

Narryna Heritage Museum Incorporated
103 Hampden Road, Battery Point, 7004
www.tmag.tas.gov.au/narryna
6234 2791

5 March 2018

Nick Heath
General Manager
Hobart City Council
GPO Box 503
HOBART TAS 7001
E: coh@hobartcity.com.au

Dear Mr Heath,

Amended development application PLN-17-236, 103 Hampden Road Battery Point 7004

On 10 March 2017 CDA Architects lodged an application for a Planning Permit on behalf of Narryna Heritage Museum for adaptation of an existing outbuilding as a serving kitchen, the upgrade and extension of an existing toilet building and the relocation of an internal screen fence. Narryna is a house museum operating under the umbrella of the Tasmanian Museum and Art Gallery.

In responding to the application (PLN-17-236), Council drew attention to Narryna's need to comply with provisions for stormwater disposal. Narryna board members met with HCC officers to agree upon a stormwater (SW) mains extension between Narryna's boundary in James Street and the Council's SW drainage system in Knopwood Street. We accordingly sought land owner consent for a stormwater connection within the Hobart City Council-owned highway reservation. The new storm water connection will be installed by contractors under Council direction. Previous research has confirmed that title references do not exist for the road route.

Please find attached:

- Narryna's original application for a Planning Permit as submitted by CDA Architects on 10 March 2017

- Notice of Land Owner Consent to Lodge a Planning Application provided by Council on 23 February 2018

We look forward to Council's favourable consideration of this amended development application.

Yours sincerely,



Scott Carlin
Secretary
Narryna Heritage Museum Inc.

Encl.

PP APPLICATION 100317

10th. March 2017.

The General Manager,
Hobart City Council,
16 Elizabeth Street,
GPO Box 503,
Hobart TAS. 7001.

Dear Sir,

**Re: Application for Planning Permit – Proposed Serving Kitchen and Works to Toilets at Narryna,
103 Hampden Road, Battery Point.**

Attached please find a completed application for a Planning Permit for the creation of a Serving Kitchen within the fabric of the existing historic house – Narryna.

The proposed works also include the upgrading and extension of an existing external toilet building and the relocation of a screen fence within the property boundaries to an earlier configuration.

Narryna is a house museum operating under the umbrella of the Tasmanian Museum and Art Gallery.

Narryna is on Crown Land and therefore no Land Title is provided with this application – see discussion below.

This application comprises:

1. Completed Application for Planning Permit endorsed by Crown Law Services as delegated authority of the Minister.
2. Letter from the Director of TMAG endorsing this application.
3. The following architectural drawings indicate the proposed scope of the works -
 - a. Drawing DA 01 / 154061 – Site Plan Kitchen & Toilets.
 - b. Drawing DA 02 / 154061 – Works for Serving Kitchen.
 - c. Drawing DA 03 / 154061 – Additions to Toilet Building.
4. Two pages of photographs of the existing Stores building which is to be adapted for use as a Serving Kitchen.
5. Two pages of photographs of the existing Toilet Building.
6. Heritage Impact Assessment and Statement for Proposed Serving Kitchen at Narryna.
7. Tasmanian Heritage Council's Certificate of Exemption for works No. 1081 "to facilitate adaptive reuse as kitchen facilities".
8. Tasmanian Heritage Council's Certificate of Exemption No. 1113 for "Alterations and extensions to amenities outbuilding" – the existing external toilets.

9. Copy of land conveyance (4 pages) dated 26 November 1937 between Mrs. M.H. Peate and Another to Mr. J.H. Peate.
10. Copy of Land Survey Plan of Narryna prepared by R.J. Tatton Registered No. 4854 prepared c1975.
11. Copy of Metropolitan Drainage Board, Hobart – Plan of Drainage for 103 Hampden Road, Drainage Plan No. 2532 - dated 30th. November 1909.
12. Copy of Hobart City Council's City Engineer's Department Plan of House Connections Drainage - Drainage Plan No. 2532 - dated 12th. October 1961.

Commentary on supplementary documents accompanying application:

Items 1 – 8 above are self-explanatory.

Item 9 -The land conveyance shows the boundary line established as the northern boundary of the existing Narryna site when the property now known as No. 7 James St. was created by reducing the size of Narryna land at that time. The conveyance diagram (plan) shows the newly created boundary as a straight boundary alignment without any associated complications or encumbrances.

Item 10 – This survey drawing post-dates the conveyance noted above and shows the same northern boundary to Narryna. It also shows the existing external toilet building within the northern boundary of Narryna.

Item 11 - This Plan of Drainage shows the alignment of the sewer which serves Narryna. It exits the Narryna courtyard under the opening for the court yard gate and it is in this location that it is proposed to connect the proposed new sink waste from the serving kitchen.

This drawing also shows the earlier alignment of the internal fence line adjacent the stable yard. This permit application also seeks approval to relocate the present fence to this earlier alignment.

Item 12 – This Plan of House Connections Drainage (dated 12 Oct. 1961) shows the alignment of the sewer installed to serve the external toilets. It is noteworthy that this sewer is shown located on Narryna land parallel to Narryna's northern boundary.

In conclusion, we believe that there is no reason why the adaption of the existing stores as a Serving Kitchen should not be approved and that the minor additions to the Toilet Building are discretely located and should not generate any adverse impact upon the adjacent properties.

Yours sincerely,

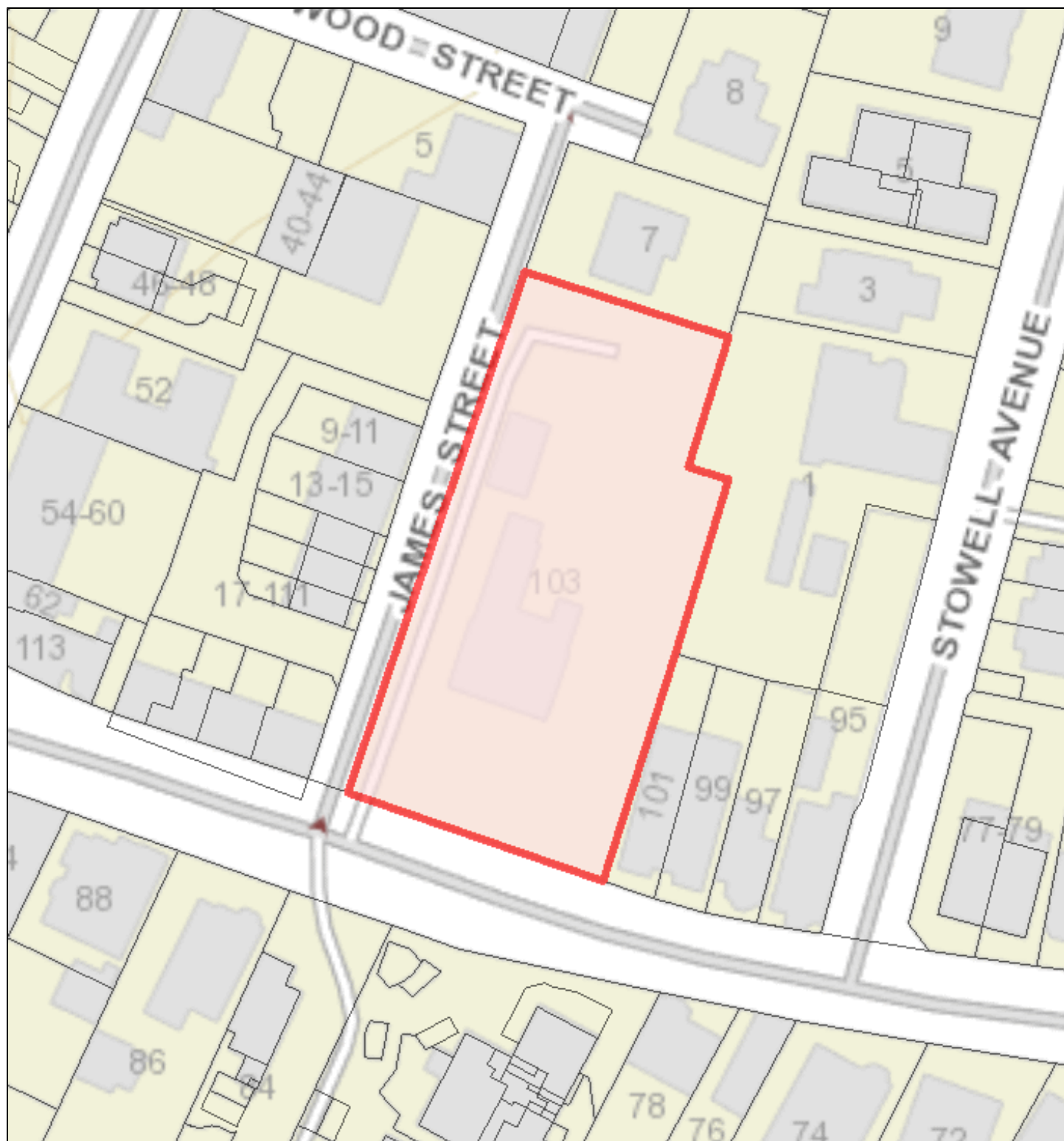


Karen Davis Architect / Manager
M 0417 036 642 D +61 (3) 6224 4435

PROPERTY ID: **5576893**

PROPERTY ADDRESS: **NARRYNA HERITAGE MUSEUM
103 HAMPDEN RD
BATTERY POINT TAS 7004**

CONSTRUCTION YEAR: **1836**



PREMIUM PROPERTY Information Report

PROPERTY DETAILS - 103 HAMPDEN RD BATTERY POINT

Property Name:	NARRYNA HERITAGE MUSEUM	
Land Use:	Community Services - Museum,Art Gallery-Private (valuation purposes only)	
Improvements:	MUSEUM	
Improvement Sizes (Top 3 by Size):	Improvement:	Area:
	MUSEUM	325.5 square metres
	ANNEX	100.4 square metres
	FENCING & PAVING	
Number of Bedrooms:		
Construction Year of Main Building:	1836	
Roof Material:	Slate	
Wall Material:	Brick	
Land Area:	0.2684 hectares	
Title References:		
Municipality:	HOBART View Municipality Information Report	
Title Owner:		
Interested Parties:	PARKS AND WILDLIFE SERVICE	
Postal Address:	GPO BOX 1751	
(Interested Parties)	HOBART TAS 7001	

OWNERSHIP HISTORY - 103 HAMPDEN RD BATTERY POINT

TYPE	NAME	ADDRESS	FROM	TO
Ownership	PARKS AND WILDLIFE SERVICE	GPO BOX 1751 HOBART TAS 7001	05/03/2007	
Crown Land Administration	DPIPWE	GPO BOX 44 HOBART TAS 7001	27/04/2004	05/03/2007
Crown Land Administration	DEPARTMENT OF ENVIRONMENT AND LAND MANAGEMENT	GPO BOX 44 HOBART TAS 7001	08/03/1994	26/04/2004
Ownership	DPIPWE	GPO BOX 44 HOBART TAS 7001	30/06/1986	05/03/2007
Ownership	CROWN	NARRYNA HERITAGE MUSEUM 103 HAMPDEN RD BATTERY POINT TAS 7004	01/07/1982	30/06/1986

SALES STATISTICS - (Community Services - Museum,Art Gallery-Private) - BATTERY POINT (Last 12 Months)

Number of Sales:	0
Highest Sales Price:	
Median Sales Price:	
Mean Sales Price:	
Lowest Sales Price:	

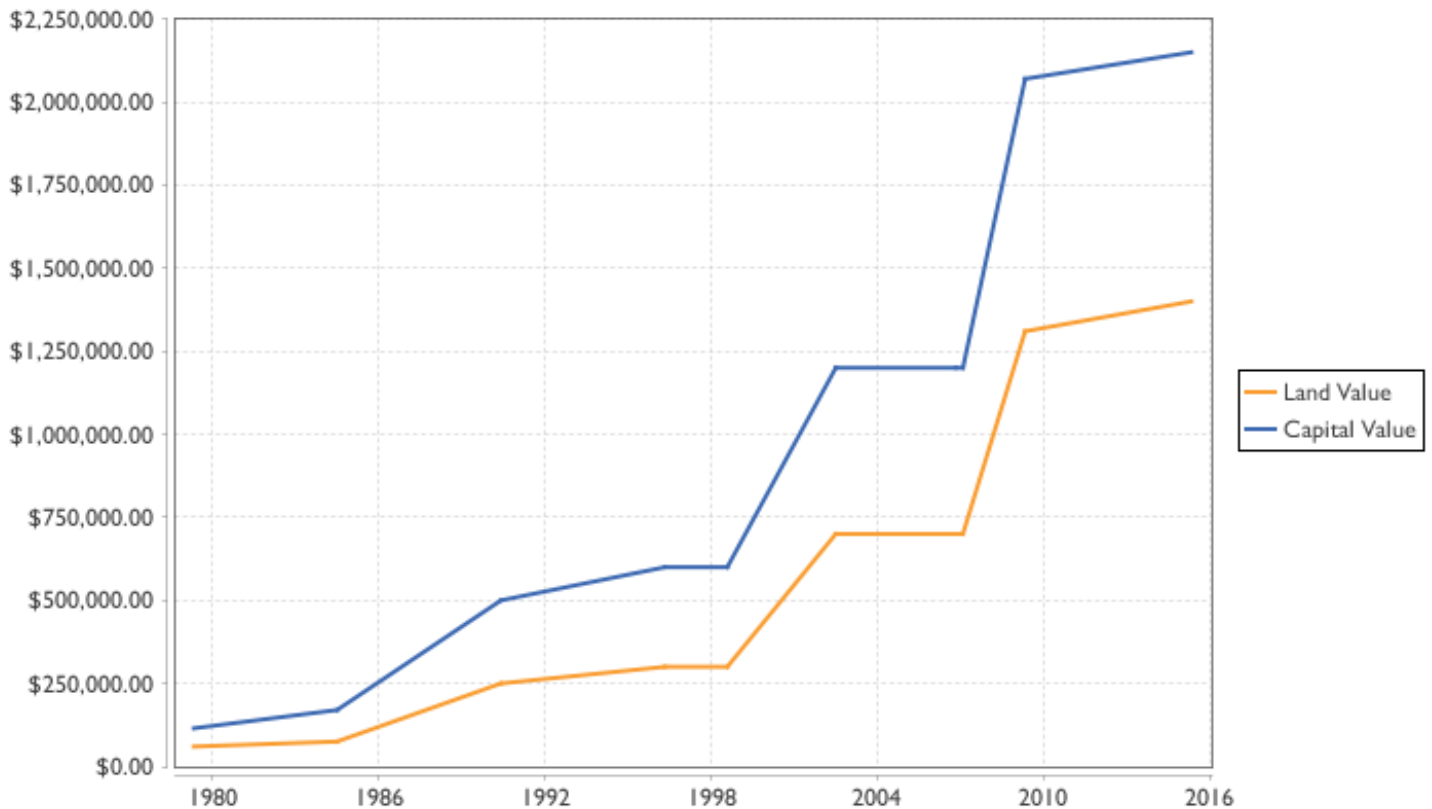
LAST 5 SALES - (Public Serv./Institut./Utility) - BATTERY POINT

ADDRESS	CONTRACT DATE	SALE PRICE
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PREMIUM PROPERTY Information Report

PROPERTY VALUATIONS - 103 HAMPDEN RD BATTERY POINT

DATE INSPECTED	LEVELS AT	LAND	CAPITAL	AAV	REASON
14/01/2015	01/07/2014	\$1,400,000	\$2,150,000	\$86,000	Revaluation
18/02/2009	01/10/2008	\$1,310,000	\$2,070,000	\$82,800	REVALUATION
24/01/2007	01/07/2001	\$700,000	\$1,200,000	\$48,000	LUC AMENDED FOR ADJUSTMENT FACTOR PROJECT
14/11/2006	01/07/2001	\$700,000	\$1,200,000	\$48,000	LUC AMENDED FOR ADJUSTMENT FACTOR PROJECT
12/02/2002	01/07/2001	\$700,000	\$1,200,000	\$48,000	Revaluation
05/08/1998	01/01/1996	\$300,000	\$600,000	\$24,000	Internal alterations
20/03/1996	01/01/1996	\$300,000	\$600,000	\$24,000	Revaluation
10/08/1989	01/07/1990	\$250,000	\$500,000	\$20,000	REVAL 90
25/10/1983	01/07/1984	\$75,000	\$170,000	\$6,800	REVAL 84
24/07/1978	01/07/1983	\$60,000	\$115,000	\$4,600	REVAL'79



AERIAL IMAGERY



PREMIUM PROPERTY Information Report

Explanation of Terms

Property ID	A unique number used for Valuation purposes.
Date Inspected	The date the property was inspected for the valuation.
Levels At	Levels At - or Levels of Valuation Date means the date at which values of properties are determined for all valuations in a Municipal Area.
Land Value	Land Value is the value of the property including drainage, excavation, filling, reclamation, clearing and any other invisible improvements made to the land. It excludes all visible improvements such as buildings, structures, fixtures, roads, standings, dams, channels, artificially established trees and pastures and other like improvements.
Capital Value	Capital Value is the total value of the property (including the land value), excluding plant and machinery.
AAV	Assessed Annual Value. AAV is the gross annual rental value of the property excluding GST, municipal rates, land tax and fixed water and sewerage, but cannot be less than 4% of the capital value.
Interested Parties	This is a list of persons who have been recorded by the Valuer-General as having interest in the property (ie owner or Government agency).
Postal Address	This is the last advised postal address for the interested parties.
Multiple Tenancies	Properties that have multiple tenants are assessed for separate AAV's. e.g. a house and flat.
Similar Criteria	Properties in the same locality with a Capital Value within a range of 10% of the property.

No information obtained from the LIST may be used for direct marketing purposes.

Much of this data is derived from the Valuation Rolls maintained by the Valuer-General under the provisions of the Valuation of Land Act 2001. The values shown on this report are as at the Levels At date.

While all reasonable care has been taken in collecting and recording the information shown above, this Department assumes no liability resulting from any errors or omissions in this information or from its use in any way.

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Department of Primary Industries, Parks, Water and Environment

GPO Box 44, Hobart TAS 7001

Ph 1300 368 550

Web www.dpipwe.tas.gov.au

Enquiries: Liz Stacey

Ph: 6165 4679

Email: cls.enquiries@dpipwe.tas.gov.au

Our ref: LM-LM-AU-CW-252450



Tasmanian Museum and Art Gallery

Att: Scott Carlin

GPO Box 1164

HOBART TAS 7001

Email to: scott.carlin@tmag.tas.gov.au

Dear Mr Carlin,

**LODGEMENT OF PLANNING APPLICATION
TASMANIAN MUSEUM AND ART GALLERY, NARRYNA HERITAGE MUSEUM
UPGRADE OF KITCHEN AND TOILET FACILITIES
103 HAMPDEN ROAD BATTERY POINT TAS 7004**

This letter, issued pursuant to section 52(1B) of the *Land Use Planning and Approvals Act 1993*, is to confirm that the Crown consents to the making of the enclosed Planning Permit Application.

Crown consent is only given to the lodgement of this application. Any variation will require further consent from the Crown.

This letter does not constitute, nor imply, any approval to undertake works, or that any other approvals required under the *Crown Lands Act 1976* have been granted. If planning approval is given for the proposed development, the applicant will be required to obtain separate and distinct consent from the Crown before commencing any works on Crown land.

If you need more information regarding the above, please contact the officer nominated at the head of this correspondence.

Yours sincerely,

Jesse Walker

**Team Leader (Unit Manager, Policy and Projects)
Crown Land Services**

22 March 2017

Application for planning permit



OFFICE USE ONLY

Application
Number

ALL APPLICATIONS

Location of proposed development

103 HAMPDEN ROAD
BATTERY POINT

Postcode 7004

Certificate of Title No.

C20041141D

Lot No.

Applicant's name*

NARRINA HERITAGE MUSEUM
INC.

Applicant's postal address

103 HAMPDEN RD
BATTERY POINT

Postcode 7004

Email Scott.Carlin@imag-las.gov.au

BH Telephone 6234 2791

Facsimile -

Owner's name*

TASMANIAN GOVERNMENT
DEPARTMENT OF STATE GROWTH

Owner's postal address

c/o TASMANIAN MUSEUM & ART GALLERY
GPO Box 1164 HOBART

Postcode 7000

Email

BH Telephone

Facsimile

Contact person*

S. CARLIN

Contact person's postal address

NARRINA 103 HAMPDEN RD
BATTERY POINT TAS

Postcode 7004

Email

BH Telephone 6234 2791

Facsimile

* See page 4 for definitions

DESCRIPTION OF PROPOSED DEVELOPMENT

Please tick the appropriate box or boxes. If they don't accurately describe your proposal, please detail under 'Other'

- ☐ New house
- ☐ House extension/addition
- ☐ Demolition
- ☐ Partial Demolition
- ☐ Fencing
- ☐ Change of use (please specify)
- ☒ Subdivision

☒ Other (please specify)

ADAPTATION OF STORES
AS SERVING KITCHEN
A
UPGRADING & ADDITIONS
- 2. EXT. EXTERNAL TOILET

Present use(s) of land and buildings

HOUSE MUSEUM

Have you had pre-application discussions with a Council Planning Officer?

☒ Yes☐ No

If "Yes" please give officer's name if known

B. CONNARD / N. HOVE

Please visit www.hobartcity.com.au if you wish to make an appointment with a planning officer prior to lodgement.

List the total number of people who will be working on the site.

	TOTAL EMPLOYEES		MAXIMUM EMPLOYEES AT ANY ONE TIME	
	Part time	Full time	Employees (total)	Time of day/week
Existing (previous) use			1	Mon - Fri 10 AM - 4:30 PM
Proposed use			2	Wed - Sat 10 AM - 4:30 PM

Will there be any goods deliveries to and from the site? ☒ No ☐ Yes *Please estimate the number and type of Vehicles and how often they will make trips.*

Type/size of vehicle				
Number of vehicles				
Trip frequency per day/week/month				

Is there any large plant or machinery that would need to be installed or used on site such as refrigeration units and generators

☒ No ☐ Yes

If yes, please list the type of machinery and ensure location, dimensions etc are clearly marked on your plans.

[illegible]

Is outdoor storage proposed? ☒ No ☐ Yes

If you are proposing a night club, cafe or the like, what is the number of seats proposed including the capacity at any bar area?

No

If yes, please ensure your plans show where the outdoor storage areas are and what type of goods are stored. This information will help us assess the impact of the proposal on amenity.

If you are proposing a hotel, motel, visitor accommodation, hostel or the like, what is the number of beds proposed?

No.

Please ensure the beds are clearly indicated on your plans. This information enables us to assess the car parking arrangements.

■ Is any signage proposed?

☒ No ☐ Yes

8

Application for planning permit *continued*

ALL APPLICATIONS

FLOOR AREA *Refer to definition of floor area in relevant planning scheme*

Existing floor area	Proposed floor area (total)	Site area
641.5 m ²	667.45 m ²	2684 m ²

CAR PARKING ON SITE

Number existing	Number proposed
14	14

VALUE

Value of work (inclusive of GST)
\$ 85,000

SITE CONTAMINATION *This information determines whether a site may need a contamination assessment before it is further developed.*

☒ Have any potentially contaminating uses been undertaken on this site? ☐ Yes ☒ No ☐ Don't know

TASMANIAN HERITAGE REGISTER

☒ Is this property on the Tasmanian Heritage Register? ☒ Yes ☐ No

CERTIFICATES OF EXEMPTION (2N²) ATTACHED
HERITAGE IMPACT ASSESSMENT &
STATEMENT ATTACHED.

NON-RESIDENTIAL USE/DEVELOPMENT

NOTE: This section must be completed for all applications for non-residential use/development.

HOURS OF BUSINESS

☒ What days and hours of operation are proposed for the business

☒ Are the proposed hours of business different from the existing use or situation? ☒ No ☐ Yes Please complete details below.

	From	To		From	To
Monday to Friday	10 AM	4.30 PM.	Monday to Friday		
Saturday	10 AM	4.30 PM.	Saturday		
Sunday	12 PM	4.30 PM.	Sunday		

Application for planning permit *continued*

ALL APPLICATIONS

In respect to page one of this application the "Applicant's name" means the name of the person making the application. The applicant will be advised of the determination in respect of the application. The applicant will be written to if additional information is required.

The "Owner's name" is the owner as described in the definition below of owner.

The "Contact Person" is the person that should be contacted in respect to any matters relating to the application up to its determination. In most cases the applicant and contact person will be the same. However, in the instance of an applicant being an architectural firm (ie XYZ Architects) the contact person may be an architect (ie I. Draw). The contact person (unless they are the same as the applicant) will not be advised of the decision of Council.

DECLARATION BY APPLICANT (mandatory)

I declare that the information given is a true and accurate representation of the proposed development, and I am liable for the payment of Council application processing fees even in the event of the development not proceeding. I understand that the information and materials provided with this development application may be made available to the public in electronic form on the Council's website. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Development Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application, for the purposes of assessment of that application. I indemnify the Hobart City Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.

Signature of applicant

Name (please print)

Date

SCOTT CARLIN

15 MARCH 2017.

IF APPLICANT IS NOT THE OWNER

If the applicant is not the owner of the land, the applicant must include a declaration that he/she has notified the owner/s

I hereby declare that I am the applicant for the development/change of use at the address detailed in this application for a planning permit, and that I have notified the owner/s of the land that I am making this application, in accordance with Section 52 (1a) Land Use Planning Approvals Act 1993.

Signature of applicant

Name (please print)

Date

SCOTT JAMES CARLIN

15 MARCH 2017.

Name/s of owner/s notified

Date notified

CROWN LAND SERVICES

3 MARCH 2017.

DEFINITION OF OWNER

"owner" means any one or more of the following:

- a in the case of a fee simple estate in land - the person in whom that estate is vested;
- b in the case of land not registered under the *Land Titles Act 1980* and subject to a mortgage - the person having, for the time being, the equity of redemption in that mortgage;
- c in the case of land held under a tenancy for life - the person who is the life tenant;
- d in the case of land held under a lease of a term not less than 99 years or for a term of not less than such other prescribed period - the person who is the lessee of the land;
- e in the case of land in respect of which a person has a prescribed interest - that person;
- f in the case of Crown land within the meaning of the *Crown Lands Act 1976*, the Crown in right of the State of Tasmania;

but does not include the holder of an interest in land other than the Crown in the right of Tasmania if the interest of the holder cannot reasonably be discovered by search of the Register within the meaning of the *Land Titles Act 1980* or a search conducted at the Registry within the meaning of the *Registration of Deeds Act 1935*.

COUNCIL OR CROWN LAND

If the land that is the subject of this application is owned or administered by either the Crown or Hobart City Council, the consent of the Minister of the Crown or the General Manager of the Council, whichever is applicable, must be included here. This consent should be completed and signed by either the Minister, the General Manager of Hobart City Council, or their delegate (as specified in Subsections 52 (1D-1G) of the *Land Use Planning and Approvals Act 1993*).

I JESSE WALKER being responsible for the administration of land at BATTERY POINT

declare that I have given permission for the making of this application for Upgrade of Kitchen & Toilet facilities

Date 22/3/17

Signature [Signature]

(This consent is for the making of the application only, and does not constitute landlord consent for the development to occur.)



City of **HOBART**

Enquiries to: Cindy Elder
☎: (03) 6238 2836
✉: coh@hobartcity.com.au
Our Ref: PLN-17-236; 5576893P;
R0694
CLE:JAH
DA-18-8277; DA18-8285
Your Ref:

23 February 2018

Mr Scott Carlin
Narryna Heritage Museum Inc
103 Hampden Road
Battery Point Tas 7000

Via Email: Scott.Carlin@tmag.tas.gov.au

Dear Mr Carlin

NOTICE OF LAND OWNER CONSENT TO LODGE A PLANNING APPLICATION

Site Address: **James Street Highway Reservation, Battery Point**
Description of Proposal: **Stormwater Connection**
Applicant Name: **Scott Carlin (Narryna Heritage Museum Inc)**
PLN (if applicable): **PLN-17-236**

I write to advise that pursuant to Section 52 of the *Land Use Planning and Approvals Act 1993*, I grant my consent on behalf of the Hobart City Council as the owner/administrator of the above land for you to make application to the City for a planning permit for the development described above and as per the attached documents.

Please note that the granting of the consent is only for the making of the application and in no way should such consent be seen as prejudicing any decision the Council is required to make as the statutory planning authority or as the owner/administrator of the land.

Yours sincerely

(N D Heath)

GENERAL MANAGER

Attachment: **Land Owner Consent**



City of **HOBART**

PLN-17-236; 5576893P; R0694
DA-18-8277; DA18-8285

LAND OWNER CONSENT TO LODGE A PLANNING APPLICATION

Site Address: **James Street Highway Reservation, Battery Point**
Description of Proposal: **Stormwater Connection**
Applicant Name: **Mr Scott Carlin (Narryna Heritage Museum Inc)**
PLN (if applicable): **PLN-17-236**

The land indicated above is owned or is administered by the Hobart City Council.

The applicant proposes to lodge an application for a permit, pursuant to the *Land Use Planning and Approvals Act 1993*, in respect to the proposal described above.

Part or all of the application proposes use and/or development on land owned or administered by the City located at stormwater connection (as shown on the attached plans).

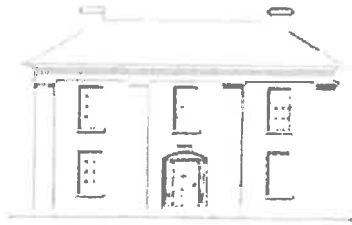
Being and as General Manager of the Hobart City Council, I provide written permission to the making of the application pursuant to Section 52(1B)(b) of the *Land Use Planning and Approvals Act 1993*.

(N D Heath)
GENERAL MANAGER

Date: 28/2/18

This consent is for the making of a planning application only, and does not constitute landlord consent for the development to occur.

Attachments/Plans: **Letter and plans Narryna Museum**



Narryna Heritage Museum Incorporated
103 Hampden Road, Battery Point, 7004
www.tmag.tas.gov.au/narryna
6234 2791

11 January 2018

Nick Heath
General Manager
Hobart City Council
GPO Box 503
HOBART TAS 7001
E: coh@hobartcity.com.au

Attn: Cindy Elder

Dear Nick,

Landlord consent requested for stormwater connection within the Hobart City Council-owned highway reservation (James and Knopwood Streets, Battery Point)

On 10 March 2017 CDA Architects lodged an application for a Planning Permit on behalf of Narryna Heritage Museum for adaptation of an existing outbuilding as a serving kitchen, the upgrade and extension of an existing toilet building and the relocation of an internal screen fence. Narryna is a house museum operating under the umbrella of the Tasmanian Museum and Art Gallery.

In responding to the application (PLN-17-236), Council drew attention to Narryna's need to comply with provisions for stormwater disposal. Narryna Heritage Museum's Honorary Architect, Peter Cripps and I met with Hobart City Council Director City Infrastructure, Neil Noye and Development Engineer, Sergio Montes on Monday 4 December to agree upon a stormwater (SW) mains extension between Narryna's boundary in James Street and the Council's SW drainage system in Knopwood Street.

Accordingly we seek landlord consent for a stormwater connection within the Hobart City Council-owned highway reservation. Please find attached drawings DA01A and detail by Peter Cripps indicating the approximate stormwater disposal route from the Narryna property via James Street to the major stormwater pit in Knopwood Street, Battery Point. The new storm water connection will be installed by contractors under Council direction. Previous research has confirmed that title references do not exist for the road route.

We look forward to Council's favourable consideration of this matter.

Yours sincerely,



Scott Carlin
Secretary
Narryna Heritage Museum Inc.

Enclosures:

Drawings DA01A and detail by Peter Cripps indicating the stormwater disposal route via James Street

AMENDMENT A: Date - 8/12/2017.
Change of SW discharge from site
& new SW drain in James St.
for amended DA Application.

Remove gate &
fix infill fencing.

Remove exist. fence
& gates.

Boundary fence.

EXISTIN

Exist. S.W. drain

New S.W. connection to
exist. pit - work by HCC.

Exist. S.W. pit

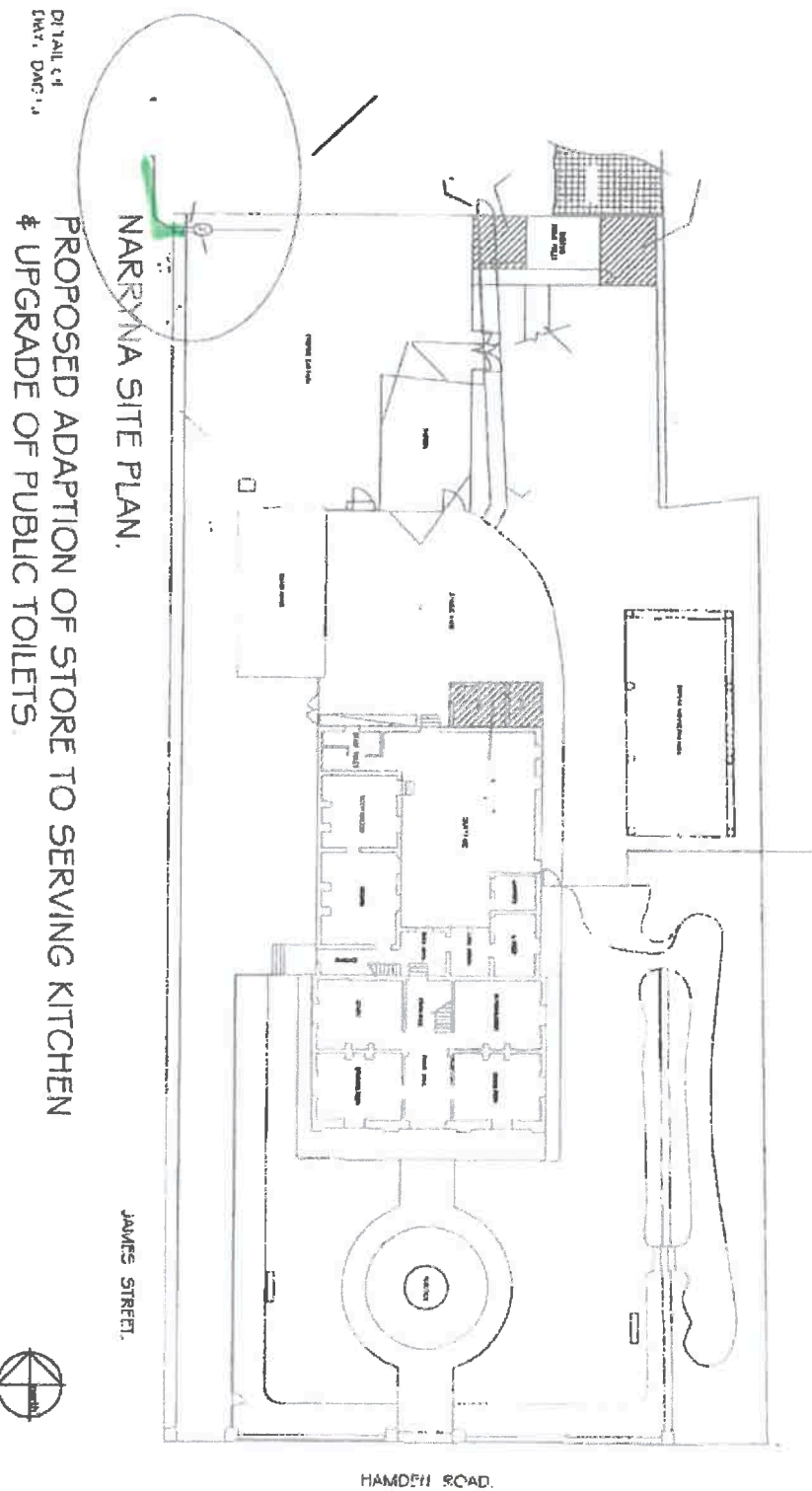
Remove exist. S.W.
discharge on to roadway
All work by HCC.

New S.W. drain in James St.
exact location to be determined on site.
Discharge new drain into SW manhole
in Knopwood St. All work by HCC

NARRYN,

DETAIL OF
DWG. DAOI a.

PROPOS
& UPGRA



Oct. 2016.

1:1 T.S.



NARRYNA - BATTERY POINT.

Narryna - Heritage Museum Inc.
103 Hampden Road, Battery Point, Hobart 7004.
Site Plan.

Not printed to scale.
February 2017.

C · D · A
ARCHITECTS

PO BOX 942
Sandy Bay TAS 7006
236 Derby Street,
Hobart 7000
TASMANIA

PH 03 6231 4399
FAX 03 6231 5566

DA01a.

0000

19 Davey Street, Hobart
GPO Box 1164, Hobart TAS 7001 Australia
Ph (03) 6165 7001
Fax (03) 6211 4112
tmagmail@tmag.tas.gov.au
www.tmag.tas.gov.au



TRIM Ref:

11 March 2017

Nick Heath
General Manager
Hobart City Council
GPO Box 503
HOBART TASMANIA 7001

Attn: Neil Noye & Brendan Lennard

Dear Mr Heath,

Planning application – Narryna Heritage Museum, 103 Hampden Road, Battery Point Tasmania 7004

The property, Narryna Heritage Museum, at 103 Hampden Road, Battery Point has been owned by the Tasmanian Government since 1946 and has been managed by the Tasmanian Museum and Art Gallery on behalf of the Department of State Growth since 2011. As Crown property, there is no Certificate of Title. Crown Law has recommended that for the purpose of the Development Application that we cite a 19th century title reference – 27 Feb 1885, Regd. 5 March 1885, No. 7/4000.

The Narryna property has operated as a museum since 1957. It was initially known as the Van Diemen's Memorial Folk Museum and latterly as Narryna Heritage Museum Incorporated. The museum operation is undertaken by a volunteer community Council, which includes Tasmanian Museum and Art Gallery representatives (myself as Director and two other TMAG nominees). Narryna Heritage Museum Inc. is registered as a charity with the Australian Charities and Not-For-Profits Commission.

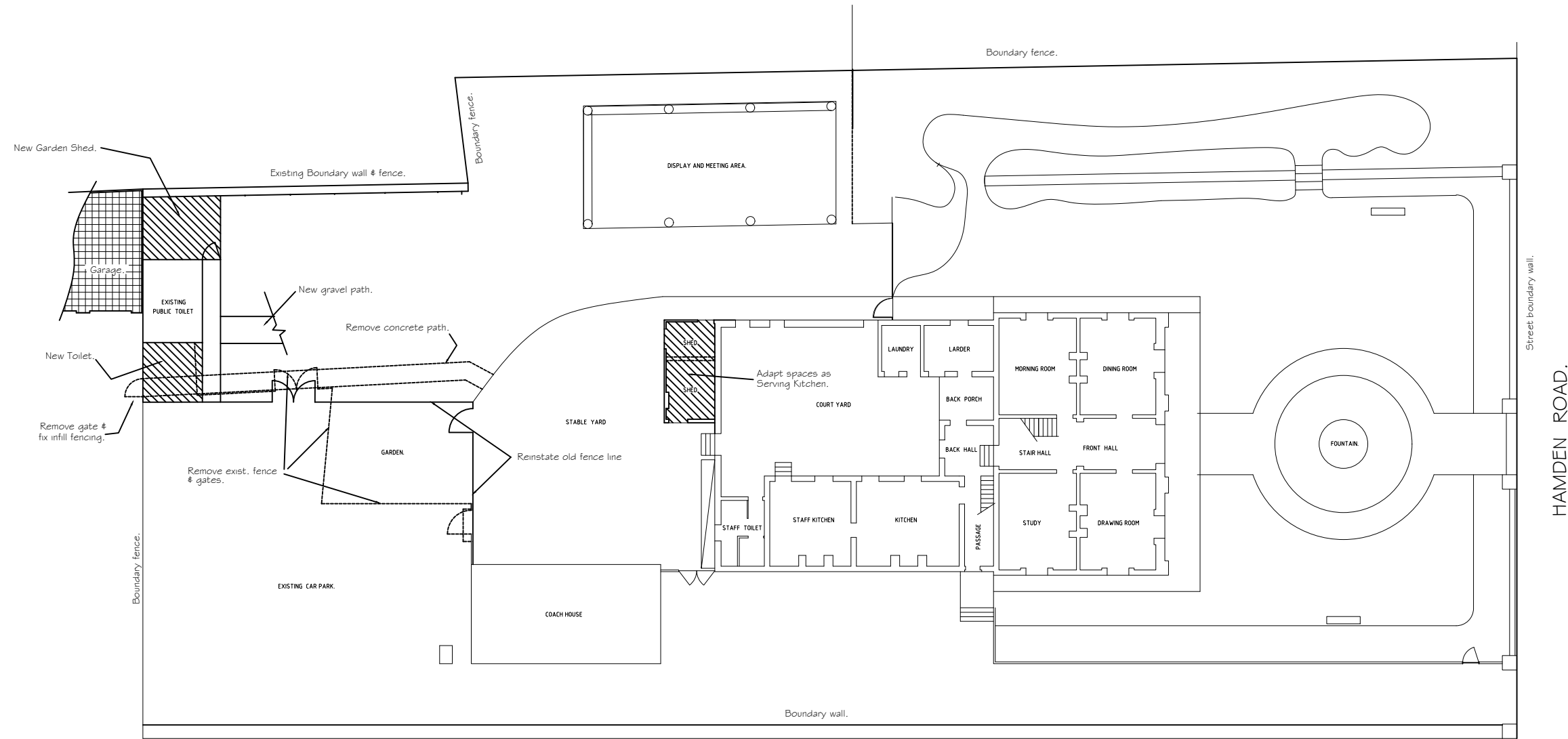
Narryna Heritage Museum Inc has retained the services of Artas Architects to develop a planning application and designs for three projects to support public enjoyment of the Narryna site. The first is the adaptive re-use of a c. 1900 addition to the courtyard walls as a serving kitchen for occasional events. The second is alterations and additions to a c. 1980s WC block to allow for a universal access WC and storerooms. The third is the relocation of an existing internal fence to an earlier known location to allow a better understanding of the development of the site. Projects one and two have received Tasmanian Heritage Council exemptions.

I would like to confirm that these projects have the approval of the Tasmanian Museum and Art Gallery.

Council has requested Ministerial approval for the proposed development pursuant to section 52 of the Land Use Planning and Approvals Act 1993. Crown Law Services has the Minister's delegated authority to endorse planning applications for Crown property and will liaise with the relevant Department of State Growth personnel. This development application will be lodged with Ministerial approval provided by Crown Law Services.

Yours sincerely

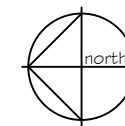
Janet Carding
Director



NARRYNA SITE PLAN.

PROPOSED ADAPTION OF STORE TO SERVING KITCHEN & UPGRADE OF PUBLIC TOILETS.

JAMES STREET.



N.T.S.

NARRYNA - BATTERY POINT.

Narryna - Heritage Museum Inc.
103 Hampden Road, Battery Point, Hobart 7004.

Site Plan.

Not printed to scale.
February 2017.

ARTAS

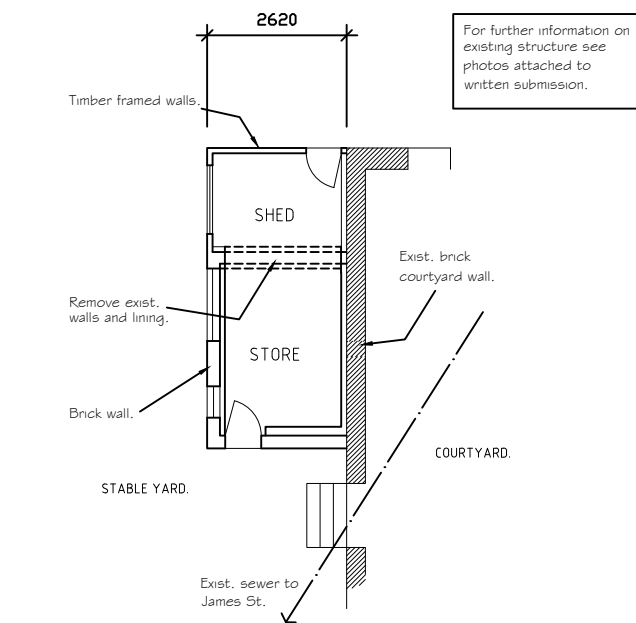
ARCHITECTS

Unit 1
136 Davey Street,
Hobart 7000
TASMANIA
PH: (03) 6224 4435

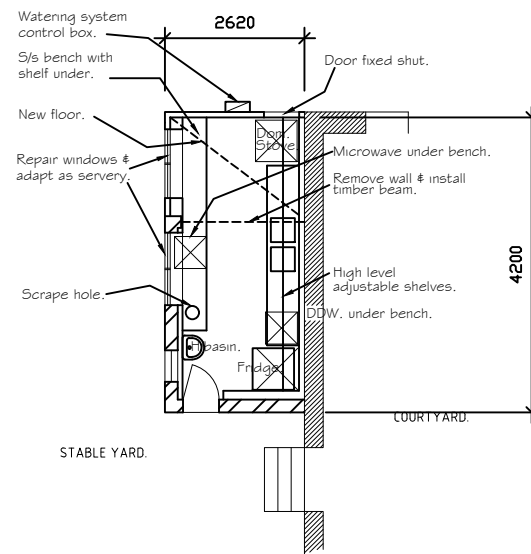
DA01.

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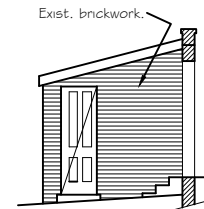
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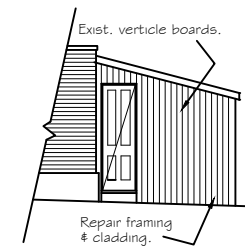
EXISTING STORES



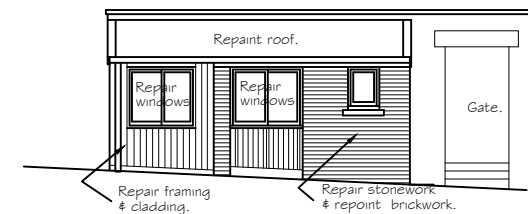
PROPOSED ALTERATIONS.



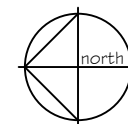
WEST ELEVATION.
(No work)



EAST ELEVATION.



NORTH ELEVATION.



WORKS FOR PROPOSED SERVING KITCHEN
NARRRYNA - BATTERY POINT.

Narryna - Heritage Museum Inc.
103 Hampden Road, Battery Point, Hobart 7004.

Plans and Elevations.

1:100.
February 2017.

ARTAS
ARCHITECTS

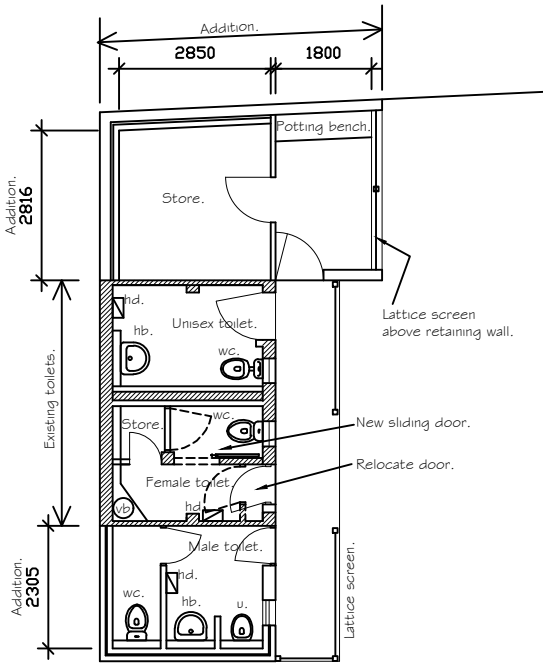
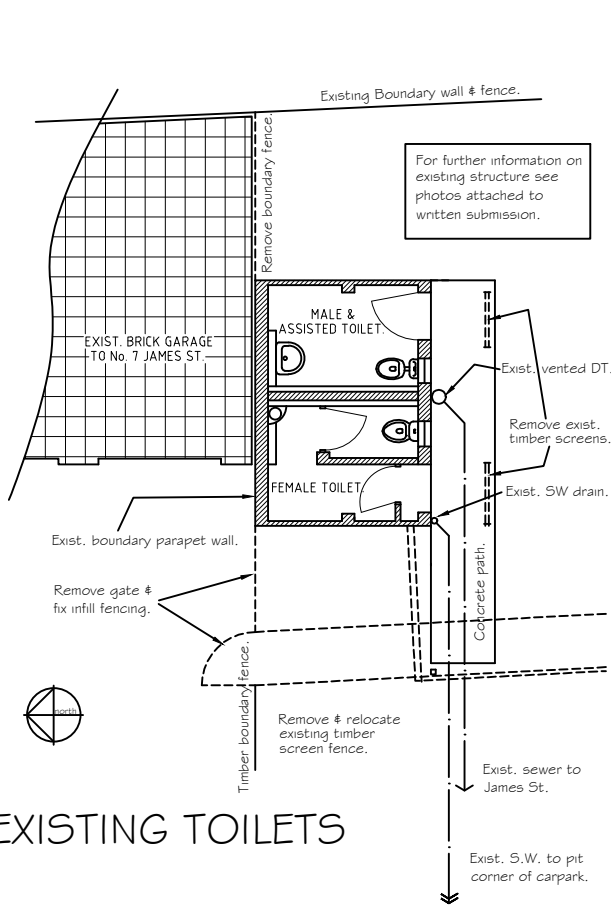
Unit 1
136 Davey Street,
Hobart 7000
TASMANIA
PH: (03) 6231 4999

DA02.

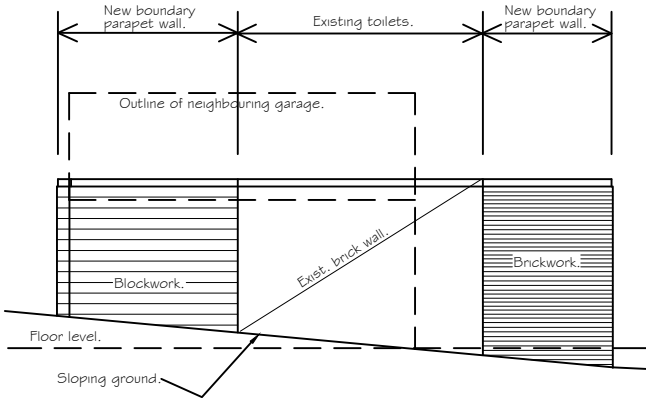
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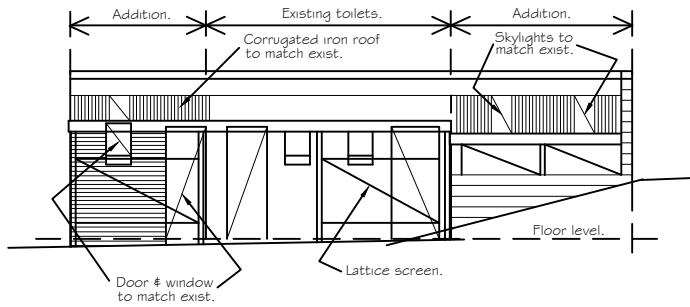
EXISTING TOILETS



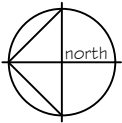
PLANS - TOILET ALTERATIONS / ADDITIONS.



NORTH ELEVATION.



SOUTH ELEVATION.



EXISTING TOILETS to be EXTENDED and UPGRADED.
NARRYN - BATTERY POINT.

Narryna - Heritage Museum Inc.
103 Hampden Road, Battery Point, Hobart 7004.
Plans and Elevations.

1:100.
February 2017.

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DA03.

154016

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Heritage Impact Assessment and Statement for Proposed Serving Kitchen at Narryna

Introduction

The old Smithy and Carriage Store (the Shed) is a free standing rustic replica structure built in 1965 to display parts of the collection of artifacts then held at Narryna.

Some time ago the Tasmanian Heritage Council approved demolition of this structure as they agreed that it had no historic cultural heritage significance.

However, rather than be demolished this building has recently been adapted to serve as a space within which activities promoting and supporting Narryna can be held.

This Heritage Impact Statement has been prepared to assess any adverse physical impact, if any, on the existing building fabric of two small storage spaces attached to the external north side of the courtyard wall at Narryna.

These stores comprise a brick building and an adjoining timber structure and both are under a single skillion roof.

It is proposed that these stores will be altered and adapted internally for use as a serving kitchen. This serving kitchen is to facilitate functions in the grounds of Narryna and educational activities to be held in the adapted old Smithy and Carriage Store (the Shed) and hence improve the income stream available to support the operation of the historic site.

Proposed Use of Serving Kitchen

The serving kitchen will not be suitable for or used for the cooking and preparation of meals, or for the washing up of dirty greasy pots, plates or pans.

It is envisaged that the facility will be used by professional catering contractors who will prepare food off site and only reheat and plate up in this serving kitchen.

Plates, cutlery and glasses will similarly be brought on site and taken away for washing in a commercial kitchen. A domestic oven, microwave, sink and dishwasher will be installed to reheat food and to clean up the basic utensils held by Narryna.

Proposed Work

The work proposed is to adapt the area of the existing store and garden store for use as a serving kitchen to facilitate better utilisation of the old Smithy and Carriage Store (the Shed) as a commercial multi-functional space.

The work involves:

- removing the existing wall between the two stores, reducing the level of the existing garden store floor to provide a floor space without steps.
- Reinstating the subsided north eastern corner of the garden store.
- Extending the internal lining of the store into the area of the garden store and install serving benches, sink etc.
- Also to undertake external maintenance work comprising repointing brickwork, window repairs and repainting.

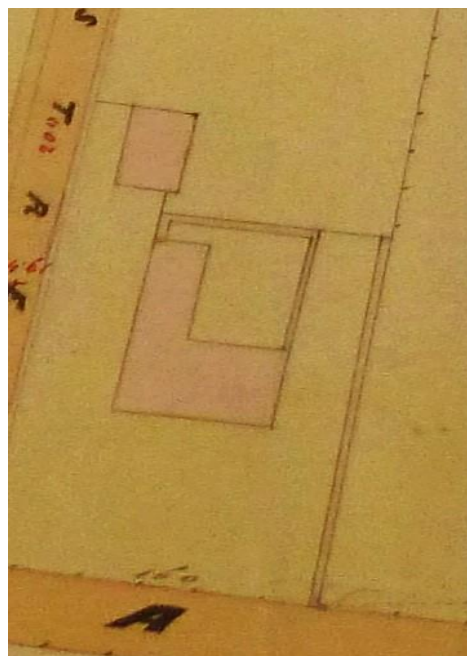
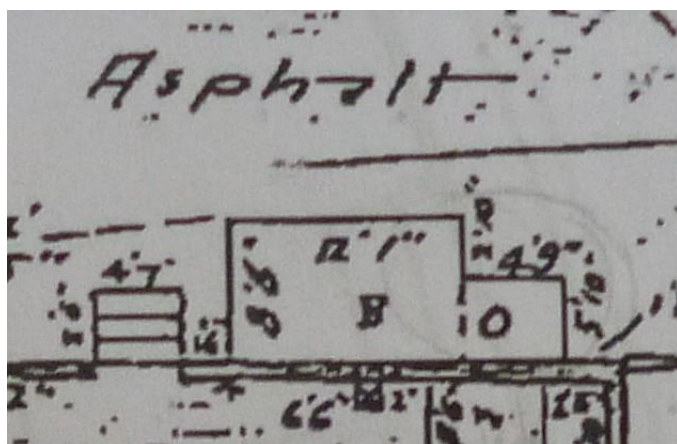
The extent of the work is shown on sketch drawing – Proposed Serving Kitchen at Narryna – Battery Point.

Brief History of the Site and Area of Proposed Work

Narryna was built by Capt. W Haig in c1838 on land originally granted to Rev Knopwood.

However, the two stores are not contemporaneous with the construction of Narryna.

The Sprent's Survey of Hobart Town in 1857 (see adjacent detail) clearly shows the footprint of Narryna with its courtyard and adjacent stables and there is no indication of the stores at this time.



The Darling Survey Field book of 1905 (detail above) shows two structures against the outside of the courtyard wall. The larger building is shown as brick with dimensions which are similar to the existing brick structure so it can be assumed that they are one and the same building.

The existing timber section is not shown on this sketch. A smaller almost square structure is shown in the eastern corner between the courtyard wall and the brick structure and this has not been identified either by material or usage. The existing timber structure obviously replaced the earlier structure.

A Hobart City Council's detail drainage plan dated 12 May 1910 identifies the smaller structure as an earth closet and shows that it is to be demolished. This is at the time the property was connected to the City's sewerage scheme.

The earliest documentation (see photograph below) of the existing timber store is a photograph taken at the time of the Peate family were at Narryna. The date of this photograph appears to be c1930.



The above information would seem to give the construction times of the existing structures as follows:

Brick store constructed between 1857 and 1905.

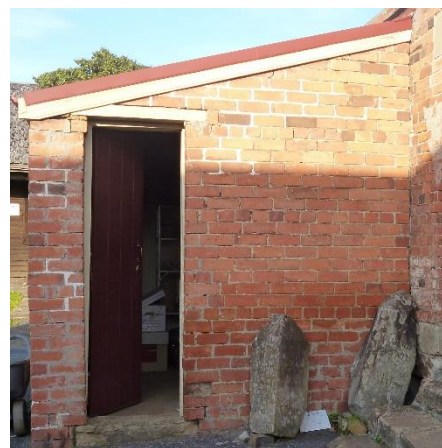
Timber store constructed between 1910 and 1930.

For further information on the general history of Narryna and the chronology of the site see the Kennedy *'Conservation Study and Maintenance Plan'*¹ and the Cripps² *'Narryna – Landscape Master Plan'*.

Description of Area for Proposed Work

As noted above the spaces to be adopted comprise two structures:

1. A brick building with galvanised iron skillion roof. This structure appears to have had two doors the larger one of which has been converted to a window. An original small window is located adjacent the converted doorway. The existing doorway is fitted with a four panel door which may or may not have been the original door in this location.



¹ Kennedy and Associates, 1970, Narryna, 103 Hampden Road, Battery Point *Conservation Study and Maintenance Plan* for Dept. of Environment and Land Management.

² Cripps, A. 2015, *Narryna – Landscape Master Plan* for Narryna Heritage Museum Inc.



Internally the building has a new particle board floor and the walls have been recently lined with cement sheeting fixed to timber framing. This framing and lining carries across both windows.

The store has a stained timber beaded T & G board ceiling fixed to the underside of the rafters. The space has an electric light outlet and double GPO, and is provided with a smoke detector.

2. A timber framed gardener's store constructed against the courtyard wall and the east end of the brick building described above.

Externally this store is under an extension of its neighbour's skillion roof and is clad with vertical timber boards. The door into the store does not appear to be the original door in this door frame.

To its north face it has a single window which is similar in size and appearance to the adjoining store but the spandrel infill under the window indicates the it is of more recent construction than the neighbouring window.



The timber walls of this store are not lined however it has a v-joint boarded dado to the two internal brick walls.

The space has a T & G timber floor and ceiling to match the adjacent store. The store has an electric light outlet and double GPO, and is provided with a smoke detector. It also contains the control panel for the automatic garden watering system.

Statement of Historic Cultural Heritage Value

As noted in the Conservation Study and Maintenance Plan, the Landscape Master Plan and the historic cultural significance of Narryna is manifested in –

The remaining physical evidence of early colonial subdivision and enclosing and protective boundary walls, and

The integrity of the original building structure which comprises residence, convict quarters and service rooms, walled courtyard and separate stables all of which collectively are a good example of an early colonial villa

The building's location in Battery Point and its relationship to Sullivans Cove,

The association with Rev. Knopwood, Capt. A. Haig, and subsequent occupiers e.g. George Washington Walker – Quaker businessman and philanthropist.

Narryna has strong associations with the long ownership of E Pearce and occupancy of the Peate family but these associations are not seen as historically and culturally significant as those referred to above.

Assessment of Impact of Works

The impact of the proposed works on the historic cultural heritage of Narryna can be considered as follows:

1. The external envelope of the stores:

This work is necessary conservation / maintenance work which will rectify some existing problems with the decay of the presently in ground sections of the north east corner of timber section of the building. Other external works will comprise necessary maintenance e.g. repointing brickwork and repainting timber work.

The work will have no adverse effect upon this aspect of the historic cultural significance of the place. It will in fact have a beneficial effect and aid the conservation of the building fabric.

2. The removal of the brick wall between the two stores:

This will reduce the integrity of the brick building but the work will be concealed and thus any obvious adverse impact will be avoided.

3. The creation of a new floor at a lower level to the existing gardener's store:

This work will adjust the floors of the two areas to a level floor and will have the benefit of repairing the decayed timber framing in the north east corner of the gardener's store. This work could be considered as distorting the integrity of the structure but also could be seen as a conservation measure. This action is seen as having a neutral impact upon the significance of the place.

4. The extension of the internal lining.

Whilst this will cover the existing walls it will also have the benefit of protecting this earlier fabric. There will be no adverse physical impact.

5. Reinstating the internal window openings to the two windows to the existing store:

This will have the benefit of re-establishing the use of these windows a beneficial impact.

6. The extension and adjustment of services to and within the two stores:

This work will not impact upon the historic cultural Heritage of the place.

7. The installation of benches etc. within the combined stores:

This work will not physically impact upon the significance of these two stores.

In summary the general items of work are considered reversible and/or neutral in terms of their impact upon the historic cultural heritage of the place. The adverse impact of the removal of the side wall is considered minor and acceptable recognising the benefits that will accrue to the place following the completion of these works.

Conclusion

The only conclusion that can be drawn from an assessment of the above proposed works to the two storage spaces built against the courtyard walls at Narryna is that the works of adapting these spaces to function as a serving kitchen will not impact at all upon the external envelope of the structures.

The work will affect the integrity of the brick structure as a result of the removal the eastern end wall, however as this structure is not contemporary with the original Narryna house and associated servants quarters it will not adversely impact upon the principal historic cultural heritage values of the place.

The proposed adaptive use of the two store buildings can be seen as an acceptable utilisation of these buildings in order to support activities appropriate to the ongoing management of and presentation of Narryna as a significant historic place.

The alternative to this proposal would be to construct a new facility, at a greater cost in the curtilage of the house. This would result in a greater visual and adverse physical impact on the place than the works proposed and it is considered to be a less desirable outcome.

P Cripps.

Architect.

14th. May 2016.

**Photos of Existing Stores
to be Adapted as a
Serving Kitchen at Narryna**

The existing external stores at Narryna are located on the external north wall of the house courtyard. Proposed work is shown on Drawing DA02/Works for Serving Kitchen and comprises internal adaption and external maintenance work.

The photographs below show the existing three external elevations of the stores building. A verbal description of the inside of this building is included in the Heritage Impact Assessment and Statement.



East Elevation.



North Elevation.



West Elevation.

Photos of Existing External Toilet Building at Narryna to be Upgraded and Extended.

The existing external toilets at Narryna are located against the north property boundary. The proposed work is shown on Drawing DA03/Additions to Toilet Building and comprises internal upgrading works and the addition of an additional male toilet and garden store.

As a result of this work there will be dedicated male and female toilets plus a unisex disabled toilet,

The photographs below show aspects of the existing building.



East Elevation.



South Side.





West Elevation.



Stormwater Connection.



Tasmanian Heritage Council

Tasmanian Heritage Council
GPO Box 618 Hobart Tasmania 7000
103 Macquarie St, Hobart Tasmania 7000
Tel: 1300 850 332
enquiries@heritage.tas.gov.au
www.heritage.tas.gov.au

PLANNING REF: n/a
EXEMPTION NO: 1081
REGISTERED PLACE NO: 1771
FILE NO: 07-74-03 THC
APPLICANT: Narryna Heritage Museum Inc.
DATE: 18 July 2016

CERTIFICATE OF EXEMPTION

(Historic Cultural Heritage Act 1995)

The Place: Narryna Heritage Museum, 103 Hampden Road, Battery Point.

Thank you for your application for a Certificate of Exemption for works to the above place.

Your application has been approved by the Heritage Council under section 42(3)(a) of the *Historic Cultural Heritage Act 1995* for the following works:

- Works: Conservation and alterations to a brick and timber outbuilding to facilitate adaptive reuse as kitchen facilities.
- Documents: Heritage Impact Assessment and Statement prepared by Peter Cripps (14/05/2016); Proposed Serving Kitchen Plan (undated).
- Comments: Where an internal wall or other structural element is removed, it is desirable to keep vestiges (ie: traces) of the removed element as evidence of the past form of the building. Vestiges may be patches in the floor, wall nibs and ceiling bulkheads. In most cases the retention of vestigial elements is preferable to the complete removal of significant fabric.

A copy of this certificate will be forwarded to the local planning authority for their information. A planning, building or plumbing permit from the local planning authority may be required for the works. Further advice regarding these requirements should be obtained from the local council or planning authority.

Further information on the types of work that may be eligible for a Certificate of Exemption is available in the Tasmanian Heritage Council's *Works Guidelines*. The *Guidelines* can be downloaded from www.heritage.tas.gov.au

Please contact Russell Dobie on 1300 850 332 if you require further clarification of any details contained in this certificate.



Tasmanian Heritage Council

Tasmanian Heritage Council
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103 Macquarie St, Hobart Tasmania 7000
Tel: 1300 850 332
enquiries@heritage.tas.gov.au
www.heritage.tas.gov.au

PLANNING REF: n/a
EXEMPTION NO: 1113
REGISTERED PLACE NO: 1771
FILE NO: 07-74-03THC
APPLICANT: Narryna Heritage Museum Inc.
DATE: 12 August 2016

CERTIFICATE OF EXEMPTION

(*Historic Cultural Heritage Act 1995*)

The Place: 'Narynna', 103 Hampden Road, Battery Point.

Thank you for your application for a Certificate of Exemption for works to the above place.

Your application has been approved by the Heritage Council under section 42(3)(a) of the *Historic Cultural Heritage Act 1995* for the following works:

- Works: Alterations and extensions to amenities outbuilding.
- Documents: Exemption certificate application form (11/08/2016); photo of existing amenities block; proposed plan (not dated).
- Comments: The proposal is to alter and extend a modern amenities block located to the north-east corner of the site. The proposal is consistent with the recommendations of the draft Landscape Master Plan by Ann Cripps (2014). Visual impact of the works will be reduced by the extension of the verandah and lattice screen, and the reinstatement of the kitchen garden. The proposal is also consistent with section 9.3 of the Works Guidelines (works to non-significant structures).

A copy of this certificate will be forwarded to the local planning authority for their information. A planning, building or plumbing permit from the local planning authority may be required for the works. Further advice regarding these requirements should be obtained from the local council or planning authority.

Further information on the types of work that may be eligible for a Certificate of Exemption is available in the Tasmanian Heritage Council's *Works Guidelines*. The *Guidelines* can be downloaded from www.heritage.tas.gov.au

Please contact me on 1300 850 332 if you require further clarification of any details contained in this certificate.

Liz Fitzgerald

Heritage Planner – Heritage Tasmania
Under delegation of the Tasmanian Heritage Council