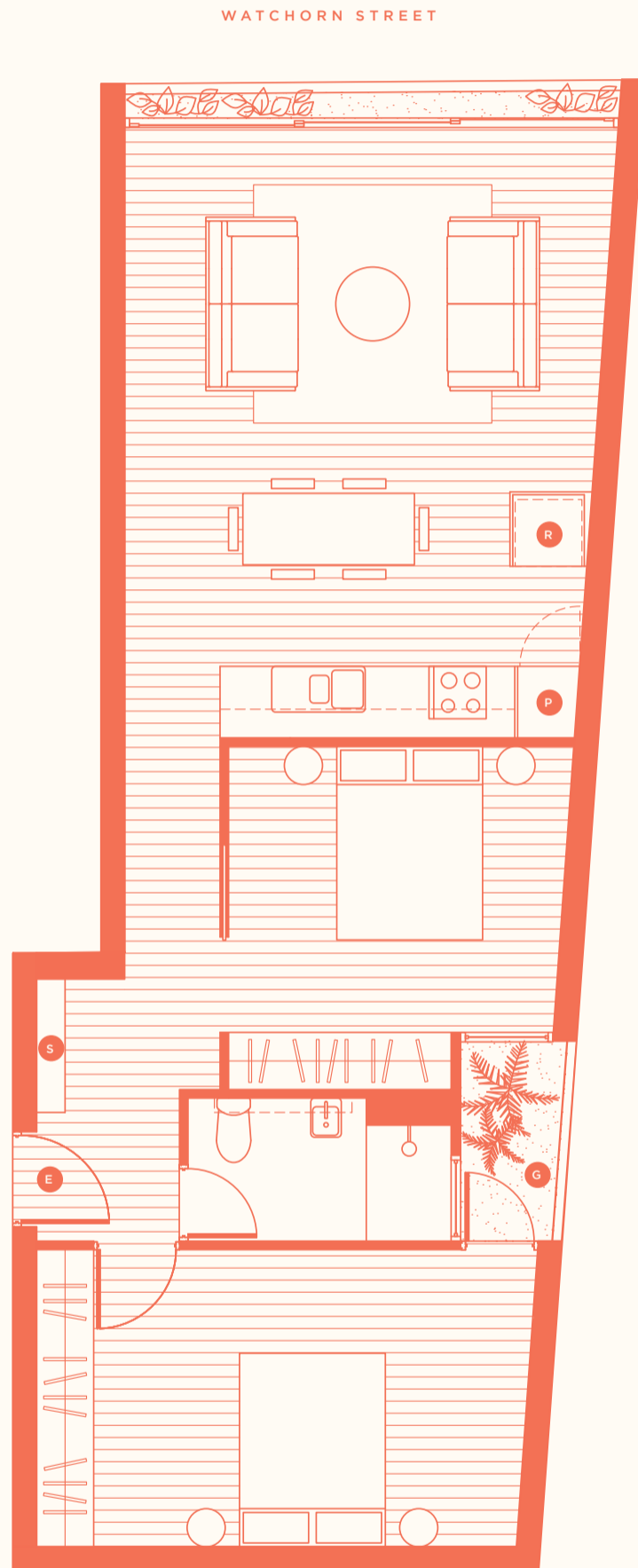
Living	80m <sup>2</sup>
Terrace	2m <sup>2</sup>
<b>Total area</b>	<b>82m<sup>2</sup></b>

LOCATION



KEY

- E** Entrance
- G** Garden
- P** Pantry
- R** Refrigerator
- S** Storage



# Residence

# 1A

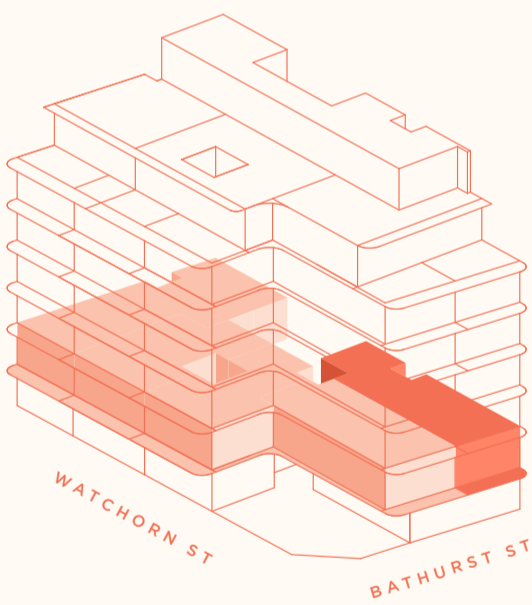
## CONFIGURATION

**2 Bed**  
**1 Bath**

## AREAS

Living	72m <sup>2</sup>
Terrace	8.5m <sup>2</sup>
<b>Total area</b>	<b>80.5m<sup>2</sup></b>

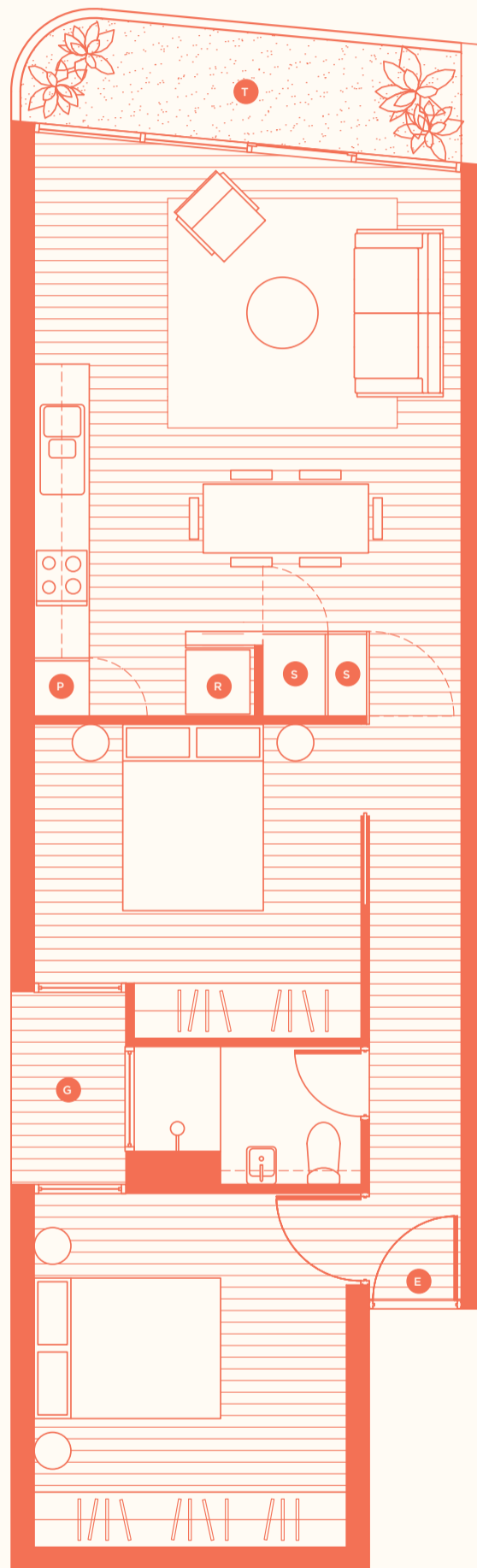
## LOCATION



## KEY

- E** Entrance
- G** Garden
- P** Pantry
- R** Refrigerator
- S** Storage
- T** Terrace

BATHURST STREET



0 2m 4m



# Residence

# 1B

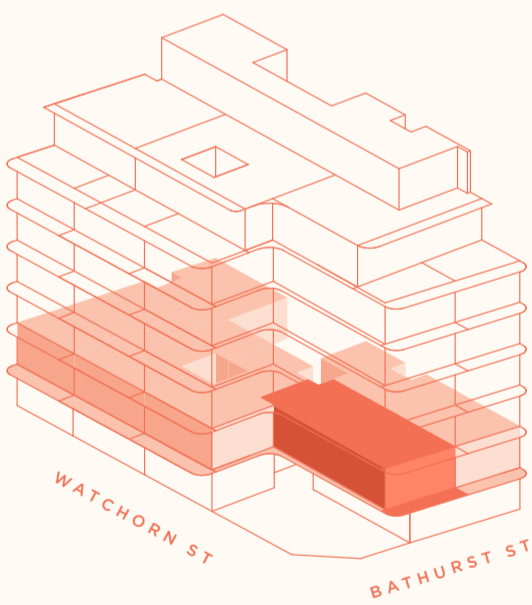
## CONFIGURATION

**2 Bed**  
**1 Bath**

## AREAS

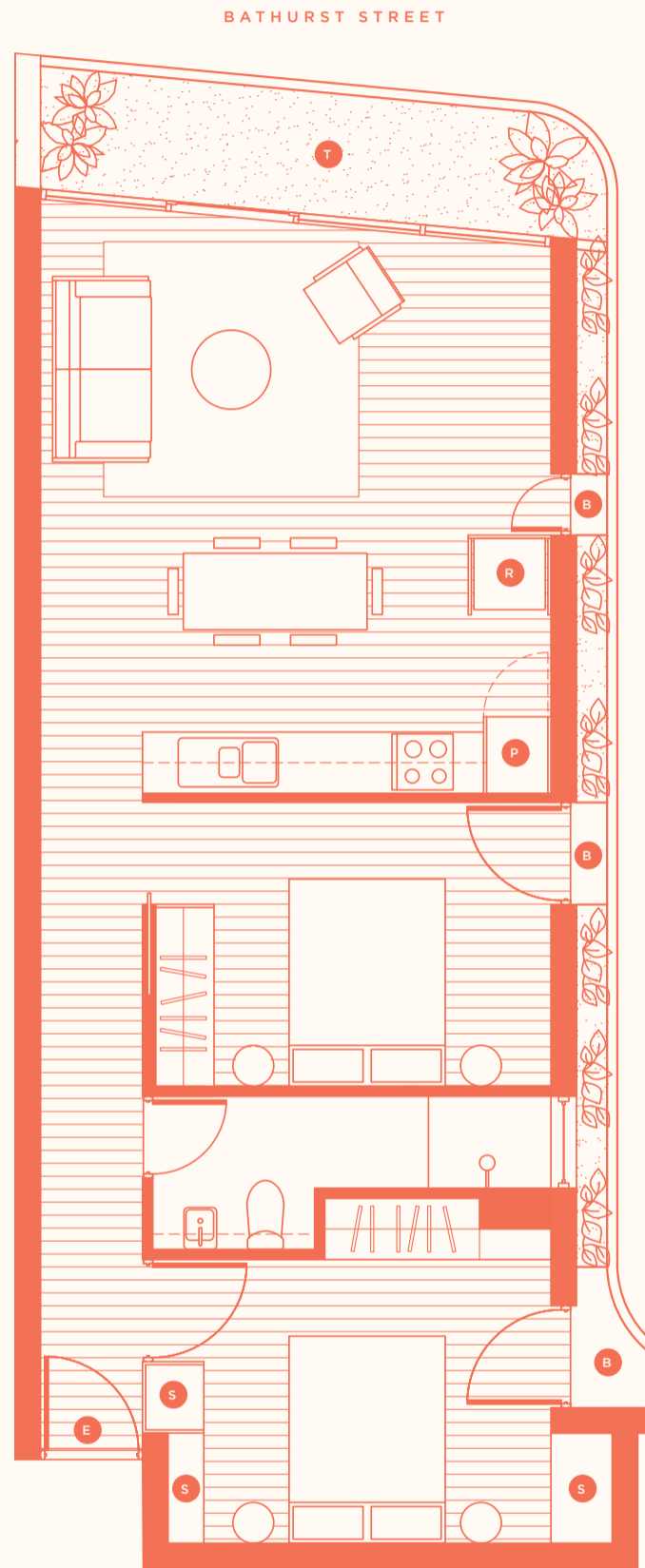
Living	70m <sup>2</sup>
Terrace	7m <sup>2</sup>
<b>Total area</b>	<b>77m<sup>2</sup></b>

## LOCATION



## KEY

- B** Juliet Balcony
- E** Entrance
- P** Pantry
- R** Refrigerator
- S** Storage
- T** Terrace



# Residence

# 1C

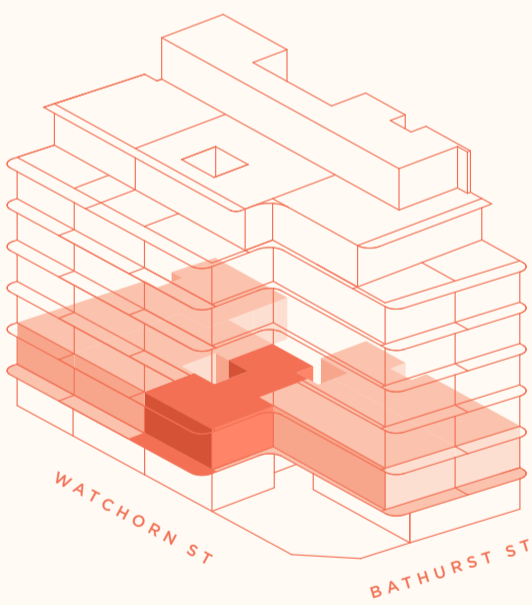
## CONFIGURATION

**1 Bed**  
**1 Bath**

## AREAS

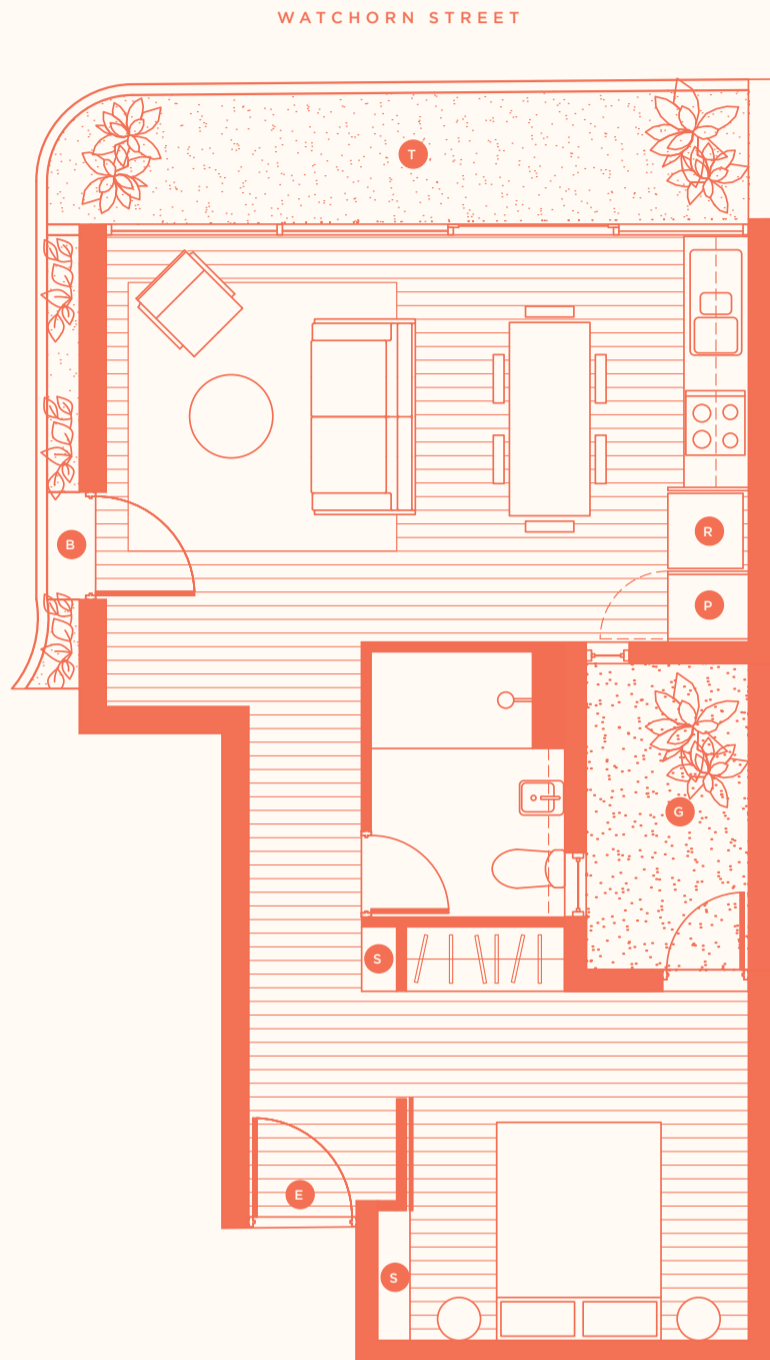
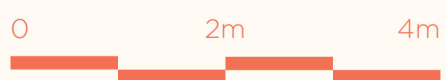
Living	52m <sup>2</sup>
Terrace	12m <sup>2</sup>
<b>Total area</b>	<b>64m<sup>2</sup></b>

## LOCATION



## KEY

- B** Juliet Balcony
- E** Entrance
- G** Garden
- P** Pantry
- R** Refrigerator
- S** Storage
- T** Terrace





# Residence

# 1D

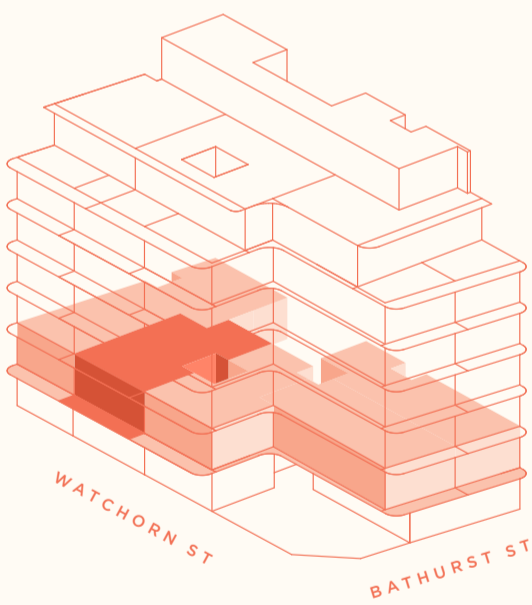
## CONFIGURATION

2 Bed  
1 Bath

## AREAS

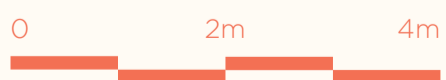
Living	70m <sup>2</sup>
Terrace	9m <sup>2</sup>
<b>Total area</b>	<b>79m<sup>2</sup></b>

## LOCATION

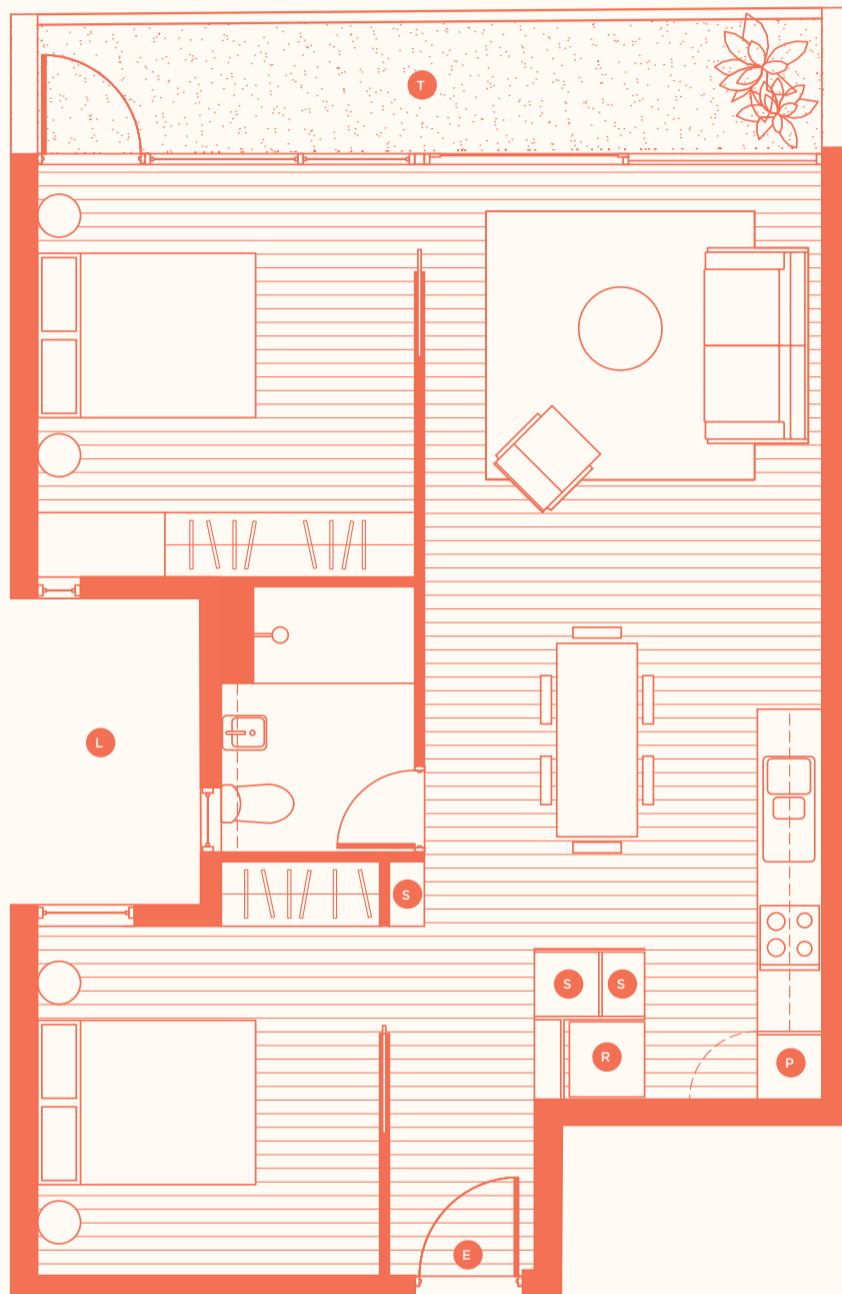


## KEY

- E** Entrance
- L** Lightwell
- P** Pantry
- R** Refrigerator
- S** Storage
- T** Terrace



WATCHORN STREET



# Residence

# 1E

## CONFIGURATION

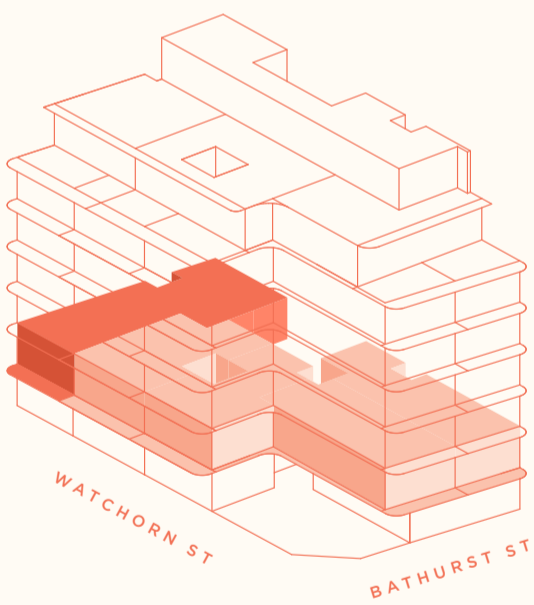
**3 Bed**  
**2 Bath**

## AREAS

Living 94m<sup>2</sup>  
Terrace 9.5m<sup>2</sup>

**Total area 103.5m<sup>2</sup>**

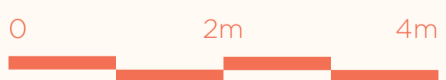
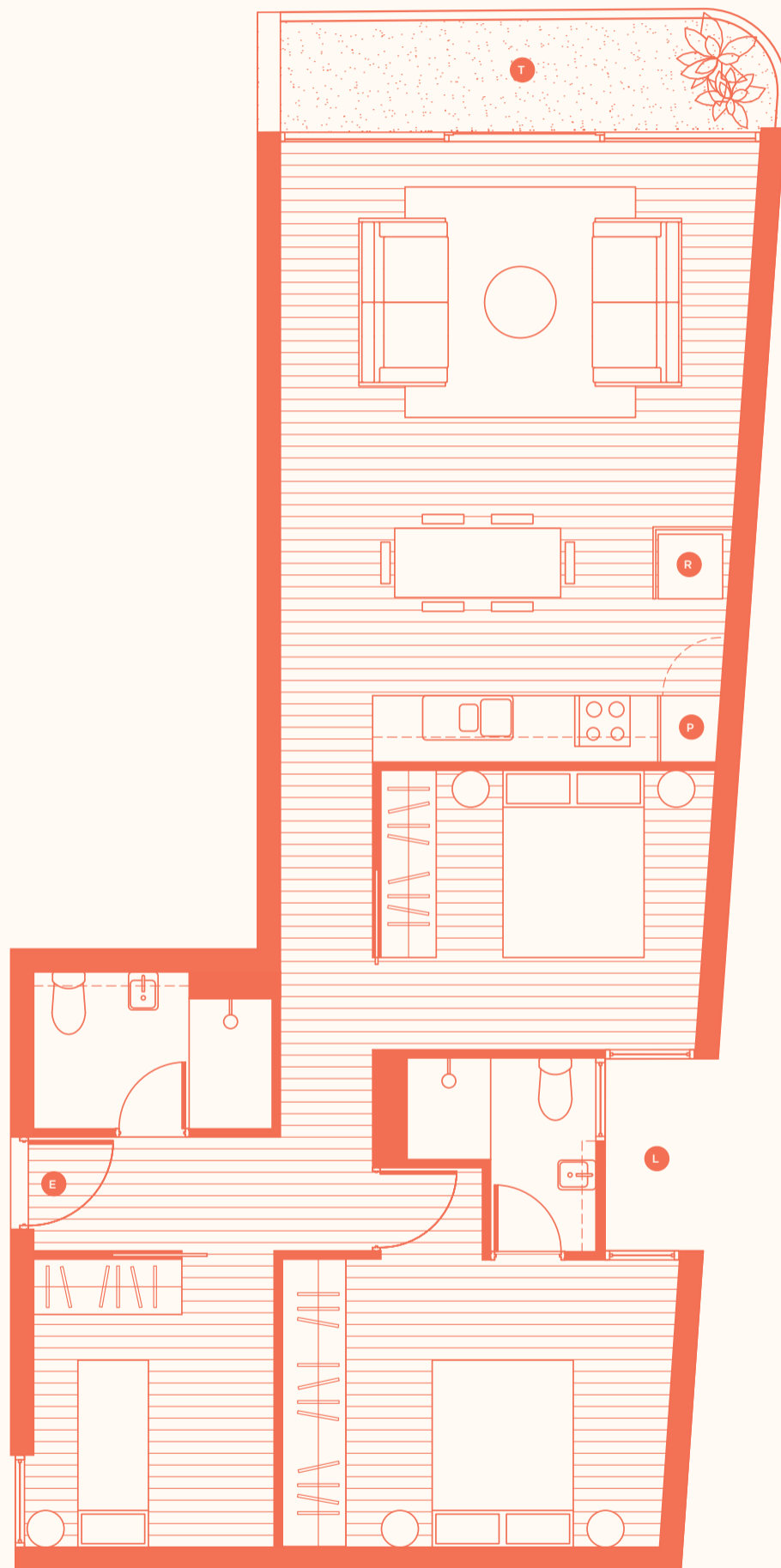
## LOCATION



## KEY

- E** Entrance
- L** Lightwell
- P** Pantry
- R** Refrigerator
- S** Storage
- T** Terrace

WATCHORN STREET





# Residence

# 2A

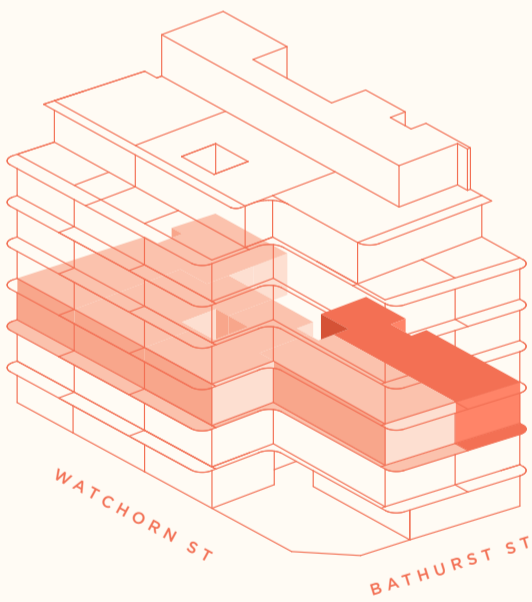
## CONFIGURATION

**2 Bed  
1 Bath**

## AREAS

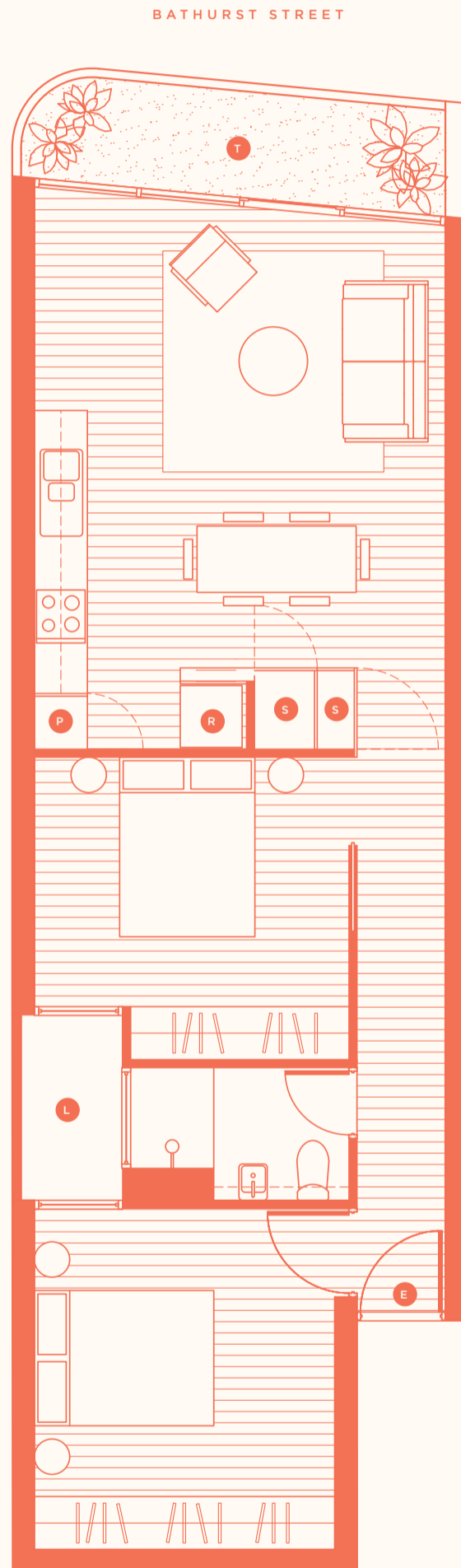
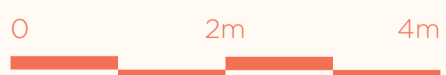
Living	72m <sup>2</sup>
Terrace	6m <sup>2</sup>
<b>Total area</b>	<b>78m<sup>2</sup></b>

## LOCATION



## KEY

- E** Entrance
- L** Lightwell
- P** Pantry
- R** Refrigerator
- S** Storage
- T** Terrace



# 2B

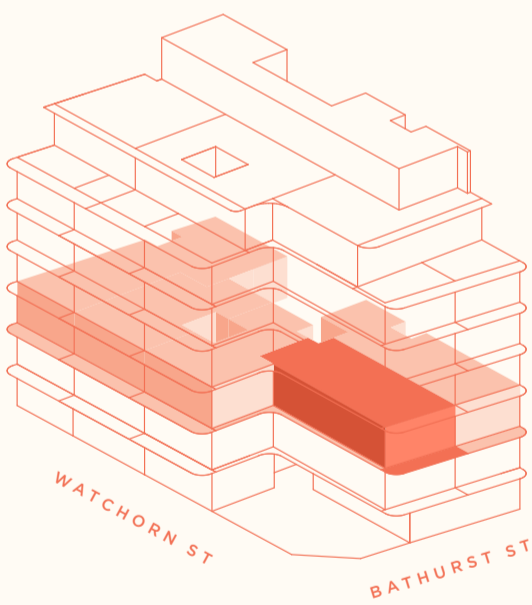
CONFIGURATION

2 Bed  
1 Bath

AREAS

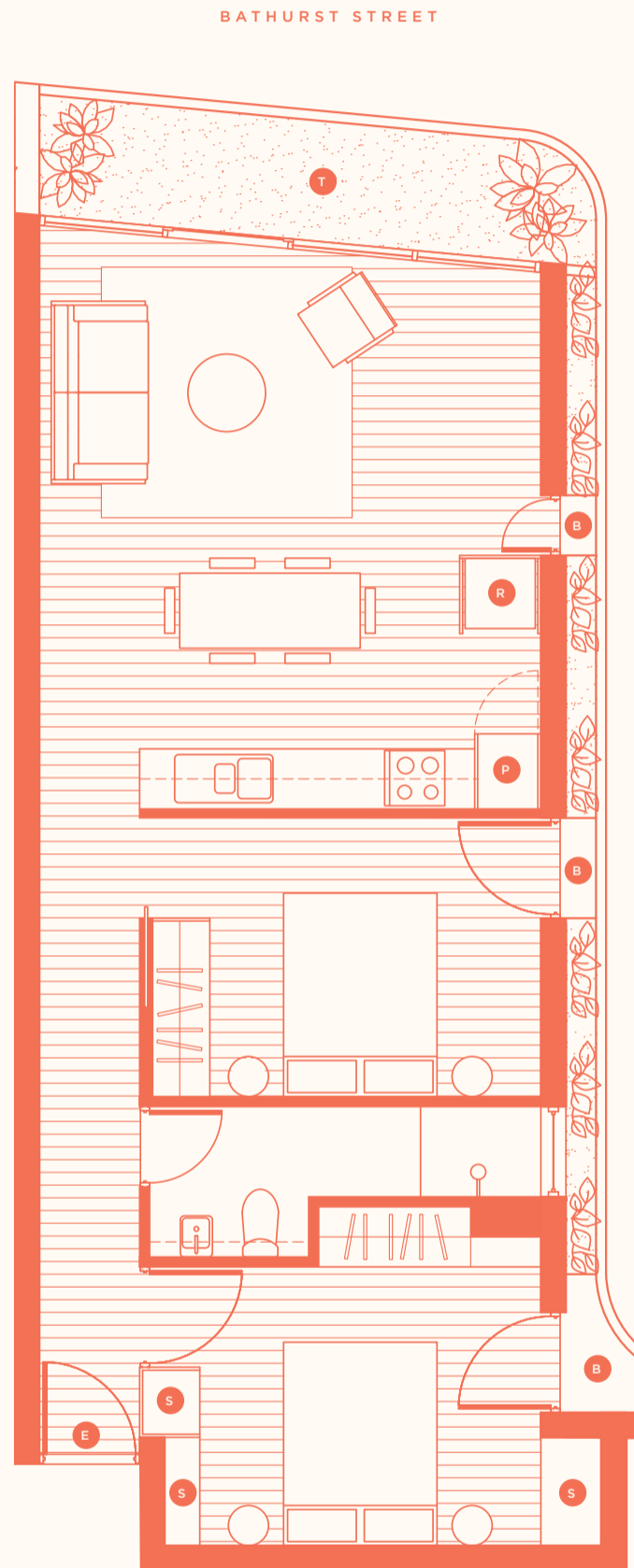
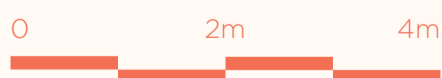
Living	70m <sup>2</sup>
Terrace	7m <sup>2</sup>
<b>Total area</b>	<b>77m<sup>2</sup></b>

LOCATION



KEY

- Juliet Balcony
- Entrance
- Lightwell
- Pantry
- Refrigerator
- Storage
- Terrace





# Residence

# 2C

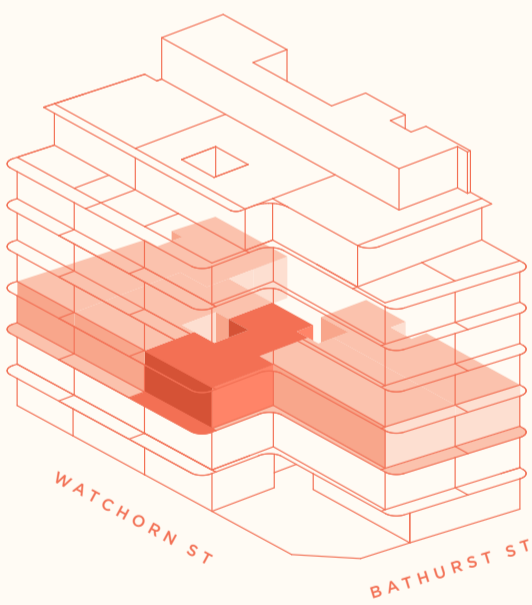
## CONFIGURATION

**1 Bed**  
**1 Bath**

## AREAS

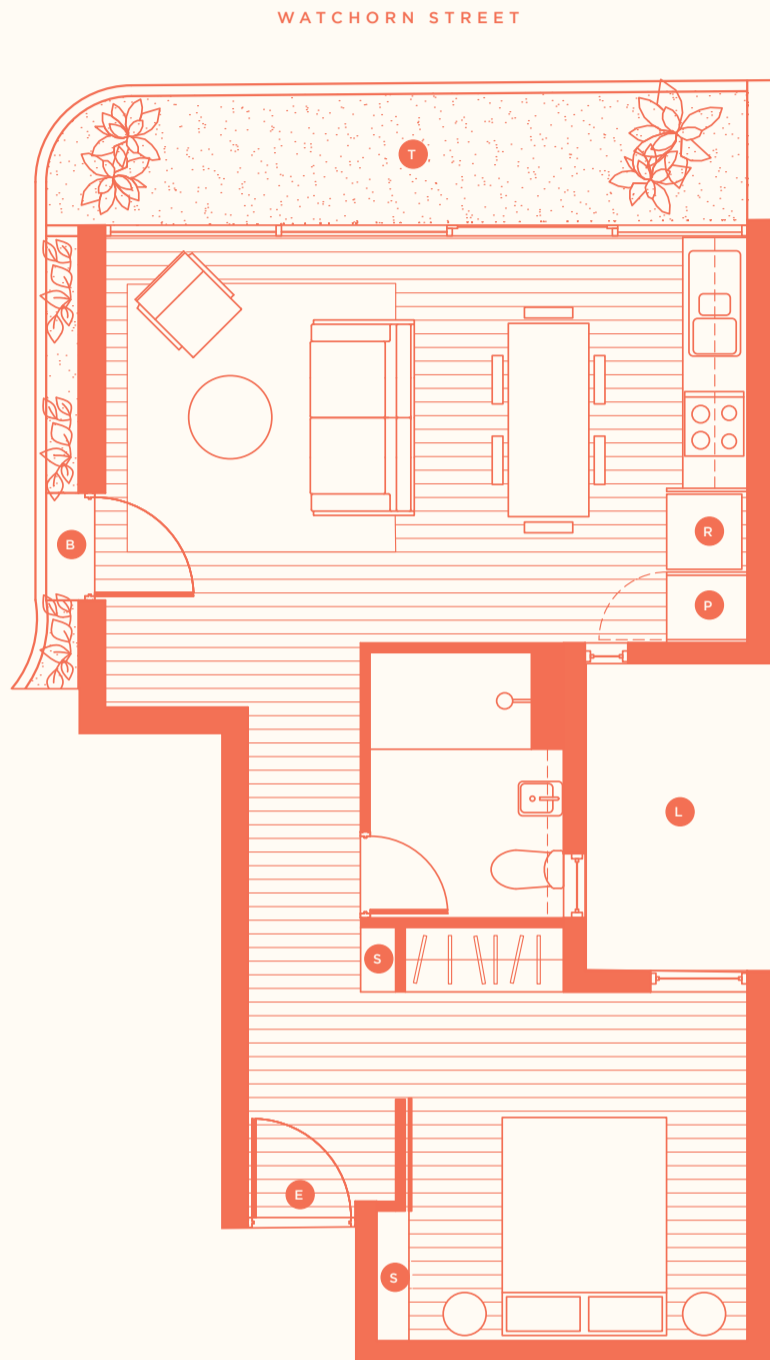
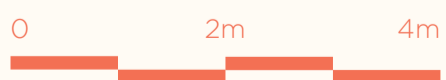
Living	52m <sup>2</sup>
Terrace	8m <sup>2</sup>
<b>Total area</b>	<b>60m<sup>2</sup></b>

## LOCATION



## KEY

- B** Juliet Balcony
- E** Entrance
- L** Lightwell
- P** Pantry
- R** Refrigerator
- S** Storage
- T** Terrace



# 2D

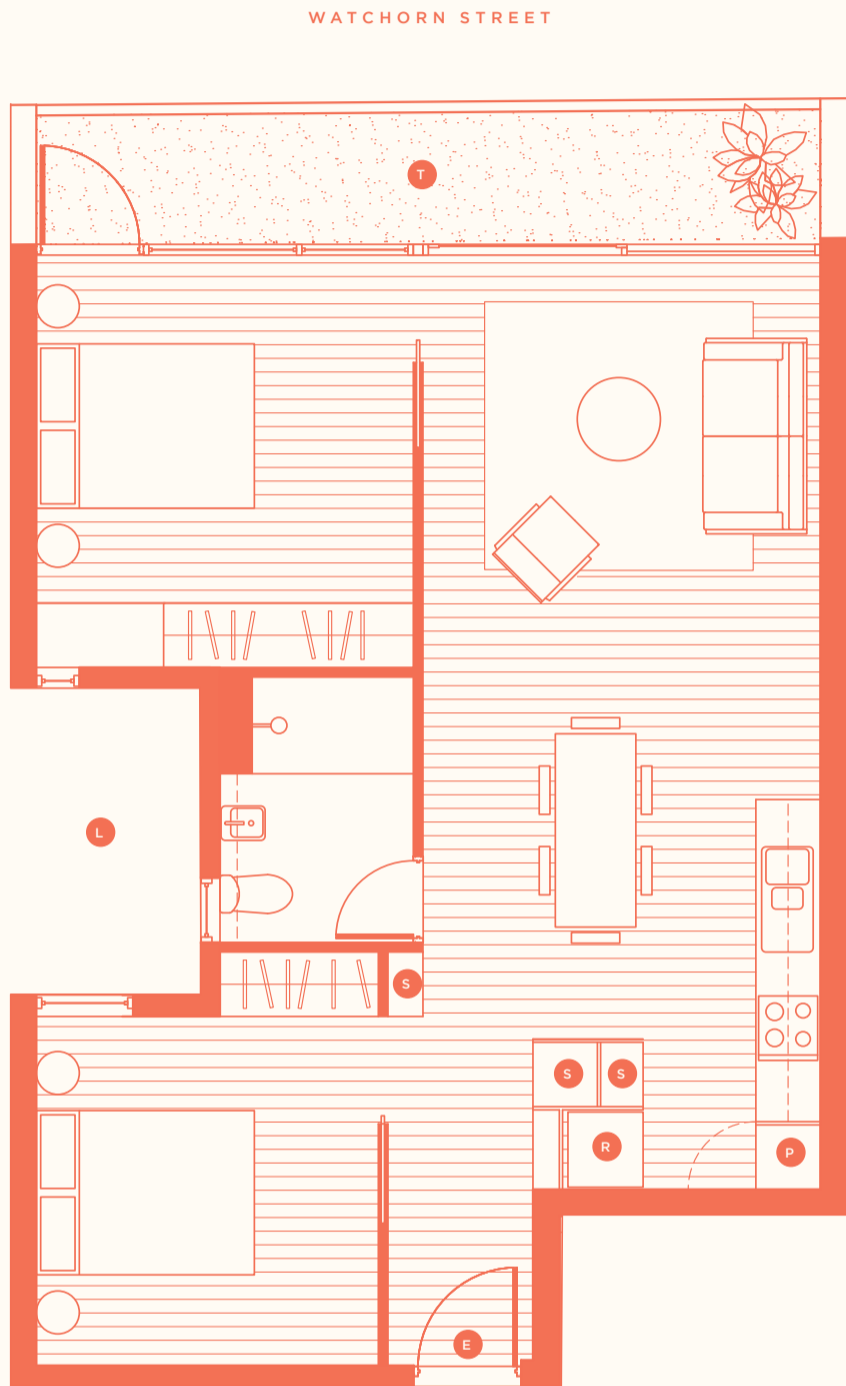
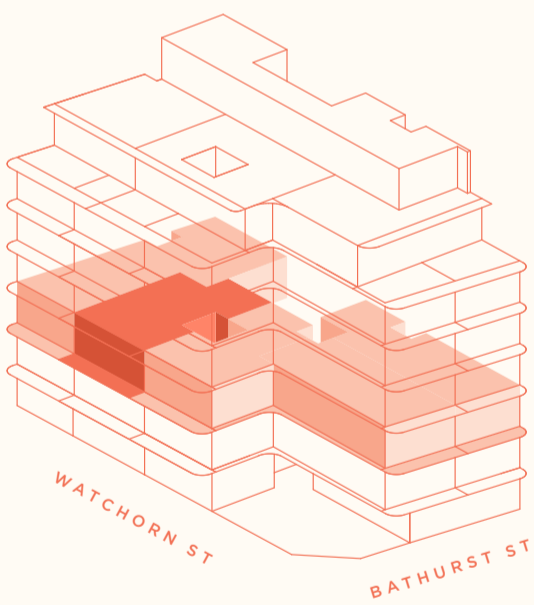
CONFIGURATION

2 Bed  
1 Bath

AREAS

Living	70m <sup>2</sup>
Terrace	9m <sup>2</sup>
<b>Total area</b>	<b>79m<sup>2</sup></b>

LOCATION



KEY

- E Entrance
- L Lightwell
- P Pantry
- R Refrigerator
- S Storage
- T Terrace





# Residence

# 2E

## CONFIGURATION

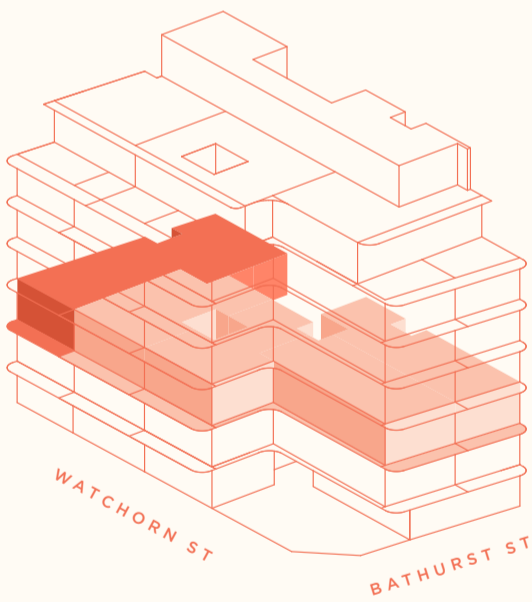
**3 Bed**  
**2 Bath**

## AREAS

Living 94m<sup>2</sup>  
Terrace 7m<sup>2</sup>

**Total area 101m<sup>2</sup>**

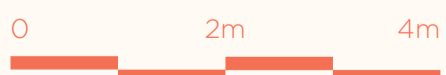
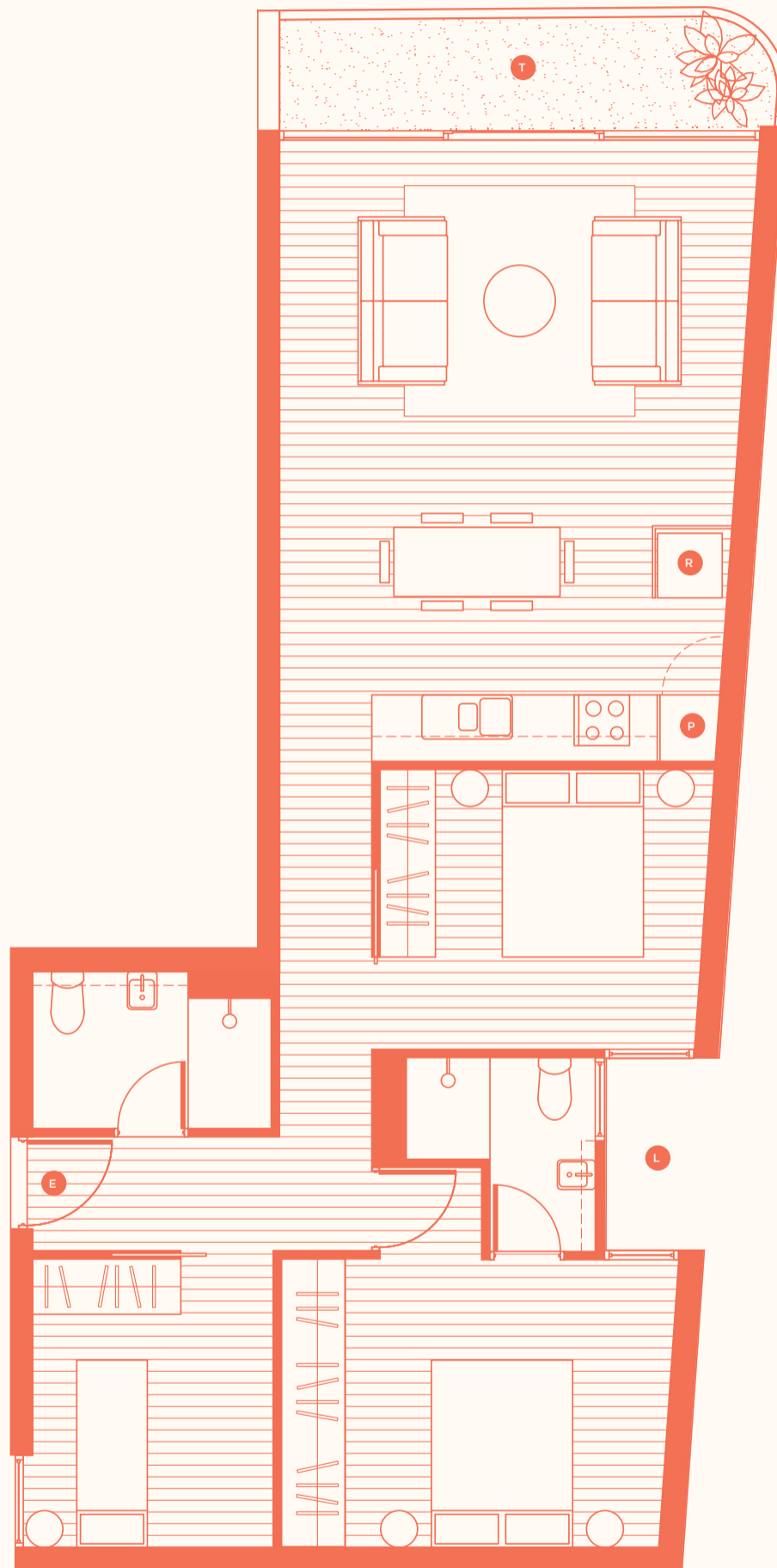
## LOCATION



## KEY

- E** Entrance
- L** Lightwell
- P** Pantry
- R** Refrigerator
- S** Storage
- T** Terrace

WATCHORN STREET



# Residence

# 3A

## CONFIGURATION

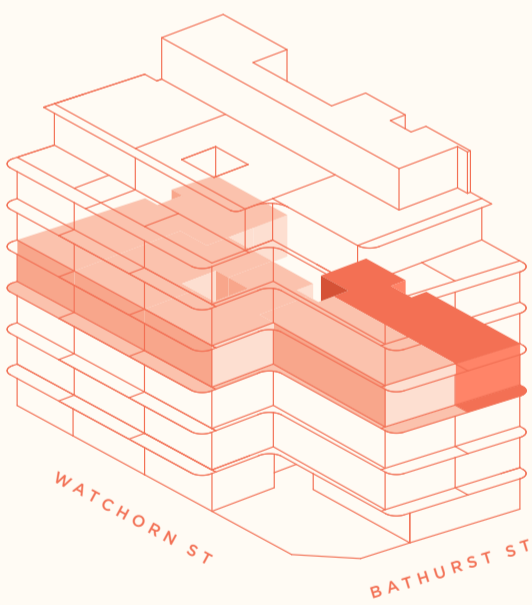
**2 Bed**  
**1 Bath**

## AREAS

Living 72m<sup>2</sup>  
Terrace 6m<sup>2</sup>

**Total area 78m<sup>2</sup>**

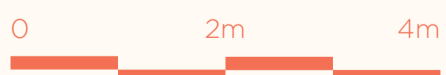
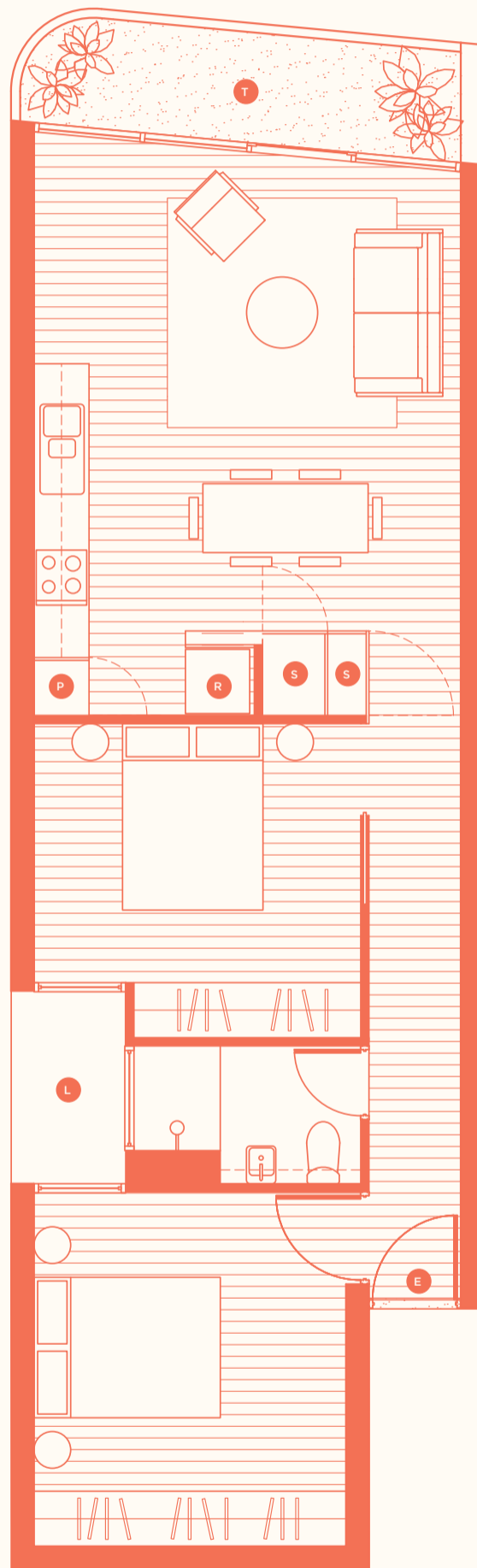
## LOCATION



## KEY

- E** Entrance
- L** Lightwell
- P** Pantry
- R** Refrigerator
- S** Storage
- T** Terrace

BATHURST STREET





# Residence

# 3B

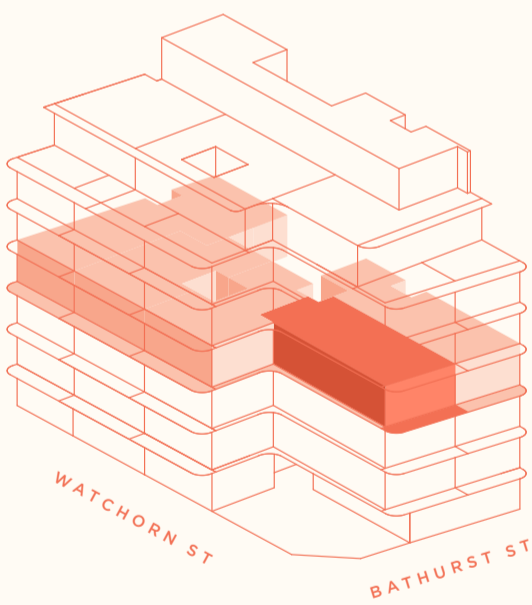
## CONFIGURATION

2 Bed  
1 Bath

## AREAS

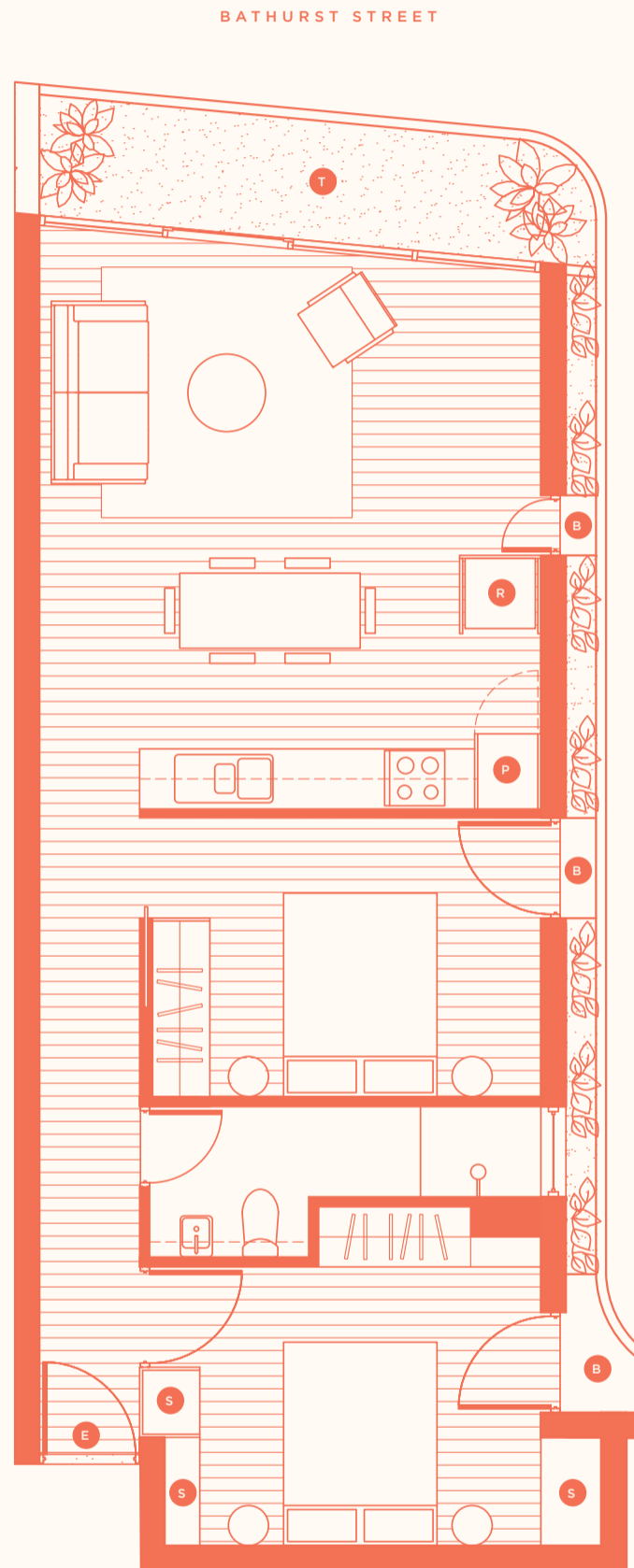
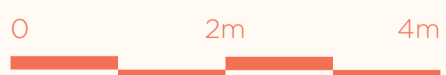
Living	70m <sup>2</sup>
Terrace	7m <sup>2</sup>
<b>Total area</b>	<b>77m<sup>2</sup></b>

## LOCATION



## KEY

- B** Juliet Balcony
- E** Entrance
- L** Lightwell
- P** Pantry
- R** Refrigerator
- S** Storage
- T** Terrace



# Residence

# 3C

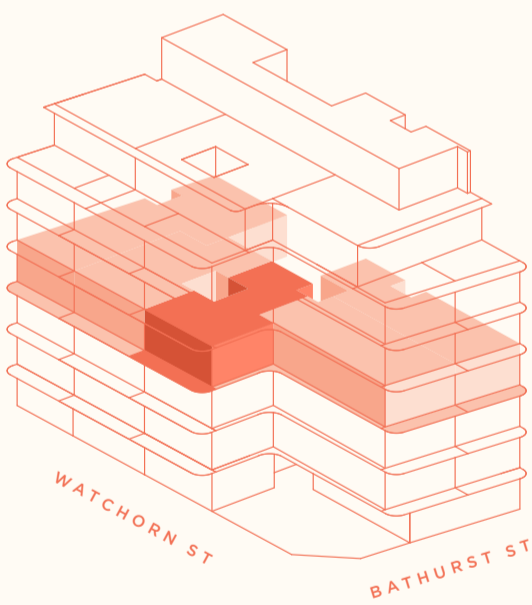
## CONFIGURATION

**1 Bed**  
**1 Bath**

## AREAS

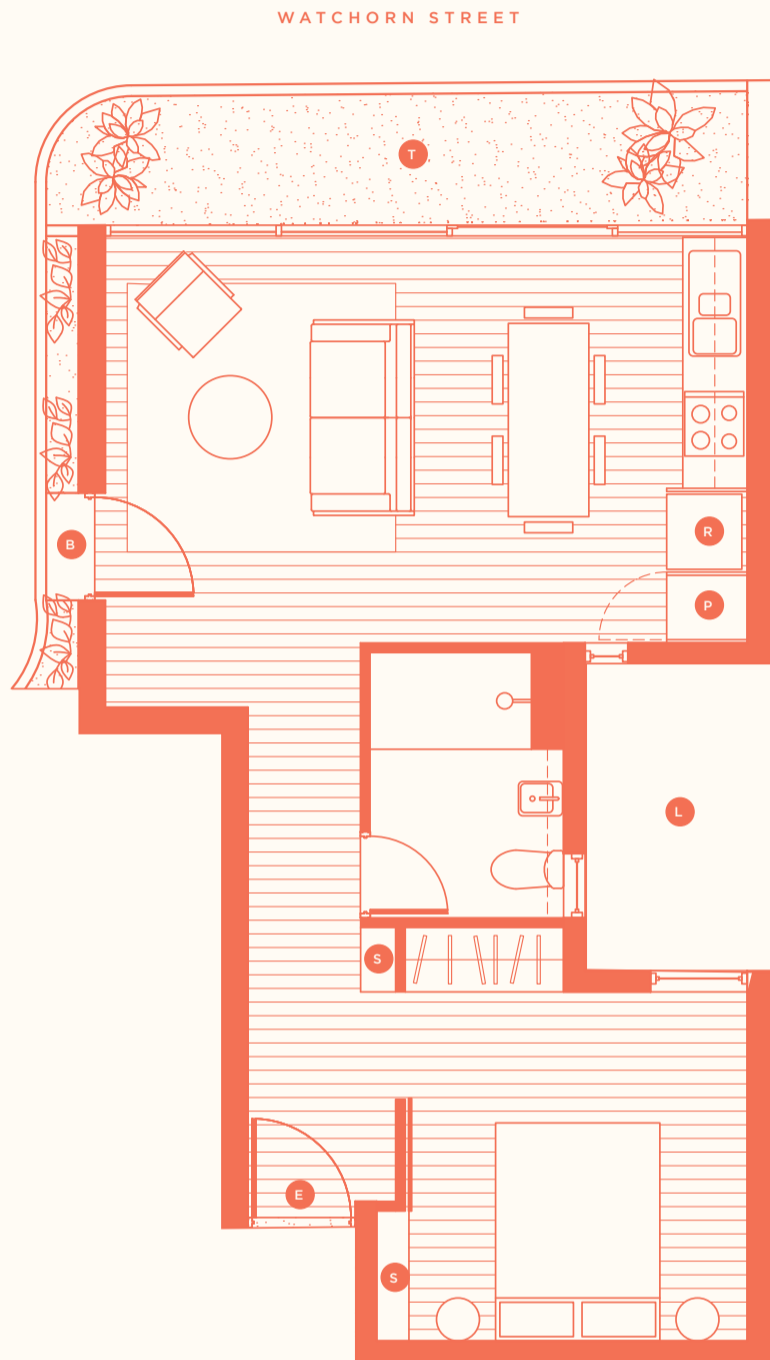
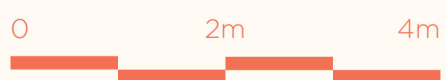
Living	52m <sup>2</sup>
Terrace	8m <sup>2</sup>
<b>Total area</b>	<b>60m<sup>2</sup></b>

## LOCATION



## KEY

- B** Juliet Balcony
- E** Entrance
- L** Lightwell
- P** Pantry
- R** Refrigerator
- S** Storage
- T** Terrace





# Residence

# 3D

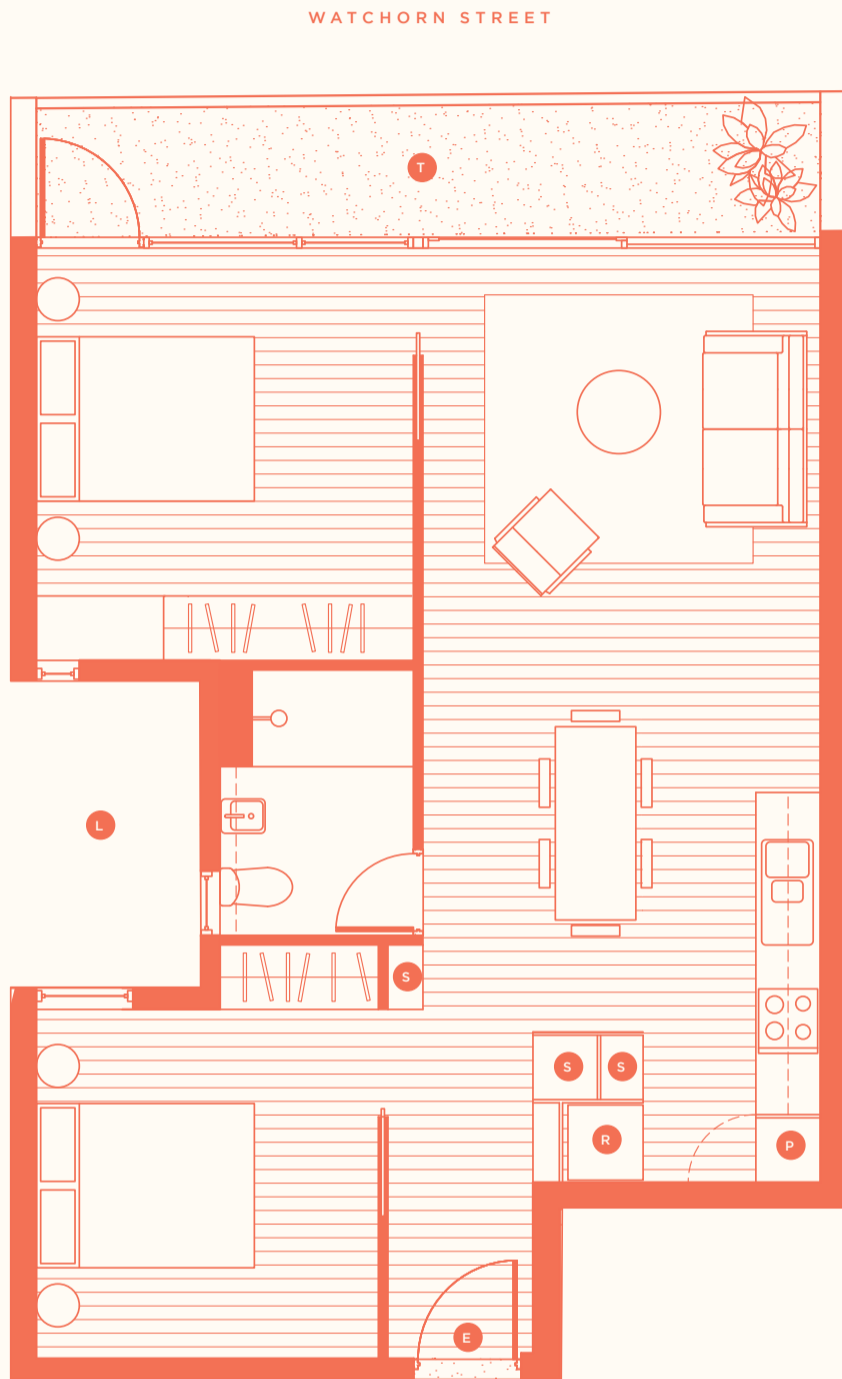
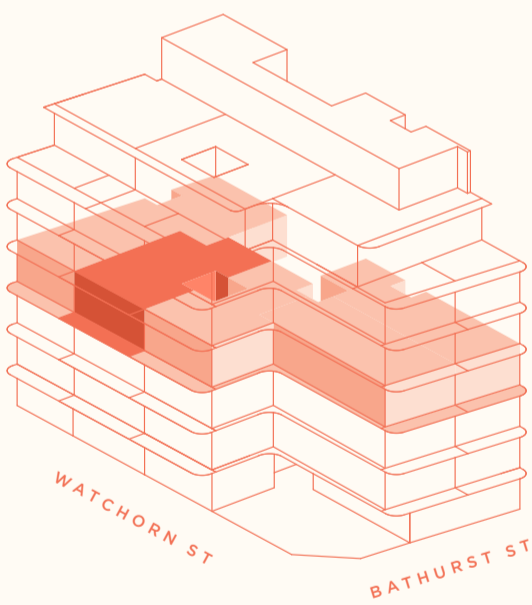
## CONFIGURATION

2 Bed  
1 Bath

## AREAS

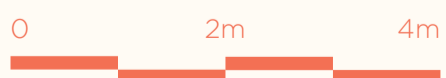
Living	70m <sup>2</sup>
Terrace	9m <sup>2</sup>
<b>Total area</b>	<b>79m<sup>2</sup></b>

## LOCATION



## KEY

- E Entrance
- L Lightwell
- P Pantry
- R Refrigerator
- S Storage
- T Terrace



# Residence

# 3E

## CONFIGURATION

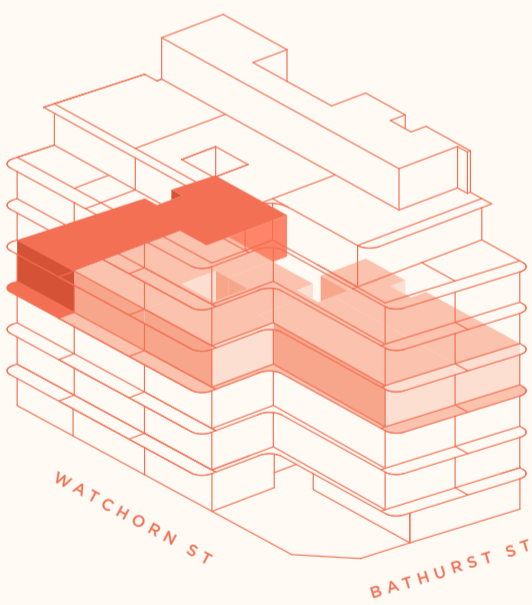
**3 Bed**  
**2 Bath**

## AREAS

Living            94m<sup>2</sup>  
Terrace          7m<sup>2</sup>

**Total area      101m<sup>2</sup>**

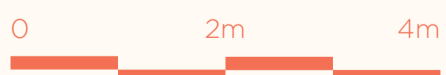
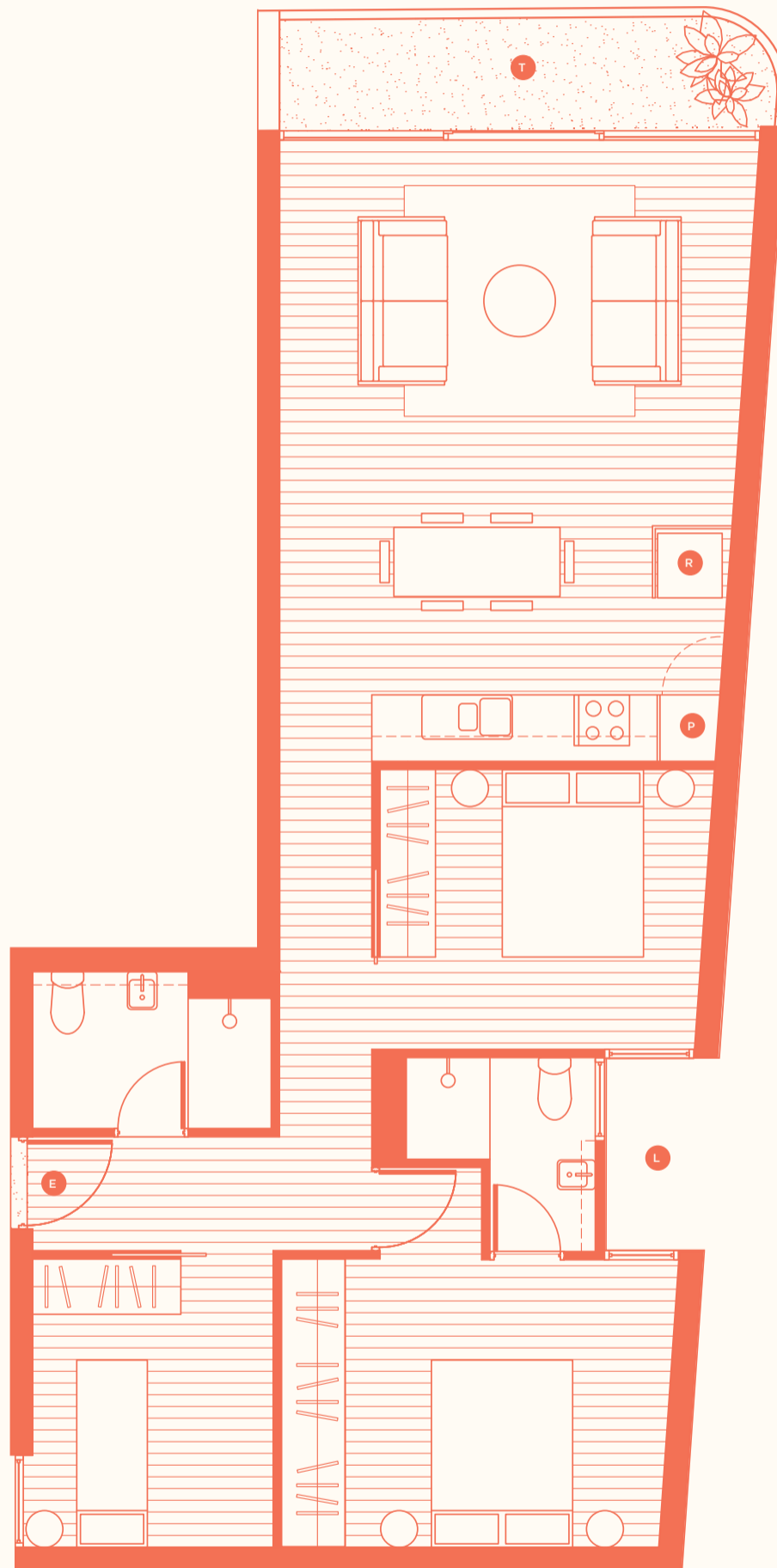
## LOCATION



## KEY

- E Entrance
- L Lightwell
- P Pantry
- R Refrigerator
- S Storage
- T Terrace

WATCHORN STREET





# Residence

# 4A

## CONFIGURATION

**2 Bed**  
**1 Bath**

## AREAS

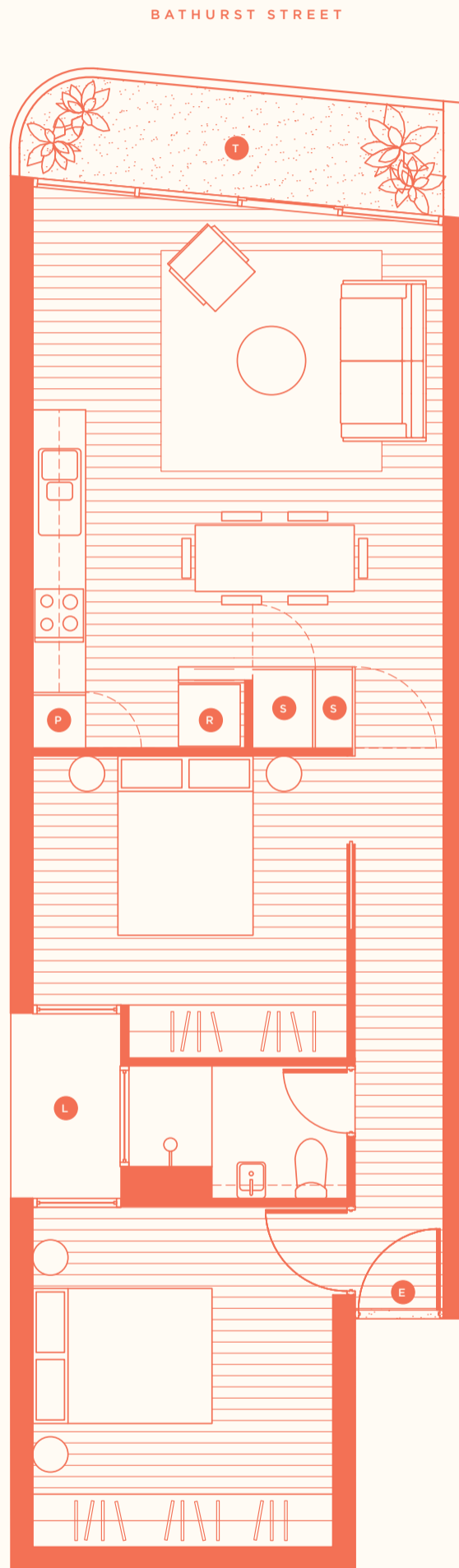
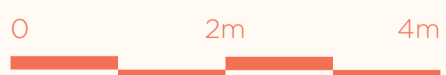
Living	72m <sup>2</sup>
Terrace	6m <sup>2</sup>
<b>Total area</b>	<b>78m<sup>2</sup></b>

## LOCATION



## KEY

- E** Entrance
- L** Lightwell
- P** Pantry
- R** Refrigerator
- S** Storage
- T** Terrace



# Residence

# 4B

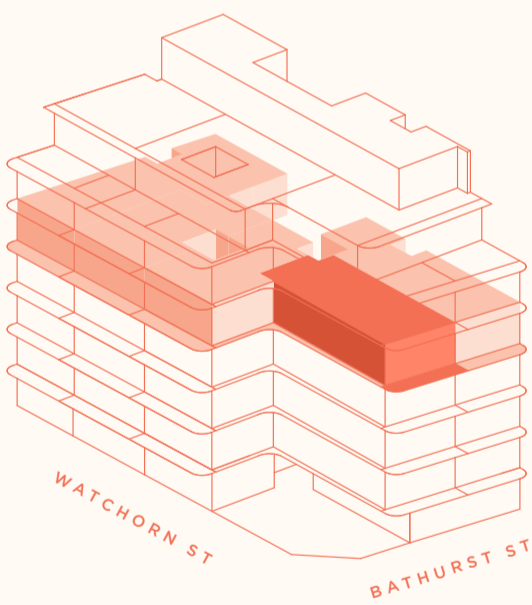
## CONFIGURATION

2 Bed  
1 Bath

## AREAS

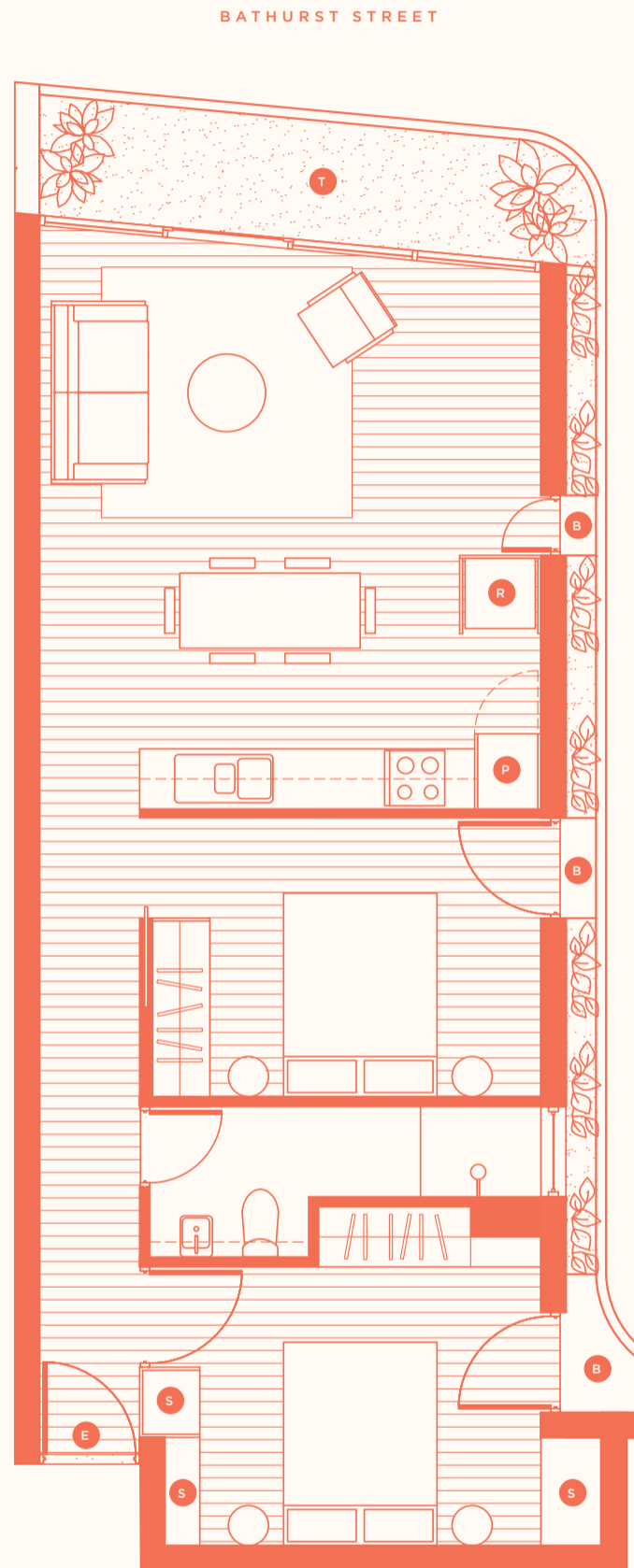
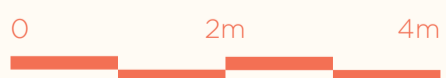
Living	70m <sup>2</sup>
Terrace	7m <sup>2</sup>
<b>Total area</b>	<b>77m<sup>2</sup></b>

## LOCATION



## KEY

- B** Juliet Balcony
- E** Entrance
- L** Lightwell
- P** Pantry
- R** Refrigerator
- S** Storage
- T** Terrace



# Residence

# 4C

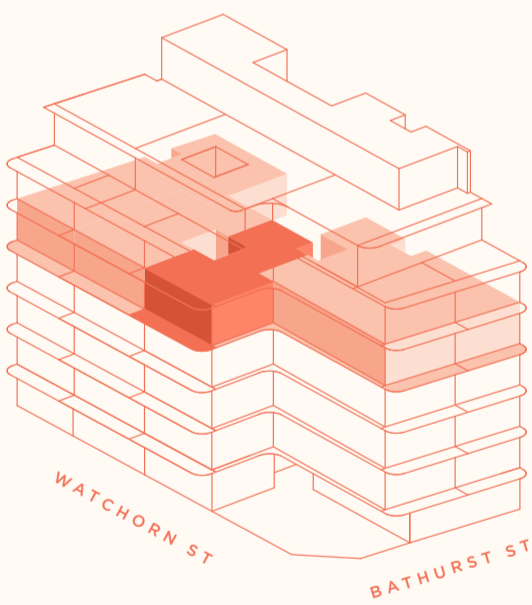
## CONFIGURATION

**1 Bed**  
**1 Bath**

## AREAS

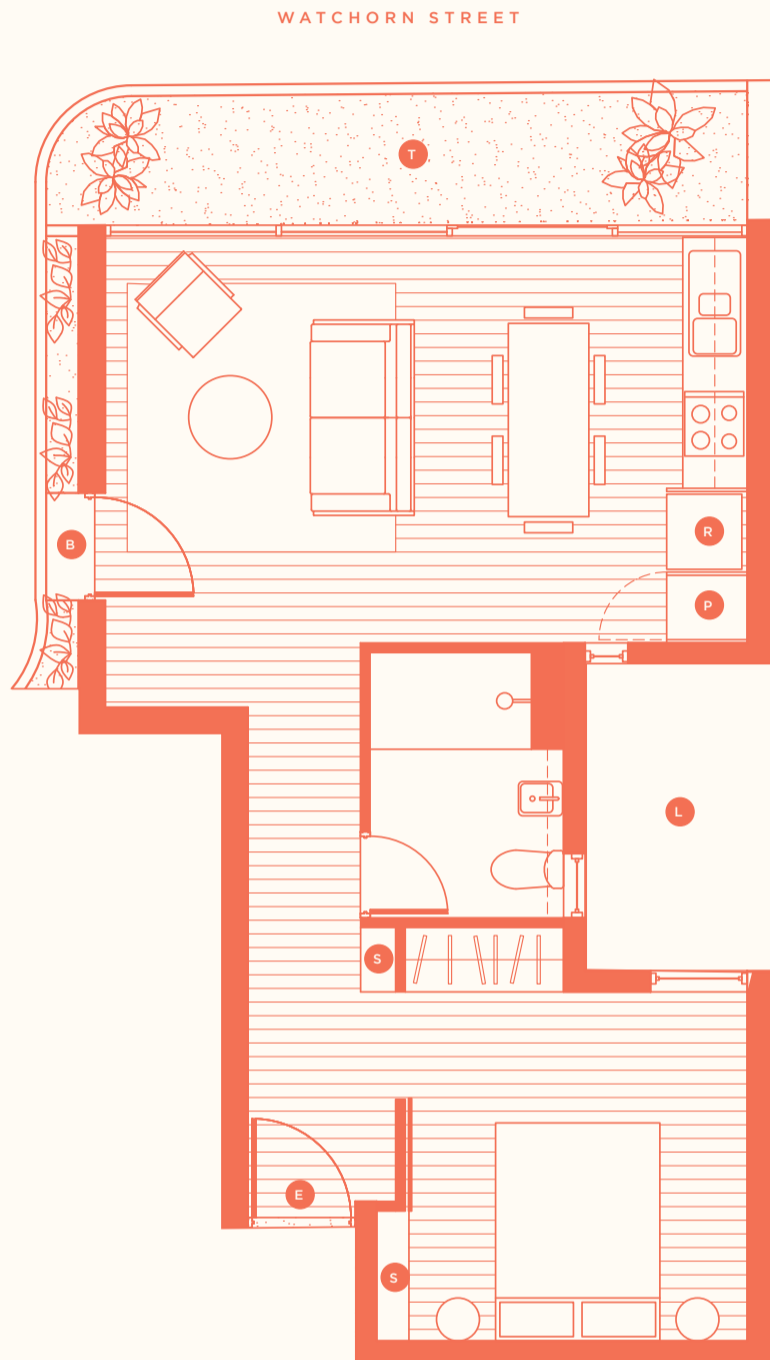
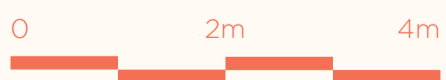
Living	52m <sup>2</sup>
Terrace	8m <sup>2</sup>
<b>Total area</b>	<b>60m<sup>2</sup></b>

## LOCATION



## KEY

- B** Juliet Balcony
- E** Entrance
- L** Lightwell
- P** Pantry
- R** Refrigerator
- S** Storage
- T** Terrace





# Residence

# 4D

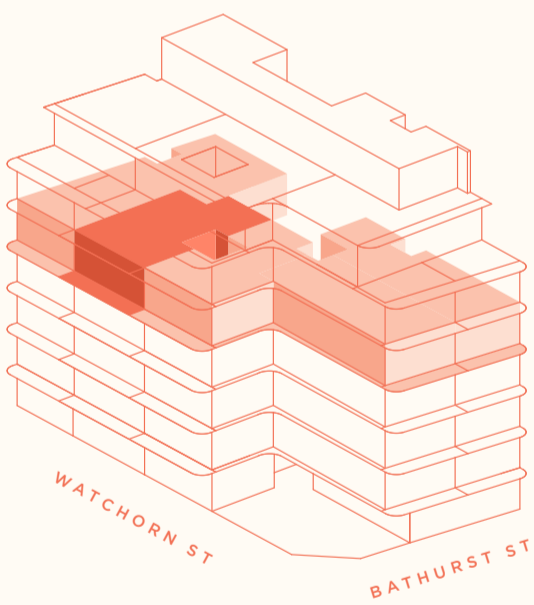
## CONFIGURATION

2 Bed  
1 Bath

## AREAS

Living	70m <sup>2</sup>
Terrace	9m <sup>2</sup>
<b>Total area</b>	<b>79m<sup>2</sup></b>

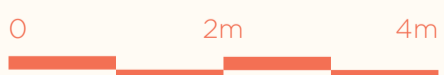
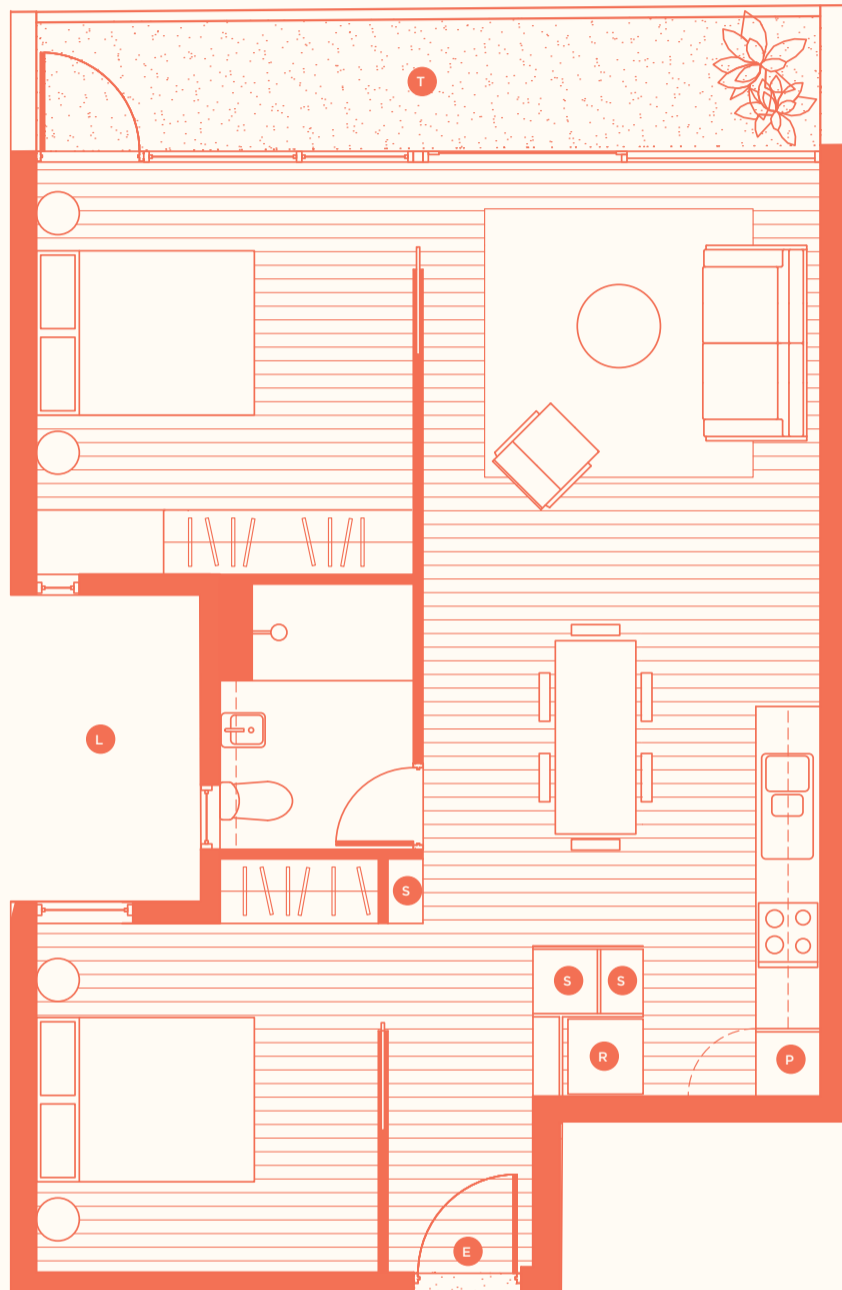
## LOCATION



## KEY

- E** Entrance
- L** Lightwell
- P** Pantry
- R** Refrigerator
- S** Storage
- T** Terrace

WATCHORN STREET



# Residence

# 4E

## CONFIGURATION

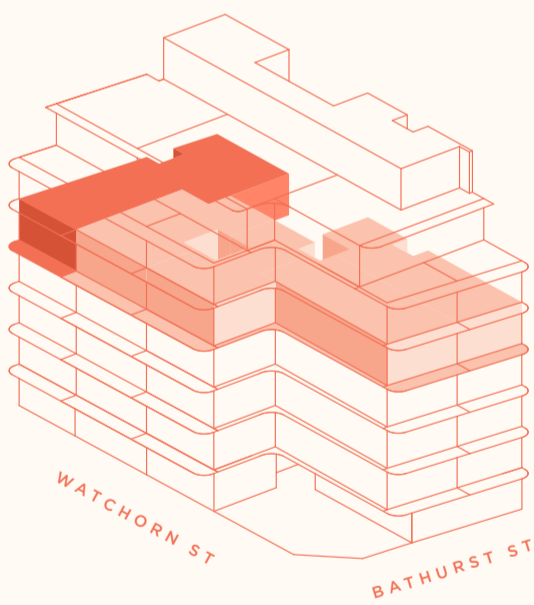
**3 Bed**  
**2 Bath**

## AREAS

Living            94m<sup>2</sup>  
Terrace          7m<sup>2</sup>

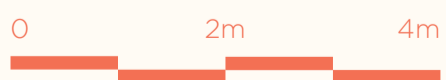
**Total area      101m<sup>2</sup>**

## LOCATION

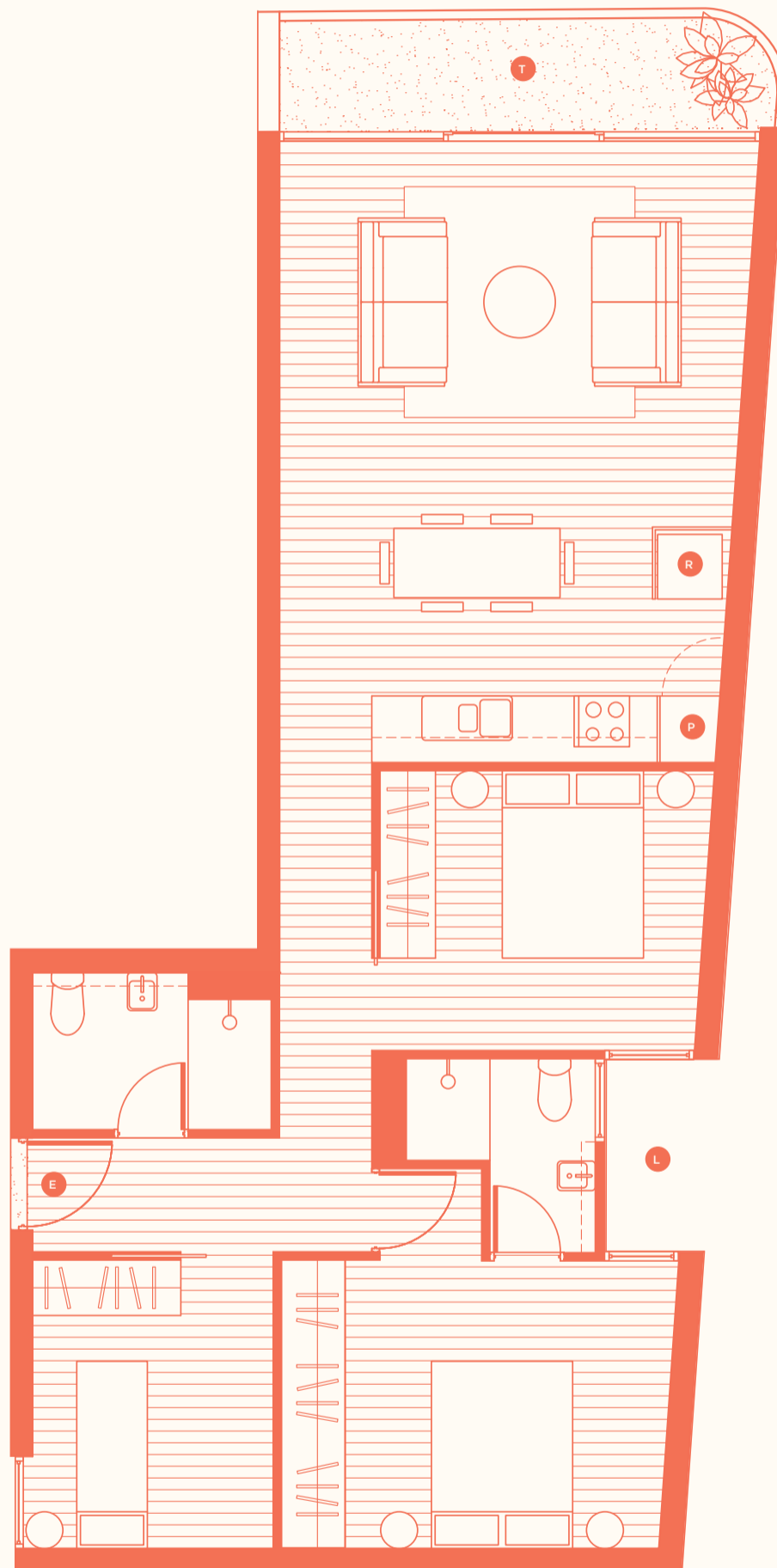


## KEY

- E Entrance
- L Lightwell
- P Pantry
- R Refrigerator
- S Storage
- T Terrace



WATCHORN STREET



# Residence

# 5A

## CONFIGURATION

**2 Bed**  
**1 Bath**

## AREAS

Living 72m<sup>2</sup>  
Terrace 6m<sup>2</sup>

**Total area 78m<sup>2</sup>**

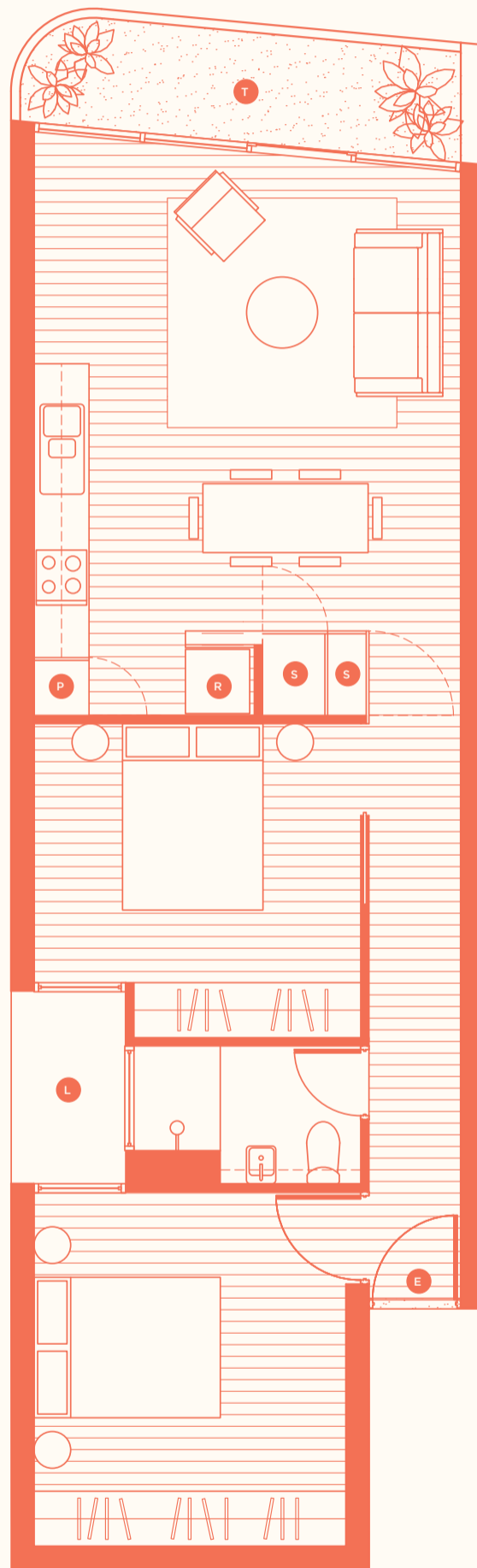
## LOCATION



## KEY

- E** Entrance
- L** Lightwell
- P** Pantry
- R** Refrigerator
- S** Storage
- T** Terrace

BATHURST STREET



0 2m 4m



# Residence

# 5B

## CONFIGURATION

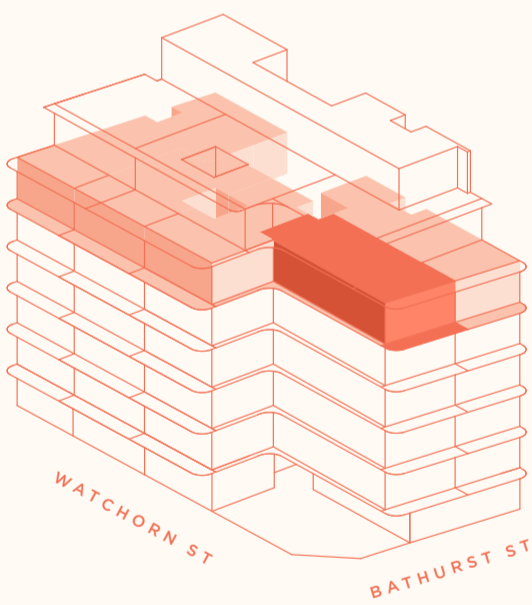
**2 Bed**  
**1 Bath**

## AREAS

Living            70m<sup>2</sup>  
Terrace           7m<sup>2</sup>

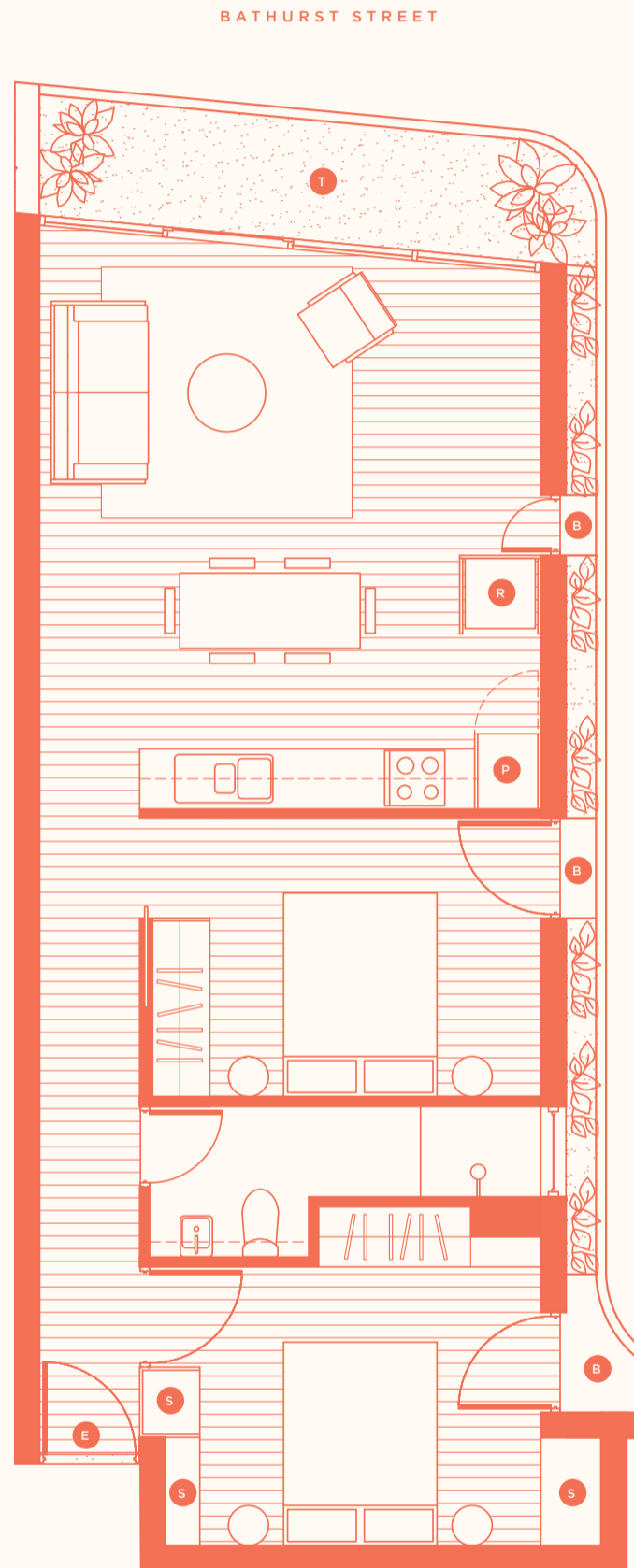
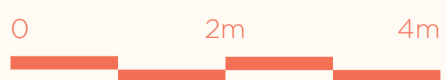
**Total area       77m<sup>2</sup>**

## LOCATION



## KEY

- B** Juliet Balcony
- E** Entrance
- L** Lightwell
- P** Pantry
- R** Refrigerator
- S** Storage
- T** Terrace



# Residence

# 5C

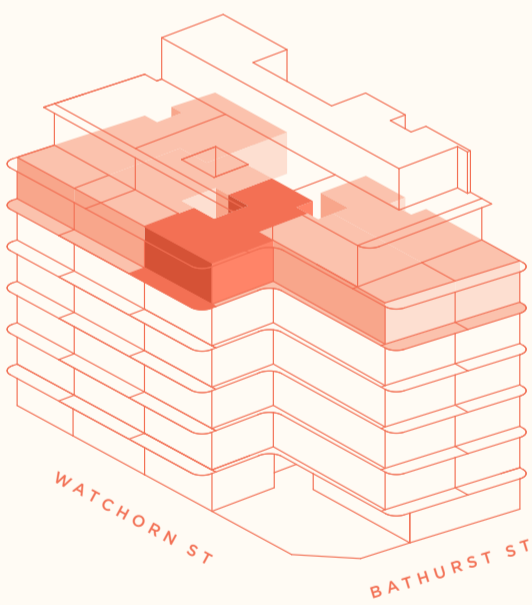
## CONFIGURATION

**1 Bed**  
**1 Bath**

## AREAS

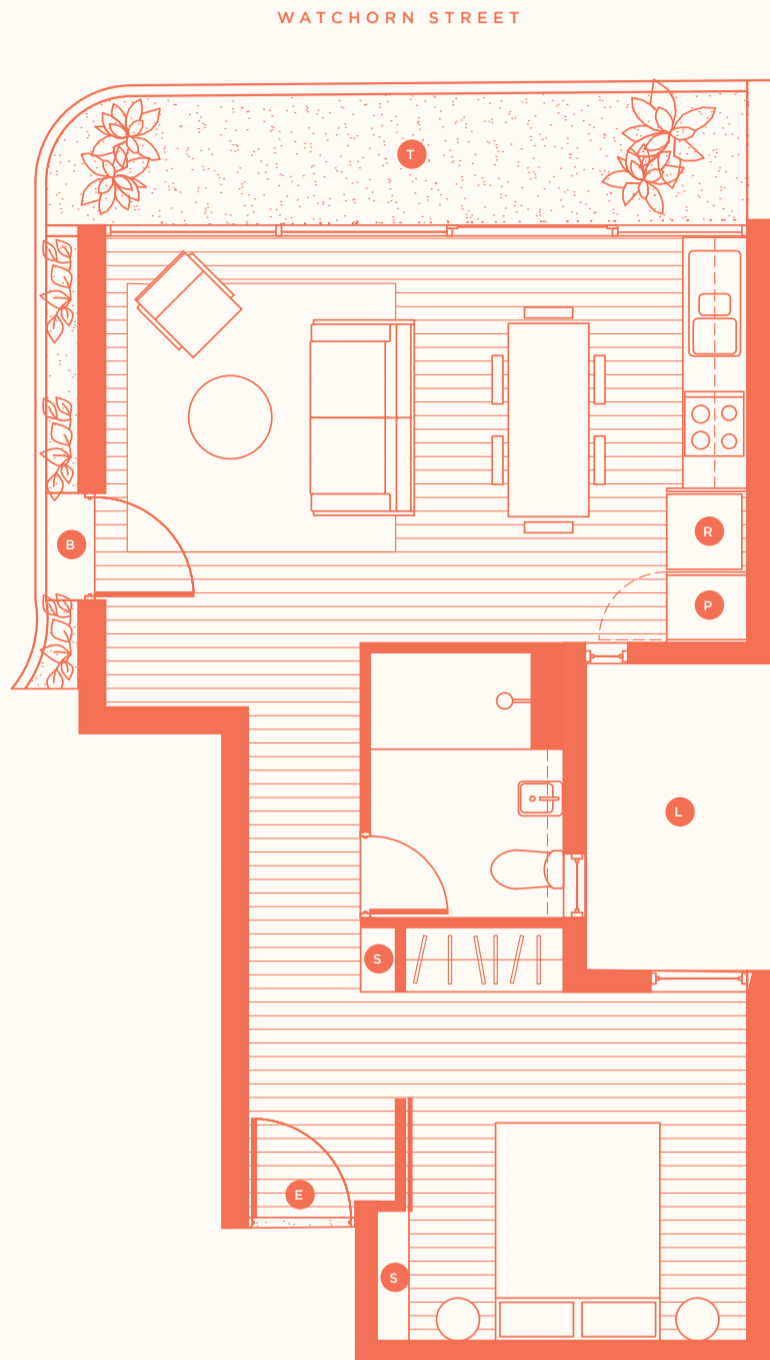
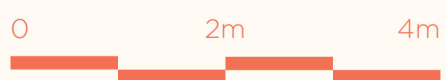
Living	52m <sup>2</sup>
Terrace	8m <sup>2</sup>
<b>Total area</b>	<b>60m<sup>2</sup></b>

## LOCATION



## KEY

- B** Juliet Balcony
- E** Entrance
- L** Lightwell
- P** Pantry
- R** Refrigerator
- S** Storage
- T** Terrace



# Residence

# 5D

## CONFIGURATION

2 Bed  
1 Bath

## AREAS

Living	70m <sup>2</sup>
Terrace	9m <sup>2</sup>
<b>Total area</b>	<b>79m<sup>2</sup></b>

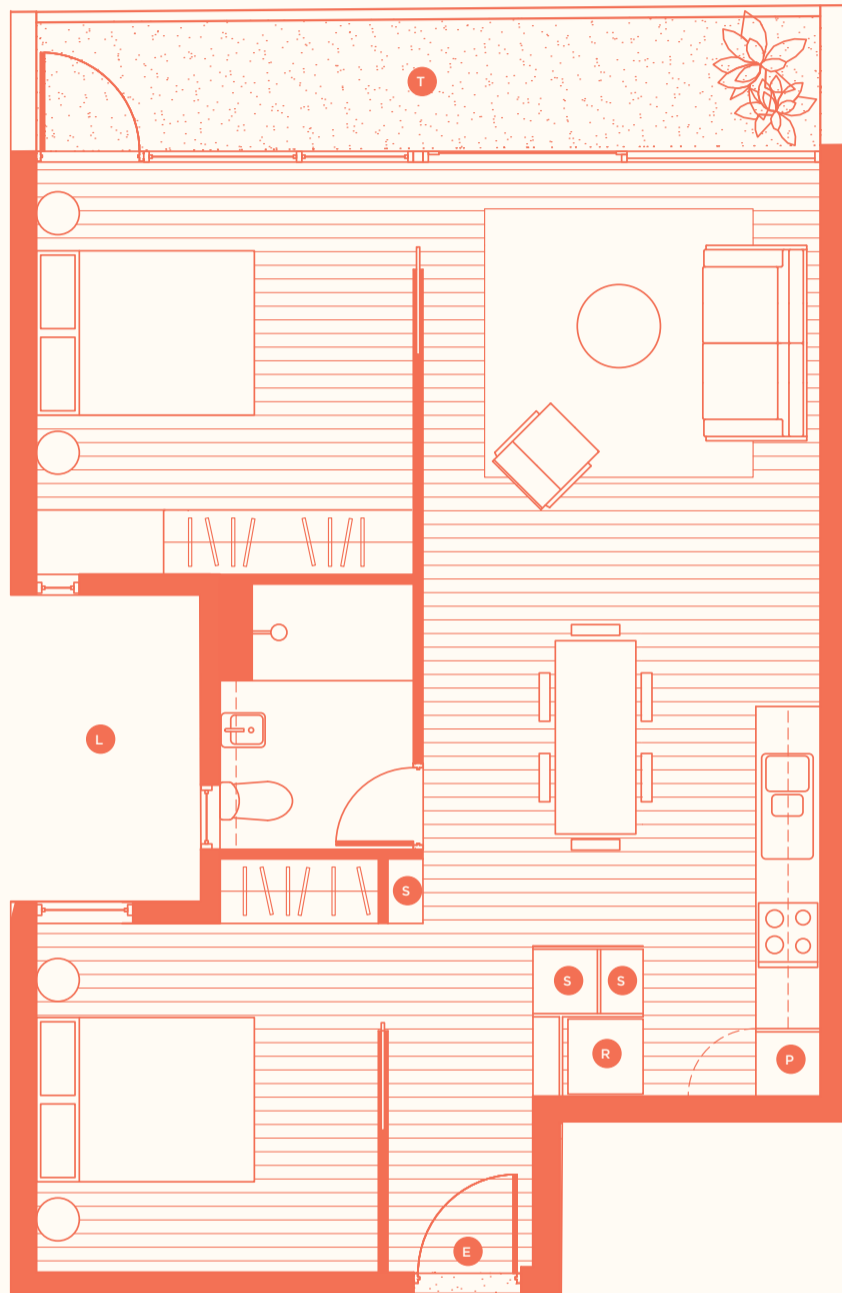
## LOCATION



## KEY

- E** Entrance
- L** Lightwell
- P** Pantry
- R** Refrigerator
- S** Storage
- T** Terrace

WATCHORN STREET





# Residence

# 5E

## CONFIGURATION

**3 Bed**  
**2 Bath**

## AREAS

Living            94m<sup>2</sup>  
Terrace          7m<sup>2</sup>

**Total area      101m<sup>2</sup>**

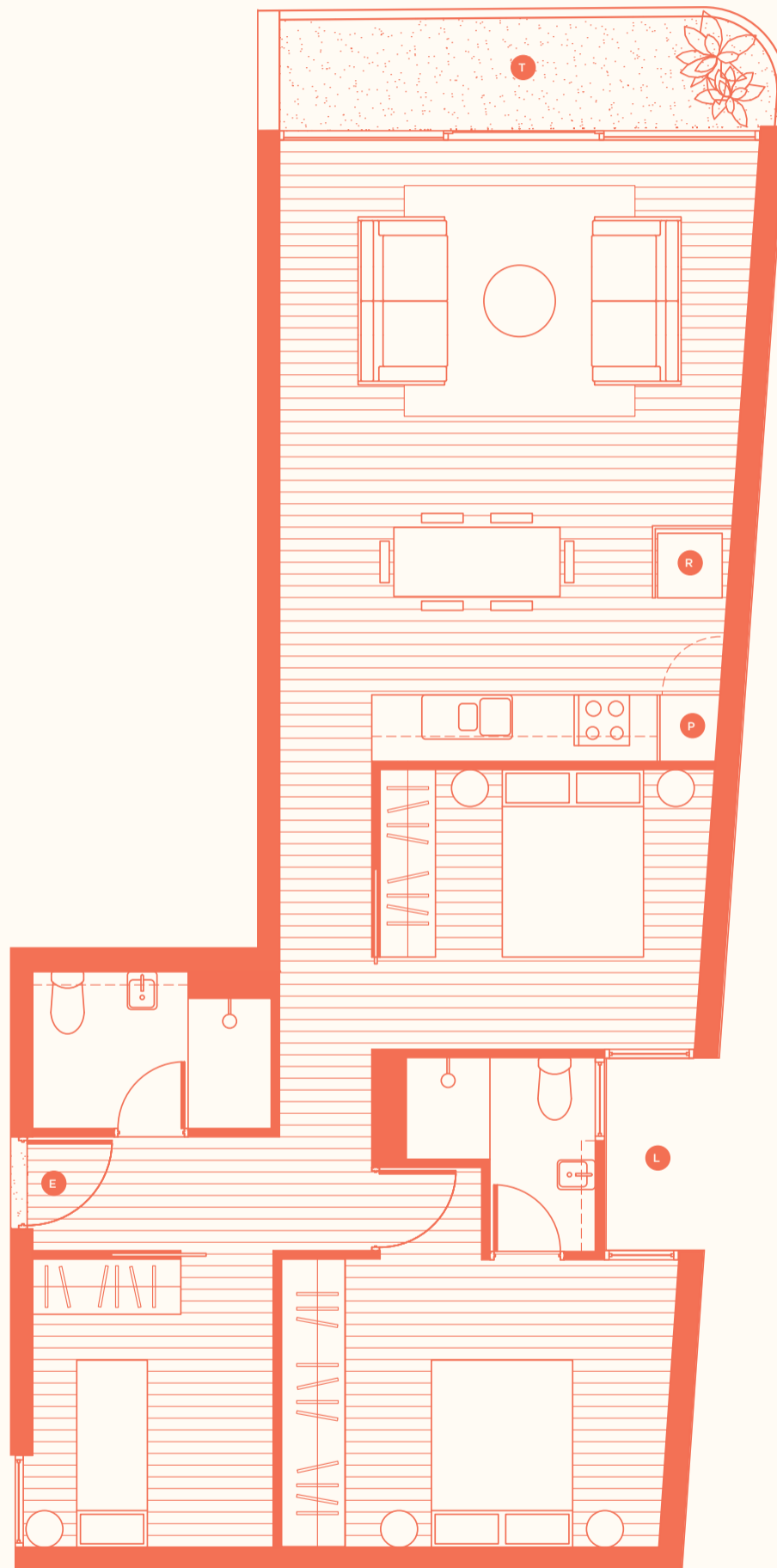
## LOCATION



## KEY

- E Entrance
- L Lightwell
- P Pantry
- R Refrigerator
- S Storage
- T Terrace

WATCHORN STREET



Residence

# 6A

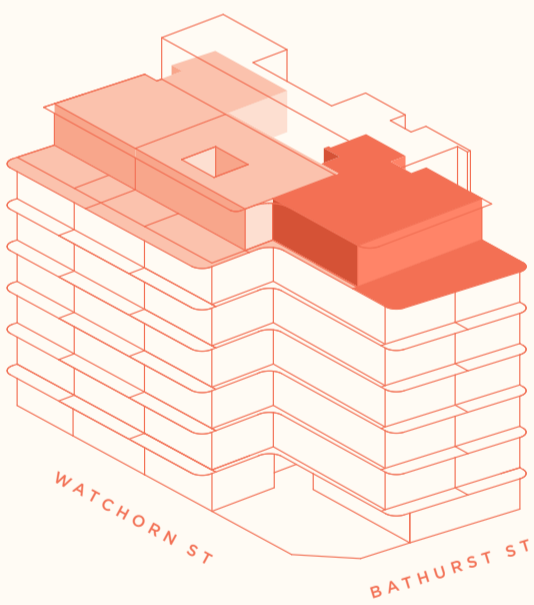
CONFIGURATION

**3 Bed**  
**2 Bath**

AREAS

Living	101m <sup>2</sup>
Terrace	51m <sup>2</sup>
<b>Total area</b>	<b>152m<sup>2</sup></b>

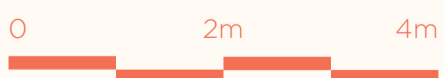
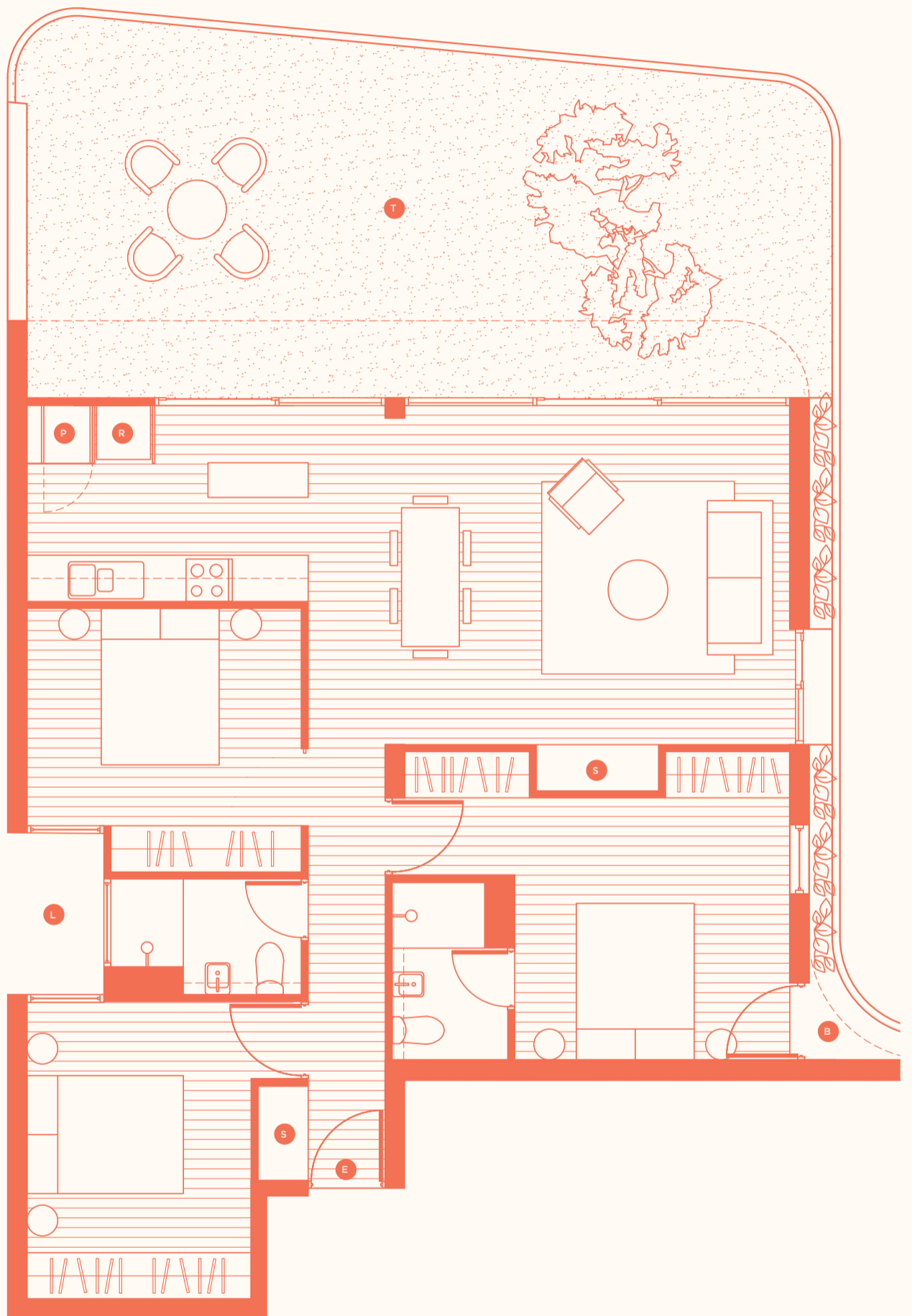
LOCATION



KEY

- Juliet Balcony
- Entrance
- Lightwell
- Pantry
- Refrigerator
- Storage
- Terrace

BATHURST STREET



Residence

# 6B

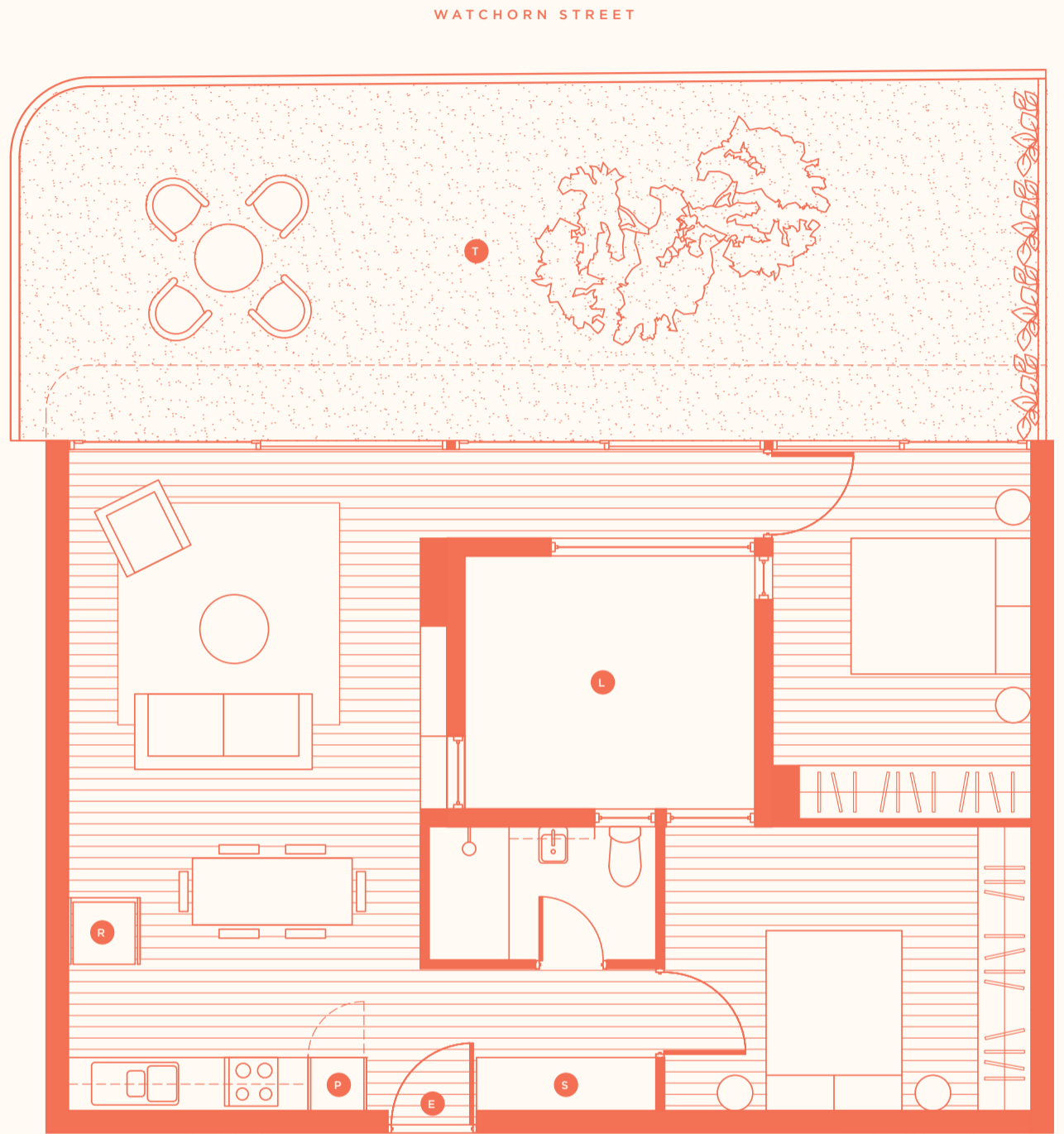
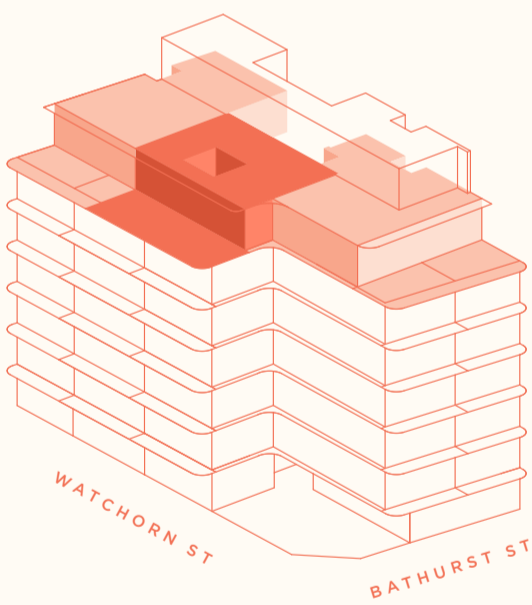
CONFIGURATION

2 Bed  
1 Bath

AREAS

Living	76m <sup>2</sup>
Terrace	47m <sup>2</sup>
<b>Total area</b>	<b>123m<sup>2</sup></b>

LOCATION



KEY

- E** Entrance
- L** Lightwell
- P** Pantry
- R** Refrigerator
- S** Storage
- T** Terrace



Refer to disclaimer on p.84



# Residence

# 6C

## CONFIGURATION

**3 Bed**  
**2 Bath**

## AREAS

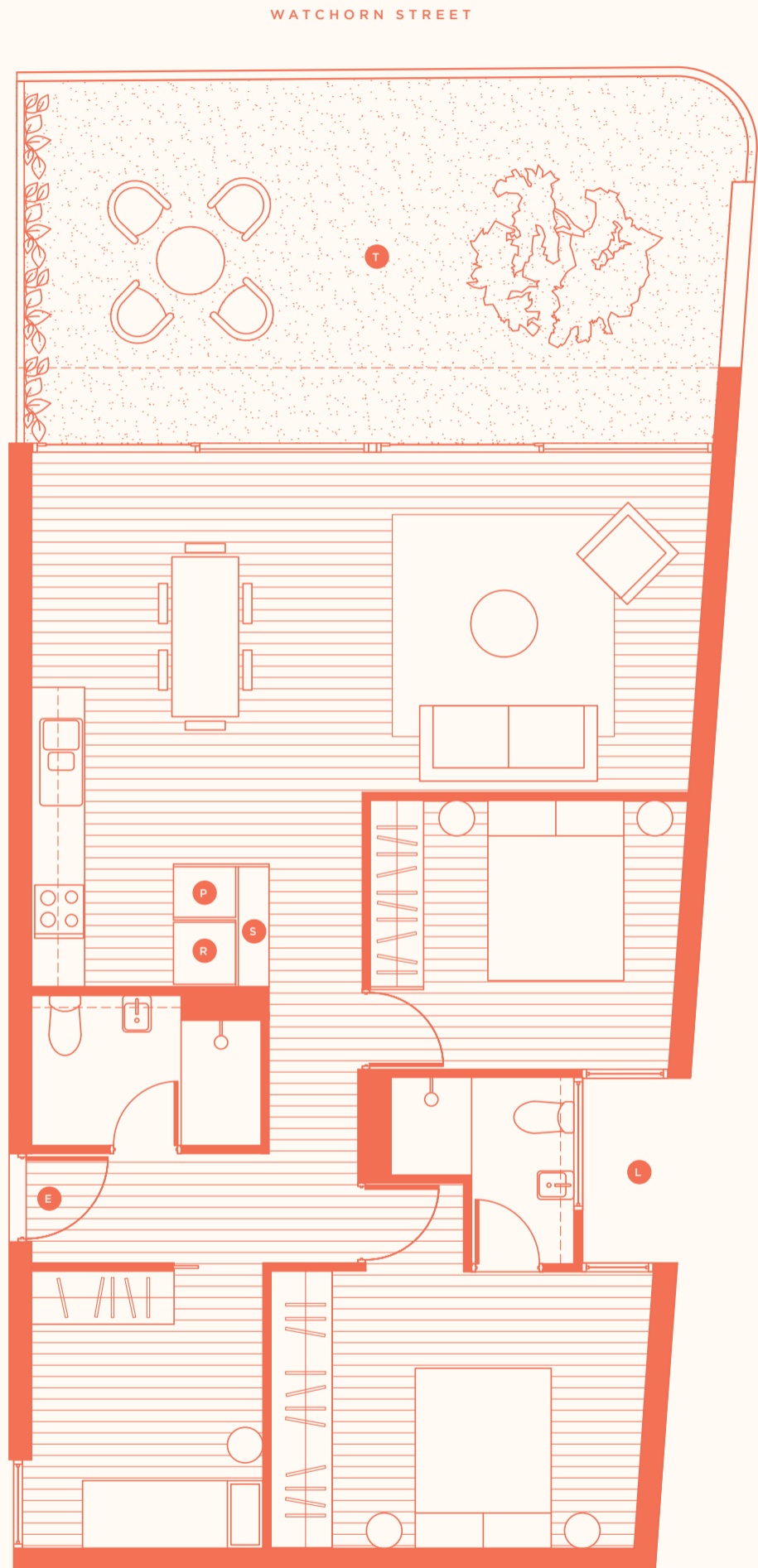
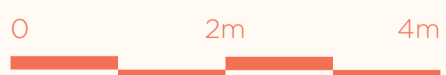
Living	94m <sup>2</sup>
Terrace	34m <sup>2</sup>
<b>Total area</b>	<b>128m<sup>2</sup></b>

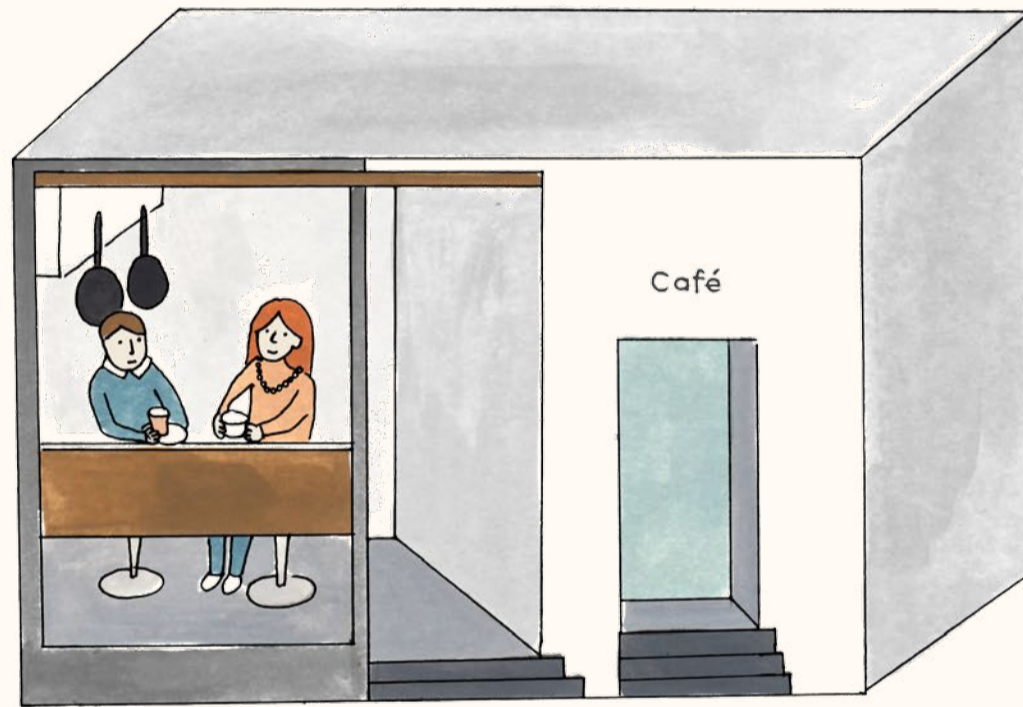
## LOCATION



## KEY

- E** Entrance
- L** Lightwell
- P** Pantry
- R** Refrigerator
- S** Storage
- T** Terrace





**Small Fry**  
129 Bathurst Street  
1 min. walk





**Fixtures and Finishes**

**Flooring**



**General**  
Recycled Tasmanian Oak Floorboards, Wax Finish

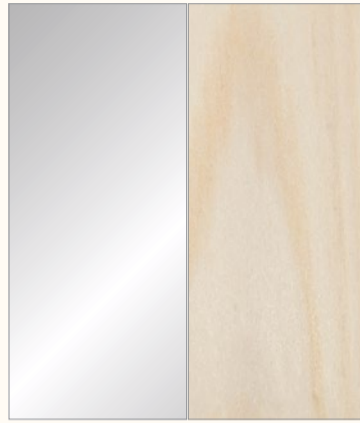


**Terrace**  
Concrete

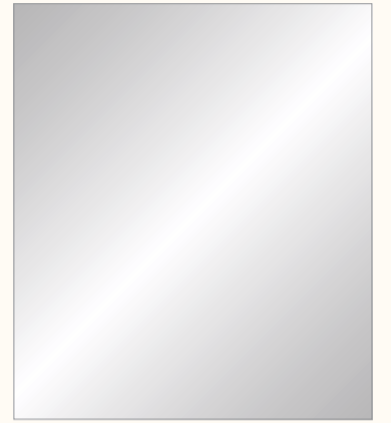


**Bathroom**  
Ceramic tiles

**Windows**

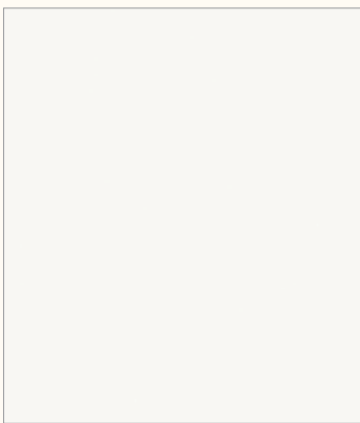


**Windows to Terrace**  
Timber Framed Double Glazed Glass

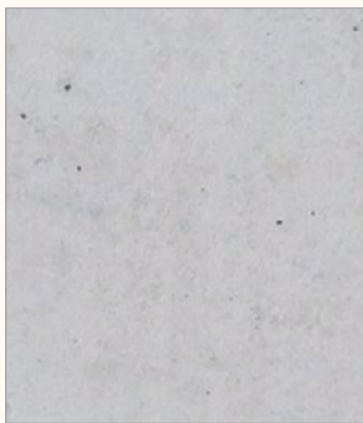


**Other Windows**  
Double Glazed Thermally-broken Aluminium Framed

**Walls**



**General**  
Plasterboard, Painted White

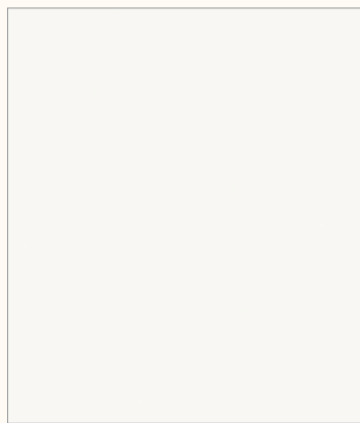


**Feature**  
Pre-cast Concrete



**Bathroom**  
Ceramic tiles

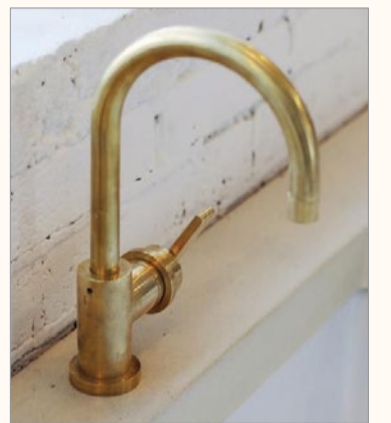
**Ceiling**



**General**  
Plasterboard, Painted White

**Height:**  
Approx. 2.7m

**Fixtures**



**General**  
Raw Brass Plumbing Fixtures, Accessories and Door Hardware

**Joinery**



**Cabinetry**  
Option 1  
Paint Finish

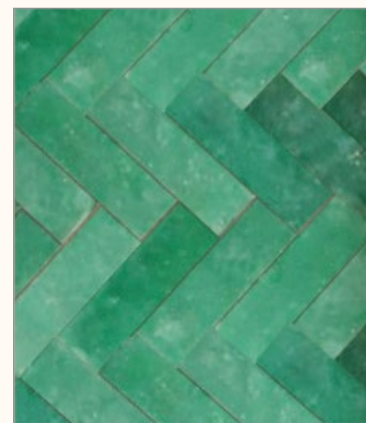


**Cabinetry**  
Option 2  
Australian Hoop-Pine

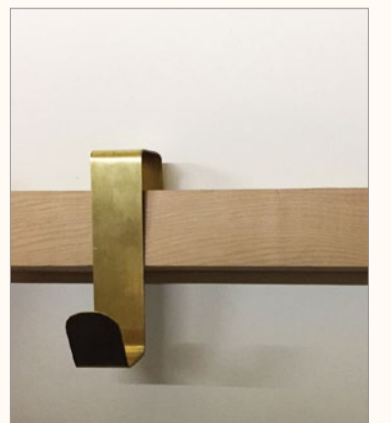


**Splashback**  
Option 1  
Composite Stone

**Benchtop**  
Composite Stone



**Splashback**  
Option 2  
Ceramic Tiles



**Kitchen & Bathroom Overhead Shelving**  
Custom Brass and Timber Open Shelving

**General Fixtures & Finishes Appliances**  
Key Information

**Flooring**

General: FSC Certified and Recycled Timber Floorboards (Tasmanian Oak), Wax Finish

Terrace: Concrete

Bathroom: Ceramic Tiles

**Walls**

General: Plasterboard, Painted White

Feature: Pre-cast Concrete

Bathroom: Ceramic Tiles

**Ceilings**

General: Plasterboard, Painted White

Height: Approx. 2.7m

**Joinery**

General: Plywood Cabinetry, Choice of Australian Hoop-Pine or Paint Finish

Benchtops: Composite Stone

Splashback: Choice of Composite Stone or Ceramic Tiles

Overhead Shelving (Bathroom & Kitchen): Custom Brass and Timber Open Shelving

**Fixtures & Fittings**

General: Raw Brass Plumbing Fixtures and Accessories

Door Hardware: Raw brass

Kitchen Sink: 1 and 1/2 Bowl Under-mount

**Windows**

Windows to Terraces: Timber-framed Double Glazed

Other Windows: Double Glazed Thermally-broken Aluminium Framed

**Appliances**

Induction Cooktop: Fisher & Paykel

Pyrolytic Oven: Fisher & Paykel

Rangehood: Fisher & Paykel

Integrated Dishwasher: Fisher & Paykel

**Heating**

Hydronic Panels

Fixtures and Finishes

**Kitchen**  
Option One  
Artist's impression



**Kitchen**  
Option Two  
Artist's impression



**Kitchen**  
Option Three  
Artist's impression





Fixtures and Finishes

Kitchen

Option One



**Cabinetry**  
Paint Finish



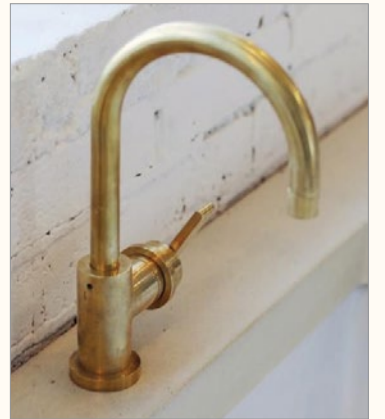
**Benchtop**  
Composite Stone



**Splashback**  
Composite Stone



**Overhead Shelving**  
Custom Brass and Timber  
Open Shelving



**Tap Hardware**  
Raw Brass Plumbing  
Fixtures, Accessories

Kitchen

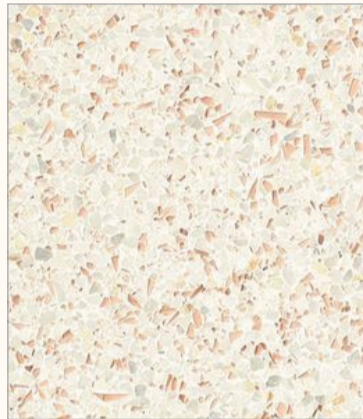
Option Two



**Plywood Joinery**  
Hoop Pine



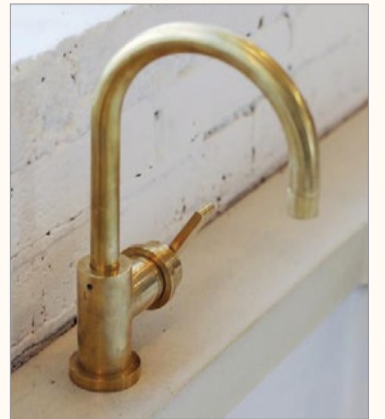
**Benchtop**  
Composite Stone



**Splashback**  
Composite Stone



**Overhead Shelving**  
Custom Brass and Timber  
Open Shelving



**Tap Hardware**  
Raw Brass Plumbing  
Fixtures, Accessories

Kitchen

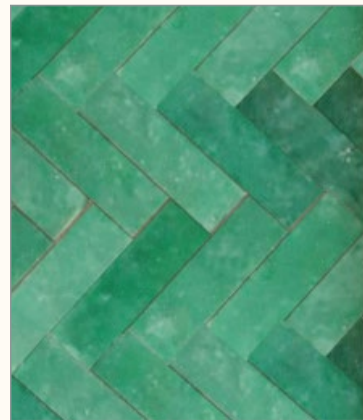
Option Three



**Plywood Joinery**  
Hoop Pine



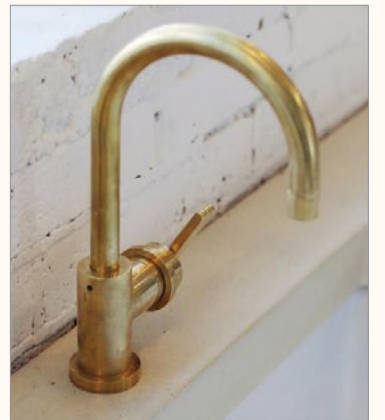
**Benchtop**  
Composite Stone



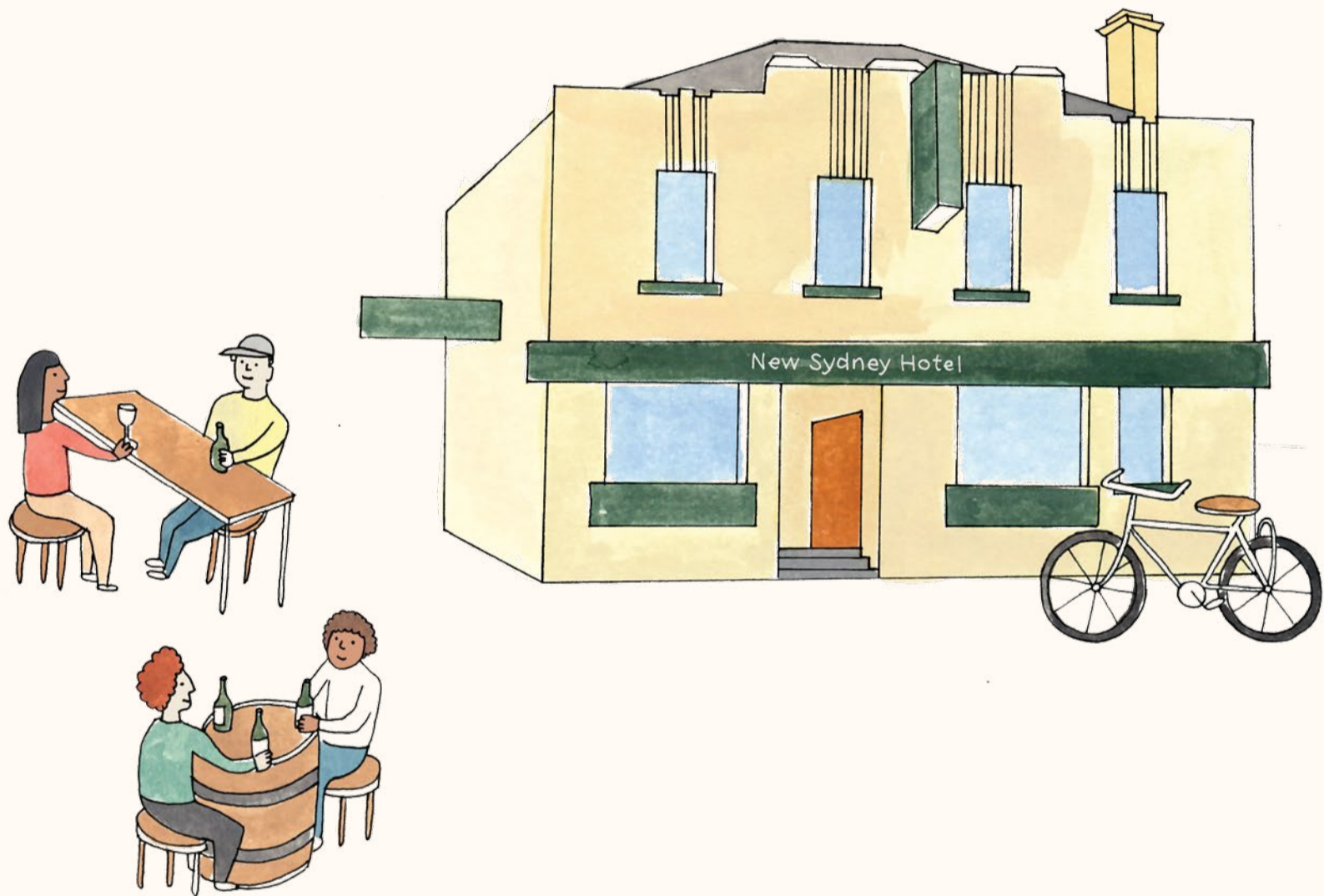
**Splashback**  
Composite Stone



**Overhead Shelving**  
Custom Brass and Timber  
Open Shelving



**Tap Hardware**  
Raw Brass Plumbing  
Fixtures, Accessories



**New Sydney Hotel**  
87 Bathurst Street  
3 min. walk





## SMALL GIANTS DEVELOPMENTS

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### OUR STORY

Our mandate is to focus on multi-residential human scale urban development (think The Commons Brunswick) as well as greenfield development, which is undeveloped land in a city or rural area being used for residential development (think The Cape in Cape Paterson). In a nutshell, we're working towards building and retro-fitting healthy and happy cities.

Small Giants Developments is part of the Small Giants family. Small Giants' mission is to lead our community towards Empathy and a New Economy. That means we use business as a major tool for positive social and environmental change, and provide people with a meaningful pathway to live a life of passion and purpose. Small Giants Developments is our articulation of this mission in the built environment.



**Berry Liberman**  
Creative Director & Co-Founder  
Small Giants Developments

### A word from Berry, our visionary, creative director and co-founder of Small Giants:

Our intention is to use the built environment to contribute to the world in a meaningful way. To take the opportunity to use the built environment to show how humans can live in harmony with nature, where there is profound human flourishing. Our intention is sincere and we hope to really shift the way people live with themselves, others and the earth.

We all know that we've been living out of sync with our inner and outer worlds. People want to live in a space that reflects their inner longing for connection and peace.

Our hope is that the way we practice development becomes the norm and that Small Giants Developments continue to have positive impact in the world.



**Dave Martin**  
CEO  
Small Giants Developments

### A word from Dave, a big-hearted builder and our CEO:

What we're trying to do is raise the cognitive and vibrational state of humanity through the built environment. We're building places and spaces that connect people to nature and to the community which allows them to connect to themselves. That's the ultimate for us; if people feel safe and secure then they can be their true selves in the world.

Success for us is when we can get in deep with people and connect how the built environment interacts with how and who we are in the world.





# THE COMMONS — BRUNSWICK

Our best known development, The Commons Brunswick, a 24 multi-residential building focused on sustainability and community was developed in partnership with Jeremy McLeod from Breathe Architecture (Jeremy and his crew went on to form Nightingale). The Commons Brunswick was completed in 2013 and was a rip-roaring success, winning awards for design and sustainability and we are proud as punch.

**Architecture**  
By Breathe Architecture

**Images**

- 01 **Communal roof garden**  
Image by Dianna Snape
- 02 **Communal veggie garden**  
Image by Andrew Wuttke
- 03 **Kitchen & dining**  
Image by Dianna Snape
- 04 **Architecture**  
Image by Andrew Wuttke



## Past Projects

### Awards

The Commons Brunswick

### National AIA Awards

- Multiple Housing, 2014
- Sustainable Architecture, 2014

### Victorian AIA

- Sustainable Architecture
- Residential Architecture, 2014

### BPN Sustainability Awards

- Best of the Best, 2014
- Multi-density Residential, 2014

### Victorian Premier's Design Awards

- Overall Winner, 2014

### Houses Awards

- Sustainability Award, 2014

### Interior Design Excellence Awards

- Multi-residential Award, 2014
- Sustainability Award, 2014







01

# OXFORD AND PEEL — COLLINGWOOD

Come 2014 we were ready for our second development, Oxford and Peel in Collingwood, designed by the team at Jackson Clements Burrows Architecture. This building has 53 residences, a communal rooftop space overlooking the city and two commercial spaces on the ground floor. Oxford and Peel was completed in 2016 and continues our philosophy of sustainable and community focused development.

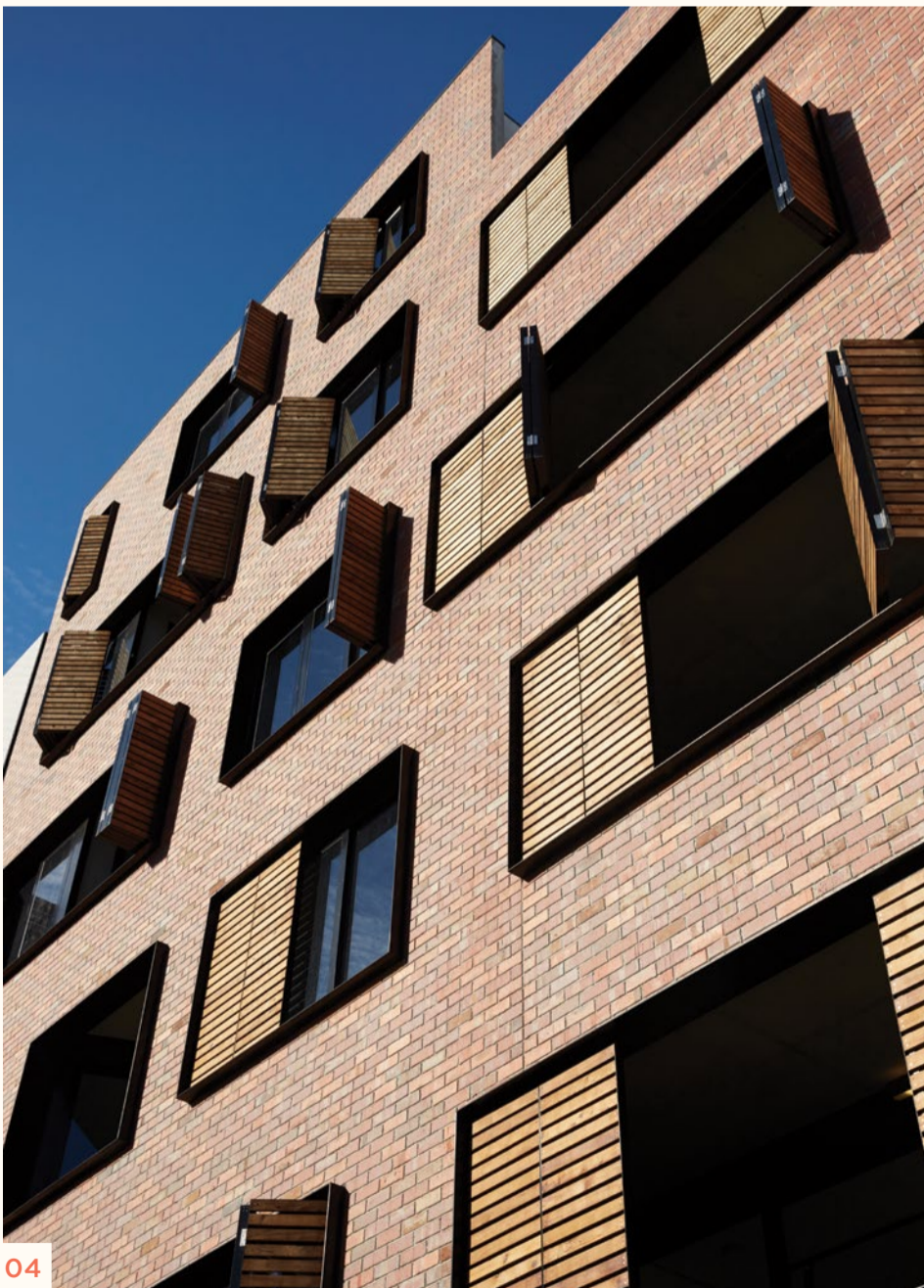
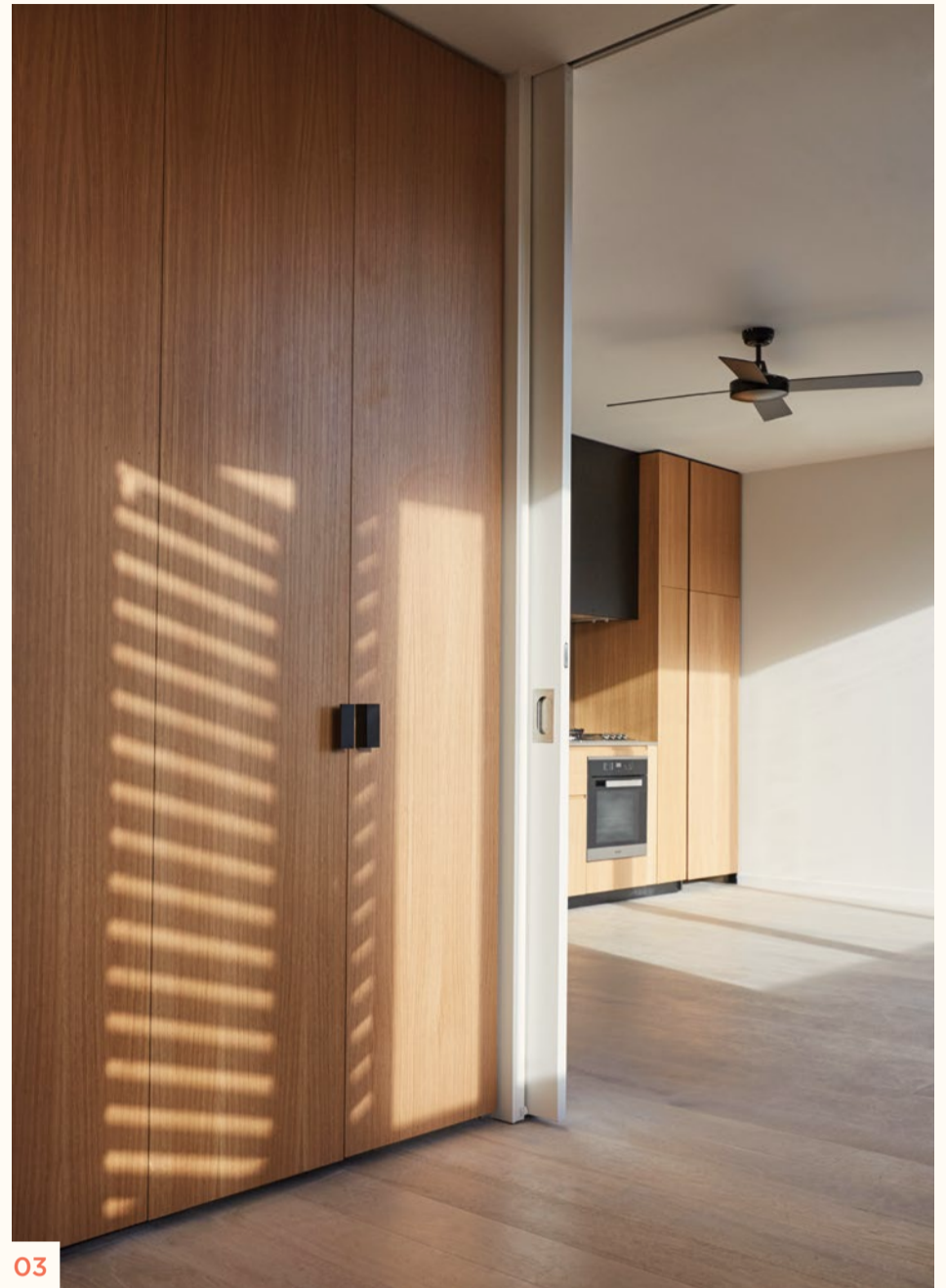
**Architecture**  
By Jackson Clements Burrows

**Images**

- 01 **Architecture**  
Image by Tom Ross
- 02 **Exterior façade**  
Image by Tom Ross
- 03 **Living and kitchen**  
Image by Tom Ross
- 04 **Exterior façade detail**  
Image by Tom Ross
- 05 **Kitchen joinery**  
Image by Tom Ross



Past Projects





# THE CAPE

## — CAPE PATERSON

The Cape is our ecovillage development at Cape Paterson in Victoria. We got super lucky with this site, as it's one of the last greenfield development right on the coast in Victoria. A greenfield site of this size would ordinarily contain more than 500 homes, but we decided to build 220 environmentally friendly home sites, allowing more space for veggie gardens, wetlands, parkland and a shared community hub and event space. Not to mention the path all the way through to the beach. Yep, when we say right on the coast we mean, there's just a bit of bush between your home and the ocean.

### Architecture

The 10 Star House  
By The Sociable Weaver with  
Clare Cousins Architects

### Images

- 01 Architecture  
Image by Dan Hocking
- 02 Kitchen & dining  
Image by Dan Hocking.
- 03 Bedroom  
Image by Dan Hocking.
- 04 Bathroom  
Image by Dan Hocking.

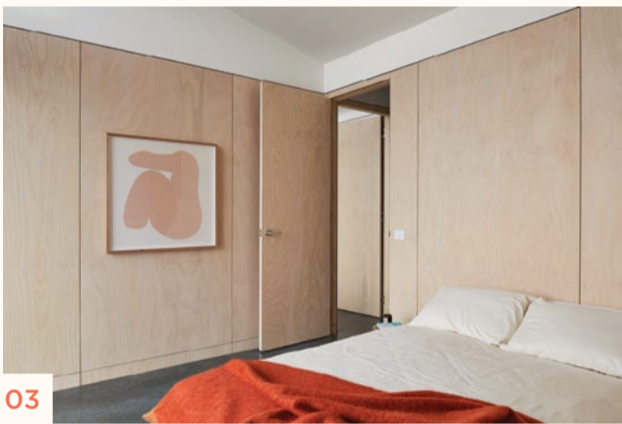


01

Past Projects



02



03



04

**Awards**  
The 10 Star House

- Housing Industry Association (HIH)**
- 
- Green Home Of The Year, 2017
  - Sustainable Architecture, 2017
- 

- Bass Coast Business Awards**
- 
- Environmental & Sustainability, 2017
-

## Paper Stock

EcoStar 100% recycled 300GSM



### Paper Made Carbon Neutral

Carbon emissions calculated & offset from raw material KWD.



### 100% Recycled

Contains 100% post consumer waste fibre.



### ISO 14001

Environmental Management Systems in use



### Process Chlorine Free

Manufactured using process chlorine free (PCF) pulps.



### pH Neutral

Acid free stock ensuring archival life.

## Designed by Placemark.

[placemark.com.au](http://placemark.com.au)

### Credits

Illustrations by Emily Beth - [www.beth-emily.com](http://www.beth-emily.com)

Architecture Sketches by Core Collective - [www.corecollective.com.au](http://www.corecollective.com.au)

### Disclaimer

Plans and Artist's Impression are intended as a guide only. The dimensions and areas are approximate only and may not accurately represent the actual dimensions and areas of the apartments or the space within them, and are subject to change without notice. Also, locations of utilities may vary during construction and fittings and fittings on these plans are for illustrative purposes only. The areas are generally measured in accordance with the Property of Australia method of measurement. Prospective purchasers must rely on their own enquiries and should refer to the Contract of Sale and its schedules for all matters to be included in the purchase price of the apartment - including plans, finishes, fittings, appliances and other particulars of sale. Loose furniture and planters are not included. The extent of floor finishes may vary. External space and landscaping indicative only. Refer to level plans for more information.

Small Giants Developments Group Pty Ltd is a subsidiary of The Sociable Weaver Group Pty Ltd



## GET IN TOUCH

### Email Us

Get in touch with Madeline  
our Community Manager on  
[madeline@smallgiants.com.au](mailto:madeline@smallgiants.com.au)

### Visit Us

[126 Bathurst Street, Hobart](#)

We are open for cuppa and chats on

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Thursday	9.30am – 2:30pm
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Friday	11am – 1pm
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Sunday	11am – 3pm
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Tuesday/Wednesday (Fortnightly)	9.30 – 2.30pm
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Created by

# Small Giants Developments

Certified



Corporation®