

Hobart Interim Planning Scheme 2015

Land Use Planning and Approvals Act 1993

Planning Permit

APPLICATION NO **PLN-20-750**

:

ADDRESS **33 MARY STREET NORTH HOBART**

PROPOSAL **EXTENSION**

PERMIT DATE **25 August 2021**

The following conditions and restrictions apply to this permit:

The use/development of the land for the purpose of Extension subject to the following conditions and restrictions.

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-20-750 - 33 MARY STREET NORTH HOBART TAS 7000 – Final Planning Documents as amended by order of the Tribunal dated 18 June 2021, except where modified below.

Reason for condition

To clarify the scope of the permit.

ENG sw1

All stormwater from the proposed development (including but not limited to: roofed areas, ag drains, retaining wall ag drains and impervious surfaces such as driveways and paved areas) must be drained to the Council's stormwater infrastructure prior to first occupation or commencement of use (whichever occurs first).

Advice: Under section 23 of the Urban Drainage Act 2013 it is an offence for a property owner to direct stormwater onto a neighbouring property.

Reason for condition

To ensure that stormwater from the site will be discharged to a suitable Council approved outlet.

ENG sw4

The Council has no record of an existing public stormwater connection for this title. Prior to the issuing of any approvals under the *Building Act 2016* or the commencement of work (whichever occurs first), certification by a licensed plumber must be provided that confirms:

1. That a lawful point of connection to the public stormwater system exists, and that the existing lawful connection has sufficient capacity to accommodate the stormwater flow from the site.

In the event there is not an existing connection to public infrastructure, a new stormwater connection will be required. Detailed engineering drawings for any new stormwater connection, to the satisfaction of the responsibility authority, must be submitted and approved prior to the issuing of any approvals under the *Building Act 2016* or commencement

of works (whichever occurs first). The detailed engineering drawings must include:

1. The location of the proposed connection; and
2. The size of the connection, appropriate to satisfy the needs of the development.

All work required by this condition must be undertaken in accordance with the approved engineering plans.

Advice

The applicant is required submit detailed design documentation to satisfy this condition via the Council's planning condition endorsement process (noting there is a fee associated with condition endorsement approval of engineering drawings - see general advice on how to obtain condition endorsement and for fees and charges]). This is a separate process to any building approval under the Building Act 2016.

Failure to address condition requirements prior to submitting for building approval may result in unexpected delays.

A new stormwater connection will require an Application for New Stormwater connection to be completed via the Council's website.

Reason for condition

To ensure the site is drained in a lawful and efficient manner

ENG 1

Any damage to council infrastructure resulting from the implementation of this permit, must, at the discretion of the Council:

Be met by the owner by way of reimbursement (cost of repair and reinstatement to be paid by the owner to the Council); or

Be repaired and reinstated by the owner to the satisfaction of the Council.

A photographic record of the Council's infrastructure adjacent to the subject site must be provided to the Council prior to any commencement of works.

A photographic record of the Council's infrastructure (e.g. existing property service connection points, roads, buildings, stormwater, footpaths, driveway crossovers and nature strips, including if any, pre-existing damage) will be relied upon to establish the extent of damage caused to the Council's infrastructure during construction. In the event that the owner/developer fails to provide to the Council a photographic record of the Council's infrastructure, then any damage to the Council's infrastructure found on completion of works will be deemed to be the responsibility of the owner.

Reason for condition

To ensure that any of the Council's infrastructure and/or site-related service connections affected by the proposal will be altered and/or reinstated at the owner's full cost.

ENV 1

Sediment and erosion control measures sufficient to prevent sediment from leaving the site must be installed prior to any disturbance of the site, and maintained until all areas of disturbance have been stabilized or re-vegetated.

Advice: For further guidance in preparing a Soil and Water Management Plan – in accordance with Fact sheet 3 Derwent Estuary Program [click here](#).

Reason for condition

To avoid the sedimentation of roads, drains, natural watercourses, Council land that could be caused by erosion and runoff from the development, and to comply with relevant State legislation

HER 17a

The palette of exterior colours, materials and finishes must reflect the palette of colours, materials and finishes of the heritage listed house.

Prior to the issue of any approval under *the Building Act 2016*, revised plans must be submitted and approved as a Condition Endorsement showing exterior colours, materials and finishes in accordance with the above requirement.

All work required by this condition must be undertaken in accordance with the approved plans.

Advice: This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

Reason for condition

To ensure that development at a heritage place and in a heritage precinct is undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance.

HER 10

Any demolition or alteration of the rear timber door, door frame and highlight window is not approved and must be retained without alteration.

Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved as a Condition Endorsement showing the retention of the door, frame and highlight window in accordance with the above requirement.

All work required by this condition must be undertaken in accordance with the approved revised plans.

Advice: This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

Reason for condition

To ensure that demolition or alteration in whole or part of a heritage place and precinct does not result in the loss of historic cultural heritage values.

HER 11

The new roof and ceiling of the rear skillion must be located and attached to the existing house below the eaves and above the door frame and highlight window described in HER 10.

Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved as a Condition Endorsement showing the roof and ceiling of the rear skillion in accordance with the above requirement.

All work required by this condition must be undertaken in accordance with the approved revised plans.

Advice: This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

Reason for condition

To ensure that development at a heritage place is undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance.

ADVICE

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, by-laws, regulations, codes or standards that will apply to your development under which you may need to obtain approval. Visit the Council's [website](#) for further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the Hobart City Council.

CONDITION ENDORSEMENT

If any condition requires that further documents are submitted and approved, you will need to submit the relevant documentation to satisfy the condition via the Condition Endorsement Submission on Council's online services e-planning portal. [online services e-planning portal](#). Detailed instructions can be found [here](#).

A fee of 2% of the value of the works for new public assets (stormwater infrastructure, roads and related assets) will apply for the condition endorsement application.

Once approved, the Council will respond to you via email that the condition has been endorsed (satisfied).

Where building approval is also required, it is recommended that documentation for condition endorsement be submitted well before submitting documentation for

building approval. Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected delays.

BUILDING PERMIT

You may need building approval in accordance with the Building Act 2016. Click [here](#) for more information.

This is a discretionary planning permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*.

Notwithstanding the issue of this planning permit all building work must comply with the requirements of the *Building Act 2016*, *Building Regulations 2016* and any other relevant requirements and standards.

PLUMBING PERMIT

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Click [here](#) for more information

NEW SERVICE CONNECTION

Please contact the Hobart City Council's City Amenity Division to initiate the application process for your new stormwater connection.

STORM WATER

Please note that in addition to a building and/or plumbing permit, development must be in accordance with the Hobart City Council's Infrastructure By law. Click [here](#) for more information.

WORK WITHIN THE HIGHWAY RESERVATION

Please note development must be in accordance with the Hobart City Council's Infrastructure By law. Click [here](#) for more information.

NOISE REGULATIONS

Click [here](#) for information with respect to noise nuisances in residential areas.

FEES AND CHARGES

Click [here](#) for information on the Council's fees and charges.

DIAL BEFORE YOU DIG

Click [here](#) for dial before you dig information.

25 August 2021
Date



Senior Statutory Planner

IMPORTANT INFORMATION ABOUT THE ATTACHED PERMIT

WHAT HAS BEEN DECIDED?

A permit has been granted subject to conditions.

WHEN DOES A PERMIT LAPSE?

A permit lapses 2 years from the date on which it was granted if the use or development is not substantially commenced. An application can be made to extend the planning permit for a further 4 years. Such application must be made every 2 years up to 6 months following the expiry date.



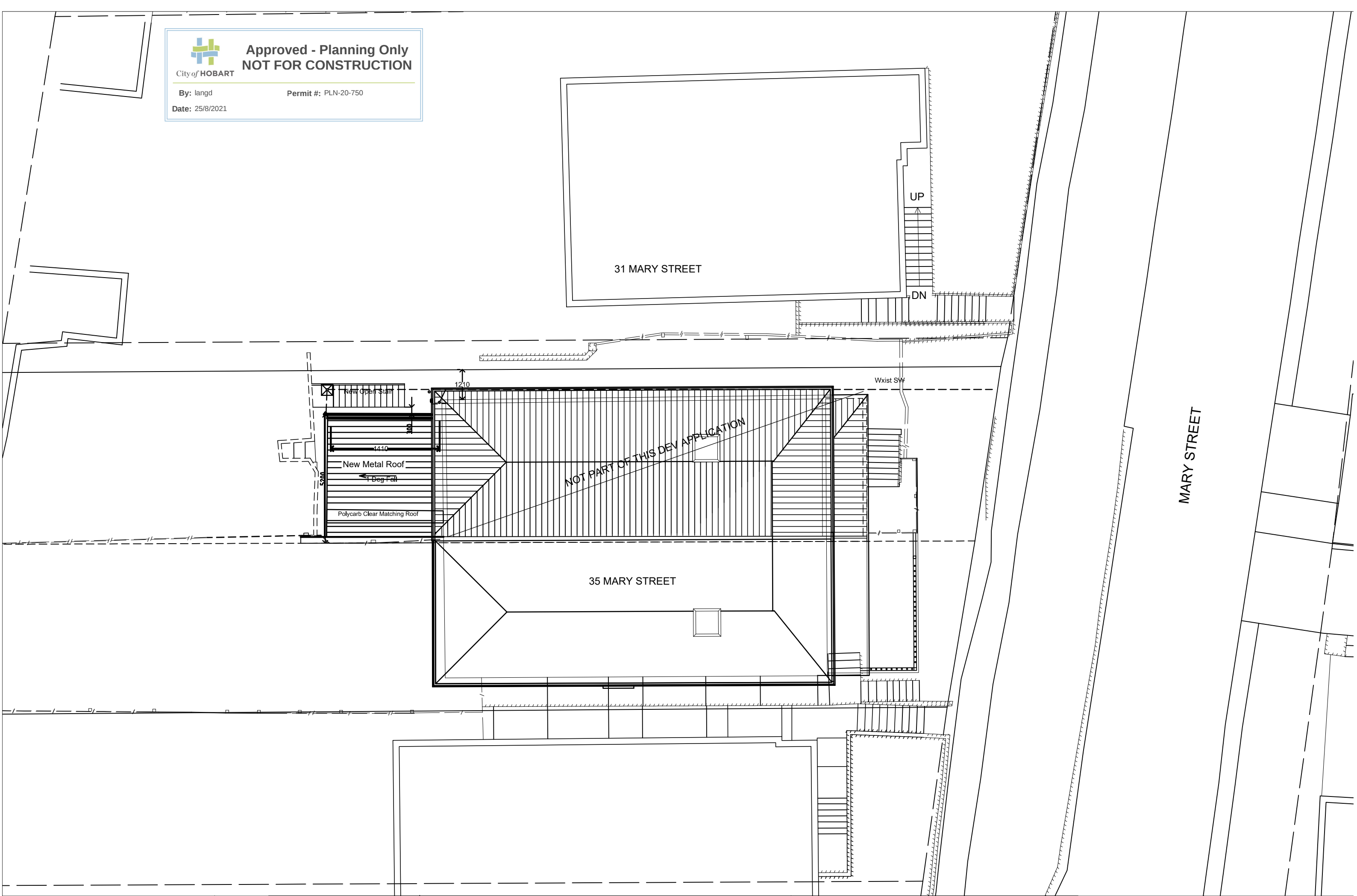
City of **HOBART**

Approved - Planning Only
NOT FOR CONSTRUCTION

By: langd

Permit #: PLN-20-750

Date: 25/8/2021



LAN & SKINNER Architects lanpa@outlook.com.au m: 0418 123755	DRAWN PL	PROJECT 33 Mary Street North Hobart NEW RUMPUS ROOM	CLIENT Xiaomei Zhong	DRAWING TITLE SITE PLAN 18/05/2021	DRAWING No. 01	Amendment 18 May 2021
	SCALE 1 : 200					
	Date					



City of HOBART

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31 Mary St House

UP

DN

A

SW

SW

New Open External Steel Stair
Pit Under

1825

1210

nW1

4500

NEW RUMPUS
AHD 78.4

5200

300

nD1

eW1

eW2

EXIST BATH

EXIST KITCHEN

EXIST BEDROOM

EXIST VERANDAH

AHD 78.425
Exist Door remain Unchanged

EXIST PASSAGE

EXIST STAIR

NOT PART OF THIS DEV APPLICATION

35 Mary St Cojoined House

PROJECT

LAN & SKINNER Architects
lanpa@outlook.com.au m: 0418 123755

CC7481

DRAWN

PL

SCALE

1 : 100

Date

22 /04/2021

33 Mary Street North Hobart
NEW RUMPUS ROOM,

CLIENT

Xiaomei Zhong

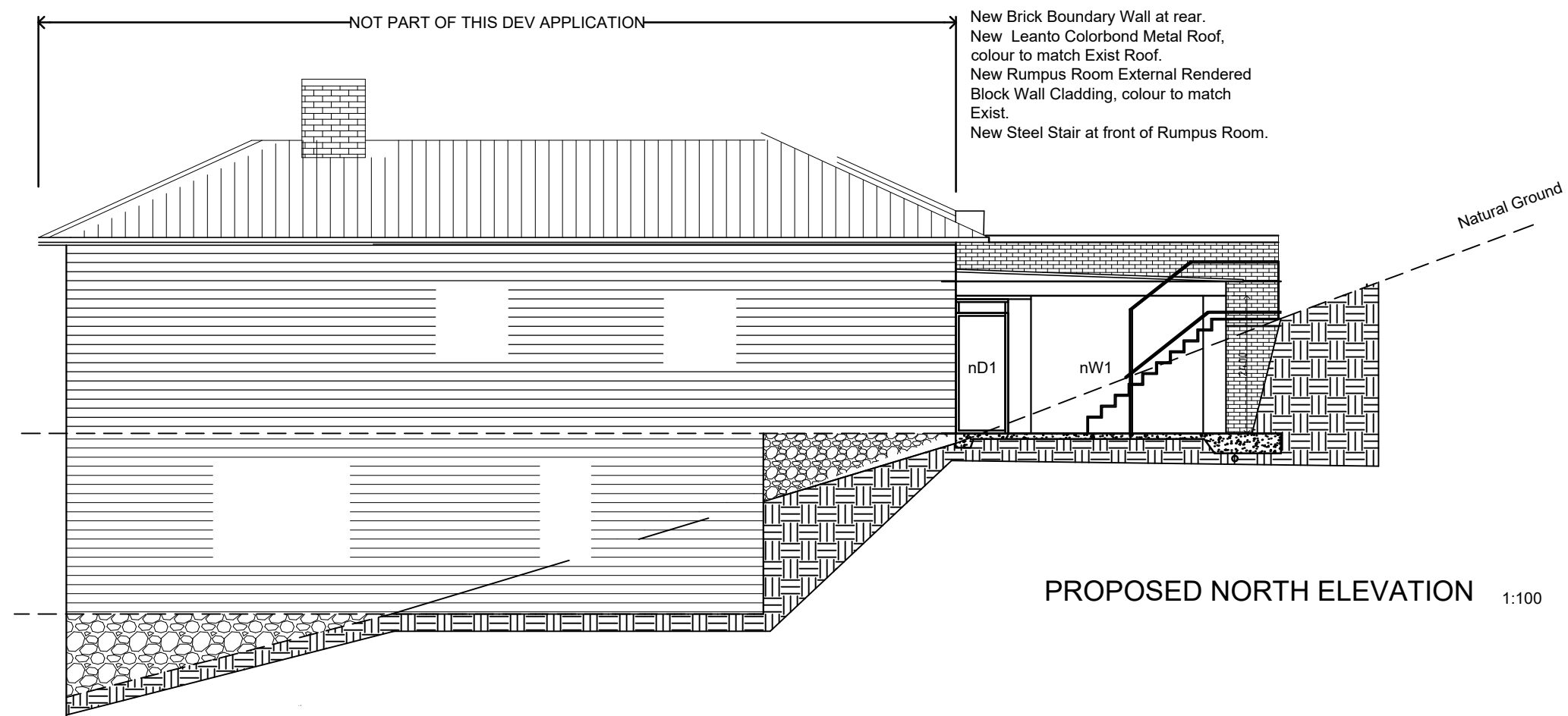
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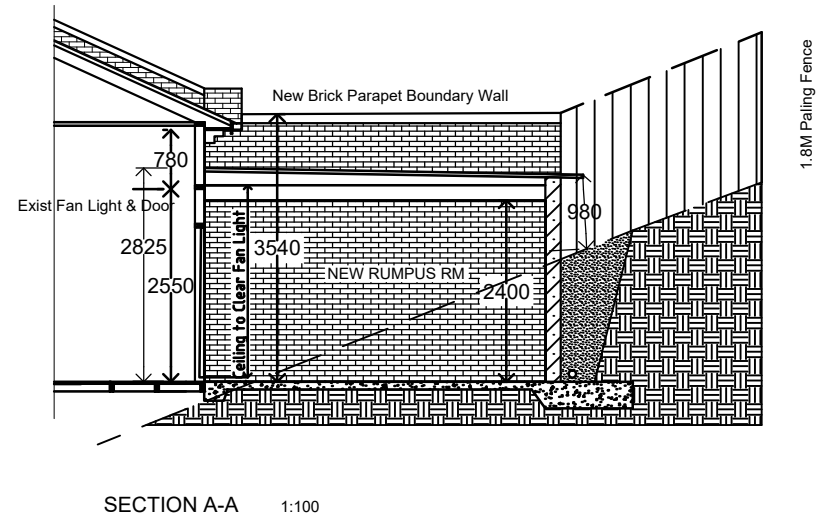
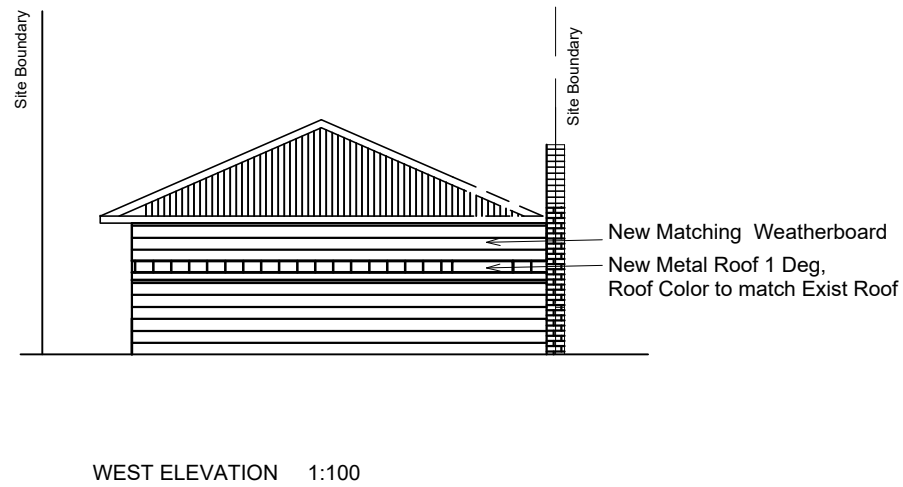
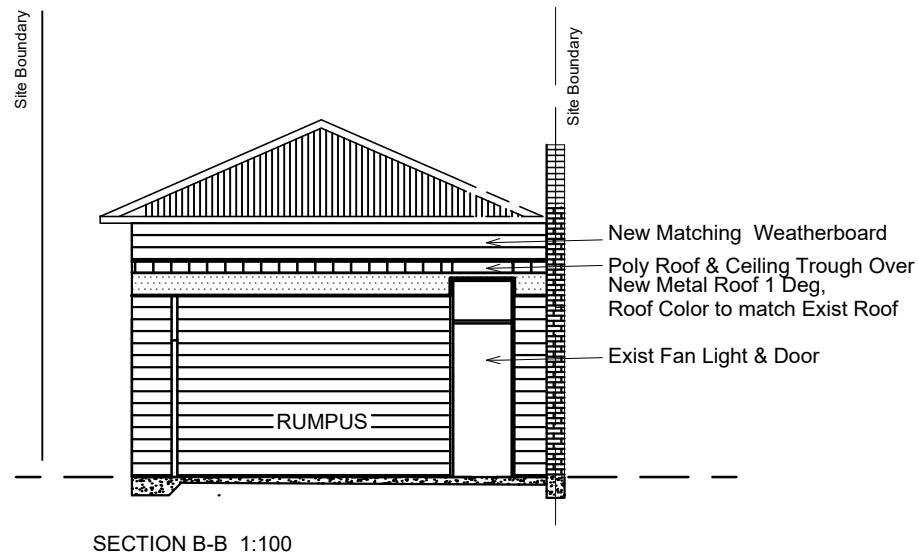
FIRST FLOOR PLAN

DRAWING NO

02

Amendment 24 May 2021





Lan & Skinner Architects 33 Mary Street North Hobart NEW RUMPUS ROOM for Xiaomei Zhong Sections DWG 04
Amendment 24 May 2021