

PLANNING APPLICATION

Status:

Reference

PLN-HOB-2025-0573

Address

31 ARTHUR ST WEST HOBART TAS 7000

Titles

114798/1

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

Total Area: 457m²

114798/1

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:

Ashleigh Jon Towns and Rachael Debra Enid Mansfield

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

10/11/2025

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.

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
Addition Alteration to existing dwelling

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?

300000

Supporting Documents

Version	Document Date	Document Type	Description	Prepared By
1	10 Nov 2025	Architectural Plans	DA plans &	Mr Matt Kennedy
1	10 Nov 2025	Property Title Document	Folio Plan.pdf	Mr Matt Kennedy
1	10 Nov 2025	Architectural Plans	DA plans &	Mr Matt Kennedy
1	10 Nov 2025	Property Title Document	FolioText-114798-1 (1).pdf	Mr Matt Kennedy

Next steps

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

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

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

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

Form published: 14/05/2025 15:58

SEARCH OF TORRENS TITLE

VOLUME 114798	FOLIO 1
EDITION 4	DATE OF ISSUE 17-May-2025

SEARCH DATE : 29-May-2025

SEARCH TIME : 02.50 PM

DESCRIPTION OF LAND

City of HOBART
 Lot 1 on Plan 114798
 Being the land described in Assent No. 65/1370
 Derivation : Part of 20-0-0 Located to W. Shoebridge
 Derived from W2049

SCHEDULE 1

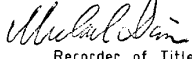
N253010 TRANSFER to ASHLEIGH JON TOWNS and RACHAEL DEBRA ENID
 MANSFIELD Registered 17-May-2025 at 12.01 PM

SCHEDULE 2

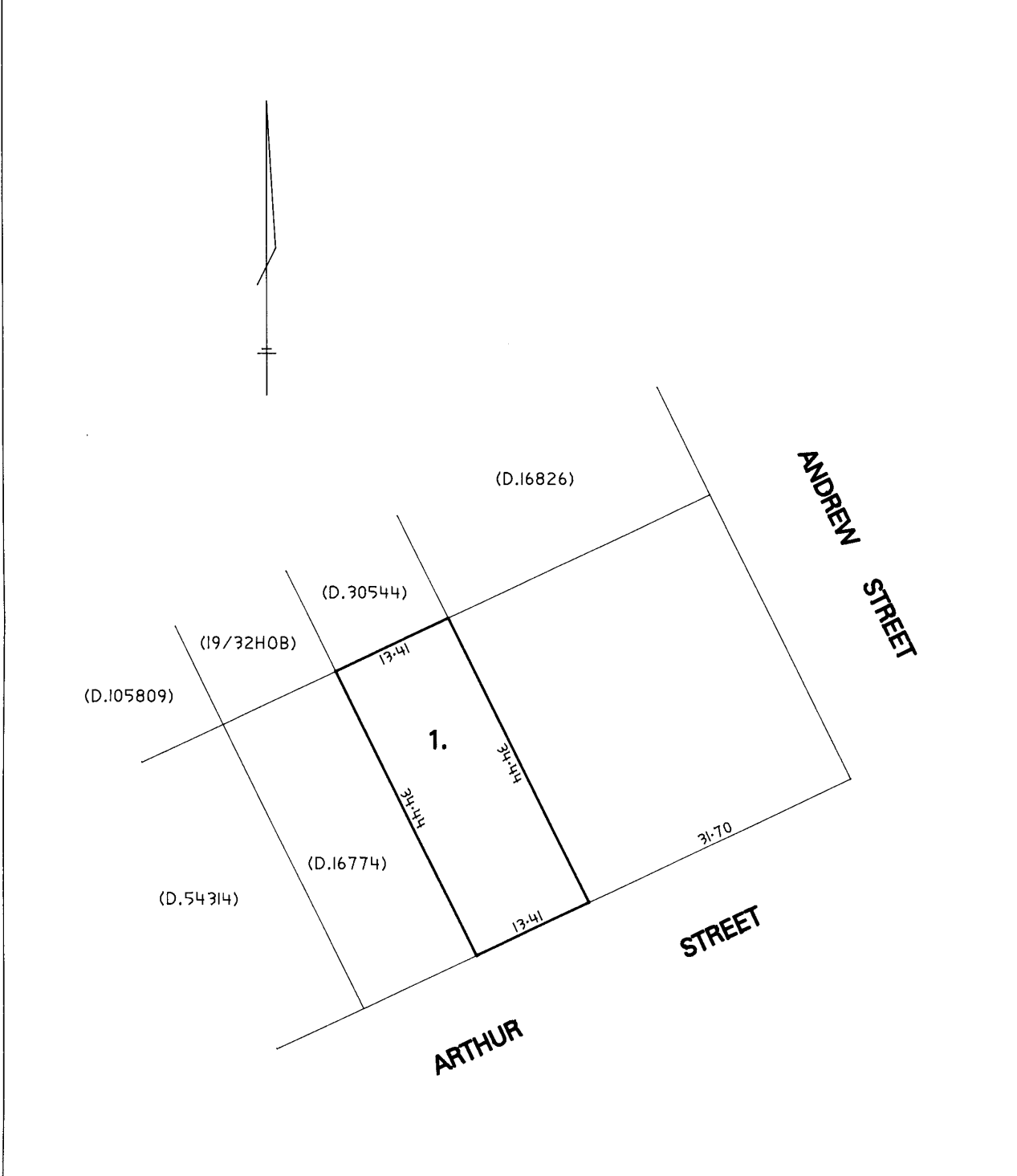
Reservations and conditions in the Crown Grant if any
 E414004 MORTGAGE to B&E Ltd Registered 17-May-2025 at 12.02
 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FILE NUMBER W.2049 GRANTEE PART OF 20-0-0 LOC TO WILLIAM SHOEBRIDGE		CONVERSION PLAN LOCATION CITY OF HOBART CONVERTED FROM 65/1370 NOT TO SCALE LENGTHS IN METRES		Registered Number P.114798 APPROVED 18 NOV 1994  Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 21	LAST UPI No. 1415	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		DRAWN JG

SKETCH BY WAY OF ILLUSTRATION ONLY
 "EXCEPTED LANDS"



A-183

DRAWING SCHEDULE	
A.01	LOCATION PLAN
A.02	SITE ANALYSIS
A.03	SITE PLAN
A.04	SITE PLUMBING PLAN
A.05	PROPOSED IMPERVIOUS SURFACE PLAN
A.06	EXISTING SHADOW DIAGRAM 9:00AM JUNE 21
A.07	EXISTING SHADOW DIAGRAM 12:00PM JUNE 21
A.08	EXISTING SHADOW DIAGRAM 3:00PM JUNE 21
A.09	PROPOSED SHADOW DIAGRAM 9:00AM JUNE 21
A.10	PROPOSED SHADOW DIAGRAM 12:00PM JUNE 21
A.11	PROPOSED SHADOW DIAGRAM 3:00PM JUNE 21
A.12	3D EXISTING SHADOW DIAGRAM 1 JUNE 21
A.13	3D EXISTING SHADOW DIAGRAM 2 JUNE 21
A.14	3D PROPOSED SHADOW DIAGRAM 1 JUNE 21
A.15	3D PROPOSED SHADOW DIAGRAM 2 JUNE 21
A.16	EXISTING GROUND FLOOR PLAN
A.17	EXISTING FIRST FLOOR PLAN
A.18	DEMOLITION GROUND FLOOR PLAN
A.19	PROPOSED GROUND FLOOR PLAN
A.20	PROPOSED ROOF PLAN
A.21	EXISTING ELEVATIONS 01
A.22	EXISTING ELEVATIONS 02
A.23	PROPOSED ELEVATIONS 01
A.24	PROPOSED ELEVATIONS 02
A.25	FRONTAGE WORKS
A.26	CARPORT PLAN
A.27	DIY GARDEN SHED ELEVATIONS



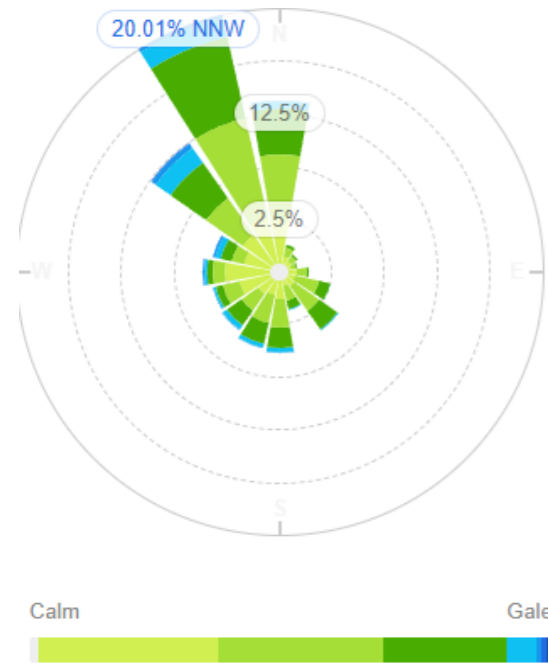
31 ARTHUR STREET
WEST HOBART TAS
7000

ALTERATIONS & ADDITIONS
JOB NO: 2521

ARTIST IMPRESSION ONLY

SITE INFORMATION

Title Reference: 114798/1
Property ID: 5538336
Council: Hobart
Zoning: 9.0 Inner Residential Zone
General Overlays:
 Heritage Precinct
Soil Classification: CLASS M
REFER GES SOIL ASSESSMENT
BAL: N/A
Wind Classification: N2
Design Wind Gust Speed (V_{h,u}): 40m/s
Topography: T1
Shielding: PS
Terrain Category: 3.0
Climate zone: 7
NCC Building Class: 1a
Land Area: 457m²
Building Footprint after demo: 156.38m²
Deck Footprint: 23.67m²
Garden Shed Footprint: 8.51m²
Carpport Footprint: 19.74m²
Total Site coverage: 208.30m²
Plot Ratio: 45.57%



All dimensions in millimetres unless noted otherwise.

PRINT ALL DRAWINGS IN COLOUR

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bdaa
 BUILDING DESIGNERS
 ASSOCIATION OF AUSTRALIA

CLIENT: R. MANSFIELD & A. TOWNS
JOB NO: 2521
ADDRESS: 31 ARTHUR STREET WEST HOBART TAS 7000

PROPOSAL: ALTERATIONS & ADDITIONS
DATE: 3/02/2026
PROJECT STAGE: DA RFI
SCALE: NTS



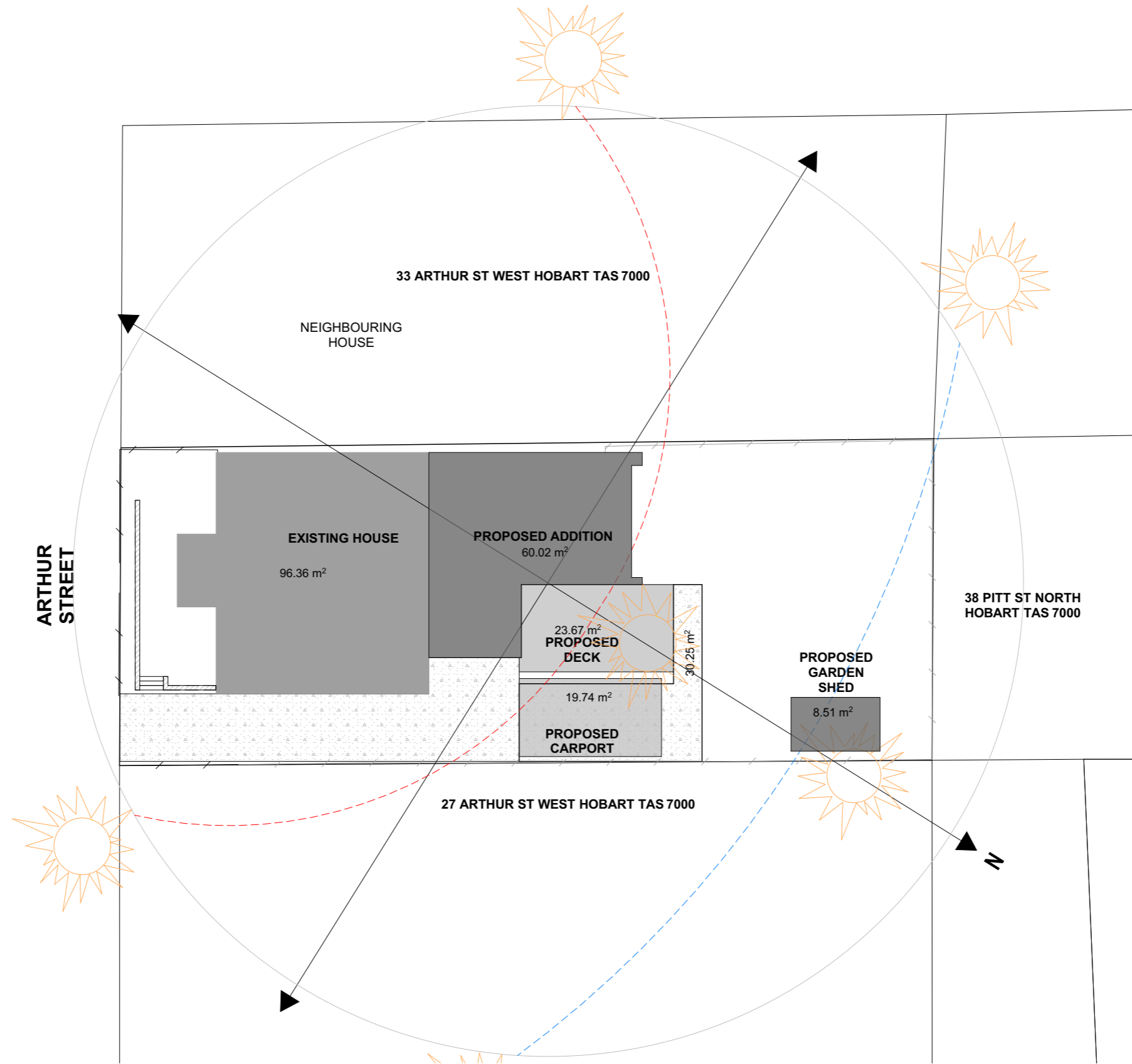
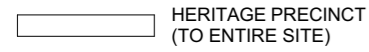
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1	CONCEPT	17/09/2025
2	DESIGN CHANGES	02/10/2025
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A.01
 LOCATION PLAN

LEGEND



GENERAL OVERLAYS



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A.02
SITE ANALYSIS

SITE PLUMBING PLAN LEGEND & NOTES

LEGEND

- NEIGHBOUR BOUNDARY
- PROPERTY BOUNDARY
- == == == CONTOUR
- S—S— SEWER LINE
- W—W— WATER LINE
- SW—SW— STORMWATER LINE
- AG—AG— AG DRAIN LINE
- I.O. INSPECTION OPENING
- ⊠ PIT
- / — PROPERTY FENCE



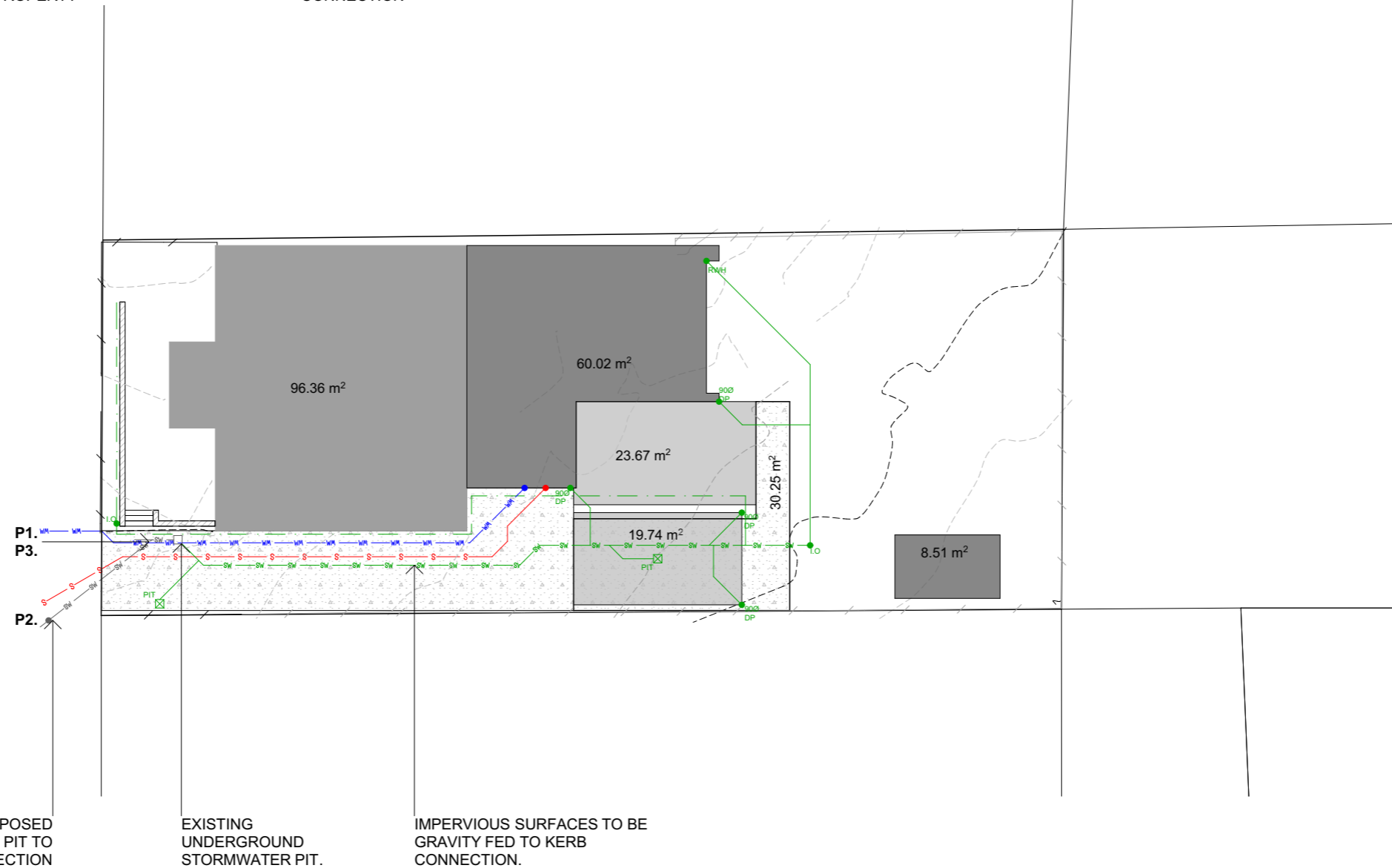
P1. STORMWATER BREAK IN PROPERTY



P2. STORMWATER LOCATED AT KERB CONNECTION



P3. STORMWATER PIT LOCATION



EXISTING AND PROPOSED STORMWATER FROM PIT TO KERB CONNECTION

EXISTING UNDERGROUND STORMWATER PIT.

IMPERVIOUS SURFACES TO BE GRAVITY FED TO KERB CONNECTION.

NOTE:

CONNECT PROPOSED DOWNPIPES INTO EXISTING STORMWATER SYSTEM.

ALL CUTS OR GROUND WORK TO FALL AWAY FROM THE DWELLING.

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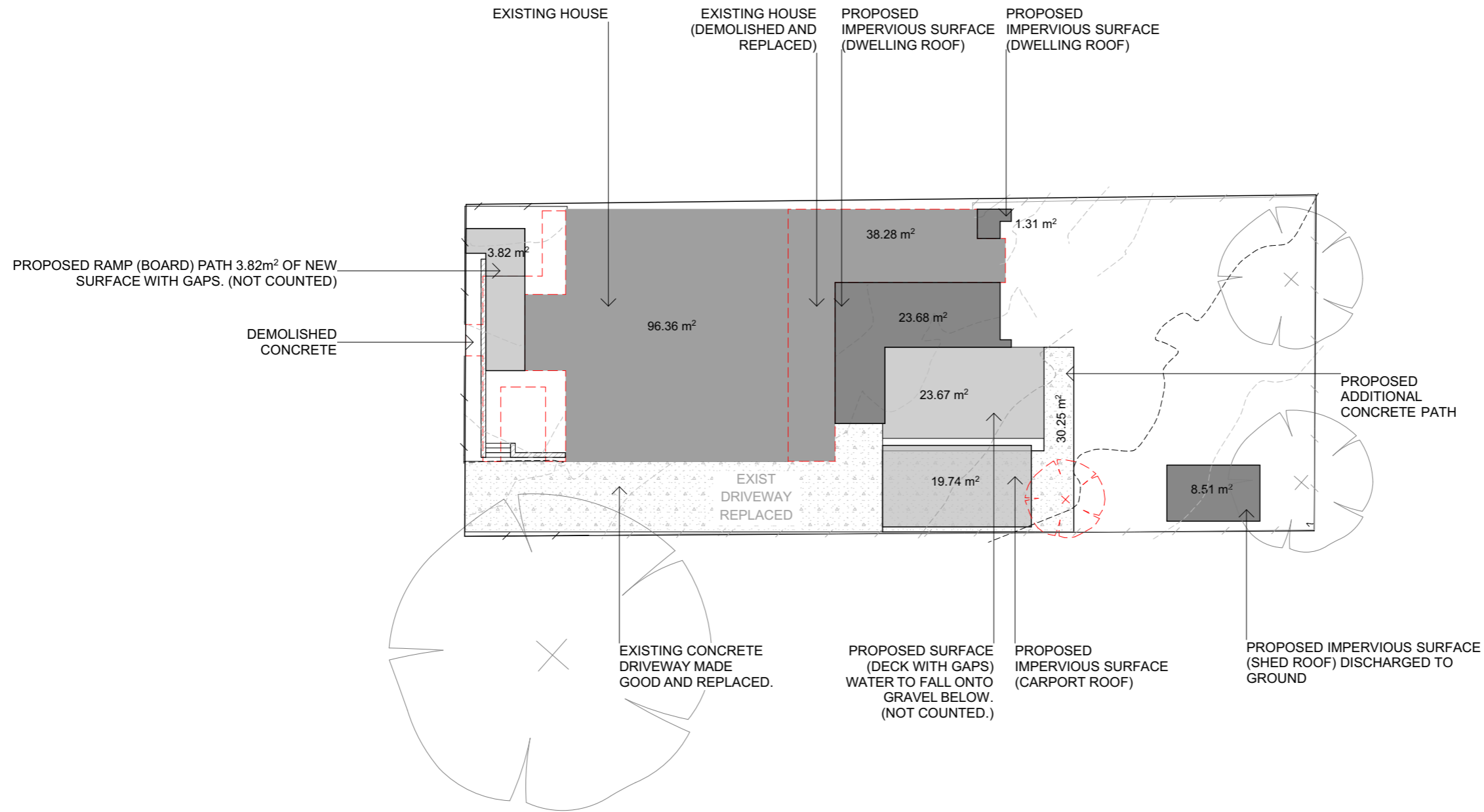
A.04
SITE PLUMBING
PLAN



TOTAL NEW IMPERVIOUS SURFACES

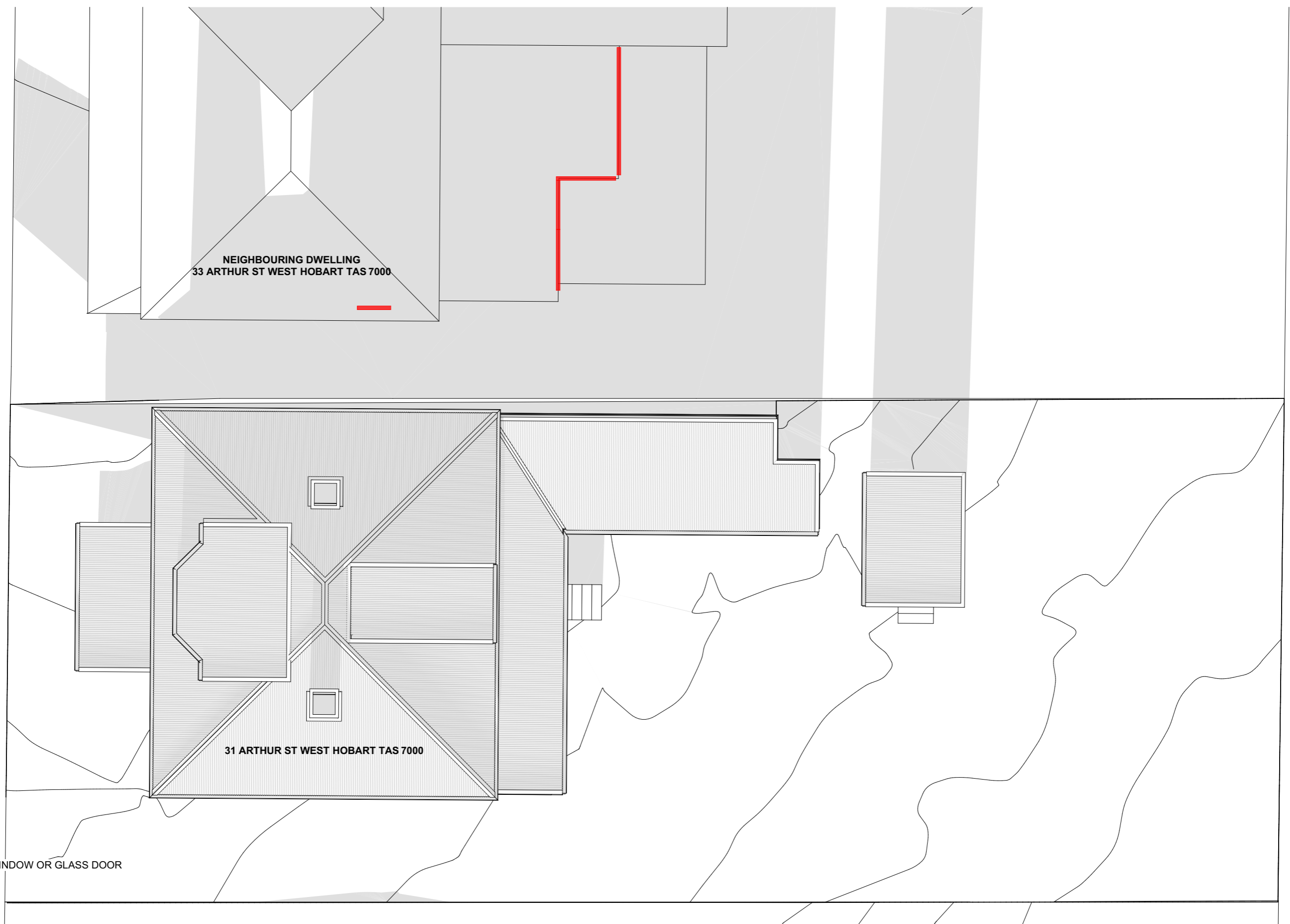
57.06m² OF NEW IMPERVIOUS SURFACES

THIS NUMBER EXCLUDES A TIMBER DECK/RAMP. THE TIMBER DECK/RAMP WILL HAVE GAPS BETWEEN BOARDS. WATER TO FALL ONTO LOOSE GRAVEL BELOW.



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LEGEND

— KNOWN WINDOW OR GLASS DOOR



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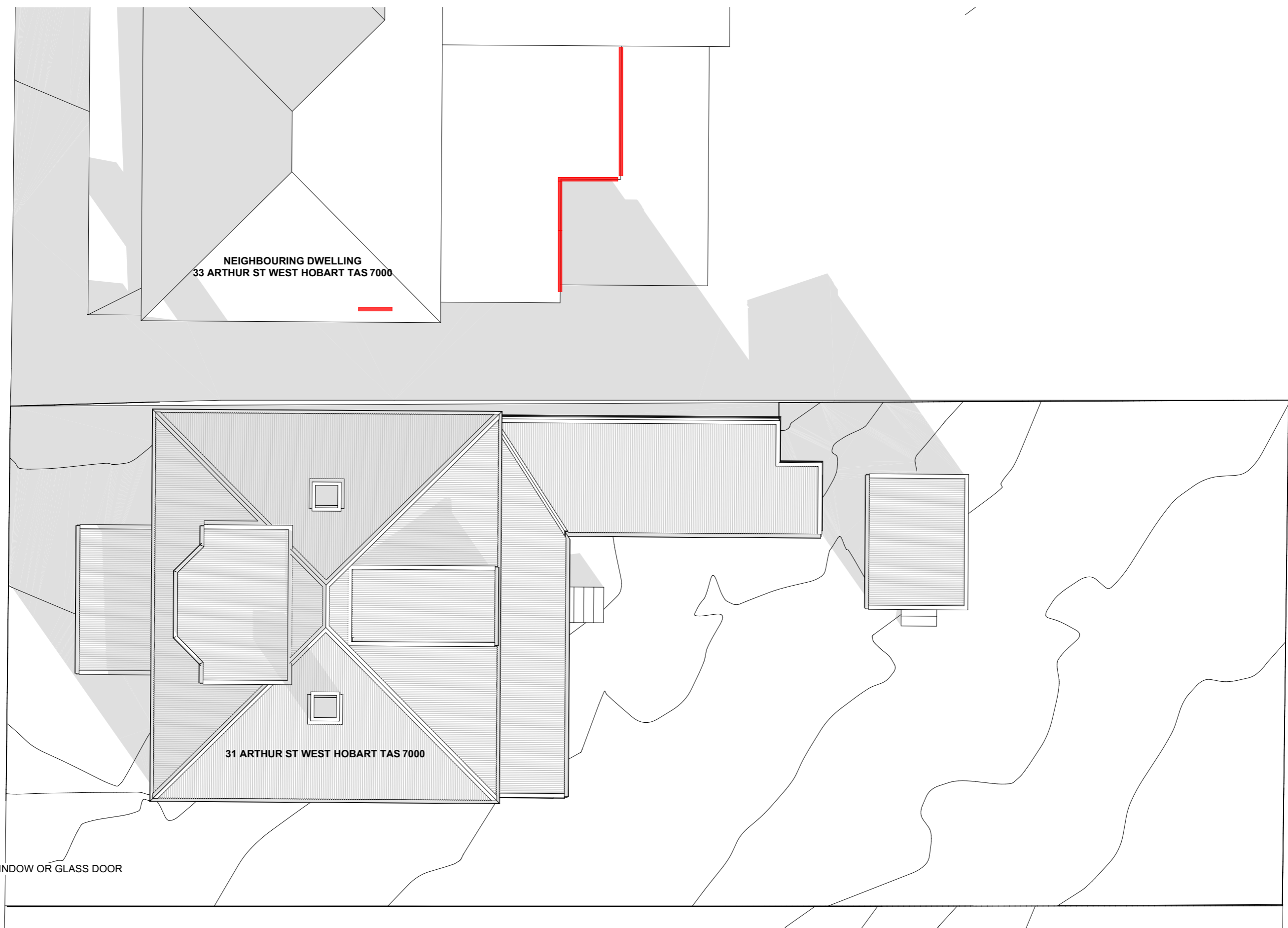
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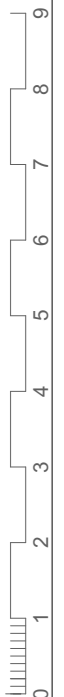
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A.06
EXISTING SHADOW
DIAGRAM 9:00AM
JUNE 21



LEGEND

 KNOWN WINDOW OR GLASS DOOR



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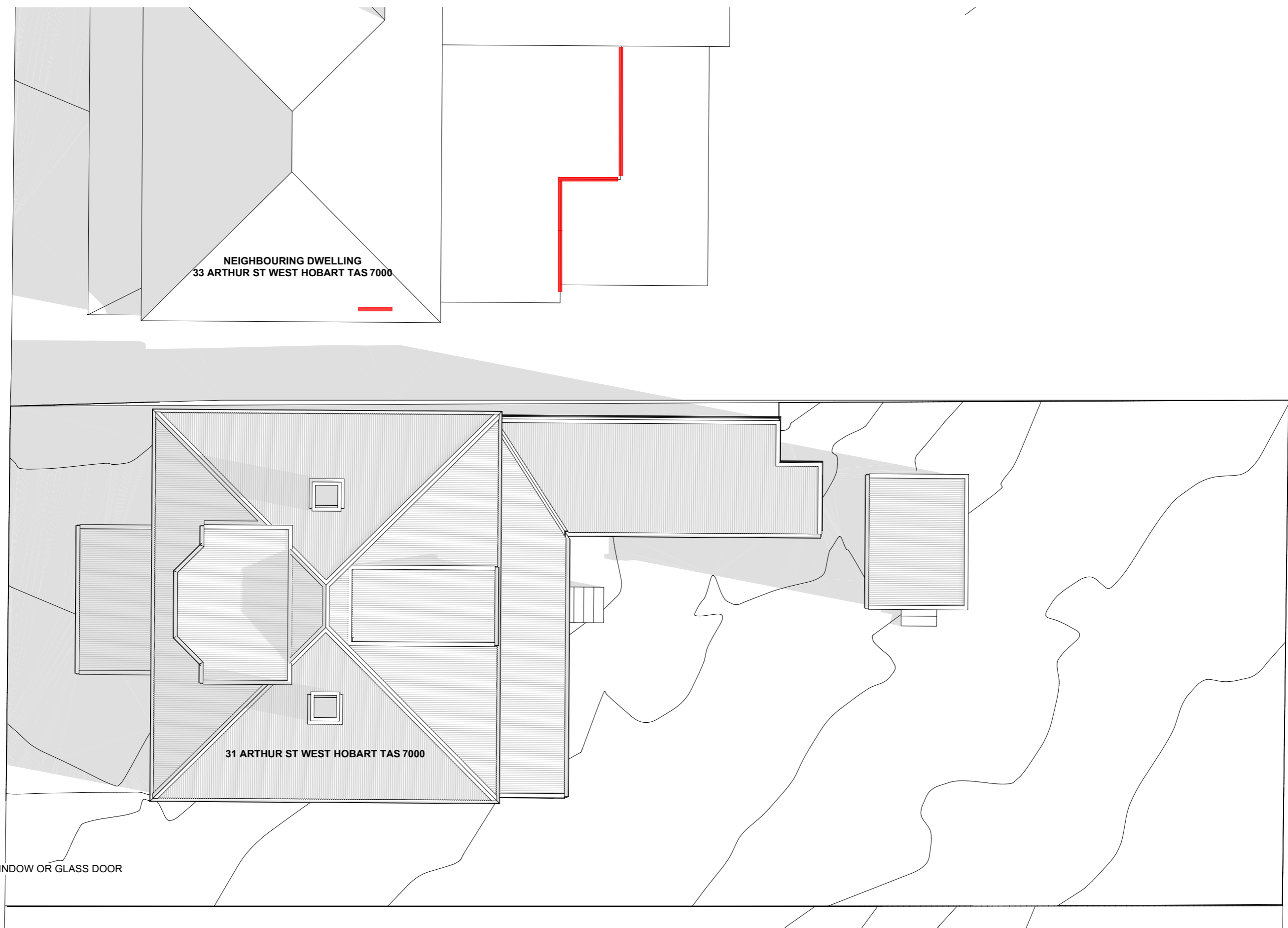
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A.07
EXISTING SHADOW
DIAGRAM 12:00PM
JUNE 21



LEGEND

— KNOWN WINDOW OR GLASS DOOR



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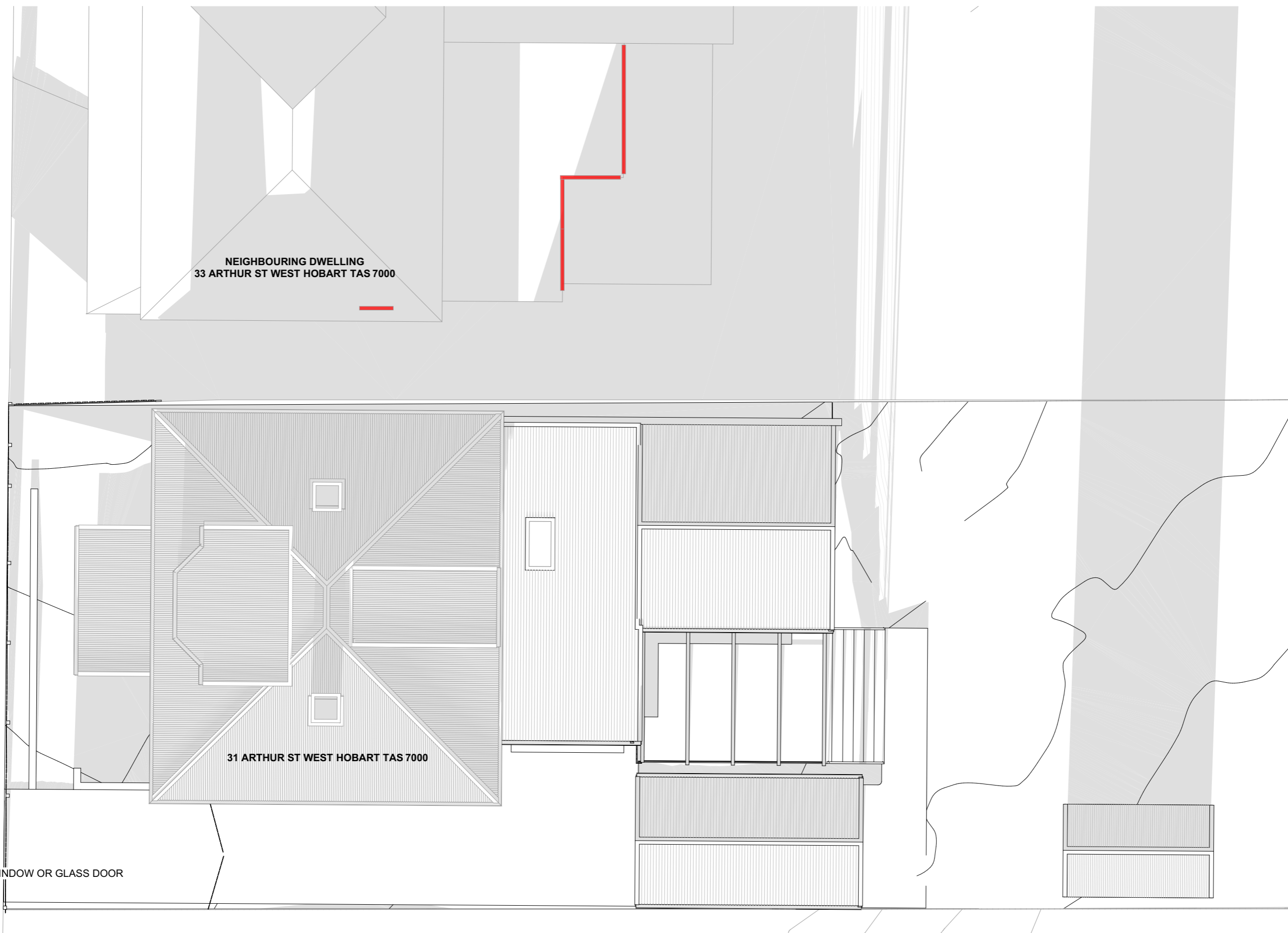
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A.08
EXISTING SHADOW
DIAGRAM 3:00PM
JUNE 21

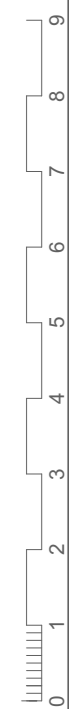


NEIGHBOURING DWELLING
33 ARTHUR ST WEST HOBART TAS 7000

31 ARTHUR ST WEST HOBART TAS 7000

LEGEND

 KNOWN WINDOW OR GLASS DOOR



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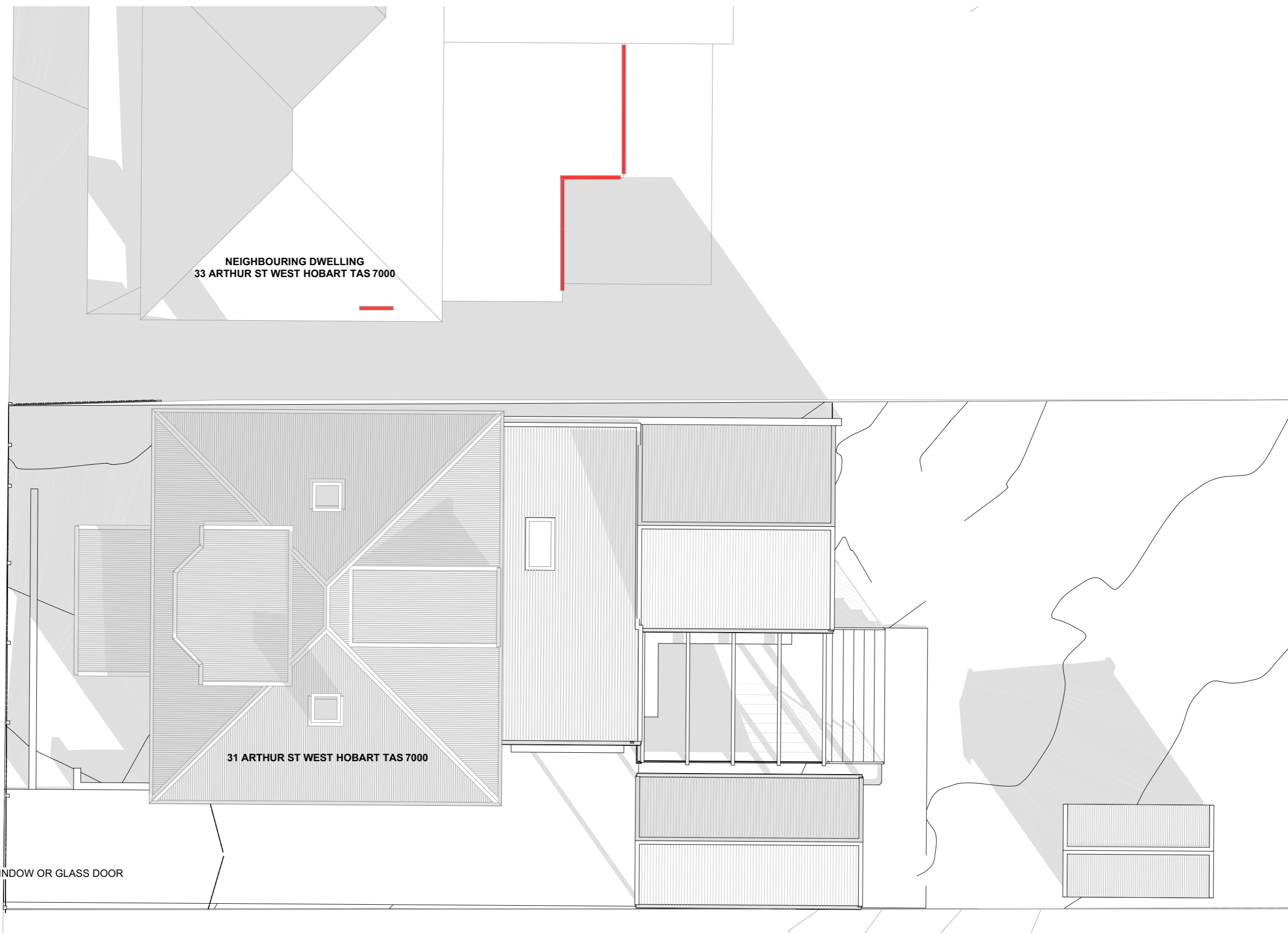
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A.09
PROPOSED SHADOW
DIAGRAM 9:00AM
JUNE 21



NEIGHBOURING DWELLING
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 KNOWN WINDOW OR GLASS DOOR



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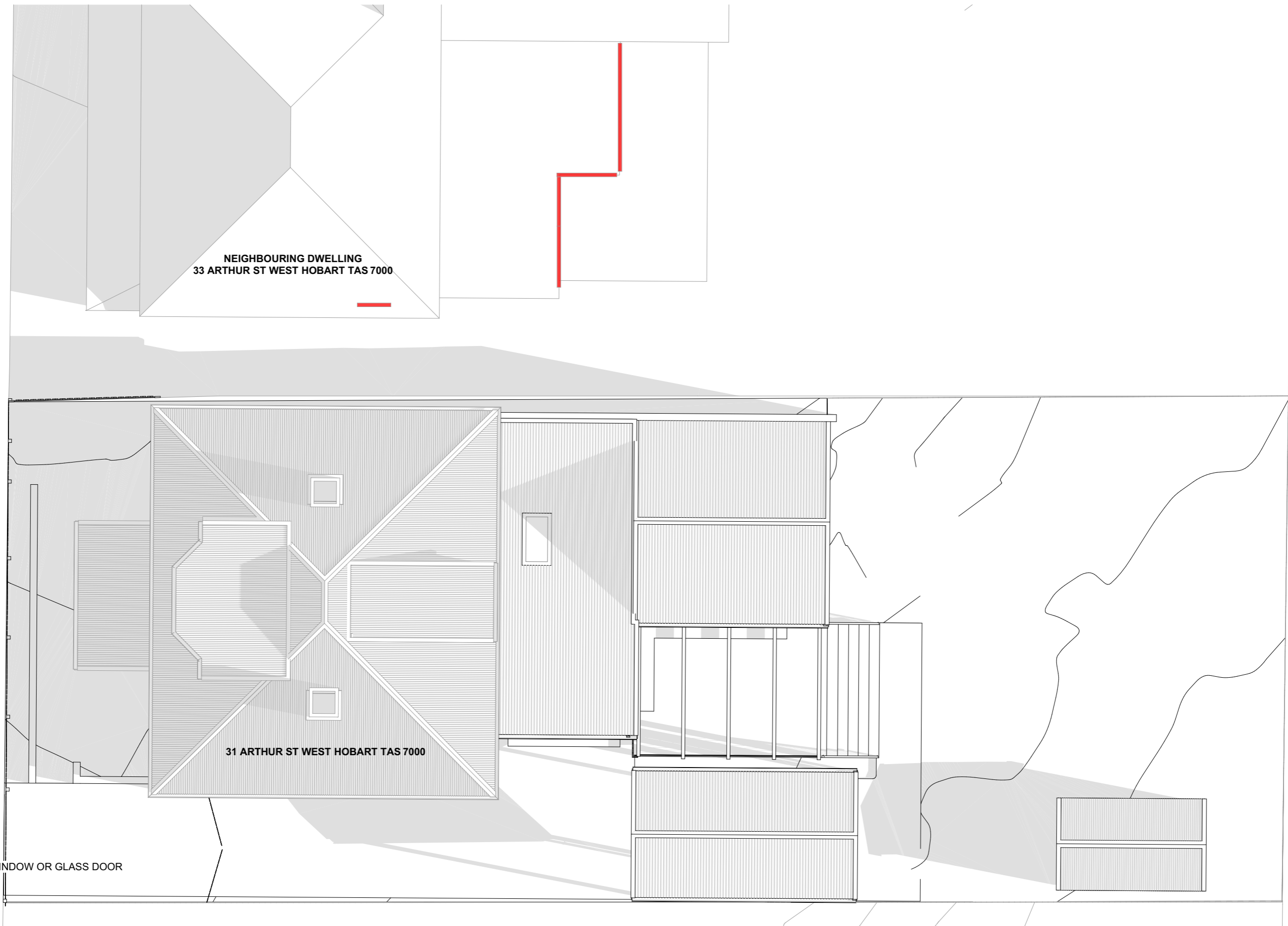
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A.10
PROPOSED SHADOW
DIAGRAM 12:00PM
JUNE 21



NEIGHBOURING DWELLING
33 ARTHUR ST WEST HOBART TAS 7000

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LEGEND

— KNOWN WINDOW OR GLASS DOOR



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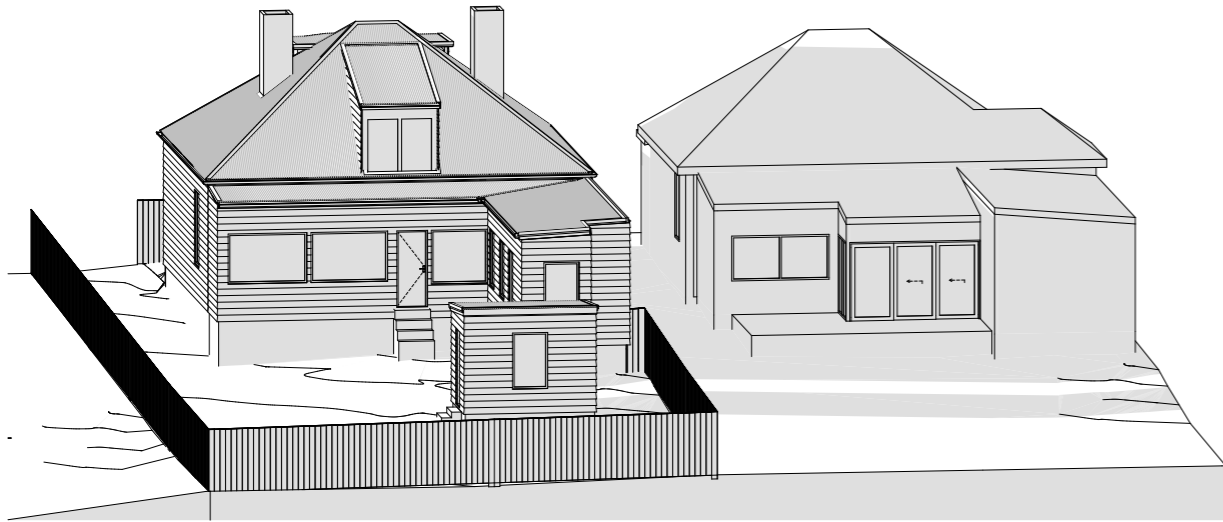
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PROPOSED SHADOW
DIAGRAM 3:00PM
JUNE 21

31 ARTHUR ST WEST HOBART TAS 7000

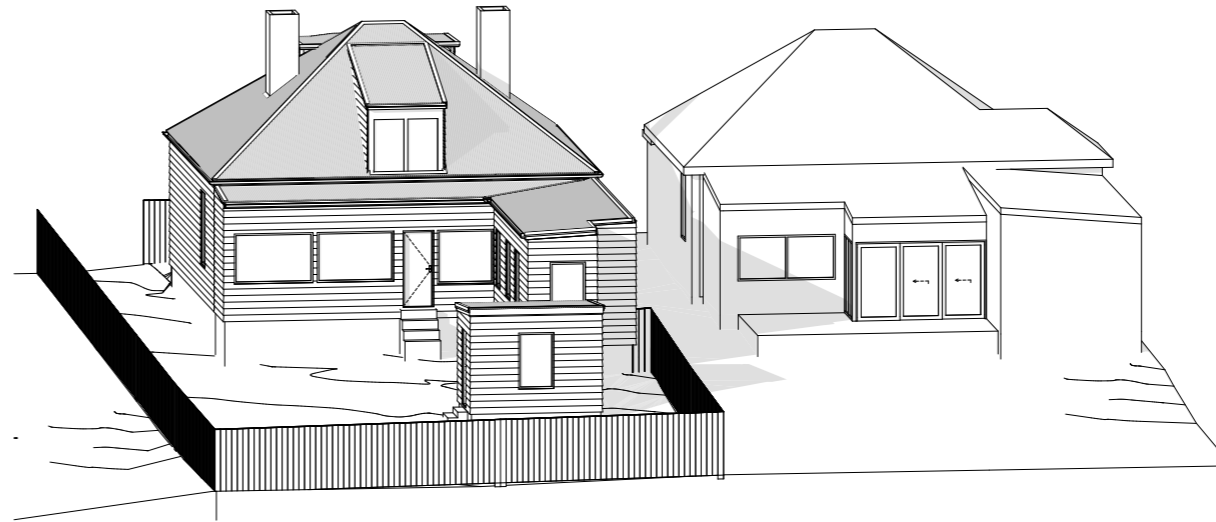
33 ARTHUR ST WEST HOBART TAS 7000

31 ARTHUR ST WEST HOBART TAS 7000

33 ARTHUR ST WEST HOBART TAS 7000



3D EXISTING AT 9:00AM JUNE 21



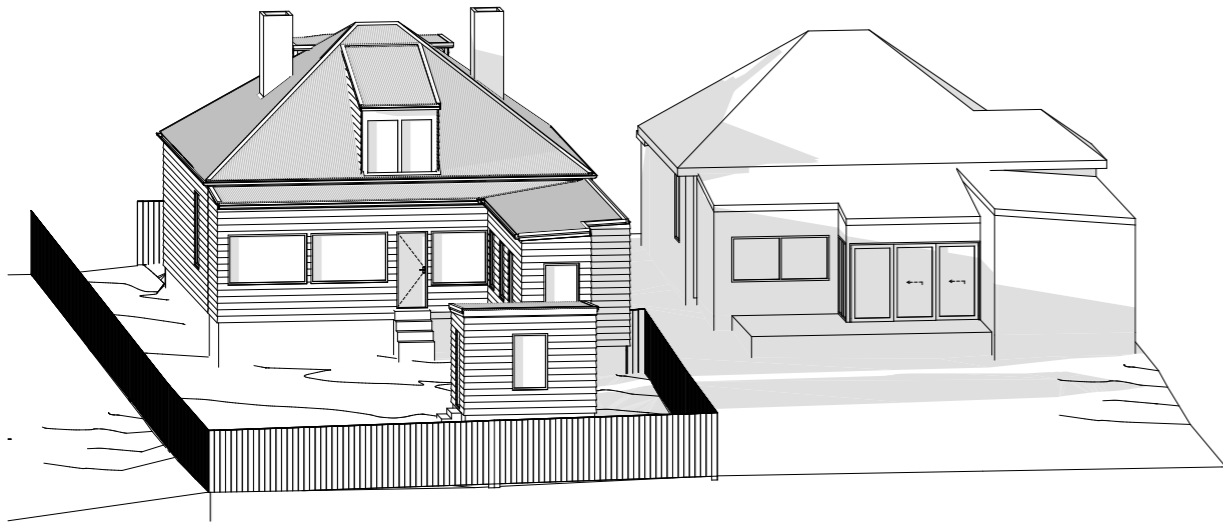
3D EXISTING AT 12:00PM JUNE 21

31 ARTHUR ST WEST HOBART TAS 7000

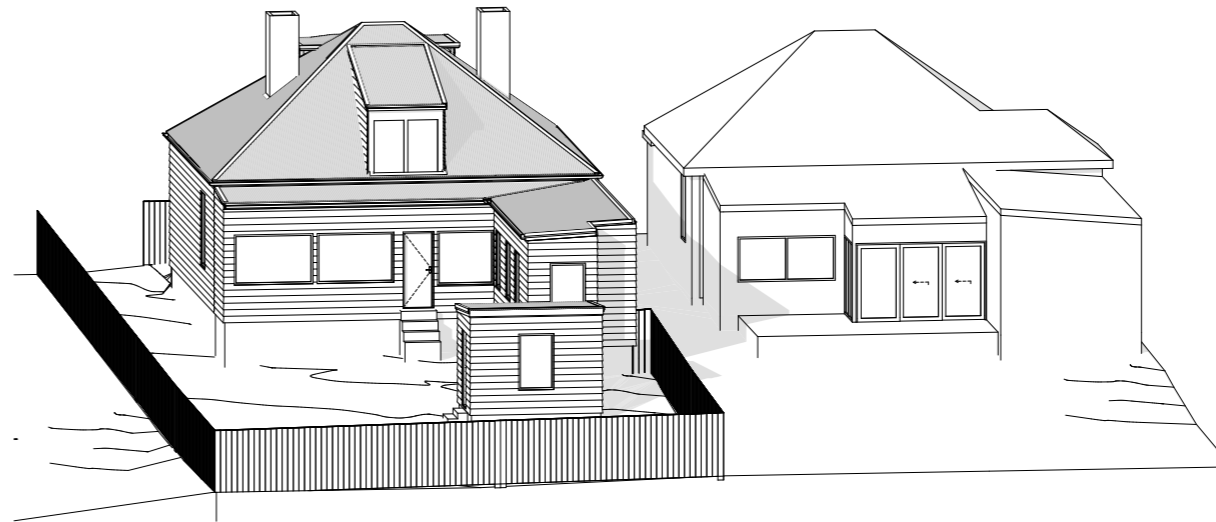
33 ARTHUR ST WEST HOBART TAS 7000

31 ARTHUR ST WEST HOBART TAS 7000

33 ARTHUR ST WEST HOBART TAS 7000



3D EXISTING AT 10:00AM JUNE 21



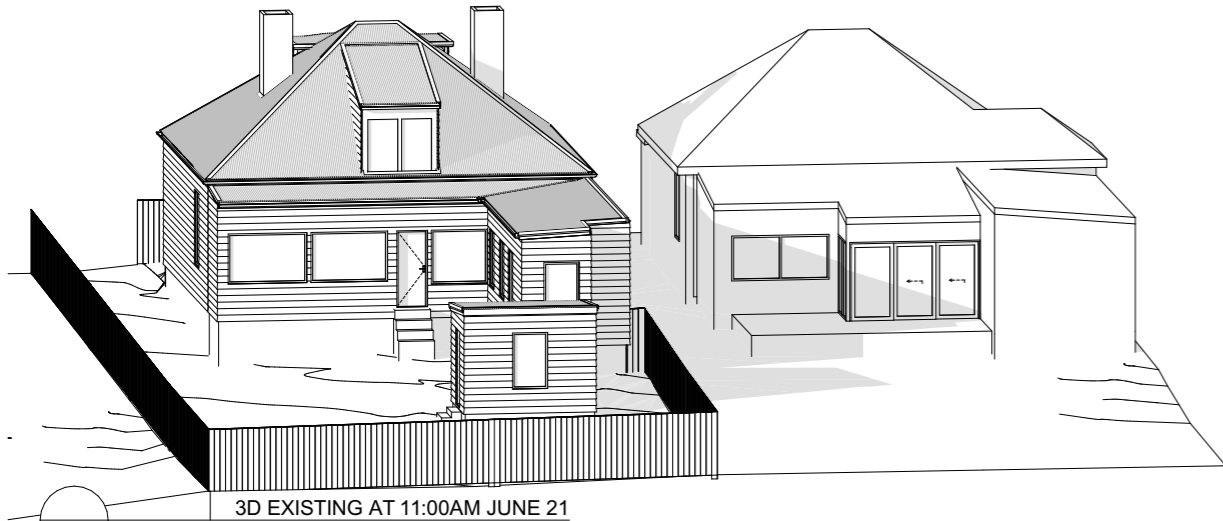
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31 ARTHUR ST WEST HOBART TAS 7000

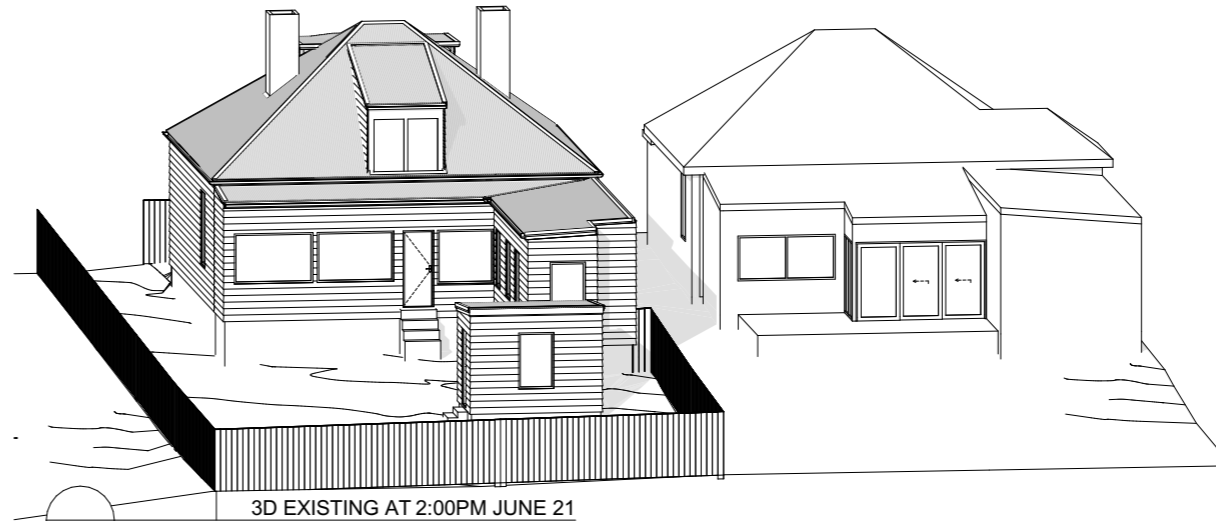
33 ARTHUR ST WEST HOBART TAS 7000

31 ARTHUR ST WEST HOBART TAS 7000

33 ARTHUR ST WEST HOBART TAS 7000



3D EXISTING AT 11:00AM JUNE 21



3D EXISTING AT 2:00PM JUNE 21

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1:200@A3

REV	AMENDMENT	DATES
1	CONCEPT	17/09/2025
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4	DESIGN CHANGES	31/10/2025
5	RFI CHANGES 01	12/12/2025
6	RFI CHANGES 02	03/02/2026

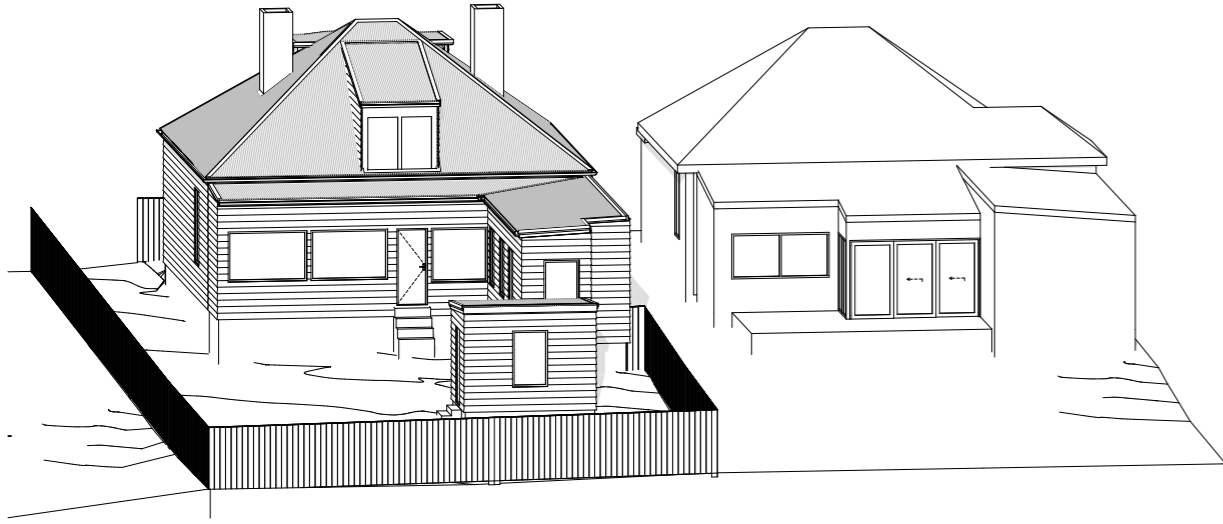
A.12

3D EXISTING
SHADOW DIAGRAM 1
JUNE 21



31 ARTHUR ST WEST HOBART TAS 7000

33 ARTHUR ST WEST HOBART TAS 7000



3D EXISTING AT 3:00PM JUNE 21



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 ADDRESS:
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JOB NO:
2521

PROPOSAL
ALTERATIONS & ADDITIONS
 PROJECT STAGE
DA RFI

DATE
3/02/2026
 SCALE
1:200@A3

REV	AMENDMENT	DATES
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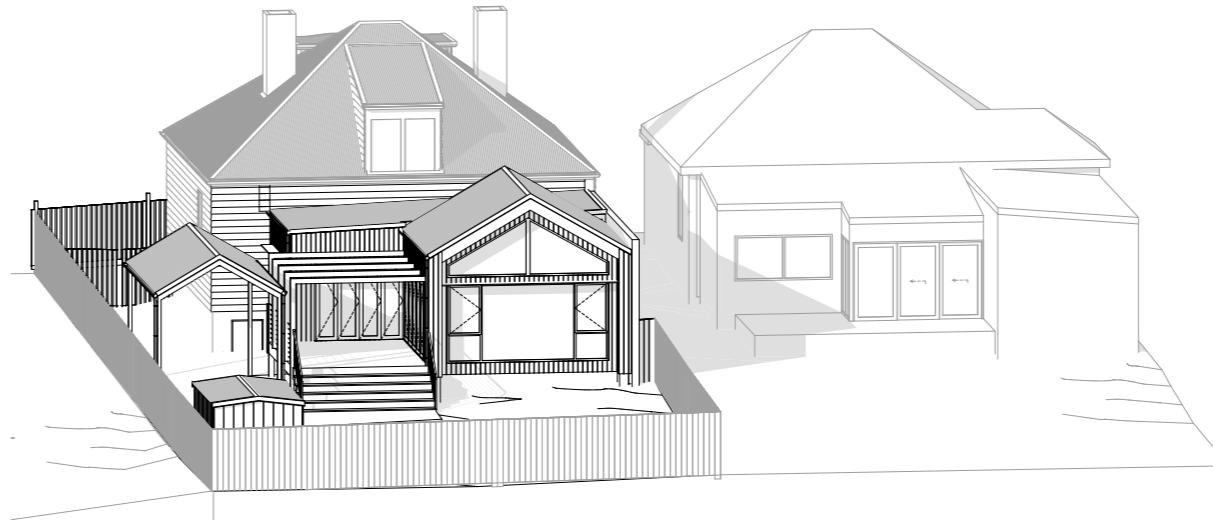
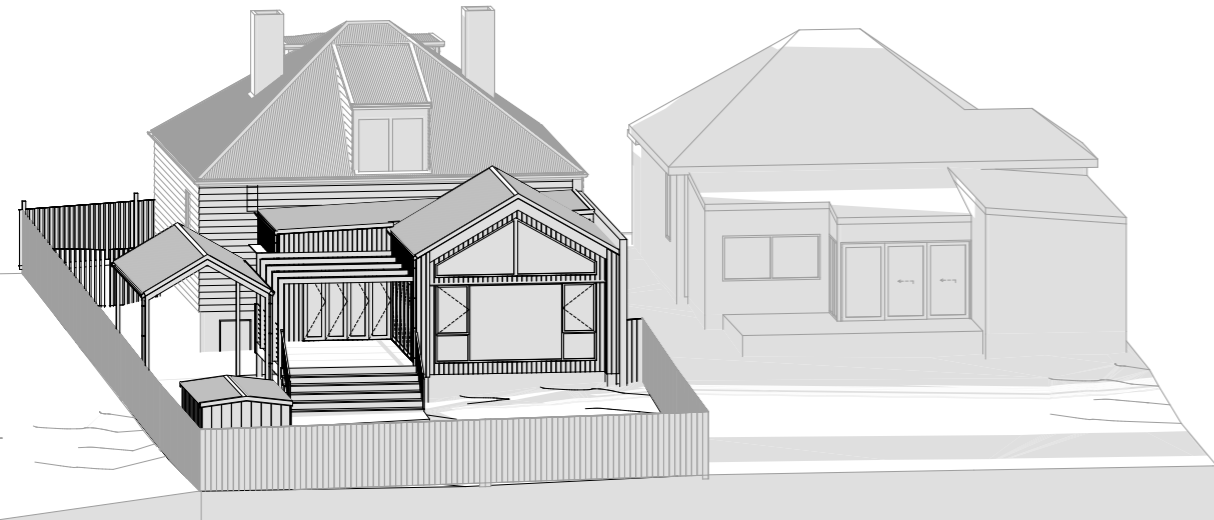
A.13
 3D EXISTING
 SHADOW DIAGRAM 2
 JUNE 21

31 ARTHUR ST WEST HOBART TAS 7000

33 ARTHUR ST WEST HOBART TAS 7000

31 ARTHUR ST WEST HOBART TAS 7000

33 ARTHUR ST WEST HOBART TAS 7000



3D PROPOSED AT 9:00AM JUNE 21



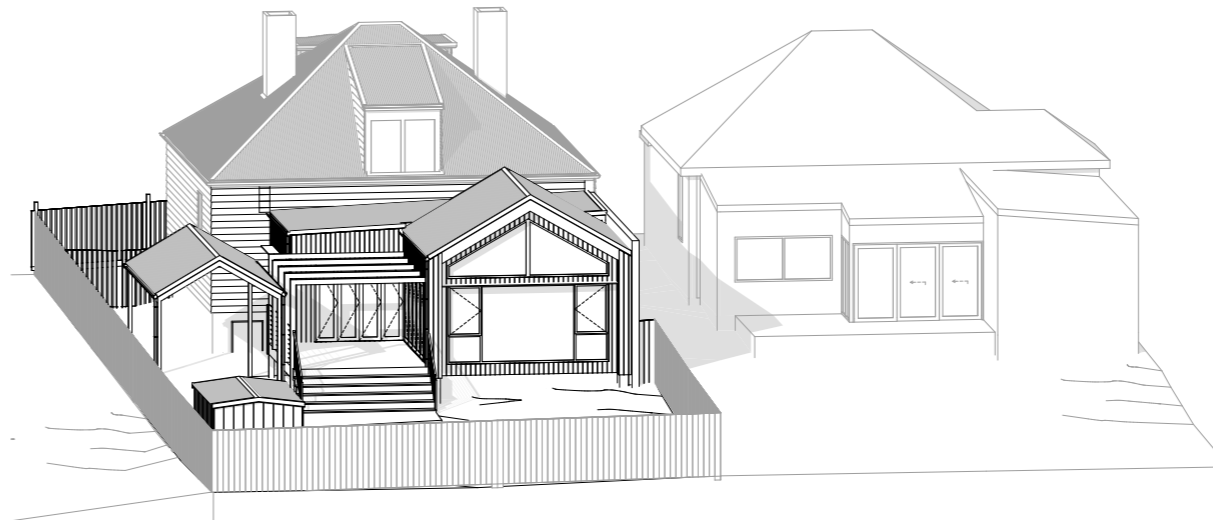
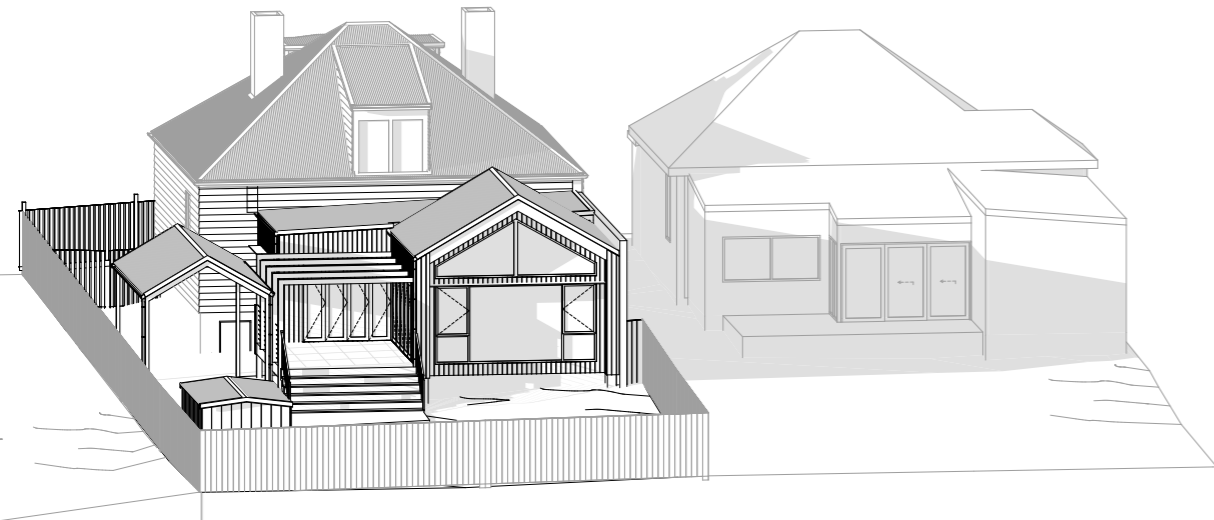
3D PROPOSED AT 12:00PM JUNE 21

31 ARTHUR ST WEST HOBART TAS 7000

33 ARTHUR ST WEST HOBART TAS 7000

31 ARTHUR ST WEST HOBART TAS 7000

33 ARTHUR ST WEST HOBART TAS 7000



3D PROPOSED AT 10:00AM JUNE 21



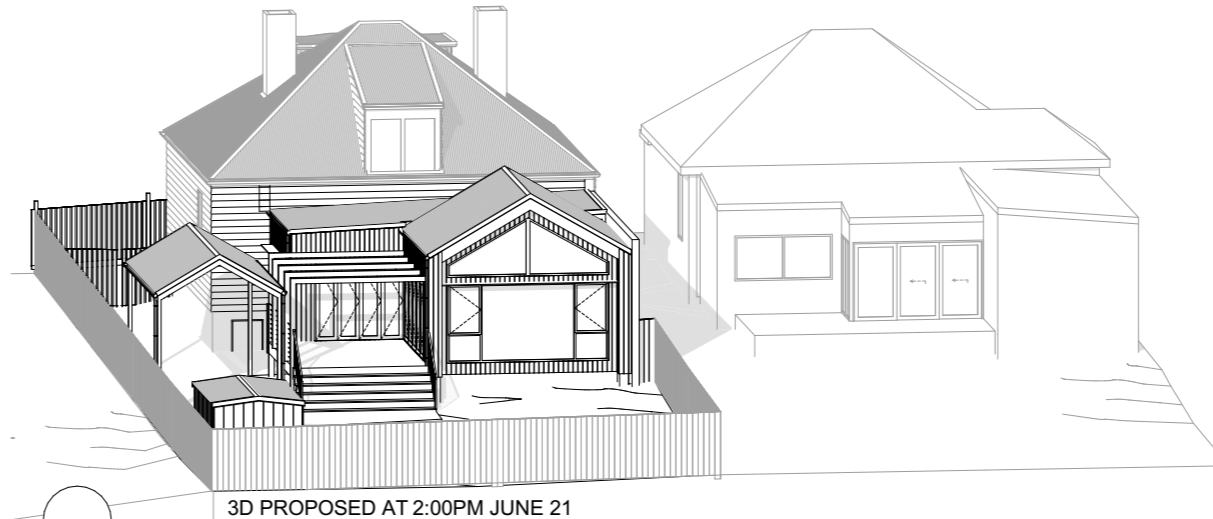
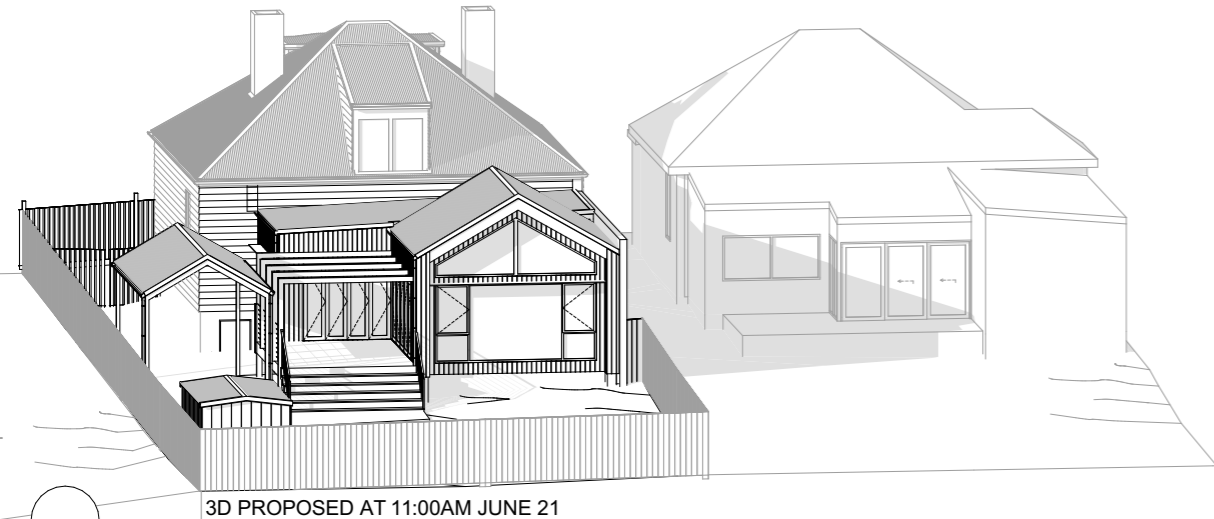
3D PROPOSED AT 1:00PM JUNE 21

31 ARTHUR ST WEST HOBART TAS 7000

33 ARTHUR ST WEST HOBART TAS 7000

31 ARTHUR ST WEST HOBART TAS 7000

33 ARTHUR ST WEST HOBART TAS 7000



3D PROPOSED AT 11:00AM JUNE 21



3D PROPOSED AT 2:00PM JUNE 21

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DA RFI

DATE
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SCALE
1:200@A3

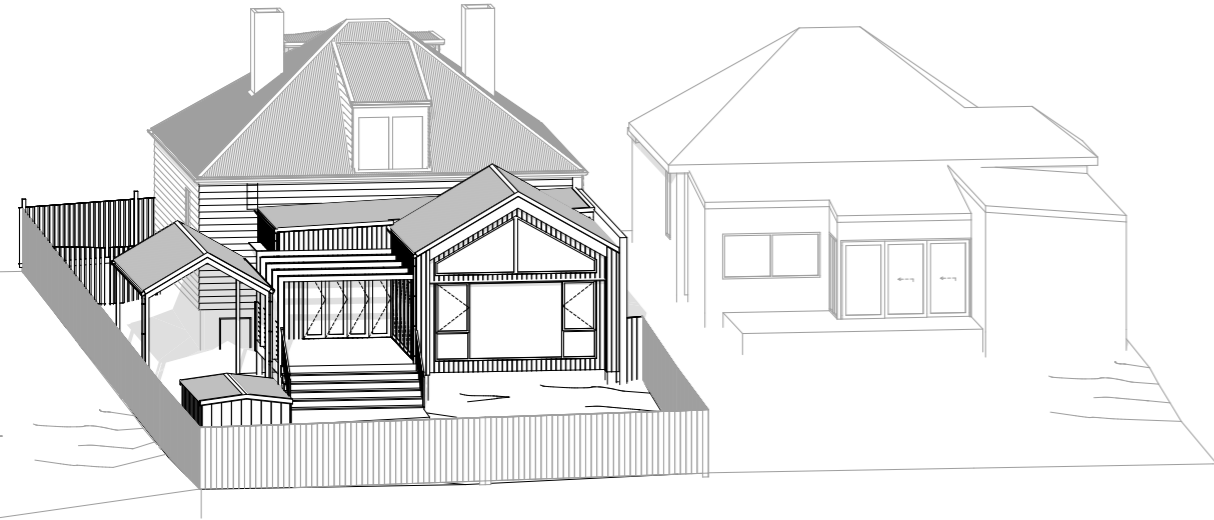
REV	AMENDMENT	DATES
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A.14
3D PROPOSED
SHADOW DIAGRAM 1
JUNE 21



31 ARTHUR ST WEST HOBART TAS 7000

33 ARTHUR ST WEST HOBART TAS 7000



3D PROPOSED AT 3:00PM JUNE 21



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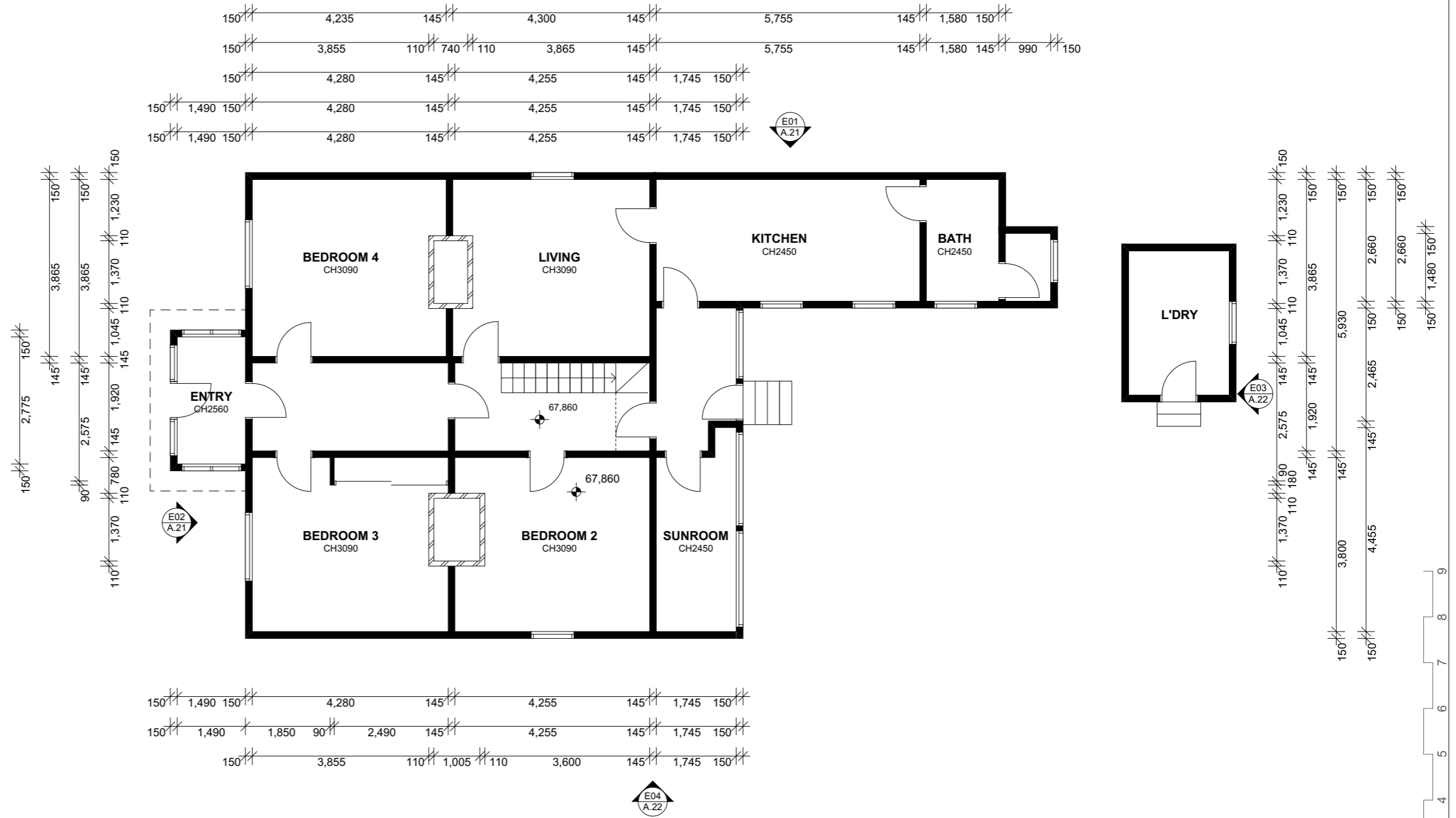
DATE
3/02/2026
 SCALE
1:200@A3

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A.15
 3D PROPOSED
 SHADOW DIAGRAM 2
 JUNE 21

KEY

EXISTING



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1:100@A3



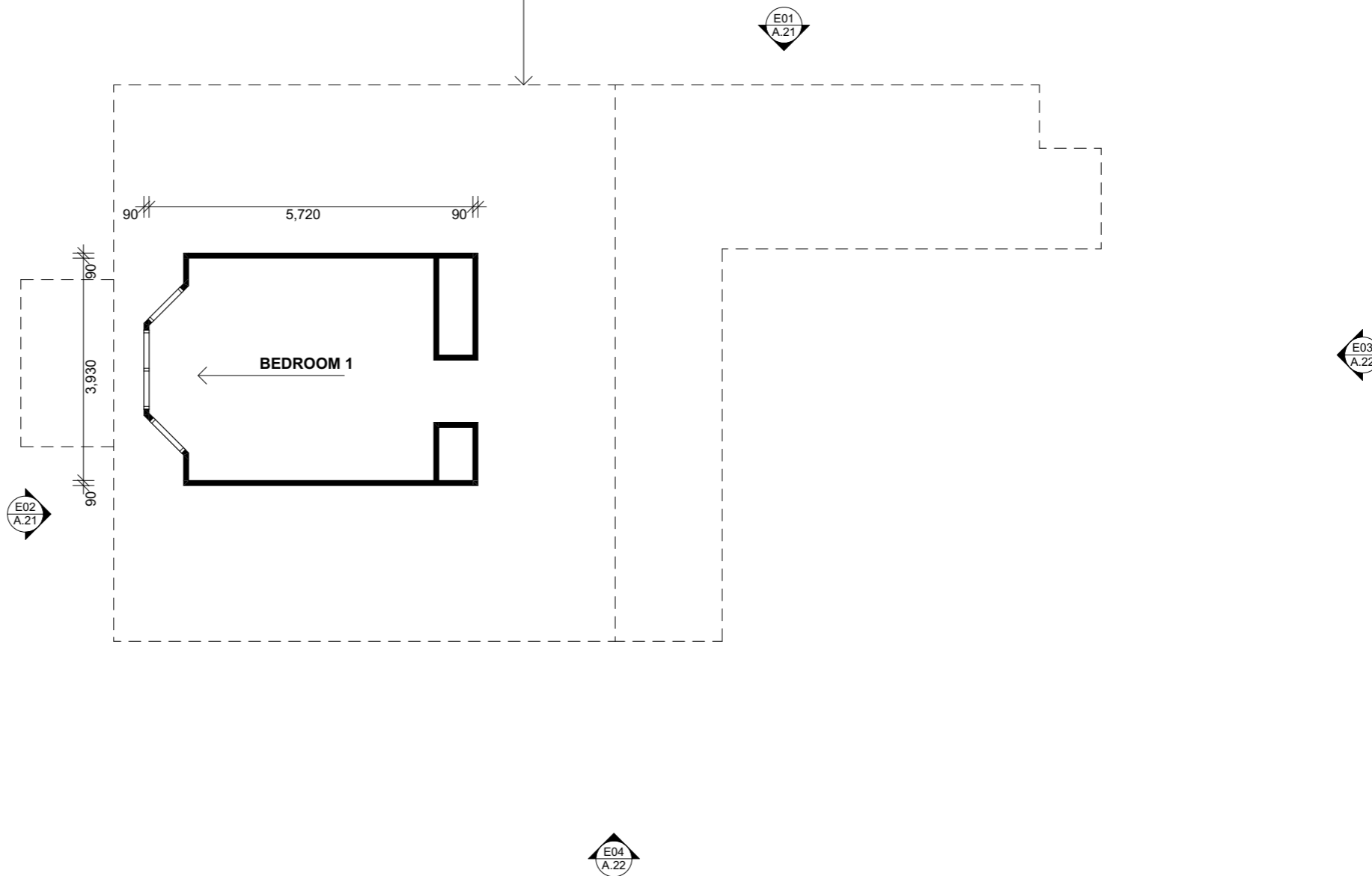
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A.16
 EXISTING GROUND
 FLOOR PLAN

KEY

EXISTING

BELOW EXISTING DASHED



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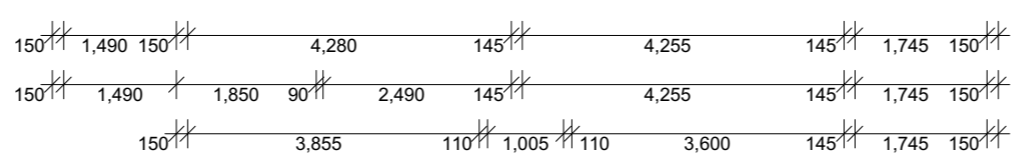
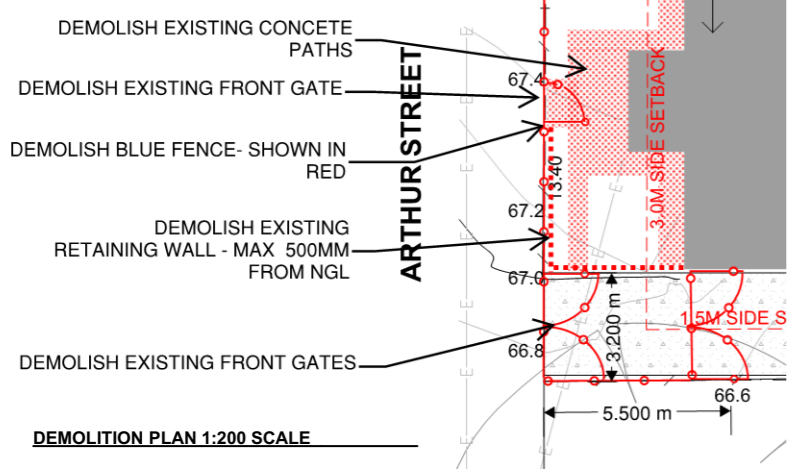
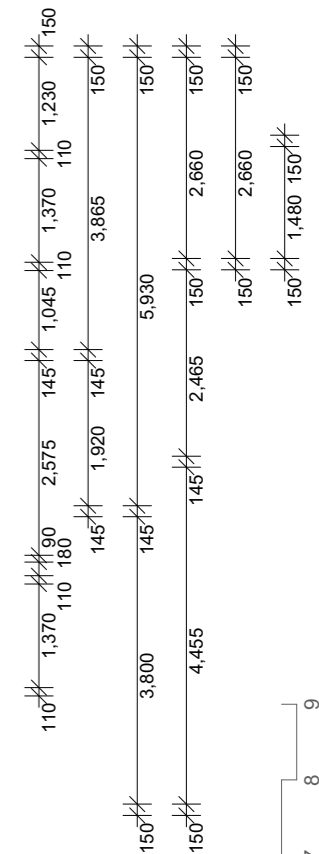
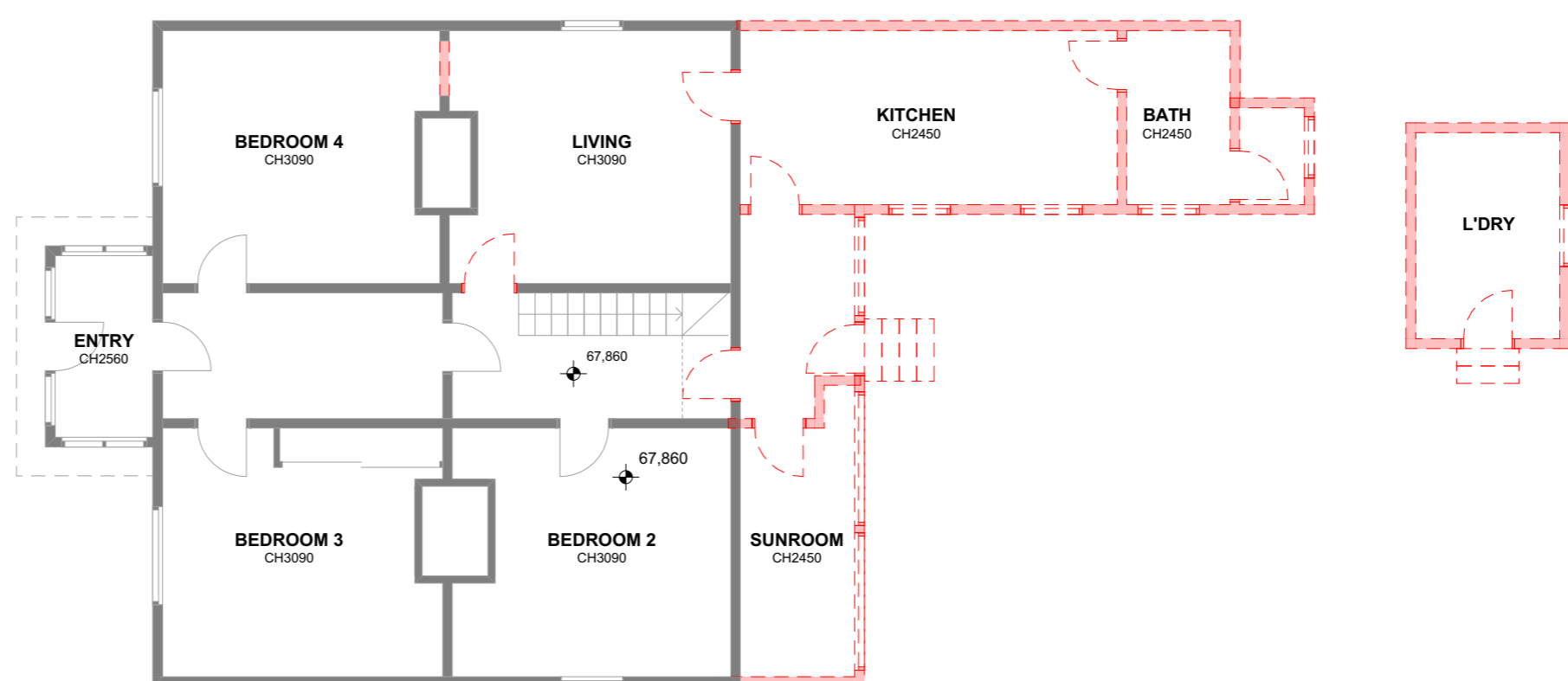
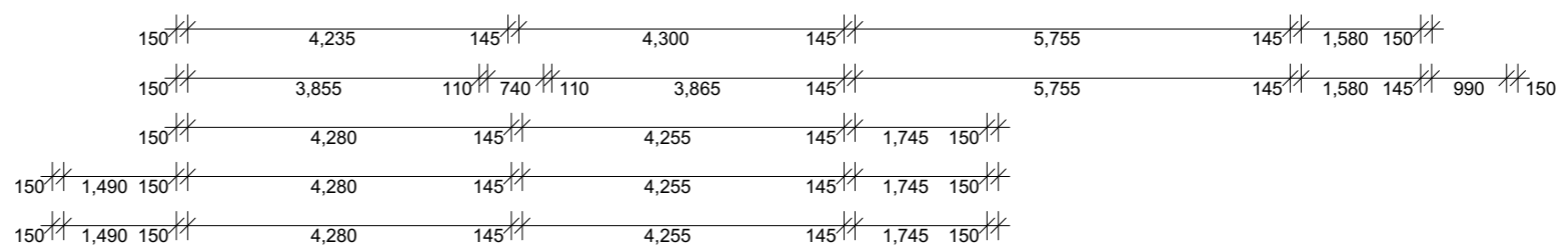
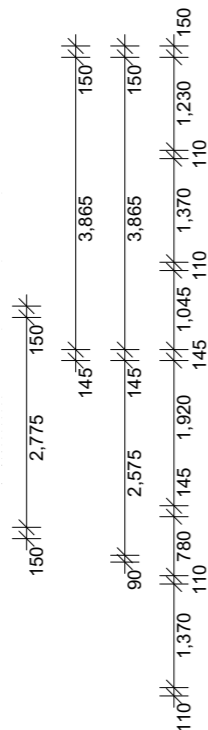
A.17
 EXISTING FIRST
 FLOOR PLAN

KEY

- EXISTING
- DEMOLISHED ELEMENTS

FENCE PLAN LEGEND

- EXISTING HOUSE
- PROPOSED
- NEIGHBOURING DWELLING
- NEIGHBOUR BOUNDARY
- PROPERTY BOUNDARY
- SETBACK
- PROPERTY FENCE
- PROPOSED DECKING
- PROPOSED FENCE FOR DEMOLITION
- PROPOSED FENCE
- PROPOSED CONCRETE FOR DEMOLITION



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PROPOSAL
ALTERATIONS & ADDITIONS

PROJECT STAGE
DA RFI

DATE
3/02/2026

SCALE
1:100@ A3



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A.18
 DEMOLITION
 GROUND FLOOR
 PLAN



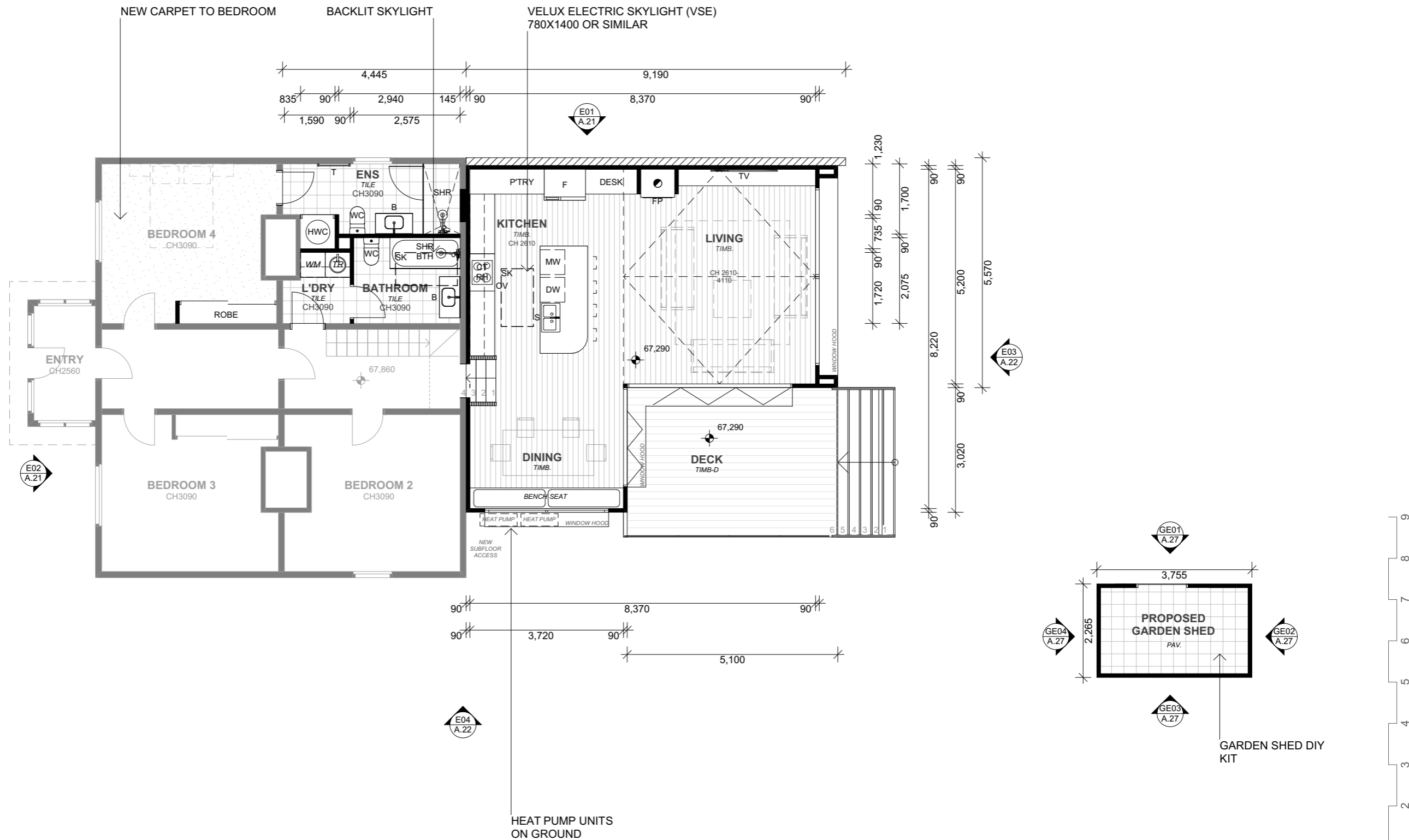
KEY

- EXISTING
- PROPOSED

LEGEND

- AC AIR CONDITIONER
- WC TOILET
- B BASIN
- BTH BATH
- S SINK
- F REFRIGERATOR
- MW MICROWAVE
- OV OVEN
- CT COOKTOP
- RH RANGE HOOD
- P'TRY PANTRY
- SHR SHOWER
- T TOWEL RAIL
- TR TROUGH
- DR DRYER
- WM WASHING MACHINE
- HWC HOT WATER CYLINDER
- SK SKYLIGHT
- FP FIREPLACE

- TILE Ceramic Floor Tile- To Owners selection.
- ROBE Wardrobes- Typically 2400h x 650d.
- TIMB-D Timber Decking.- To Owners selection.
- TIMB Natural timber floor.- To Owners selection.
- PAV. Pavers.- To Owners selection.



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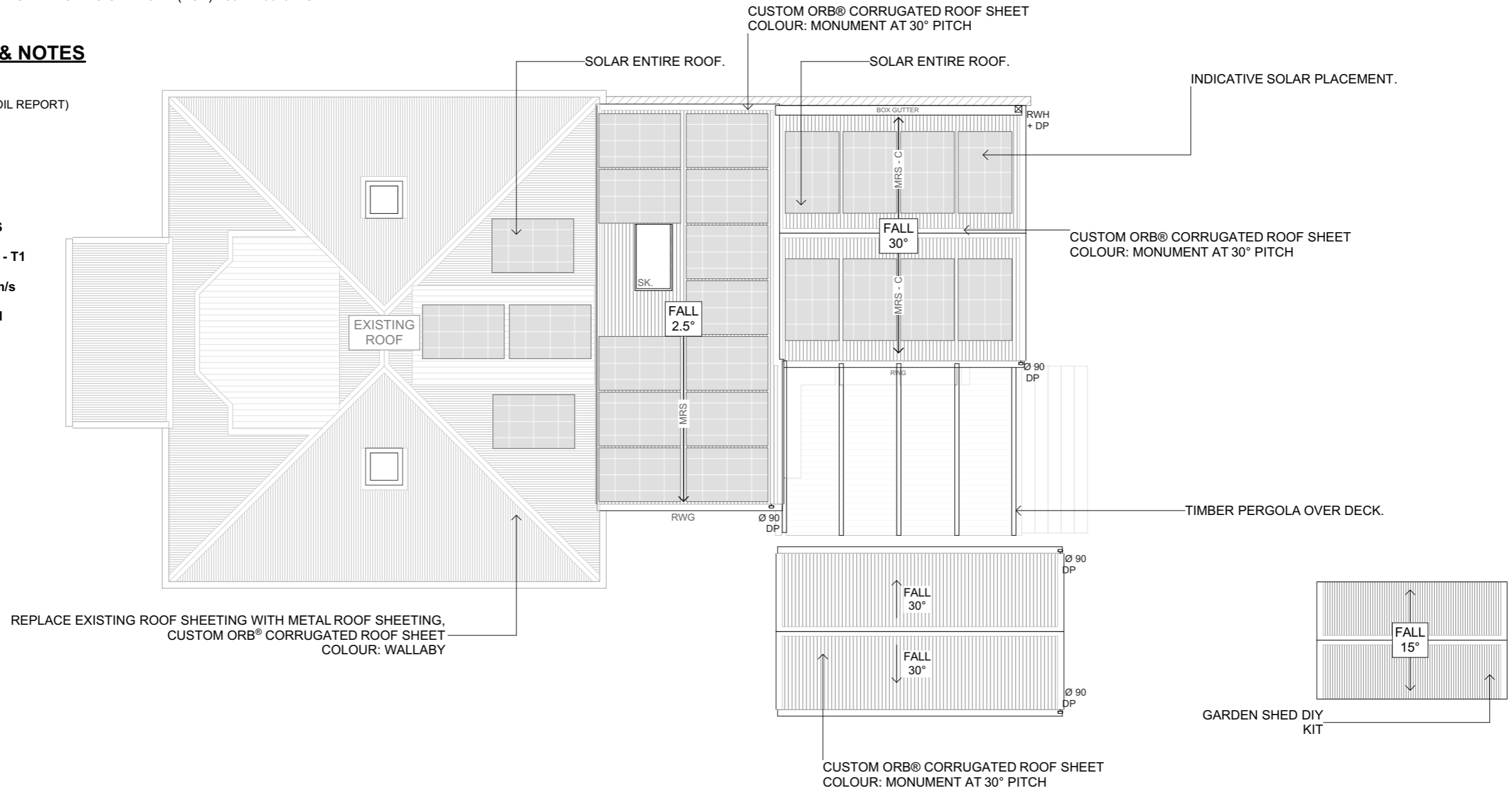
A.19
 PROPOSED GROUND
 FLOOR PLAN

LEGEND

- DP** 90 PVC-U DOWNPIPE. INSTALL I/O's ABOVE GROUND LEVEL FOR CLEANING & FLUSHING
COLOUR: MONUMENT.
- MRS** METAL ROOF SHEETING. IMPERIAL 325 ROOF SHEET.
COLOUR: MONUMENT.
- MRS-C** METAL ROOF SHEETING. CUSTOM ORB® CORRUGATED ROOF SHEET.
COLOUR: MONUMENT.
- RWG** RAINWATER GUTTER.
- RWH** RAINWATER HEAD.
- SK.** SKYLIGHT - VELUX ELECTRIC SKYLIGHT (VSE) 780X1400 OR SIMILAR.

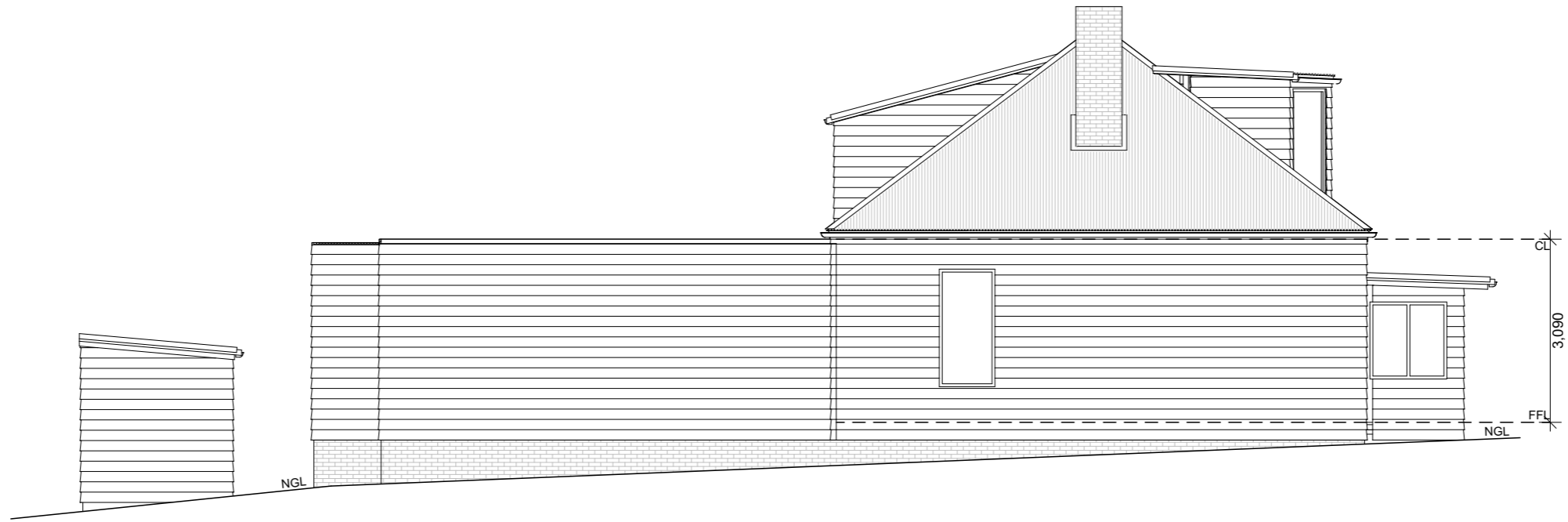
ROOF PLAN LEGEND & NOTES

- WIND CLASSIFICATION**
AS PER AS4055-2021 (REFER GES SOIL REPORT)
- WIND CLASSIFICATION - N2**
- REGION - A**
- TERRAIN CATEGORY - 3.0**
- SHIELDING CLASSIFICATION - PS**
- TOPOGRAPHIC CLASSIFICATION - T1**
- WIND GUST DESIGN SPEED - 40m/s**
- SOIL CLASSIFICATION - CLASS M**

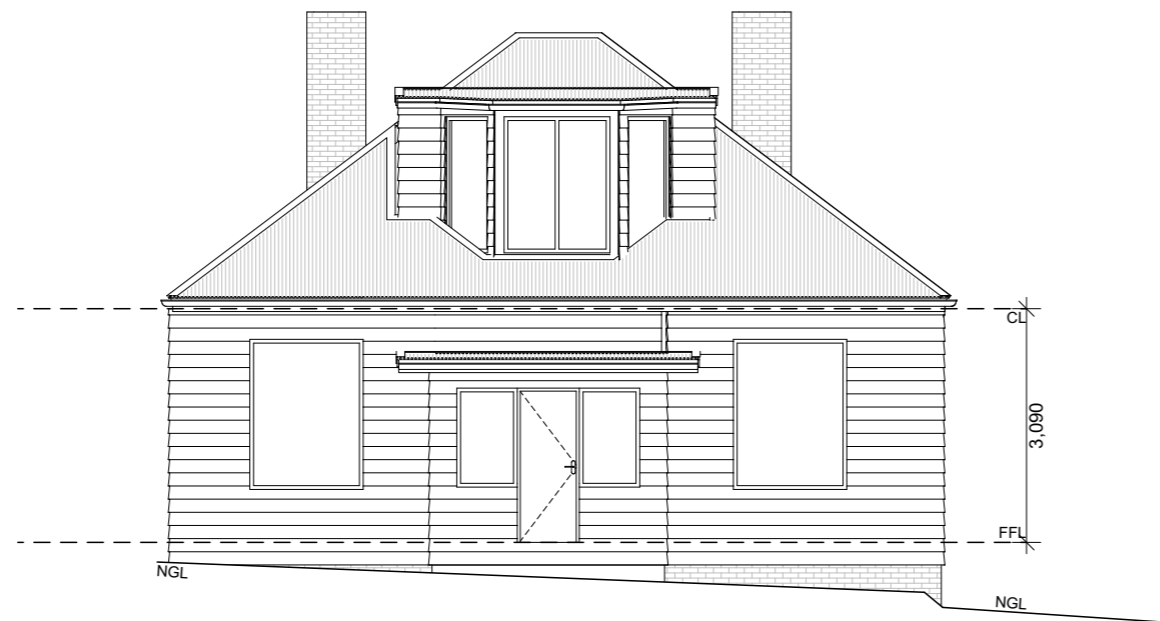


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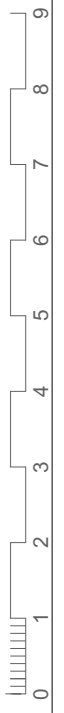




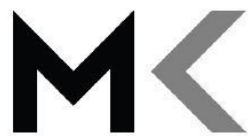
E01
- WEST ELEVATION



E02
- SOUTH ELEVATION



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A.21
EXISTING
ELEVATIONS 01



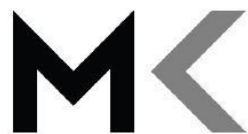
E03
- NORTH WEST ELEVATION



E04
- EAST ELEVATION



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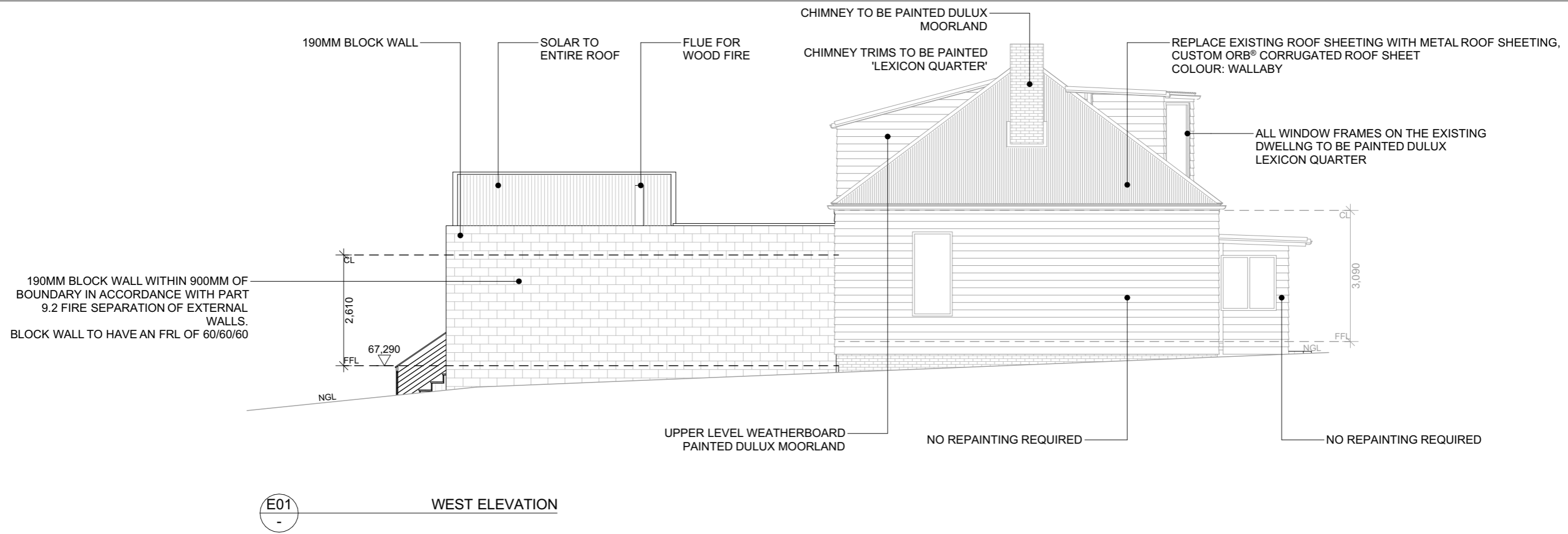
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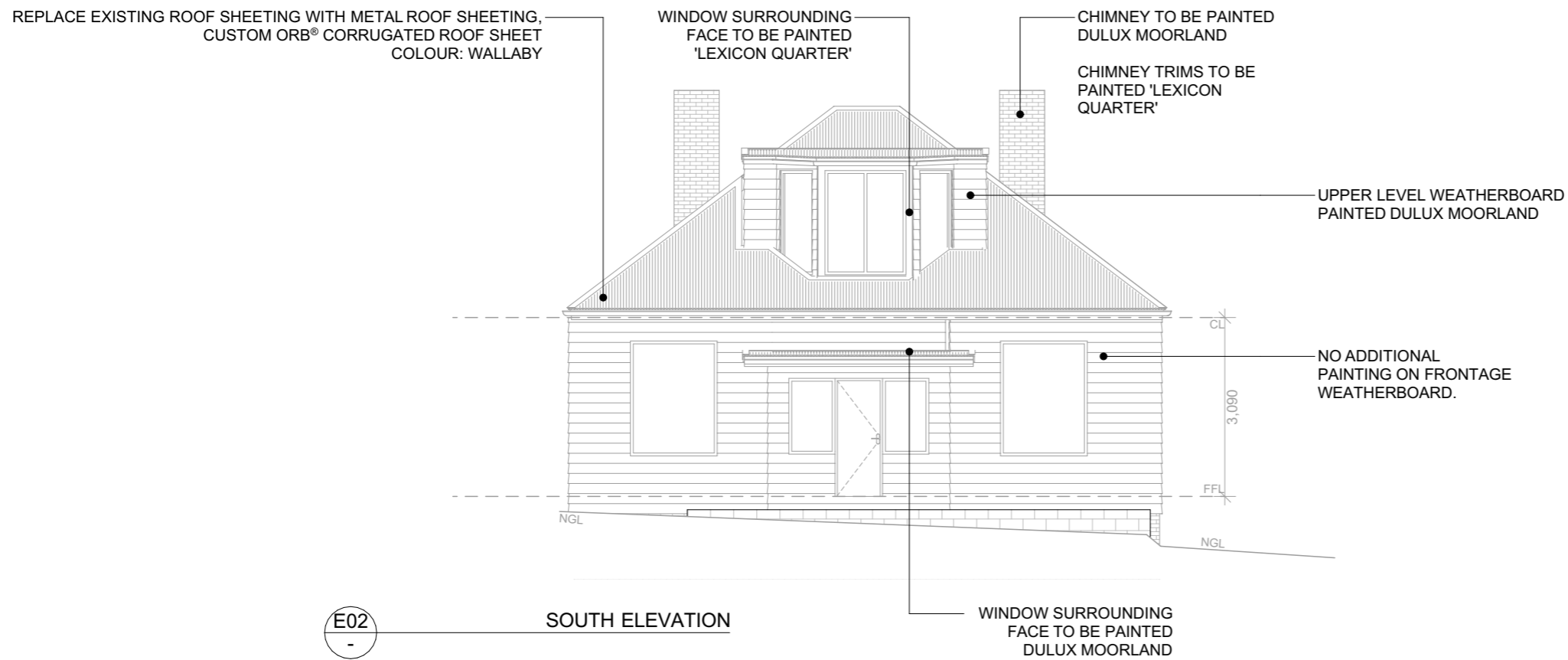
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A.22
EXISTING
ELEVATIONS 02



E01 - WEST ELEVATION



E02 - SOUTH ELEVATION

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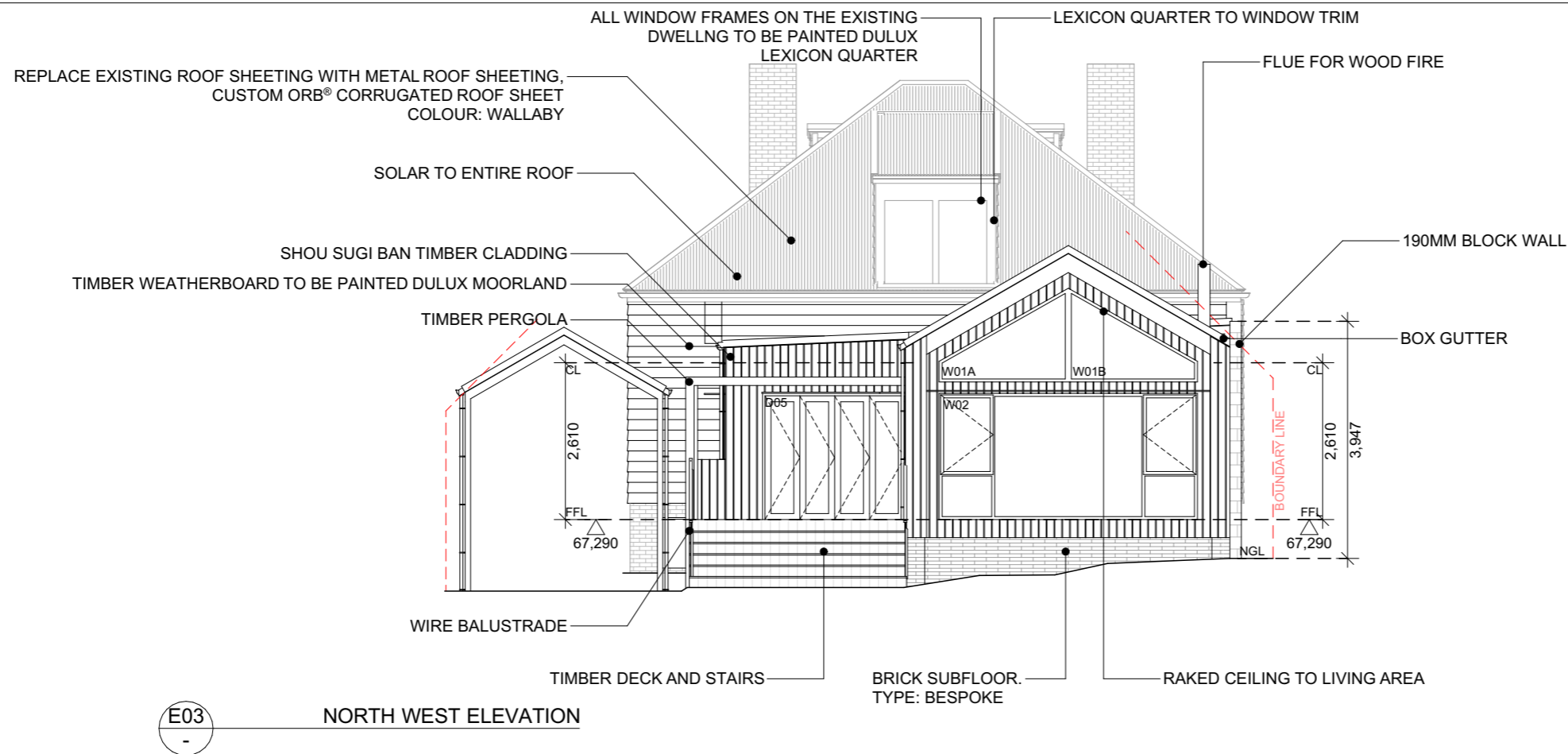
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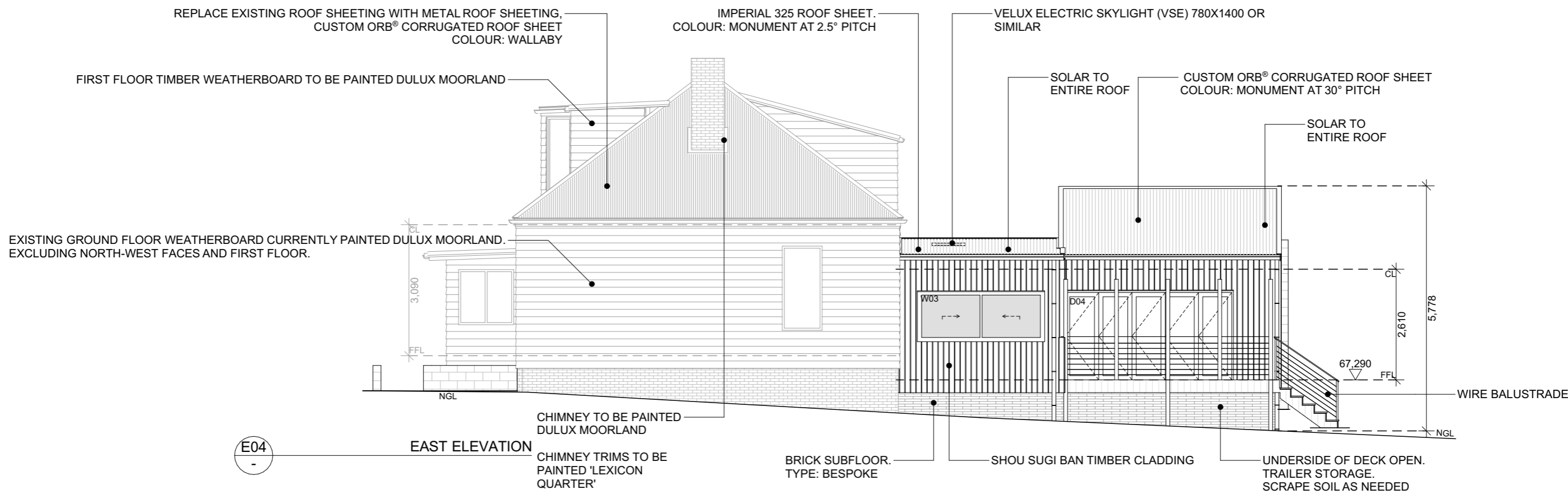
A.23
PROPOSED
ELEVATIONS 01





E03

NORTH WEST ELEVATION



E04

EAST ELEVATION

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A.24
PROPOSED
ELEVATIONS 02

IMAGE OF EXISTING:
DEMOLISH EXISTING BLUE METAL FRONT FENCE AS IT IS OUT OF KEEPING WITH THE HERITAGE CHARACTER OF THE AREA.



PROPOSED AUTOMATIC SLIDING GATE
ACROSS DRIVEWAY ENTRANCE - 1.6M
PICKETS TO MATCH.

NEW PROPOSED LOCATION OF FRONT GATE. (1M WIDE)
WHITE PICKET GATE TO MATCH FENCE
PROPOSED FENCE WITHIN 5.5M OF FRONTAGE MAX 1.8M HIGH PICKET FENCE. MIN. 30% TRANSPARANCY

INDICATIVE FRONTAGE ELEVATION ONLY 1:100 @A3

WHITE TIMBER PICKETS TO BE USED*

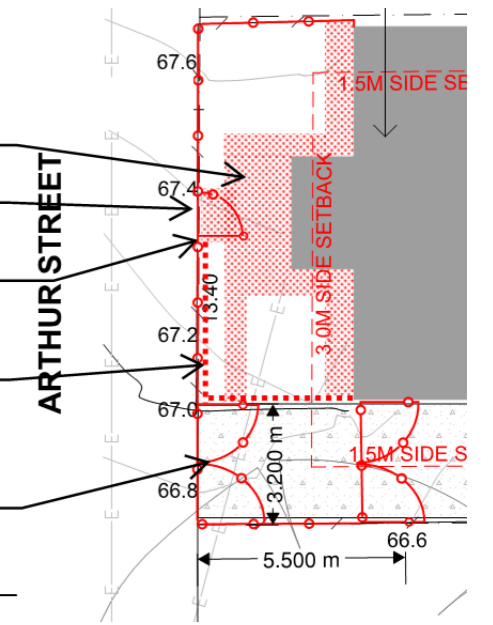
PROPOSED PAINT COLOUR:

TIMBER POSTS - DULUX DOMINO
TIMBER PICKETS - WHITE
DULUX DOMINO WILL MATCH FRONT DOOR COLOUR

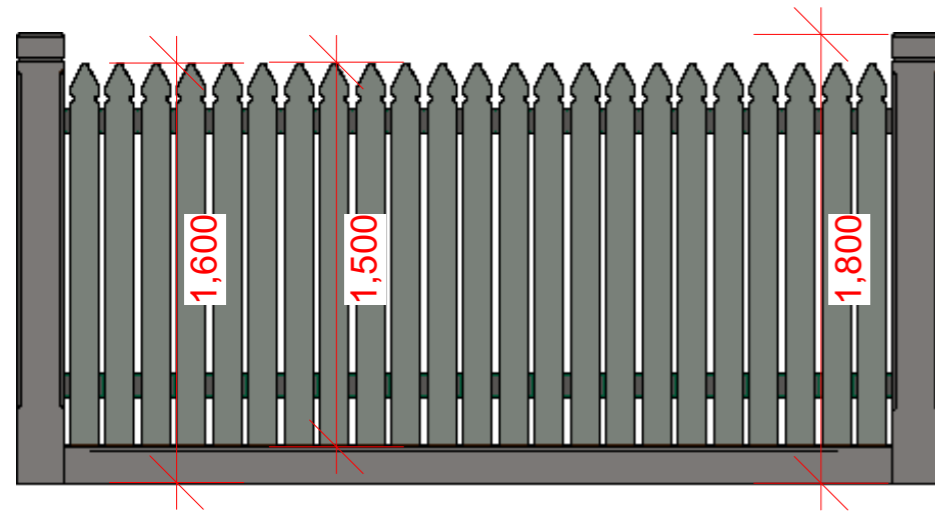
TYPICAL FENCE ELEVATION

REPLACE FENCE WITHIN 4.5M OF FRONTAGE MAX 1.8M HIGH
POSTS AND 1.6M PICKET FENCE FROM NGL. MIN. 30% TRANSPARANCY
FENCE WILL FOLLOW FALL OF FOOTPATH.

- DEMOLISH EXISTING CONCRETE PATHS
- DEMOLISH EXISTING FRONT GATE
- DEMOLISH BLUE FENCE- SHOWN IN RED
- DEMOLISH EXISTING RETAINING WALL - MAX 500MM FROM NGL
- DEMOLISH EXISTING FRONT GATES



DEMOLITION PLAN 1:200 SCALE

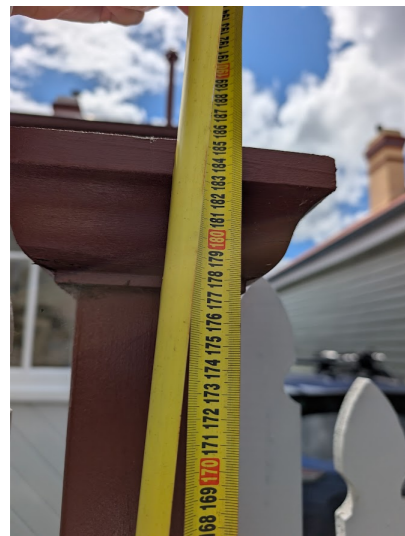


FENCE PLAN LEGEND

- EXISTING HOUSE
- PROPOSED
- NEIGHBOURING DWELLING
- NEIGHBOUR BOUNDARY
- PROPERTY BOUNDARY
- SETBACK
- PROPERTY FENCE
- PROPOSED DECKING
- PROPOSED FENCE FOR DEMOLITION
- PROPOSED FENCE
- PROPOSED CONCRETE FOR DEMOLITION

ADJOINING FENCES ON ARTHUR STREET

33 ARTHUR STREET
185CM POSTS AND 160CM HIGH PICKETS



27 ARTHUR STREET
190CM HIGH PALING FENCE



12 ARTHUR STREET (DIRECTLY OPPOSITE)
208CM POSTS AND 187CM HIGH PICKETS



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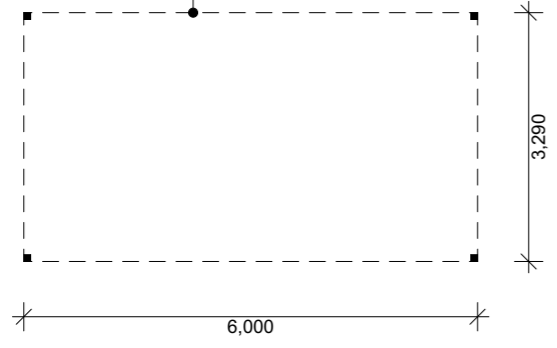
PROPOSAL
ALTERATIONS & ADDITIONS
PROJECT STAGE
DA RFI

DATE
3/02/2026
SCALE
1:100@ A3

REV	AMENDMENT	DATES
1	CONCEPT	17/09/2025
2	DESIGN CHANGES	02/10/2025
3	DESIGN CHANGES	13/10/2025
4	DESIGN CHANGES	31/10/2025
5	RFI CHANGES 01	12/12/2025
6	RFI CHANGES 02	03/02/2026

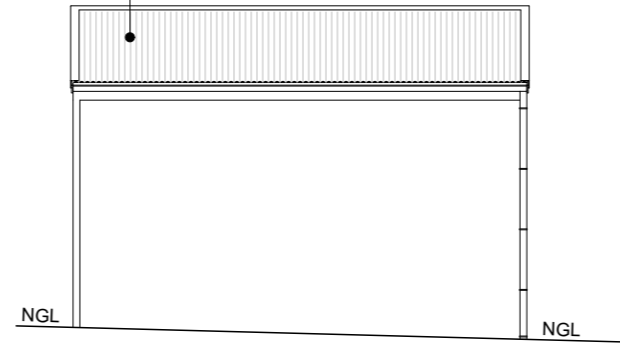
A.25
FRONTAGE WORKS

OUTLINE OF ROOF ABOVE



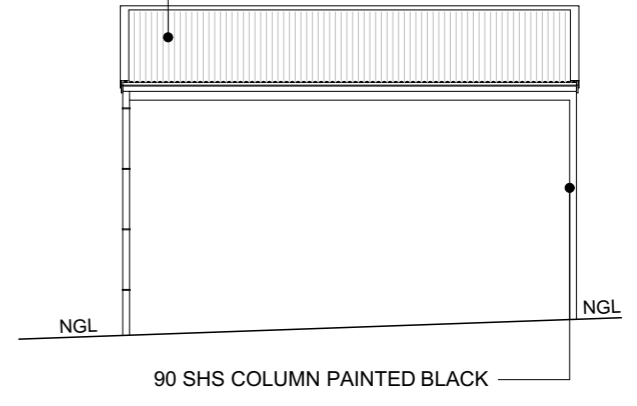
CARPORT FLOOR PLAN

CUSTOM ORB® CORRUGATED ROOF SHEET
COLOUR: MONUMENT AT 30° PITCH

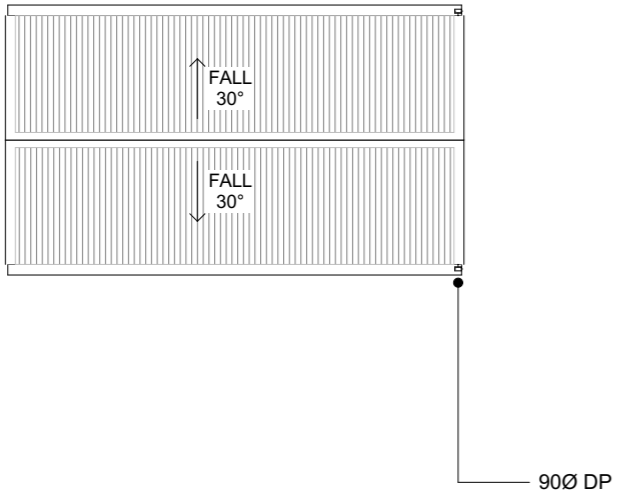


EAST ELEVATION

CUSTOM ORB® CORRUGATED ROOF SHEET
COLOUR: MONUMENT AT 30° PITCH

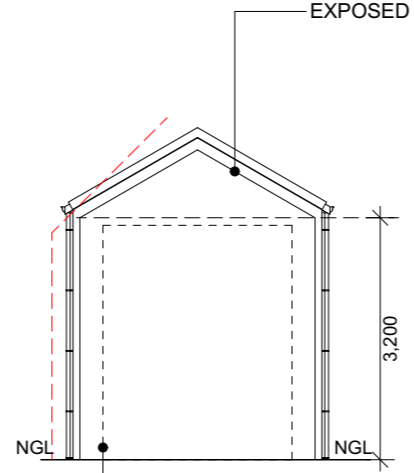


WEST ELEVATION

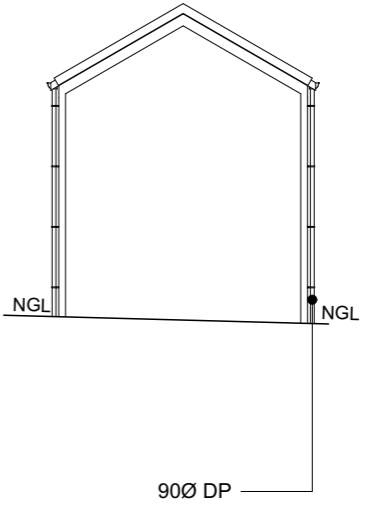


CARPORT ROOF

EXPOSED STEEL RAFTERS



NORTH WEST ELEVATION



SOUTH ELEVATION

NOTE:
3200mm EAVE HEIGHT
THROUGHOUT CARPORT.

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JOB NO:
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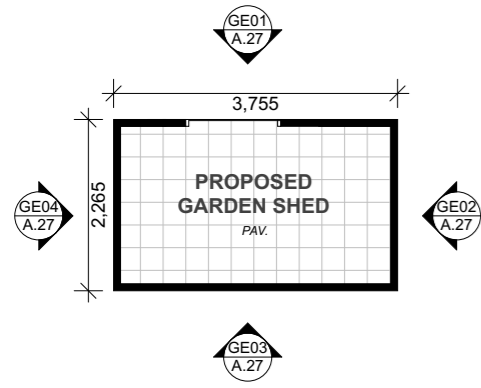


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A.26
CARPORT PLAN



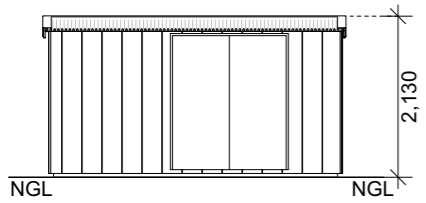
NOTE:
 METAL DIY SHED PAINTED DULUX
 'WALLABY' SITTING ON 100MM PAVER
 AND BEDDING SAND BASE.



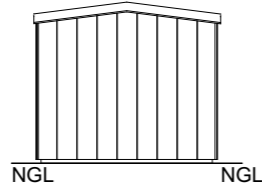
GARDEN SHED PLAN



NORTH WEST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



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bdaa
 BUILDING DESIGNERS
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A.27
 DIY GARDEN SHED
 ELEVATIONS