

Previously, the subject site had been used as a vineyard.

Surrounding lands are used for similar purposes – small lots with a dwelling and grazing lands.

PLANNING MATTERS

The land use planning document covering the site is the Northern Midlands Interim Planning Scheme 2013 (the Planning Scheme).

ZONING

The site is zoned Rural Resource under the Planning Scheme.

OVERLAYS

There are no Overlay Controls impacting the site.

USE

The proposal falls under the Residential use class within the Planning Scheme.

USE CLASSIFICATION

Within the Zone Use Table a Residential use is a Discretionary use.

USE STANDARDS

Within the Zone are a series of use standards which need consideration:

Use Standard	Comment
<p>Dwellings</p> <p>P1.1 A dwelling may be constructed where it is demonstrated that:</p> <ul style="list-style-type: none"> a) it is integral and subservient to resource development, as demonstrated in a report prepared by a suitably qualified person, having regard to: <ul style="list-style-type: none"> i) scale; and ii) complexity of operation; and iii) requirement for personal attendance by the occupier; and iv) proximity to the activity; and v) any other matters as relevant to the particular activity; or b) the site is practically incapable of supporting an agricultural use or being included with other land for agricultural or other primary industry use, having regard to: <ul style="list-style-type: none"> i) limitations created by any existing use and/or development surrounding the site; and ii) topographical features; and 	<p>Compliance is going to rely on P1.1 b)</p> <p>The site has been previously subdivided by a decision of Council into the pattern of lots we have today. At that time there must have been a decision made that this land was not suitable for broadacre agricultural production.</p> <p>This is a small site with severe limitation imposed on its use by the creek valley bisecting the site. The creek in reality makes this two sites.</p> <p>As all other surrounding lots are of a similar size and contain “hobby farm” development it is highly unlikely that the site will be acquired by a neighbouring land owner. This has actually been tested in March this year when the subject site was on the open market and could have been purchased by any of the surrounding landowners.</p> <p>This is class 4/5 and class 5 land – its agricultural potential is very limited.</p> <p>There is a dwelling on the lot to the east within 10m of the subject site boundary. If an agricultural pursuit could be developed on the</p>

iii) poor capability of the land for primary industry operations (including a lack of capability or other impediments); and c) the location of the use on the site is reasonably required for operational efficiency.	subject site – it would have a severe impact on the existing dwelling.
P1.2 A dwelling may be constructed where it is demonstrated that wastewater treatment for the proposed dwelling can be achieved within the lot boundaries, having regard to the rural operation of the property and provision of reasonable curtilage to the proposed dwelling; and	Compliance is going to rely on P1.2 . There is currently a septic system on site which seems to be operating well. It is suggested that should approval be considered then a condition be included which requires the submission of a design for the current or improved waste water system prior to works commencing on site.
P1.3 A dwelling may be constructed where it is demonstrated that the lot has frontage to a road or a Right of Carriageway registered over all relevant titles.	Compliance relies on P1.3 – the site has frontage to a road (Relbia Road).
Irrigation Districts	
A1 Non-agricultural uses are not located within an irrigation district proclaimed under Part 9 of the <i>Water Management Act 1999</i> .	The site is not in a defined irrigation area.

DEVELOPMENT STANDARDS

Within the Zone are a series of development standards which need consideration:

Development Standards	Comment
Building Location and Appearance	
A1 Building height must not exceed: a) 8m for dwellings; or b) 12m for other purposes.	Complies – the dwelling will be 4.7m high
P2 Buildings must be setback so that the use is not likely to constrain adjoining primary industry operations having regard to: a) the topography of the land; and b) buffers created by natural or other features; and c) the location of development on adjoining lots; and d) the nature of existing and potential adjoining uses; and e) the ability to accommodate a lesser setback to the road having regard to: i) the design of the development and landscaping; and ii) the potential for future upgrading of the road; and iii) potential traffic safety hazards; and	The setback for the dwelling will be the same as the current setback for the machinery shed (it will be built on the same slab). The setback ranges from 9m to 11m. This is the logical place to erect the dwelling given the location of the current shed building; the topography of the site and the proximity to neighbouring improvements. The current screen planting along the boundary will be retained and supplemented to provide a better buffer between the two properties.

iv) appropriate noise attenuation.	
Subdivision	
No subdivision is proposed	

CODES

Within the Planning Scheme are a series of Codes which need consideration:

Codes	Comment
E1 BUSHFIRE HAZARD CODE	A Bushfire report supports this application
E2 POTENTIALLY CONTAMINATED LAND CODE	There is no evidence of any previous use causing contamination on this site.
E3 LANDSLIP CODE	There is no evidence of landslip on this site
E4 ROAD AND RAILWAY ASSETS CODE	The proposed access relocation will provide improved sight distance to the property. The current access is on a blind crest of a hill.
E5 FLOOD PRONE AREAS CODE	The site is not subject to Flooding
E6 CAR PARKING AND SUSTAINABLE TRANSPORT CODE	Not applicable in this instance
E7 SCENIC MANAGEMENT CODE	Not applicable in this instance
E8 BIODIVERSITY CODE	Not applicable in this instance
E9 WATER QUALITY CODE	Not applicable in this instance
E10 RECREATION AND OPEN SPACE CODE	Not applicable in this instance
E11 ENVIRONMENTAL IMPACTS AND ATTENUATION CODE	This matter is covered in a separate section below.
E12 AIRPORTS IMPACT MANAGEMENT CODE	Not applicable in this instance
E13 HERITAGE CODE	Not applicable in this instance
E14 COASTAL CODE	Not applicable in this instance
E15 SIGNS CODE	Not applicable in this instance

E11 ENVIRONMENTAL IMPACTS AND ATTENUATION CODE

Within the vicinity of the subject site are three quarries which need consideration in terms of this code.

The diagram below shows the distances between each quarry and the house site and the title boundaries.

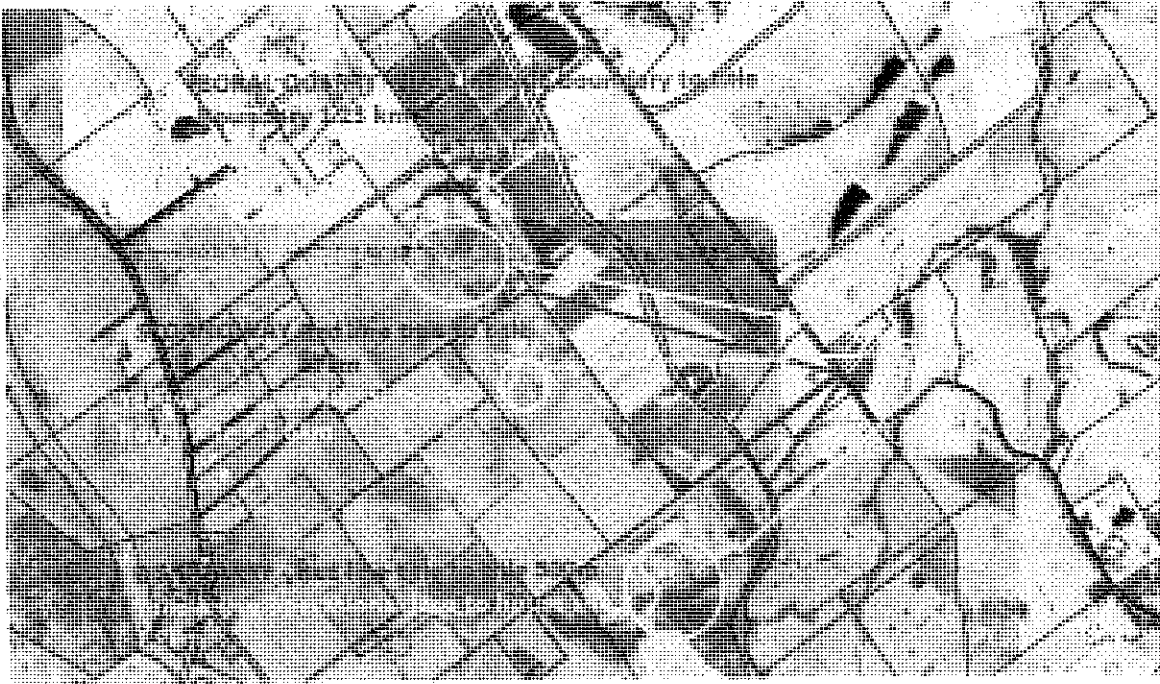


Figure 3 – Quarry Distances to Site/Dwelling

Within the Code the required separation distance for a quarry to a sensitive use is 1000m (blasting).

Of the three quarries:

The Boral Quarry has in effect ceased to operate. The quarry buffer covers not only this site but many of the rural residential properties in Glenwood Road and along Relbia Road. It is reported that the prevailing winds take any noise and dust from the quarry away from the subject site. As the distance between this quarry and the title boundary of the subject site or the house site exceeds 1000m this quarry can be eliminated from any further discussion.

The Stornoway Quarry still operates. The distance title boundary to title boundary is 870m. However, the distance from the operational face to the house site is 1.6km. The question is in which way will the quarry develop into the future and will the impact on the proposed house get less or worse?

The Development Proposal and Environmental Management Plan (DPMP) prepared in June 2010 relative to an extension to the quarry made the following statements:-

Stornoway Quarrying operate the Raeburn quarry on private land owned by Stornoway at Breadalbane in Northern Tasmania. The quarry has been in operation for over twenty years and provides a wide selection of construction and building materials essential for regional development without any significant adverse environmental effects. It is also well located to provide construction materials being situated in close proximity to a major road network close to Launceston and in an isolated area of private land well screened from residences and local views. It is an important supplier to the civil construction industry in Northern Tasmania.

In order to allow for future customer demand, Stornoway are applying for a level 2 permit at a production level of 210,000 cubic metres of product per annum. Concurrently, Stornoway has been a

Mining Lease (1874P/M) over the future production area to allow for planned operations of over 30 years. The area also has potential reserves which would sustain operations for over 50 years and is a resource which the RPDC have acknowledged as having strategic importance in recent hearings into a proposed residential subdivision in proximity to the quarry.

The extent of the resource is shown in the map below which formed part of the DPEMP.

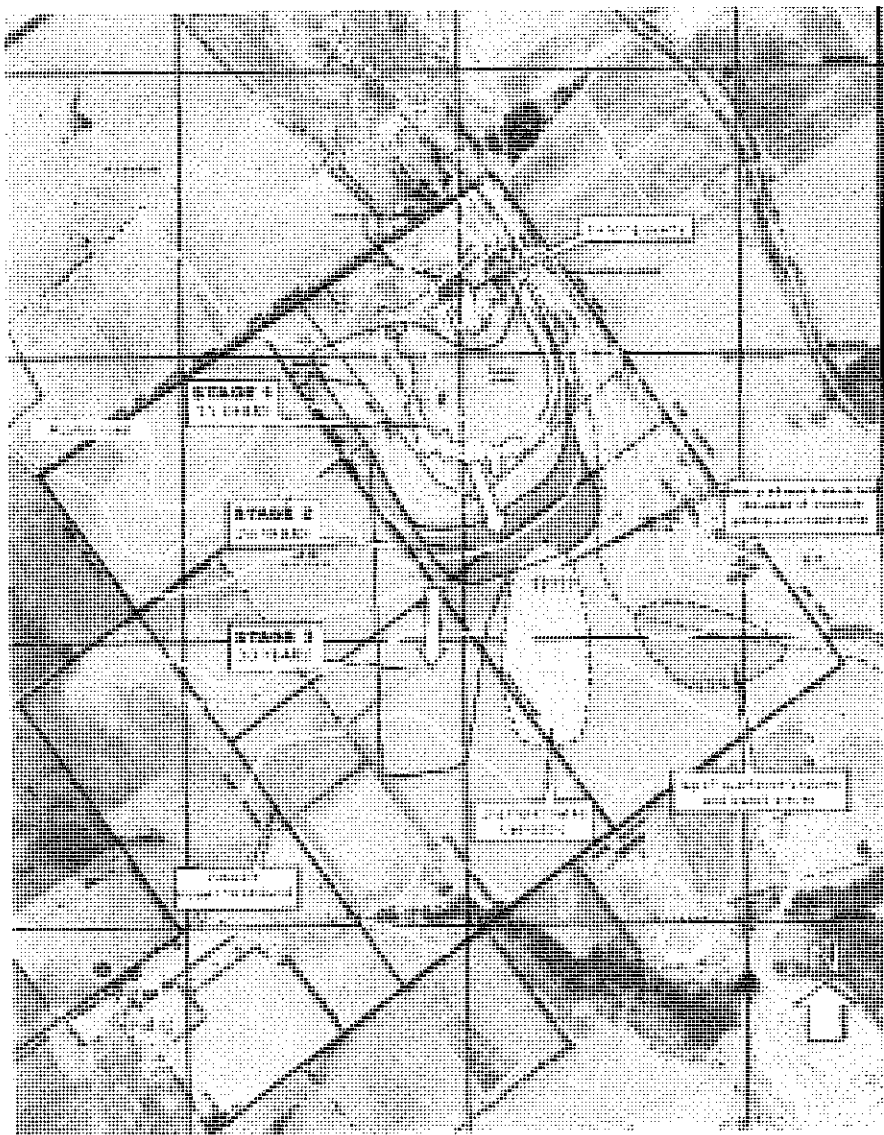


Figure 4 DPEMP Stornoway Quarries - source – John Miedecke and Partners – 2010

Clearly, the migration of the working face is away from the subject house site – increasing the separation distance from quarry to house site to over 2km. Stornoway has strict blasting regimes which it communicates to its neighbours. Noise in the area is then predictable and regulated to cause least nuisance. This is only good neighbour practice.

BIS Quarry is the closest to the subject site being 500m title to title boundary. The working face of the quarry is still over 1000m away from the house site. This is a quarry in closing mode. Its operation is very much impacted by the operation of the Launceston Airport – being accessed from the north-west end of the runway. The ridge line between this quarry and the subject site provides effective sound screening to the subject site.

Relating these matters to the Code:

Performance Criteria	Comment
<p>P1 Sensitive use or subdivision for sensitive use within an attenuation area to an existing activity listed in Tables E11.1 and E11.2 must demonstrate by means of a site specific study that there will not be an environmental nuisance or environmental harm, having regard to the:</p> <ul style="list-style-type: none"> a) degree of encroachment; and b) nature of the emitting operation being protected by the attenuation area; and c) degree of hazard or pollution that may emanate from the emitting operation; and d) the measures within the proposal to mitigate impacts of the emitting activity to the sensitive use. 	<p>There will be no environmental nuisance or environmental harm to the proposed house from the quarries having regard to;</p> <ul style="list-style-type: none"> a) There is only encroachment if the title to tile boundary distance is used as the separator – as this is unrealistic and the distance should be operational face to sensitive use there is not encroachment from any of the quarries. b) The way Stornoway quarry will develop is away from the house site. c) The prevailing winds will take any dust (and noise away from the subject site. d) The influence of the airport on the operation of the quarries assists in the reduction of impact on the proposed house.

STATE POLICIES

The proposal does not impact on any approved State Policies.

CONCLUSIONS

This is a good solution to what has been an on-going planning issue for many years (before the current owners). It removes illegal structures, recognizes that the land has got little farming potential and allows the lot to be used for what is intent of was meant to be when it was subdivided – a dwelling in a rural setting.

1-407

CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

VOLUME		FOLIO
13034		4
EDITION	DATE OF ISSUE	
5	11-Mar-2014	
Page 1		of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Alice Kawa

Recorder of Titles.



DESCRIPTION OF LAND

Parish of EVANDALE, Land District of CORNWALL
Lot 4 on Sealed Plan 13034
Derivation : Part of 1074 Acres Gtd. to T.B. Bartley and J.R. Kenworthy; Part of 492 Acres Gtd. to T.B. Bartley.
Prior CT 3812/13

SCHEDULE 1

M455486 TRANSFER to AJ & LM SHEPHERDSON PTY LTD Registered
11-Mar-2014 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 13034 FENCING COVENANT in Schedule of Easements

WARNING: BEFORE DEALING WITH THIS LAND SEARCH THE CURRENT FOLIO OF THE REGISTER

11 November 2014

Exhibited

Andrew Shepherdson
 Owner / Occupier
 643 Relbia Road
 RELBIA TAS 7258

Dear Mr Shepherdson

643 Relbia Road, Relbia – Traffic Statement

Background

Andrew Shepherdson is proposing to demolish the existing building structures and erect a new dwelling on site at 643 Relbia Road (Title Reference 13034/4) in Relbia. Access to the land is currently via Relbia Road. As part of the building works, it is intended that the existing access be closed to all traffic and a new access will be constructed approximately 80m west of the existing access location. The purpose of the access relocation is to improve the sight distances for vehicles ingressing and egressing the development site.

Northern Midland Council has requested that a Traffic Statement be prepared to address safety and efficiency requirements of Clause E4.7.2 under the *Northern Midlands Interim Planning Scheme 2013*.

Andrew Shepherdson has engaged **pitt&sherry** to prepare a Traffic Statement that focuses solely on the traffic impacts of the proposed access on the local road network, Relbia Road. This Traffic Statement is to accompany the development application for the proposed development.

This Traffic Statement includes a detailed assessment of the sight distances from the proposed access in accordance with the relevant AUSTRROADS Guidelines, IPWEA Standard Drawings and the requirements of the Northern Midlands Interim Planning Scheme 2013.

Location and Proposed Access

Mr Shepherdson's land is located on the fringe of the Launceston suburb of Relbia. The property is bounded by Relbia Road to the south and east, rural land to the east and north. Rose Rivulet runs north-south to the east of the development site. The existing access is located adjacent to the boundary of 643 Relbia Road and 645 Relbia Road and the new access is proposed at approximately 80m west of the existing access. There is a domestic access opposite and adjacent to the existing access. Figure 1 is a plan showing the site location and Figure 2 shows the location of the existing and proposed access.



pitt&sherry

sustainablethinking

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 community
 mining & industrial
 carbon & energy

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Incorporating
RARE



D2

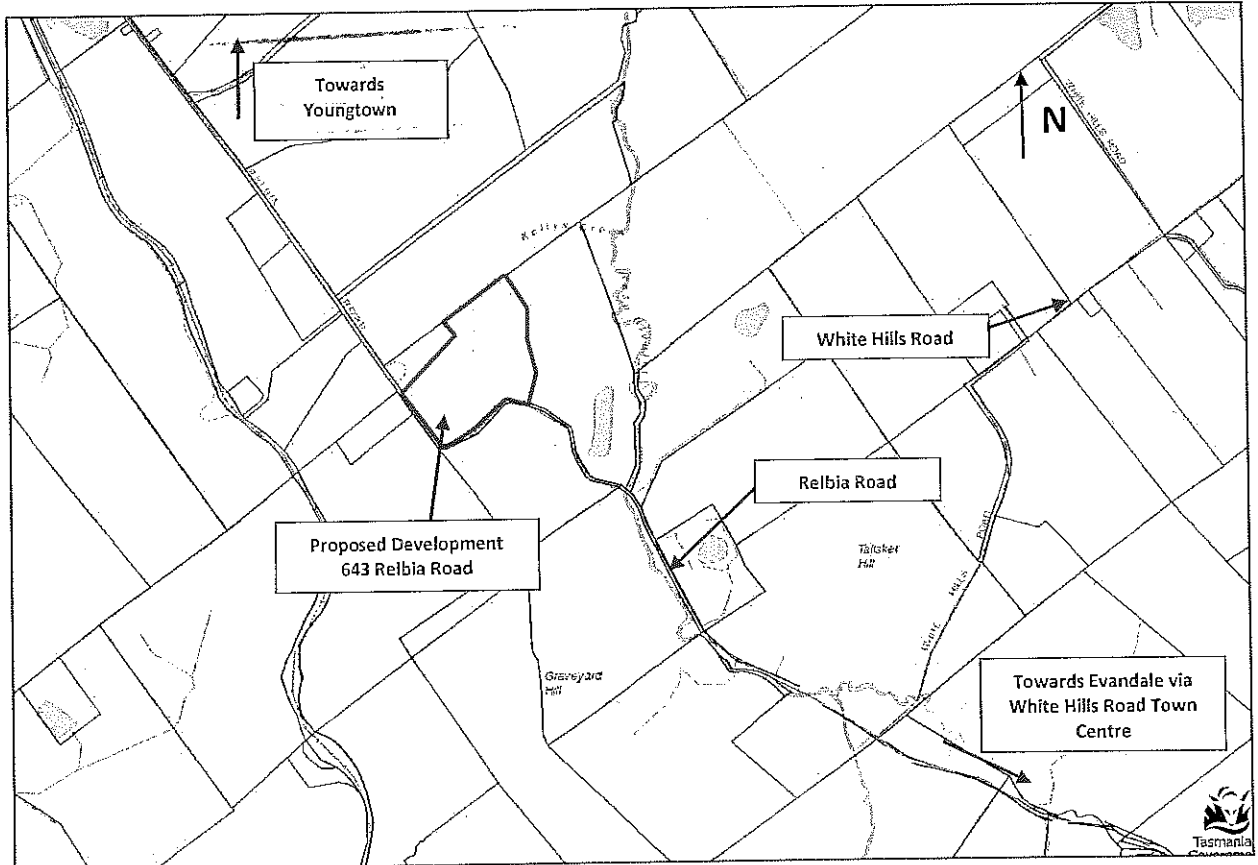


Figure 1 – Locality Plan

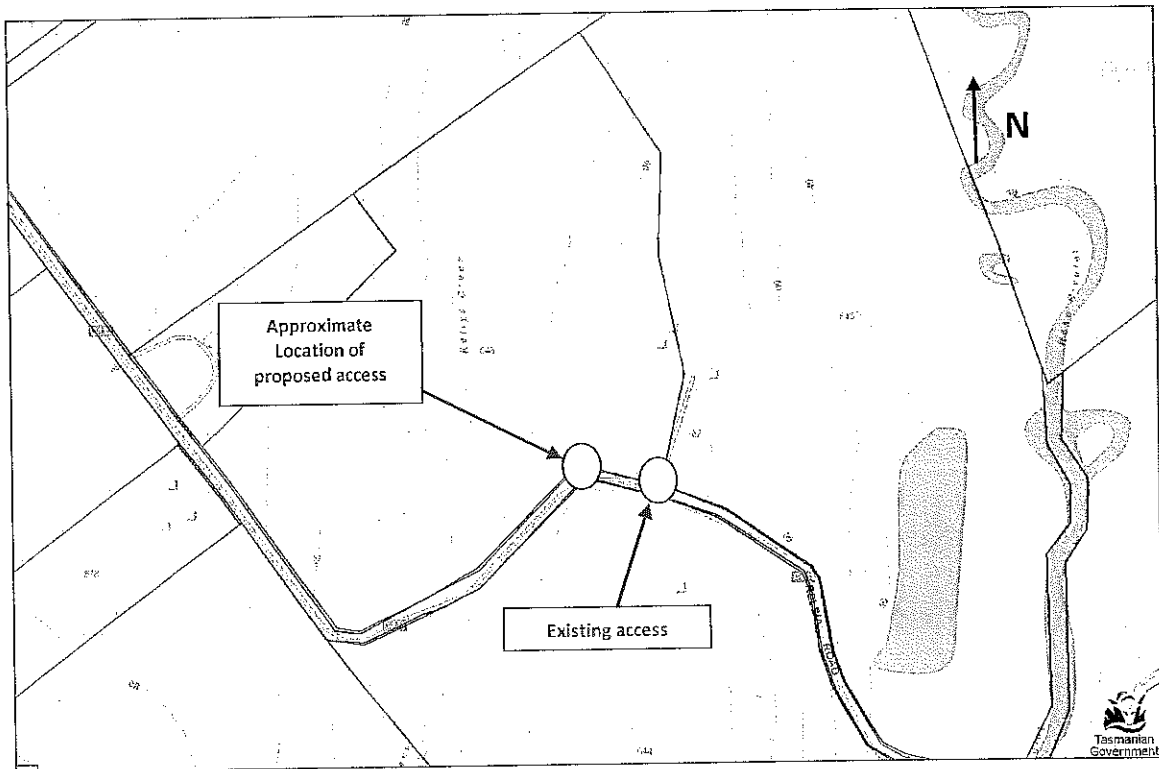


Figure 2 – Location of proposed access

Relbia Road

Relbia Road is a two way two lane road owned by Northern Midlands Council. The road has a pavement width of approximately 6.5 m with gravel shoulders approximately 0.5m wide and grassed verges on both sides of the road. In the vicinity of 643 Relbia Road, the area adjacent to the road is predominately made up of grassed paddocks. Relbia Road outside 643 Relbia Road is subject to the default open road speed of 100km/h.

As depicted in Figure 2 there are two tight horizontal curves on Relbia Road in the vicinity of the development site. Advanced warning signs are provided on either side of the access to warn motorists of the windy road. A site inspection was undertaken by Ian Abernethy from pitt&sherry on 30 October 2014. During the site inspection the speed which is considered comfortable for drivers to travel along Relbia Road in the vicinity of the access was assessed. Due to the tight horizontal curves on the road the operating speeds are estimated to be considerably less (approximately 80km/h) than the speed limit of 100km/h.

Guide posts are provided for delineation along the full section of the road.

Sight Distance Review

The sight distances at the existing and proposed access location were assessed in accordance with AUSTRROADS Guidelines, Australian Standards and the Northern Midlands Council guidelines. Measurements were taken at a point 3m back from the edge of seal in accordance with Figure 3.2 of AUSTRROADS Guide to Road Design – Part 4A: Unsignalised and Signalised Intersections.

According to AUSTRROADS guidelines sight distances at property accesses should comply with the sight distance requirements for intersections. The design of all intersections should include approach sight distance (ASD), safe intersection sight distance (SISD), and minimum gap sight distance (MGSD). For the open road speed limit of 100km/h and the estimated operating speed on the road the AUSTRROADS, Australian Standards and *Northern Midlands Interim Planning Scheme 2013* sight distance requirements are detailed in Table 1.

Table 1 – Sight distance requirements

Requirements	Type of Sight Distance	Sight Distance Requirement	
		Estimated operating speed 80km/h	Posted Speed Limit 100km/h
AUSTRROADS Guide Part 4A: Unsignalised and Signalised Intersection.	Approach Sight Distance (ASD) desirable minimum for a reaction time of 2 seconds on most urban and rural road types	114m	165m
	Safe Intersection Sight Distance (SISD) for a reaction time of 2 seconds	181m	248m
	Minimum Gap Sight Distance (MGSD) assuming critical gap of 5 seconds	111m	139m
AUSTRROADS Guide Part 3: Geometric Design	Stopping sight distance (SSD) on sealed roads for a reaction time of 2 seconds on most urban and rural road types	114m	165m

Requirements	Type of Sight Distance	Sight Distance Requirement	
		Estimated operating speed 80km/h	Posted Speed Limit 100km/h
Northern Midlands Interim Planning Scheme 2013	Site distance requirements SISD on a rural road for a reaction time of 2 seconds.	175m	250m
Australian Standards (AS2890.1)	Domestic property access with 5 second gap.	111m	139m

Photos of the sight lines at the existing and proposed accesses on Relbia Road are provided in Figure 3 to Figure 6.

Existing Access

The sight distance to the right (towards the west) of the existing access is approximately 64m and the sight distance to the left (towards the east) of the existing access is approximately 55m. Based on Table 1, the sight distances (to the east and the west) at the existing access do not comply with the Austroads Guide, Northern Midlands Interim Planning Scheme and Australian Standard requirements for the speed limit of 100km/h and estimated operating speed of 80km/h.

Proposed Access

Sight distance to the right (towards the west) of the proposed access is greater than 300m and therefore exceeds the requirements of the Austroads Guide, Northern Midlands Interim Planning Scheme and the Australian Standard for both the posted speed limit of 100km/h and the estimated operating speed of 80km/h. On this basis the sight distance to the west of the access is considered adequate.

The sight distance to the left (towards the east) of the proposed access is 143m and complies with the requirements of the Austroads Guide for MGSD and the Australian Standard for the posted speed limit of 100km/h but does not comply with the other requirements in Table 1. For an operating speed limit of 80km/h the sight distance in this direction complies with the requirements of the Austroads Guide for ASD, MGSD, Austroads for SSD as well as the Australian Standard. The sight distance however does not comply with the Austroads SISD and the Northern Midlands Interim Planning Scheme.

Section 3.4 of the *Austroads Guide to Road design – Part 4A: Unsignalised and Signalised Intersections* indicates for roads comprising of tighter horizontal and vertical alignments the minimum sight distances at property accesses should comply with the Austroads MGSD and SISD given under the extended design domain (EDD) criteria for sight distance at intersections. As mentioned above the sight distance at the property access complies with Austroads MGSD. Table A 10 of the Austroads Guide indicates that the EDD SISD (with a reaction time of 2 seconds) required for a road with an operating speed of 80km/h is 144m. The EDD SISD requirement is greater than the available sight distance at the access by 1m only. On this basis the available sight distance to the east of the proposed access is considered adequate.

In addition to the above, the existing road conditions and proposed development have been assessed and the following conclusions were used to inform the acceptability of the sight distances at the accesses.

- The tight horizontal curves in the road forces motorists to travel to a speed lower than the speed limit of 100km/h.
- The traffic generated by the proposed single dwelling is expected to be very low (approximately 6 -8vpd). These volumes are lower than what the former use generated.
- There has only been one crash in the vicinity of the existing access which was related to a motorcyclist losing control on the tight horizontal curve on the road network.
- The sight distance at the new access location is greater than the sight distance at the existing access.



Figure 3 -- Existing Access, looking left (towards the east)



Figure 4 – Existing Access, looking right (towards the west)

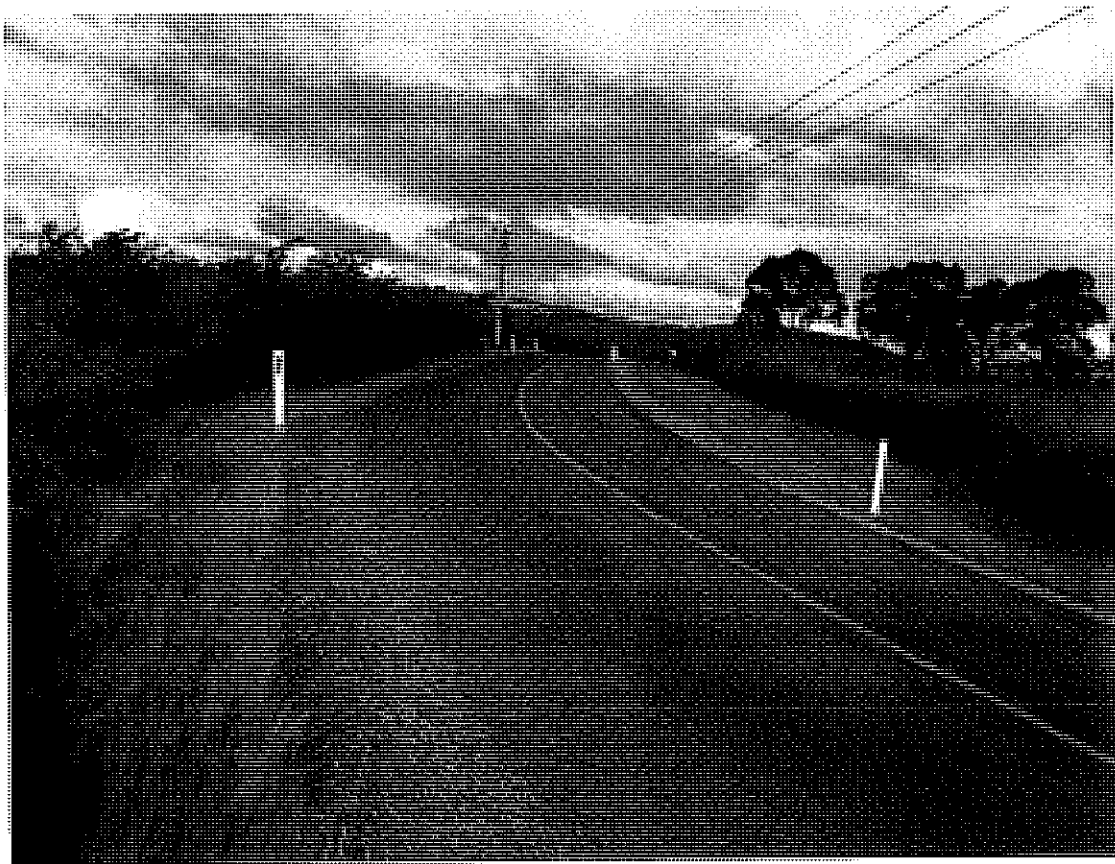


Figure 5 – Proposed Access, looking left (towards the east)



Figure 6 – Proposed Access, looking right (towards the west)

Summary of Findings and Recommendations

An assessment of the sight distances at the proposed second access to 643 Relbia Road has been undertaken. This assessment included measurements of sight distance at the proposed access to ensure compliance with the requirements of the Austroads Guidelines, Australian Standards and *Northern Midlands Interim Planning Scheme 2013*. Sight distances at the existing access were also measured. The assessment concluded that the sight distance at the proposed new property access location is acceptable for the existing road environment and the type of development at the site.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Shivani Jordan'.

Shivani Jordan
Traffic Engineer

10 November 2014

Exhibited

Des Jennings
 General Manager
 Northern Midlands Council
 13 Smith Street
 LONGFORD TAS 7301



pitt&sherry

sustainablethinking
 transport
 community
 mining & industrial
 carbon & energy

Dear Sir

LN14379: Noise Assessment - 643 Relbia Road – for Development Application

Launceston
 Level 4 Cimitiere House
 113 - 115 Cimitiere Street
 PO Box 1409
 Launceston TAS 7250
 T (03) 6323 1900
 F (03) 6334 4651

We have carried out a noise assessment on behalf of Mr Andrew Shepherdson, to support his development application for the construction of a new dwelling at 643 Relbia Road.

Offices in:
Brisbane
 T (07) 3221 0080

The noise assessment has been requested by council as the distance between the boundary of this property is less than 1000 metres from the boundary of two nearby proprietries where quarrying operations are conducted. There is a third, but currently disused quarry located on a property approximately 1.35km from the boundary of 643 Relbia Road. The situation is shown on the map below.

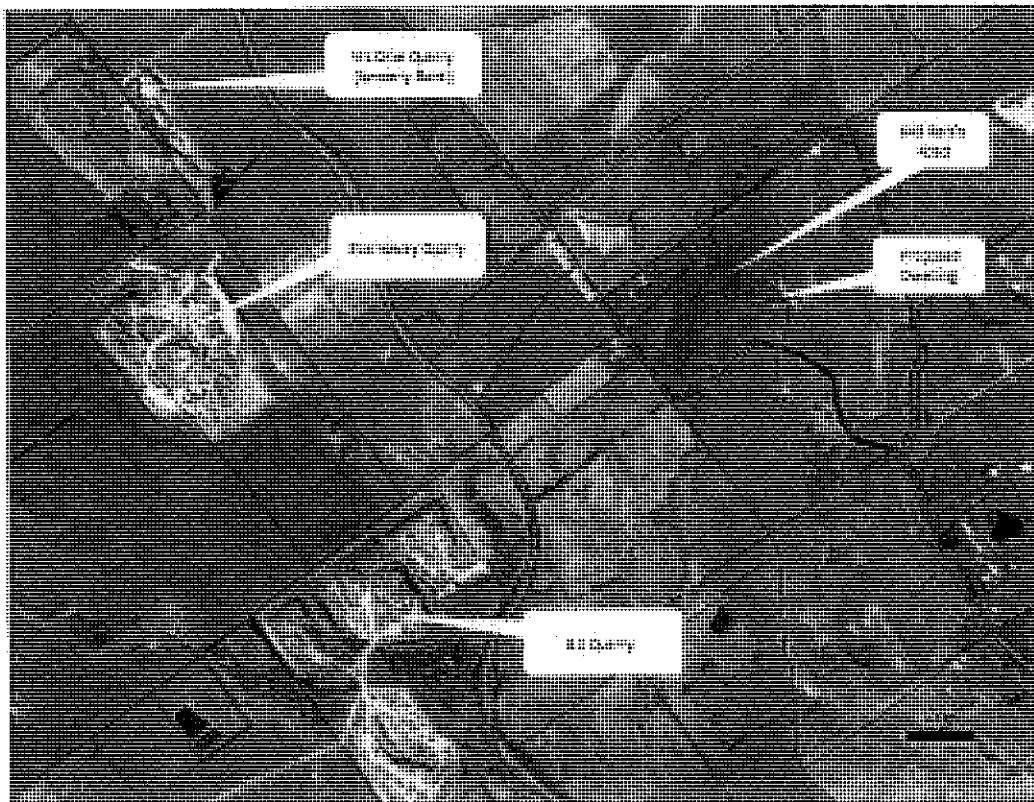
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Devonport
 T (03) 6424 1641

Hobart
 T (03) 6210 1400

Melbourne
 T (03) 9682 5290

Sydney
 T (02) 8216 4700



Locality Map (Base Image from The List)

It can be seen that the proposed building site is set back substantially from the boundaries of the property that are nearest to the quarries. Similarly the working faces of the quarries are set back significantly from their own property boundaries. As a result the attenuation distances between the operational noise sources to the site of the proposed residence are 1.55, 1.68 and 1.70 km for the BIS, Stornoway and Mt Oriel quarries, respectively.

E info@pittsh.com.au
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If we conservatively assume that all three quarries are operating, each with a noise source with a sound power of 110 dB(A) then the estimated combined noise level of these emissions at the site of the proposed residence is 43.0 dB(A). If the disused, Mt Oriel Quarry is not included, the noise level would drop to 41.4 dB(A). A sound power of 110dB(A) is equivalent to a substantial rock crusher and a number of excavators and trucks etc operating simultaneously.

The location of the proposed dwelling is in a generally rural area, with neighbouring properties used for pasture, cropping and vineyards, however it is relatively close to the Midlands Highway (3.5km away), the outskirts of Launceston (2km away) and Launceston Airport (2.5km away), so the ambient noise levels on the site will include a contribution from distant traffic. We estimate that the day time ambient noise level would typically be about 45dB(A). This matches the estimated average background noise level suggested in AS1055.3 Appendix A, for noise area category R2 (areas with low density transportation) between 0700 and 1800 hours on weekdays. Note that the quarries only operate during daylight hours on week days.

Noise emissions from an industrial activity that are greater than 5 dB(A) above the existing ambient noise levels would be considered intrusive. The predicted combined noise level from the quarries is less than the ambient noise level, so this noise would not be considered intrusive. In fact this noise level would mostly be imperceptible. This corresponds with Mr Shepherdson's observations that the crusher at one of the quarries is only occasionally "barely perceptible".

We conclude that a residential dwelling at the proposed site, on 643 Relbia Road would not be adversely affected by noise from any of the nearby quarries.

Yours sincerely



Douglas Ford

Senior Mechanical Engineer / Noise Specialist

Exhibited

Bushfire Assessment Report
643 Relbia Road Relbia
For Mr and Mrs Shepherdson
Prepared by

IAN ABERNETHY

Nov 2014

PROPOSAL

It is proposed to erect a dwelling, relocate a shed and demolish some illegal structures on this small rural property with frontage to Relbia Road

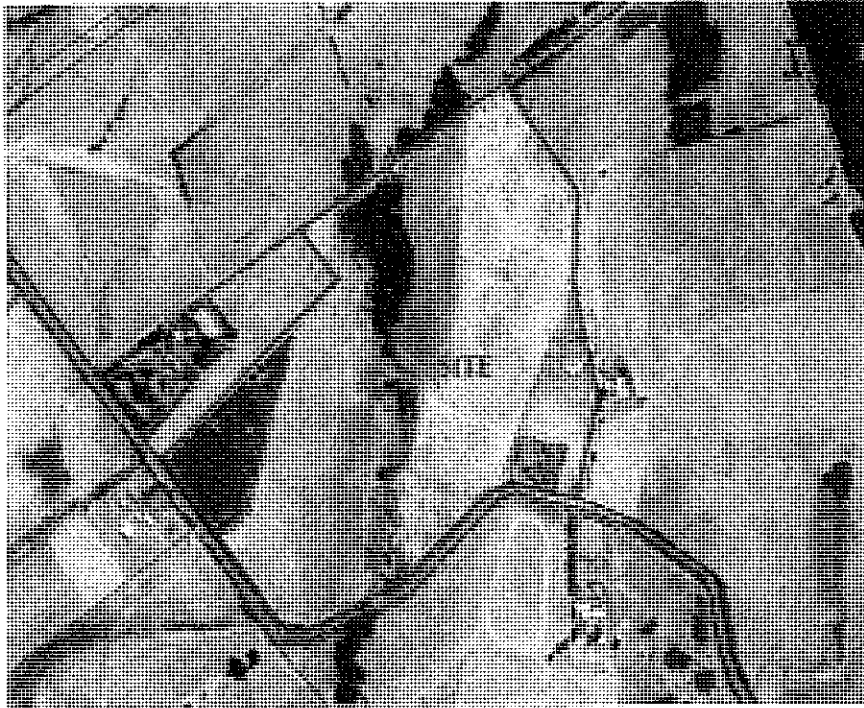


Figure 1 – site plan – subject title in bold red– source theLIST

TITLE

Property Address	'KELLY'S CREEK VINEYARD' - 643 RELBIA RD RELBIA TAS 7258
Property ID	View Details
Title Reference	13034/4

LAND USE PLANNING

The land use control document covering this site is the Northern Midlands Interim Planning Scheme 2013. The site is zoned Rural Resource use under the Planning Scheme

CURRENT USES IN AREA

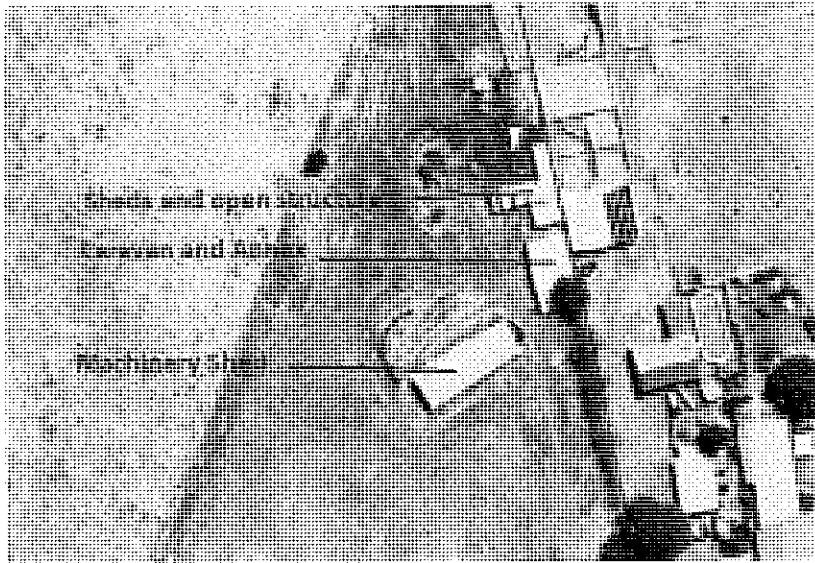


Figure 2 – Uses in the immediate area

CRITICAL THREAT AREAS

The critical threat area comes from land under the control of the applicant/developer. Land to the east presents as a managed garden area and presents no risk to increasing the risk of bushfire

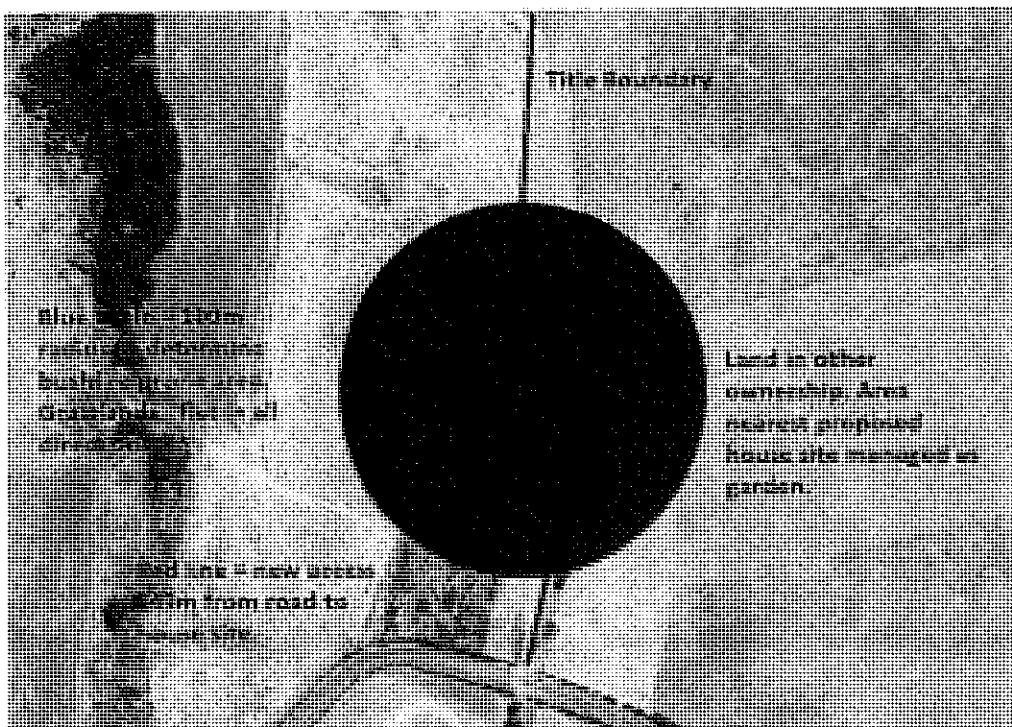


Figure 3 – Risk Area

ENVIRONMENTAL MATTERS

Reference to Tas VEG 3 classifies the vegetation on the site and surrounding lots as:-

Vegetation Community Group	Agricultural Land and Exotic Urban
Vegetation Community Code	NBA
Vegetation Community Description	(FAG) Agricultural Land
Emergent Tree	
Forest Structure	Other
Source Date	3/5/1997
Field Checked	
Source Type	UNK

There are no threatened flora or fauna on this site or within 500m of the site.

ACCESS

Access to the site will be from Relbia Road, a fully formed sealed public road. The public road is 7.5m wide where it fronts the site – it does vary in width from 6.5m to 8m over its extensive length.

Access to the site from the public road will be from a newly formed unsealed driveway – 4m wide. As the driveway is over 50m in length, passing places every 50m will be provided – bringing the total width of the driveway to 6m.

WATER

The site is serviced by reticulated water – the current supply is in Relbia Road. There are however no apparent fire hydrants in Relbia Road at this location; the last hydrants seem to be at the intersection with Glendale Lane. As such the development will have to rely on tank water as a fire fighting source. This can easily be provided by collection from the roof of the shed.

SLOPE

The house site is flat. Outside of the house site and the 100m radius the site has a deep creek gully.

POWER LINES

There are no power lines within the subject site.

VEGETATION

The vegetation in the area is grasslands to the west, north and south. To the east is a homestead and garden area – managed land. Further east the grasslands continue – grazing land.

FIRE PATH (LIKELY)

The prevailing wind impacting on this site comes from the north - flat to the site.

ASSESSMENT OF RISK

The effective bushfire risk is graphically illustrated below.

The assessment of risk is presented in a table form below:-

	North	South	East	West
Vegetation	Grassland	Grassland	Managed Garden	Grassland
Slope	Flat	Flat	Flat	Flat
Distance	>5m	>5m	>5m	>5m
Defendable Space Requirement for BAL 19	10m	10m	n/a	10m

Table 1 – Bushfire Risk Assessment

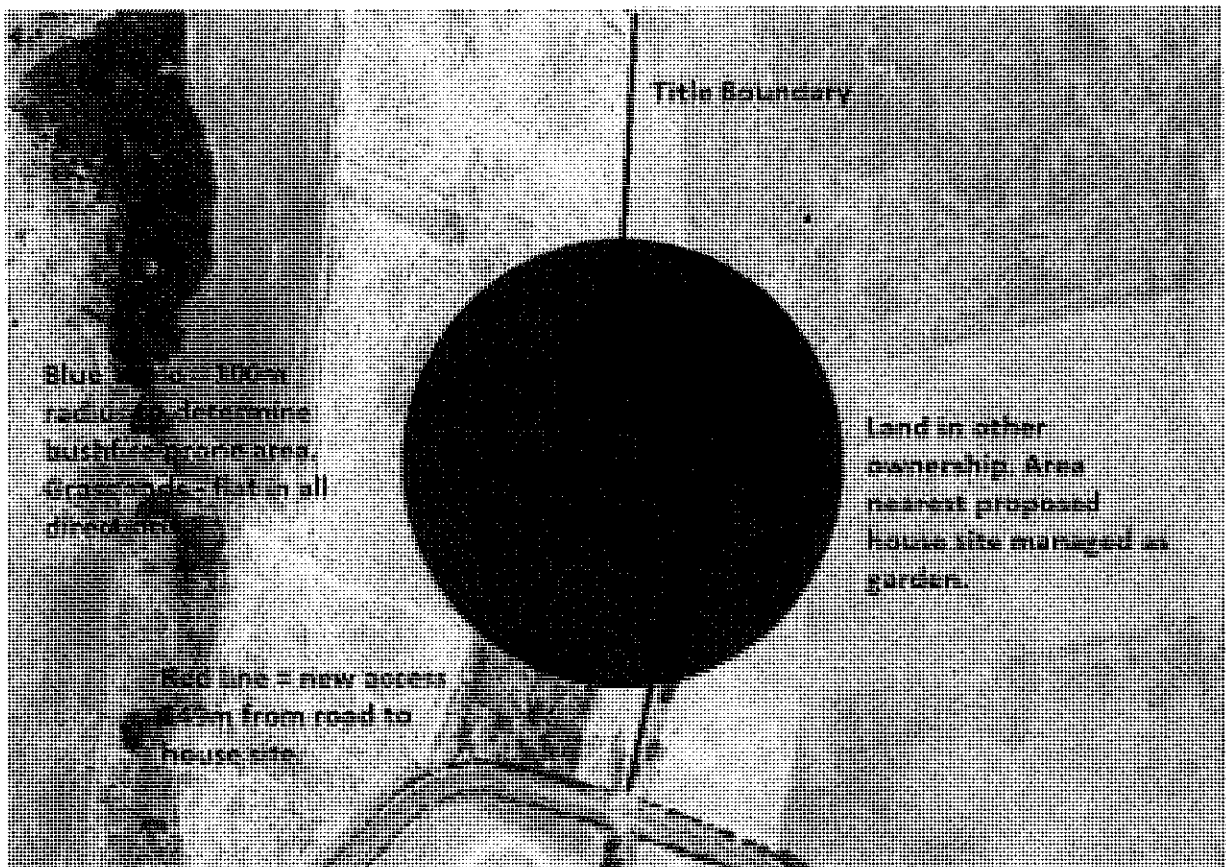


Figure 4 - Plan of bushfire risk assessment

CONSEQUENCE

Given there is a structure on site which has been used as a dwelling for over 20 years it could be argued that replacing this structure with a fully compliant new dwelling will in fact reduce the bushfire risk.

The length of the new driveway will require passing bays and the site will need a water supply for firefighting purposes.

With all these matters taken into account the risk to the development from bushfire is quite low. However, because of the access and water matters associated with this site a rating of BAL 19 is appropriate.

CONCLUSIONS

The nature of the site and the fact that the applicant controls all land to the north, west and south of the site means that risk from bushfire to the proposed house is low. The lands to the east are managed as garden grounds and thus present a very low risk to the spread of bushfire.

The water supply and access arrangements can be made compliant with water tank/s and a passing place. The rating for this development of BAL 19 is reasonable given the above circumstances.

RECOMMENDATIONS

1. The new house shall be built within the building envelope as shown on the site plan.
2. BAL 19 construction standards shall be enforced for new houses.
3. That around the building envelope there will be a 10m fuel managed area where ground cover is kept at a length of 100mm or less.
4. The new driveway to be formed shall be a minimum of 3m wide with a sealed surface provide two wheel drive all weather access. A passing bay shall be provided if the driveway is longer than 50m to the cleared fuel managed area.
5. A water tank of 10,000 liter capacity shall be installed, feeding from the shed roof, for fire fighting purposes.

REFERENCES

Northern Midlands Interim Planning Scheme 2013.

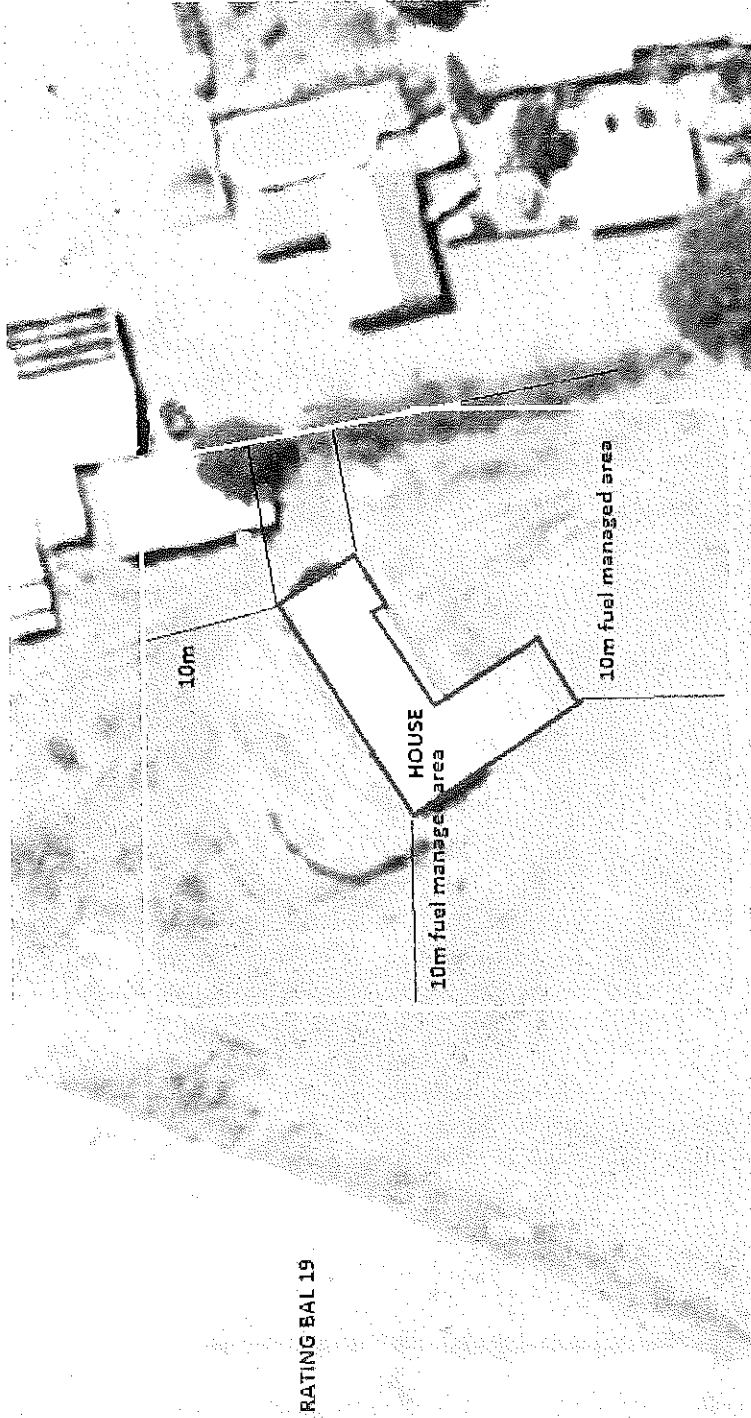
Standards Australia. (2009). AS 3959-2009 Construction of Buildings in Bushfire Prone Areas.

Guidelines for development in Bushfire Prone Areas in Tasmania - 2005

Building Code of Australia (Tasmanian Section)

PREPARED BY

IAN ABERNETHY – Nov 2014



RATING BAL 19

BUSHFIRE MANAGEMENT PLAN

643 RELBIA ROAD, RELBIA – Erection of Dwelling – Mr and Mrs Shepherdson

RECOMMENDATIONS

1. The new house shall be built within the building envelope as shown on the site plan.
2. BAL 19 construction standards shall be enforced for new houses.
3. That around the building envelope there will be a 10m fuel managed area where ground cover is kept at a length of 100mm or less.
4. The new driveway to be formed shall be a minimum of 3m wide with a sealed surface provide two wheel drive all weather access. A passing bay shall be provided if the driveway is longer than 50m to the cleared fuel managed area.
5. A water tank of 10,000 liter capacity shall be installed, feeding from the shed roof, for fire fighting purposes.

Pf-04




Tasmania Fire Service

1-424

Exhibited

Approved Form of a Bushfire Hazard Management Plan

Chief Officer's requirements for a Bushfire Hazard Management Plan for compliance or exemption	
Version:	1 Issue Date: 7 February 2014
Purpose	<p>To provide an approved form for a Bushfire Hazard Management Plan in accordance with:</p> <p>Section 60A of the <i>Fire Service Act 1979</i> -</p> <p>bushfire hazard management plan means a plan showing means of protection from bushfires in a form approved in writing by the Chief Officer.</p> <p>Section 3 <i>Land Use Planning and Approvals Act 1993</i></p> <p>bushfire hazard management plan means a plan showing means of protection from bushfires in a form approved in writing by the Chief Officer;</p> <p>Chief Officer means the person appointed as Chief Officer under section 10 of the <i>Fire Service Act 1979</i>;</p>
Declaration	<p>A Bushfire Hazard Management Plan (BHMP) is in a form approved by the Chief Officer if:</p> <ol style="list-style-type: none"> 1. The BHMP is consistent with a Bushfire Report that has been prepared taking into consideration such of the matters identified in Schedule 1 as are applicable to the purpose of the BHMP; and 2. The BHMP contains a map, plan or schedule identifying the specific measures required to provide a tolerable level of risk from bushfire for the purpose or activity described in the BHMP having regard to the considerations in Schedule 2; and 3. The BHMP is consistent with all applicable Bushfire Hazard Management Advisory Notes issued by the Chief Officer.
	 Mike Brown AFSM Chief Officer Tasmania Fire Service

91-D4

Schedule 1 - Bushfire Report

A Bushfire Report is an investigation and assessment of bushfire risk to establish the level of bushfire threat, vulnerability, options for mitigation measures, and the residual risk if such measures are applied on the land for the purpose or activity described in the assessment.

A Bushfire Report must include:

- a) A description of the characteristics of the land and of adjacent land;
- b) A description of the use or development that may be threatened by a bushfire on the site or on adjacent land; and
- c) Whether the use or development on the site is likely to cause or contribute to the occurrence or intensification of bushfire on the site or on adjacent land; and
- d) Whether the use or development on the site, and any associated use or development, can achieve and maintain a tolerable level of residual risk for the occupants and assets on the site and on adjacent land having regard for –
 - i. The nature, intensity and duration of the use;
 - ii. The type, form and duration of any development;
 - iii. A Bushfire Attack Level assessment to define the exposure to a use or development; and
 - iv. The nature of any bushfire hazard mitigation measures required on the site and/or on adjacent land.

Schedule 2 - Bushfire Hazard Management Plan

A BHMP is a document containing a map, plan or specification and must:-

- a) Identify the site to which the BHMP applies by address, Property Identifier (PID), and reference to a Certificate of Title under the *Land Titles Act 1980*;
- b) Identify the certifying Bushfire Hazard Practitioner, Accreditation Number, and Scope of Accreditation.
- c) Identify the proposed activity to which the BHMP applies by reference to any plans, specifications or other documents that are applicable for the purpose of describing the proposed use or development;
- d) Indicate the bushfire hazard management and protection measures required to be implemented by the Bushfire Report;
- e) If intended to be applied for the purpose of satisfying a regulatory requirement, identify the regulation by its statutory citation and indicate the applicable provisions for which the BHMP applies; and
- f) Have, as a schedule, the Bushfire Report that details specific bushfire hazard management and bushfire mitigation measures required to achieve a tolerable level of residual risk for the proposed activity and any building or development on the site, including:
 - i) Measures to achieve compliance with any mandatory land use planning requirement in a planning process required under the *Land Use Planning and Approvals Act 1993 (Attachment 1)*;
 - ii) Measures to achieve compliance with any mandatory outcome for a building or work undertaken in accordance with the *Building Act 2000* and the Building Regulations 2004 (Form 55).

Attachment 1: Certificate of Compliance to the Bushfire-prone Area Code under Planning Directive No 5

Code E1 – Bushfire-prone Areas Code

Certificate under s51(2)(d) Land Use Planning and Approvals Act 1993

Office Use
Local Government
Planning Application No
PID

1. Land to which certificate applies¹
Name of planning scheme or instrument: Northern Midlands Interim Planning Scheme 2013(The Scheme)

Use or Development Site Street Address 643 Relbia Road, Relbia	Certificate of Title / PID 13034/4
Land that is not the Use or Development Site relied upon for bushfire hazard management or protection Street Address	Certificate of Title / PID

2. Proposed Use or Development (provide a description in the space below) Erect a Dwelling	
--	--

- Vulnerable Use
- Hazardous Use
- Subdivision
- New Habitable Building on a lot on a plan of subdivision approved in accordance with Bushfire-prone Areas Code.
- New habitable Building on a lot on a pre-existing plan of subdivision
- Extension to an existing habitable building
- Habitable Building for a Vulnerable Use

¹ If the certificate relates to bushfire management or protection measures that rely on land that is not in the same lot as the site for the use or development described, the details of all of the applicable land must be provided.

3. Documents relied upon²

<i>Document or certificate description:</i>	
X	<p>Description of Use or Development³ (Proposal or Land Use Permit Application)</p> <p>Documents, Plans and/or Specifications</p> <p>Title: <i>Proposed Dwelling 643 Relbia Road Relbia LA-14-22</i></p> <p>Author: <i>Lateral Drafting/Architecture</i></p> <p>Date: Nov 2014 (revised plans)</p>
X	<p>Bushfire Report⁴</p> <p>Title: <i>BUSHFIRE ASSESSMENT AND BAL CALCULATION 643 Relbia Road, Relbia</i></p> <p>Author: <i>Ian Abernethy</i></p> <p>Date: Nov 2014</p>
X	<p>Bushfire Hazard Management Plan⁵</p> <p>Title: <i>Bushfire Management Plan 643 Relbia Road, Relbia</i></p> <p>Author: <i>Lateral Drafting</i></p> <p>Date: Nov 2014</p>
<input type="checkbox"/>	<p>Other documents</p> <p>Title:</p> <p>Author:</p> <p>Date:</p>

² List each document that is provided or relied upon to describe the use or development, or to assess and manage risk from bushfire, including its title, author, date, and version.

³ Identify the use or development to which the certificate applies by reference to the documents, plans, and specifications to be provided with the permit application to describe the form and location of the proposed use or development. For habitable buildings, a reference to a nominated plan indicating location within the site and the form of development is required.

⁴ If there is more than one Bushfire Report, each document must be identified by reference to its title, author, date and version.

⁵ If there is more than one Bushfire Hazard Management Plan, each document must be identified by reference to its title, author, date and version

4. Nature of Certificate ⁶				
Applicable Standard	Assessment Criteria	Compliance Test: Certificate of Insufficient Increase in Risk	Compliance Test: Certified Bushfire Hazard Management Plan	Reference to applicable Bushfire Risk Assessment or Bushfire Hazard Management Plan ⁷
<input type="checkbox"/> E1.4 - Use or development exempt from this code				
E1.4. (Identify which exemption applies)		No specific measures required because the use or development is consistent with the objective for each of the applicable standards identified in this Certificate	Not Applicable	
<input type="checkbox"/> E1.5.1 - Vulnerable Use				
E1.5.1.1 - location on bushfire-prone land	A2	Not Applicable	Tolerable level of risk and provision for evacuation <input type="checkbox"/>	
<input type="checkbox"/> E1.5.2 - Hazardous Use				
E1.5.2.1 - location on bushfire-prone land	A2	Not Applicable	Tolerable level of risk from exposure to dangerous substances, ignition potential, and contribution to intensify fire <input type="checkbox"/>	
<input type="checkbox"/> E1.6.1 - Subdivision				
E1.6.1.1 - Hazard Management Area	A1	No specific measure for hazard management <input type="checkbox"/>	Provision for hazard management areas in accordance with BAL 19 Table 2.4.4 AS3959 <input type="checkbox"/>	
E1.6.1.2 - Public Access	A1	No specific public access measure for fire fighting <input type="checkbox"/>	Layout of roads and access is consistent with objective <input type="checkbox"/>	
E1.6.1.3 - Water Supply	A1	No specific water supply for fight fighting <input type="checkbox"/>	Not Applicable	

⁶ The certificate must indicate by placing a ✓ in the corresponding for each applicable standard and the corresponding compliance test within each standard that is relied upon to demonstrate compliance to Code E1

⁷ Identify the Bushfire Risk Assessment report or Bushfire Hazard Management Plan that is relied upon to satisfy the compliance test

		supply				
		A2 Non-reticulated water supply	No specific water supply measure for fight fighting	<input type="checkbox"/>	Water supply is consistent with objective	<input type="checkbox"/>

<input type="checkbox"/>	E1.6.2 - Habitable Building on lot on a plan of subdivision approved in accordance with Code					
	<i>E1.6.2.1 - Hazard Management Area</i>	A1	No specific measure for hazard management	<input type="checkbox"/>	Provision for hazard management areas in accordance with BAL 19 Table 2.4.4 AS3959 and managed consistent with objective	<input type="checkbox"/>
	<i>E1.6.2.2 - Private Access</i>	A1	No specific private access for fire fighting	<input type="checkbox"/>	Private access is consistent with objective	<input type="checkbox"/>
		A2	Not Applicable		Private access to static water supply is consistent with objective	<input type="checkbox"/>
	<i>E1.6.2.3 - Water Supply</i>	A1	No specific water supply measure for fight fighting	<input type="checkbox"/>	Water supply is consistent with objective	<input type="checkbox"/>

<input checked="" type="checkbox"/>	E1.6.3 - Habitable Building (pre-existing lot)					
	<i>E1.6.3.1 - Hazard Management Area</i>	A1	No specific measure for hazard management	<input type="checkbox"/>	Provision for hazard management is consistent with objective; or	X X X
	<i>E1.6.3.2 - Private Access</i>	A1	No specific private access measure for fire fighting	<input type="checkbox"/>	Provision for hazard management areas in accordance with BAL 29 Table 2.4.4 AS3959 and managed consistent with objective	X
		A2	Not applicable		Private access to static water supply is consistent with objective	X
	<i>E1.6.3.3 - Water Supply</i>	A1	No specific water supply measure for fight fighting	<input type="checkbox"/>	Water supply is consistent with objective	X

The site can achieve a BAL 19 rating.

<input type="checkbox"/>	<p>E1.6.4 - Extension to Habitable Building E1.6.4.1 - hazard management</p>	<p>A1</p>	<p><input type="checkbox"/> No specific hazard management measure</p> <p><input type="checkbox"/> Provision for hazard management is consistent with objective; or</p> <p><input type="checkbox"/> Provision for hazard management areas in accordance with BAL 12.5 Table 2.4.4 AS3959 and managed consistent with objective</p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<input type="checkbox"/>	<p>E1.6.5 - Habitable Building for Vulnerable Use E1.6.5.1 - hazard management</p>	<p>A1</p>	<p><input type="checkbox"/> No specific measure for hazard management</p> <p><input type="checkbox"/> Bushfire hazard management consistent with objective; or</p> <p><input type="checkbox"/> Provision for hazard management areas in accordance with BAL 12.5 Table 2.4.4 AS3959 and managed consistent with objective</p>	<p><input type="checkbox"/></p>

5. Bushfire Hazard Practitioner – Accredited Person

Name	Ian Abernethy	Phone No:	0417233732
Address:	Level 4/113 Cimitiere St Launceston	Fax No:	
		Email address:	iabernethy@pittsh.com.au
Fire Service Act 1979 Accreditation No:	BFP- 124	Scope:	

6. Certification

I, *Ian Abernethy* certify that in accordance with the authority given under the Part 4A of the Fire Service Act 1979 –

<i>The use or development described in this certificate is exempt from application of Code E1 – Bushfire-Prone Areas in accordance with Clause E1.4(a) because there is an insufficient increase in risk to warrant specific measures for bushfire hazard management and/or bushfire protection in order to be consistent with the objective for all of the applicable standards identified in Section 4 of this Certificate</i>	<input type="checkbox"/>
--	--------------------------

or

<i>There is an insufficient increase in risk to warrant specific measures for bushfire hazard management and/or bushfire protection in order for the use or development described to be consistent with the objective for each of the applicable standards identified in Section 4 of this Certificate.</i>	<input type="checkbox"/>
---	--------------------------

and/or

<i>The Bushfire Hazard Management Plan/s identified in Section 4 of this certificate is/are in accordance with the Chief Officer's requirements and can deliver an outcome for the use or development described that is consistent with the objective and the relevant compliance test for each of the applicable standards identified in Section 4 of this Certificate</i>	<input checked="" type="checkbox"/>
---	-------------------------------------

Signed



Date 20 Nov 2014



ATTACHMENT B

12 December 2014

John and Judy Bowman
645 Relbia Road
Relbia
Tas 7258
63918572 0409002957

The General Manager
Northern Midlands Council
PO Box 156
Longford
Tas 7301

Re Development Application Ref no: P14-048
Site: 643 Relbia Road, Relbia

Dear Sir

We are owners and occupiers of property at 645 Relbia Road that adjoins the applicants' land.

We chose to live at 645 Relbia Road in 1988 because it offered us an extension of the rural lifestyle that we were accustomed to. We had the opportunity to continue our interests in animal husbandry, land care, gardening and walking. We had magnificent views and a peaceful, quiet location. But above all, we had privacy.

A few years after we bought our place, 643 Relbia Road was purchased by the previous occupier. He set up some inferior accommodation in a caravan, and poor quality sheds, on the boundary. Although we disliked this closeness, we knew it was temporary, as we understood there was not Council approval for these buildings.

When 643 changed owners in March this year, we believed that the structures on the boundary would be removed. We were excited because we thought we could have neighbours who lived the required distance from the boundary. We would then have our privacy again.

After carefully studying the development application P14-048 we have three concerns:

1. By building on the existing slab, the proposed house site is only 9 to 11 metres from the boundary. This short distance was created earlier this year when the applicants added to the original slab, extending it several metres towards our boundary. We feel a house built at this distance from the boundary will have a detrimental effect on our privacy. In addition, the screening trees on the section of boundary between the proposed house site and our place were removed by the applicant in October 2014. It is difficult to ascertain whether newly planted

screening trees will offer a buffer that will give us the privacy we expect of a rural lifestyle.

N.B. The boundary line has several angles. The applicants' sheds are positioned in a V bend. Although unintentional, it does accentuate the proximity of the buildings.

2. The site of the four containers is of major concern. They are positioned directly outside the entrance to our house. This is to the south of their proposed house site, and therefore away from their entrance, but in front of ours, visible from our place, and the road. Containers are obtrusive and do not complement the character of the surrounding landscape. We would not like the rural outlook to be compromised by four large containers.

3. Our third concern is that, when we have to pass our property on to a new owner, the farming activities at 645 Relbia Road may change. We would not like any future agricultural operations to be constrained by any conditions of this development application.

To summarise, maintaining a reasonable level of privacy is our major requirement. If, despite our concerns raised in this letter, the Council allows the proposal to go ahead, we believe an adequate buffer between our properties must be established. This may be achieved by the applicants developing a buffer of screening trees along the boundary, and, in addition, building a solid fence of approximately 30 to 40 metres, from their relocated shed along the boundary towards the south, to create a screen while the trees are growing.

We consider that the proposed permanency of the containers and the proximity of the house site with the subsequent lack of privacy, considerably devalue our property. We invite a representative from the Planning Section to come to our place and view the situation from our perspective.

We would like to think that when we have to move on, our home will still be offering the quality of lifestyle in terms of privacy and peace and quiet, that is expected of a 27 hectare block in a rural location.

John Bowman

Judy Bowman

The General Manager
Northern Midlands Council
PO Box 156
Longford
Tas 7301

Re Development Application Ref no: P14-048
Site: 643 Relbia Road, Relbia

Dear Sir

We are owners and occupiers of property at 645 Relbia Road that adjoins the applicants' land.

We chose to live at 645 Relbia Road in 1988 because it offered us an extension of the rural lifestyle that we were accustomed to. We had the opportunity to continue our interests in animal husbandry, land care, gardening and walking. We had magnificent views and a peaceful, quiet location. But above all, we had privacy.

This application in regards to their personal pursuits, listed above, will have no affect. In no way does this application take away their magnificent views and a peaceful, quiet location. The previous owner has lived here since the early 1990's and in reality there will be no change to the existing situation.

A few years after we bought our place, 643 Relbia Road was purchased by the previous occupier. He set up some inferior accommodation in a caravan, and poor quality sheds, on the boundary. Although we disliked this closeness, we knew it was temporary, as we understood there was not Council approval for these buildings.

When 643 changed owners in March this year, we believed that the structures on the boundary would be removed. We were excited because we thought we could have neighbours who lived the required distance from the boundary. We would then have our privacy again.

As part of this application all existing constructions will be demolished. Though approval could have been sought to have these buildings approved the decision was made to demolish them to improve the tidiness of the said land.

As part of the application in a rural zone we had to meet certain conditions of maintaining the valuable rural land. This property and the neighbouring property are both situated on a narrow ridge and for obvious reasons both properties have dwellings and outbuildings situated near and on the boundary. It has been our endeavour to meet the requirements of the conditions for the permit and feel that the positioning is appropriate to meet those conditions.

After carefully studying the development application P14-048 we have three concerns:

1. By building on the existing slab, the proposed house site is only 9 to 11 metres from the boundary. This short distance was created earlier this year when the applicants added to the original slab, extending it several metres towards our boundary. We feel a house built at this distance from the boundary will have a detrimental effect on our privacy. In addition, the screening trees on the section of boundary between the proposed house site and our place were removed by the applicant in October 2014. It is difficult to ascertain whether newly planted

screening trees will offer a buffer that will give us the privacy we expect of a rural lifestyle.

N.B. The boundary line has several angles. The applicants' sheds are positioned in a V bend. Although unintentional, it does accentuate the proximity of the buildings.

In point one (1) it is stated that the original slab was added to, extending it several metres towards the neighbouring boundary. Let it be noted that the existing building was not added to but what has happened was that the slab was completed upon consent from Council. There has been no increase to the building.

As part of this application we have taken into account the limitations of flat land for both parties. In this application we believe that the aesthetic views of 645 Relbia Road have been unaffected, because their views face from the north around to the east and that 643 Relbia Road views face from the north around to the west. Both dwellings face away from each other and that there are out dwellings between each dwelling giving more of a buffer.

Both properties have buildings on the said boundary between the two properties.

In regards to trees, in the 175m from Relbia Road down to the said properties, on 643's side there are 40 trees on the boundary not including those that have perished and the 15 removed for the purpose of replanting. On the adjoining property's boundary there are 3 trees and 10 shrubs. It is our intention to replant a large section of this boundary with a variety of conifer called "castlewellan" which is a full screening tree growing up to 5m—many of the trees which were removed were a variety of willow which were either dead or in a bad condition and could certainly not be classified as a screening tree. We are more than happy to add this to a condition of the application that these trees be planted on the boundary between dwellings if need be. Some of the dwellings on this property have been here since the early 1990's with the previous owner living there and there is not one tree on the neighbouring side between their dwelling and the proposed new dwelling in this application. We therefore were unaware of their privacy needs when there is such limited vegetation on the neighbouring boundary with 20 odd years of them living at this property.

Part of this application includes a repositioning of the entry/driveway which is in part to give more privacy to both properties. All 643's activities will be from the north and west thus creating a better outcome for both parties.

2. The site of the four containers is of major concern. They are positioned directly outside the entrance to our house. This is to the south of their proposed house site, and therefore away from their entrance, but in front of ours, visible from our place, and the road. Containers are obtrusive and do not complement the character of the surrounding landscape. We would not like the rural outlook to be compromised by four large containers.

Once again let it be noted that we have sought to meet the conditions of this application in a rural zone and therefore feel that the positioning is appropriate. Besides meeting the conditions, the containers will be located behind the neighbouring property's 3 trees and shrubs, creating a buffer, and as noted in a previous point, the trees that are to be planted will in time screen this area completely. This position was also chosen as it will provide better access for our future farming endeavours. Other positions were considered but were not thought appropriate as (1) they would be closer to Relbia Road and (2) they would encroach on views of this property to the west or north. Positioning of these containers does not hinder 645's rural views of which their dwelling faces. Though we would all like 360° views this cannot be made a requirement to any application in a rural zone or others.

3. Our third concern is that, when we have to pass our property on to a new owner, the farming activities at 645 Relbia Road may change. We would not like any future agricultural operations to be constrained by any conditions of this development application.

The conditions of this application will in no way affect the activities or agricultural operations, current or future, at 645 Relbia Road.

Having taken all these issues into account, we feel this application should be approved. There has been many an issue with this property for a number of years now, and now that it is under new ownership we take the opportunity through means of a professional town planner to set things right in regards to illegal dwellings and works in a rural zone. Our expectation is to pursue rural pursuits on this land and there should not be a need to make conditions which are not suitable to a rural application.

We look forward to having approval granted.

Regards

Andrew & Lyndal Shepherdson

PLAN 5	NORTHERN MIDLANDS INTERIM PLANNING SCHEME 2013 – EVANDALE RESIDENTIAL SPECIFIC AREA PLAN
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ATTACHMENTS

- 1 Cambock Lane Guidelines
- 2 Area Plan / Guidelines comparison table

Cambock Lane Design Guidelines

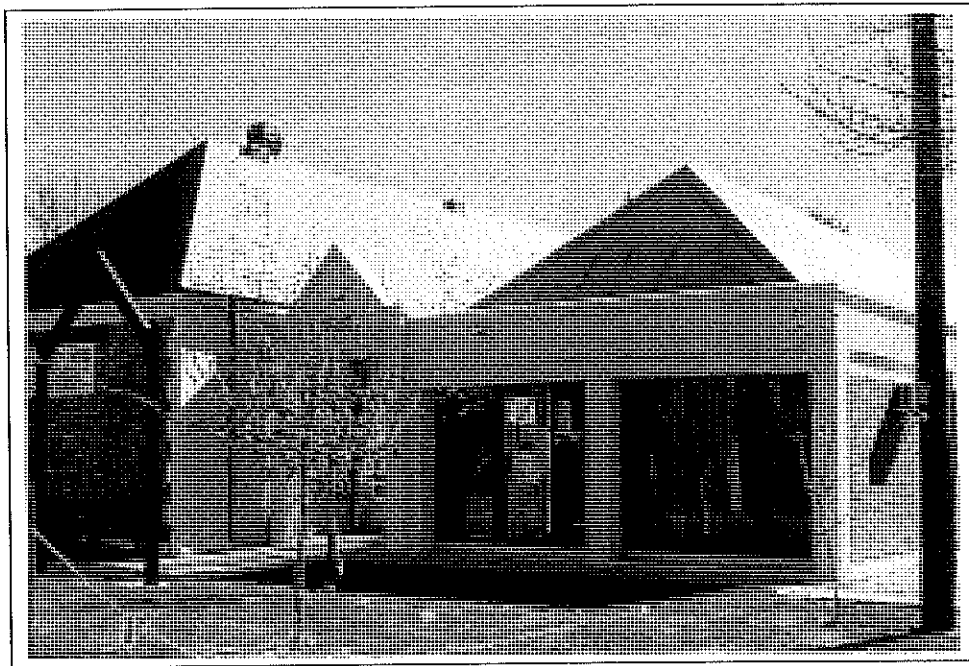


Updated September 2004

1 INTRODUCTION

These guidelines were produced by the Evandale Council to assist homebuyers in the Cambock Lane Subdivision in interpreting the intent of the covenants on the original subdivision. Those covenants were imposed on the subdivision in response to community concern about preserving the character of the Evandale village. Cambock Lane was included in the Scenic Protection / or Evandale Residential Special Area precinct of Evandale due its important location at the entry to the township. Its elevated position will make any new development, (particularly on Lots 1 to 10 and Lot 17) clearly visible from the Evandale Road approach. The new development should not appear as an urban sprawl spilling over the town's edge.

To preserve the rural village atmosphere of Evandale it is essential that any new developments be in keeping with the historic character of the village. Buildings may be modern but should complement the townscape in the choice of form, building material, use of colour and landscaping. Some successful examples of this are illustrated in the photos.

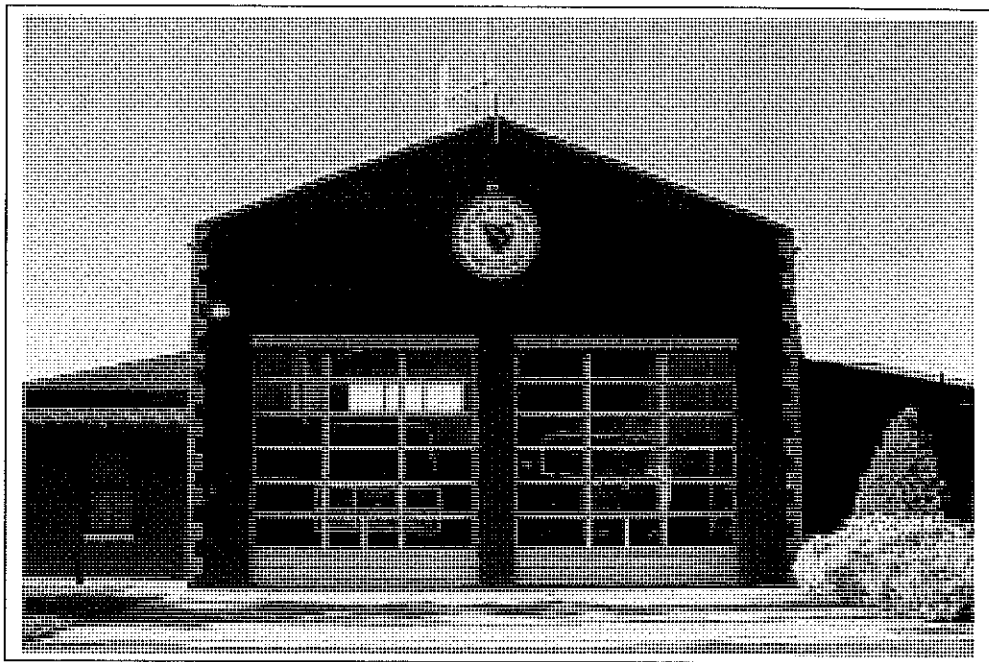


Using traditional designs from other historical periods such as Old English or high Victorian will take away from the very character of the village to which its residents and visitors are attracted. Exact reproductions of existing buildings are generally inappropriate as the patina of age cannot be successfully copied, and they tend to diminish the significance of historical buildings in the area. It is inappropriate to dress up conventional houses in motifs from the past.

The appeal of Cambock Lane and the way in which it fits in with the Evandale village character will be better achieved by attention to the following:

- Plan form
- Roof configuration
- Proportion of windows
- Placement of windows in the wall
- Colour and texture of roof and walls
- Landscaping.

The new development should not appear as an urban sprawl spilling over the town's edge.



2 GUIDELINE OBJECTIVES

The aims of these guidelines are:

- To give broad framework within which new houses can be designed;
- To be in context with the historical village of Evandale;
- To achieve a harmonious streetscape within Cambock Lane; and
- To enable any new development to be a sensitive addition to the total skyline on the approach to Evandale.

3 TOWN CHARACTER

Whilst a range of different historical periods is represented in the architecture of Evandale, it is most commonly characterised by fairly simple dwellings of the Georgian period with more elaborate public buildings such as #4 Russell Street, the old Council Chambers (now the Ingleside Bakery) and the Post Office of a later Victorian period. However, the styles can be characterised by steeply pitched roofs (between 25-35 degrees) spanning small distances with multiple hips or gables used to achieve larger spans.

Verandahs, when used, are pitched at around 15 degrees generally located under the eaves of the main roof. Outbuildings such as stables are similar in design to the main building although often weatherboard is used rather than masonry.

The most common building materials in the village are painted weatherboard, painted brickwork or rendered and painted brickwork. There are some buildings, which are in face brickwork, the colour range being in orange/red tones as evidenced in the Post Office building, # 18 High Street, (the present Community Centre, formally the Council Chambers & public school) and "Blenheim", 16 High Street (on the corner of Barclay Street). Although building alignment varies, street edges are well defined with fencing or hedging.

4 ORIENTATION AND SITING

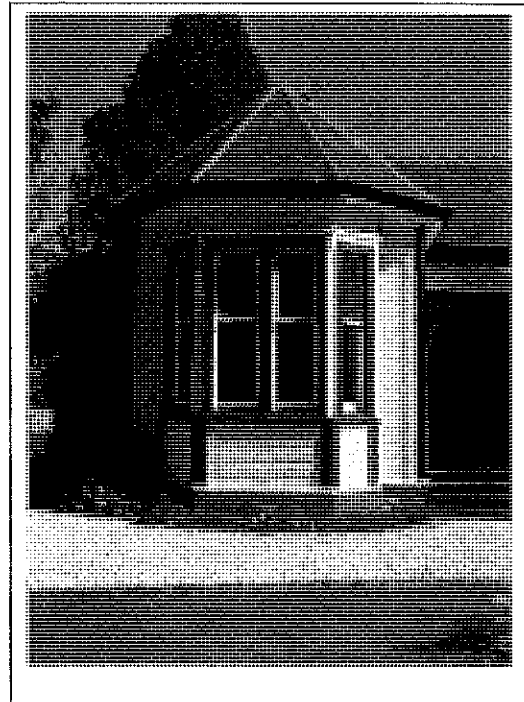
It is important for the streetscape of Cambock Lane that new houses face the street, as this is the predominant orientation of houses in the Evandale Historic precinct. This is not to say that living areas on Lots 1 to 10 and 17 cannot be located on the north side to maximise views or sun. Houses should not be placed on an angle or sideways to the street, as they will appear awkward in a town where the front elevations are parallel to the street.

The setback from the front boundary should ideally vary to achieve streetscape and to maximise views and privacy of each block. The minimum setback allowable would be 5 metres, although setbacks up to 10 metres are possible. It would be advisable to consider driveway location when planning the location of the house as a separate garage or carport in front of the house would be unsightly.

Minimum setbacks from side boundaries should be 1.5 metres although the allowance for a driveway is generally 2.5 – 3 metres. Lots 1 – 10 and 17 have a minimum setback from the northern boundary as well shown as the "A-B" line on the Lot plans. It is approximately 28.8 metres from the front boundary. The aim of this "A-B" line is to soften the transition between housing and rural land use. Council may consider an encroachment over this line in individual cases upon written submission.

5 PLAN FORM

Many of the Georgian buildings in Evandale are simply rectangular in form with or without a verandah at the front. The plan shape can of course vary in Cambock Lane, however a combination of equal squares or rectangles would generally achieve the most satisfactory roofline. Bay windows are acceptable, although they should match the traditional proportions evident in the area. If multiple bays are used they should be symmetrically placed. Where a house is double front, or U-shaped a verandah can be used to achieve the more traditional geometry, which gives the impression of a basic square or rectangular shape.



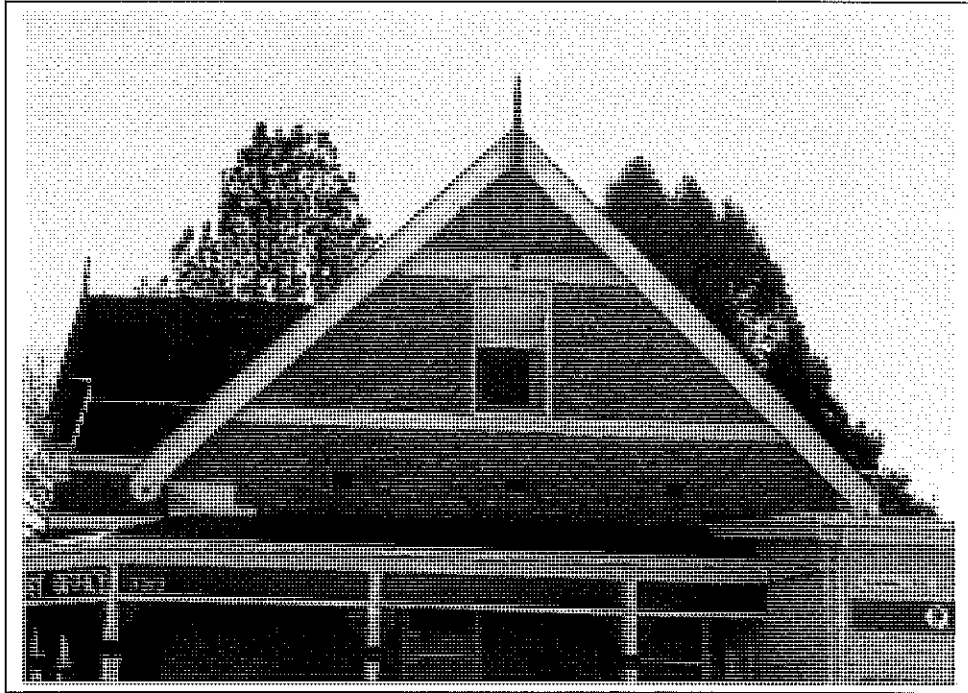
6 SCALE

Although there is no specific height restriction in the covenant, it confines buildings to single storey. Eaves heights should be limited to 3 metres to minimise the new buildings impact onto the village skyline. Upper storey living space may be achieved within the pitch of the roof with dormers, or skylights, or glazed gable ends being permissible to maximise light.

7 ROOF

7.1 Roof Form

The design of roof forms to complement that of Historical Evandale is probably the most important element in determining the success of the Cambock Lane development.



Roofs are to be pitched between 25-35 degrees.

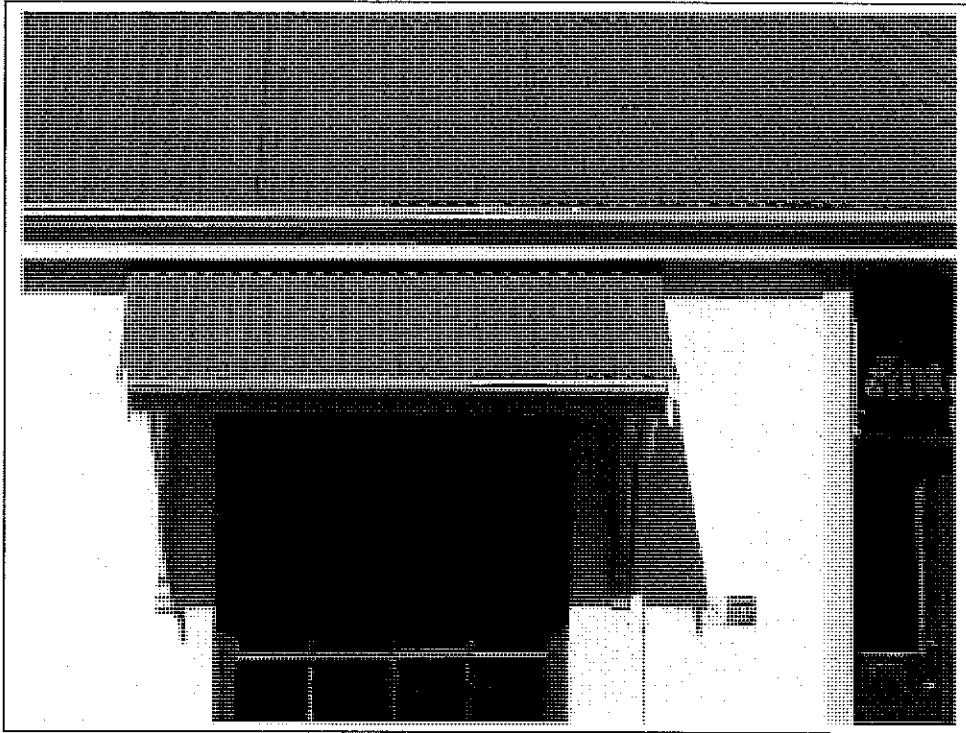
Verandah roofs (which were most often separate elements) are to be between 12 – 18 degrees). Verandahs may be:

- bull nosed
- concave
- simply straight pitched

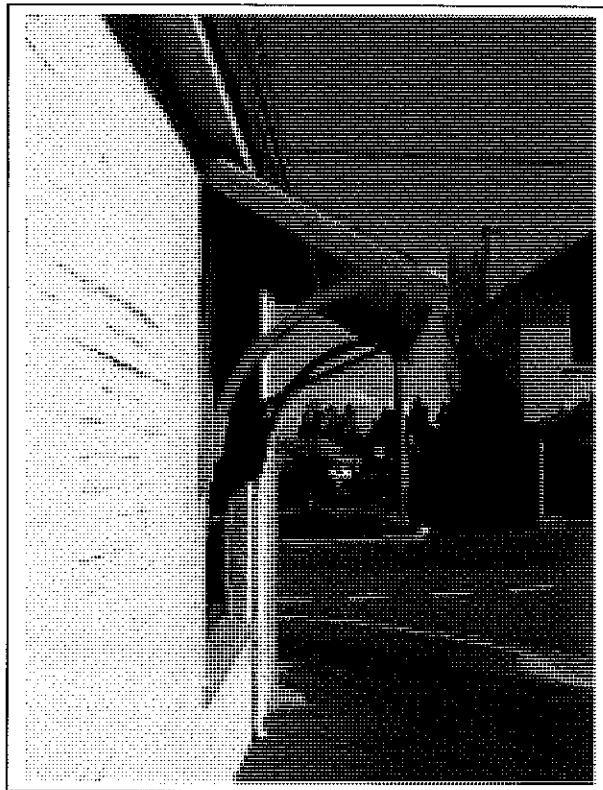
The end treatment could be:

- hipped
- infilled with boards or lattice

Verandahs may return around the sides. Pergolas may be used instead of verandahs if more light is required. Sunhoods may be used over individual windows.



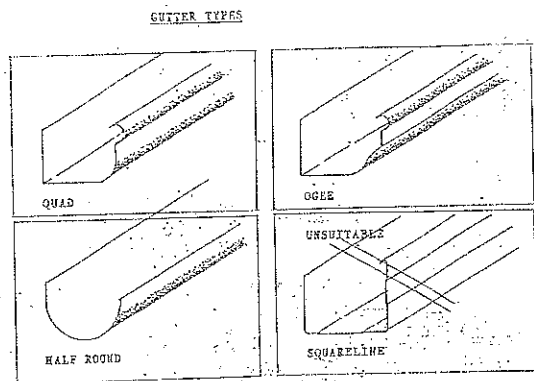
A great variety of roof shapes can be provided, several examples are illustrated below. Roof styles not permitted are also illustrated. If dormers are used, they should be symmetrical and similar in size. Dormers should be gabled.



7.2 Eaves Overhangs

Eaves overhangs should not exceed 300mm including gutters, as many of the historical buildings in Evandale have little or no eaves. Gutter may be either:

- quad
- half round
- traditional ogee profile (see illustrations).



Squareline PVC guttering is not acceptable. PVC or colour bond metal are acceptable materials for spouting and downpipes; PVC guttering should be painted.

8 MATERIALS

8.1 Roof

Either tiles or steel roof sheeting may be used. Should tiles be used, they should be unglazed terracotta, however the most appropriate material is steel roof sheeting in a corrugated profile.

Suitable colours are:

- grey
- red, or
- green.

Slate is also an appropriate roof material although it is rarely used nowadays due to its high cost.

8.2 Walls

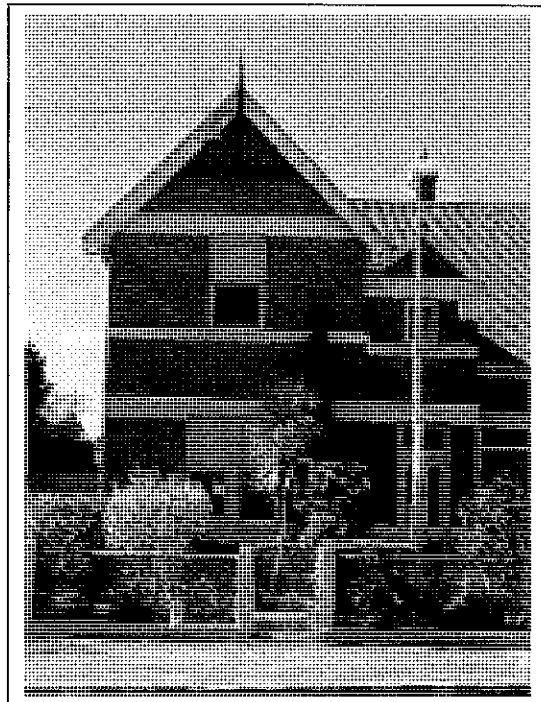
Brick is the only permissible exterior material. Suitable finishes are:

- rendered and painted masonry
- coloured render (approved colour) to masonry
- painted brickwork
- face brickwork

Painted brickwork is the preferred option as most of the Nineteenth Century buildings in Evandale have a paint finish.

If face brickwork is used, it should blend with the local traditional brickwork as evidenced in such buildings as Blenheim and the Community Centre in High Street and outbuildings in Russell Street and of the Clarendon Arms Hotel.

Render may be used to articulate windows and doorways or provide architectural interest in a similar manner to that of the Post Office (See photo).



Unsuitable materials are:

- Concrete blocks (unless rendered)
- Mock or real sandstone materials under the terms of the covenant.
- Tumbled or heavily textured bricks
- Dark brown or very light coloured bricks
- Fibre cement products

Cladding to gable ends or above dormer windows may be either:

- Brick or
- Horizontal boarding

Alternate materials or patterns may be considered upon submission to Council.

9 OPENINGS

Although window and door openings need to be symmetrical, they should have a rhythm and not appear to be randomly placed. (See diagram) Window head heights should line up where possible and windows should not finish directly under the eaves.

9.1 Windows

One of the most important design elements, which characterises the village architecture of Evandale, is the vertically proportioned windows.

If larger areas of glass are desired, mullions or masonry piers may be used to suggest vertical orientation.

Some different ways for achieving this are illustrated in the photos.

Bay windows are also acceptable and have been discussed previously in the text.

Suitable window types are:

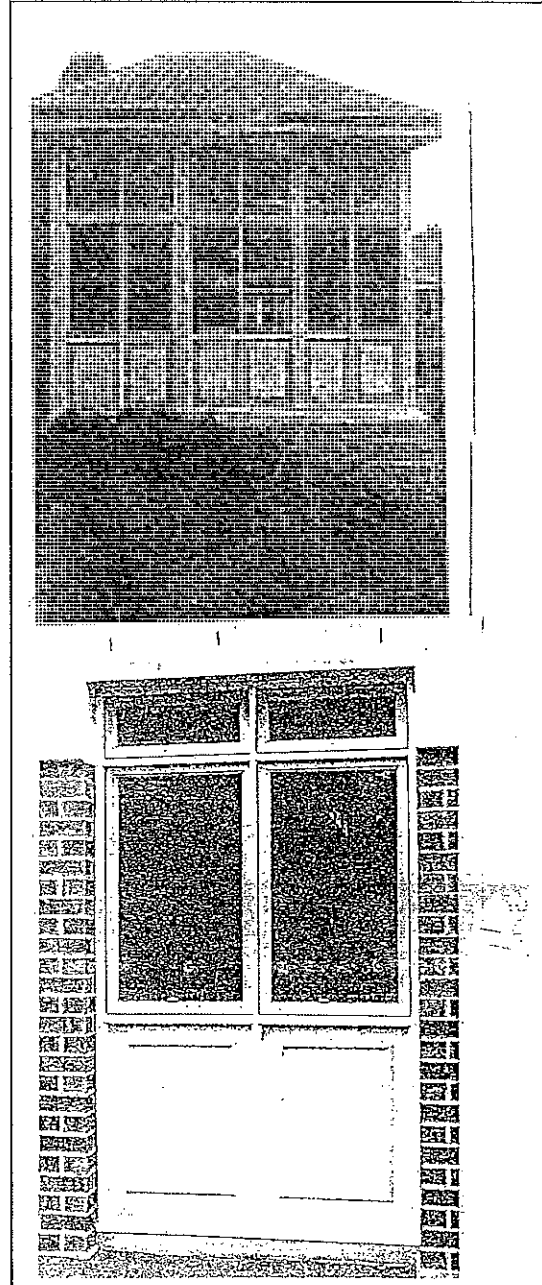
- double hung
- casement (single or a pair)
- awning, or
- fixed

for timber windows and double hung or fixed for aluminium windows.

Suitable materials are either stained or painted timber or coloured aluminium frames. Items considered out of character are:

- wide chair rails or crash rails
- coloured glazing
- stick on Colonial bars
- arched tops
- sliding windows

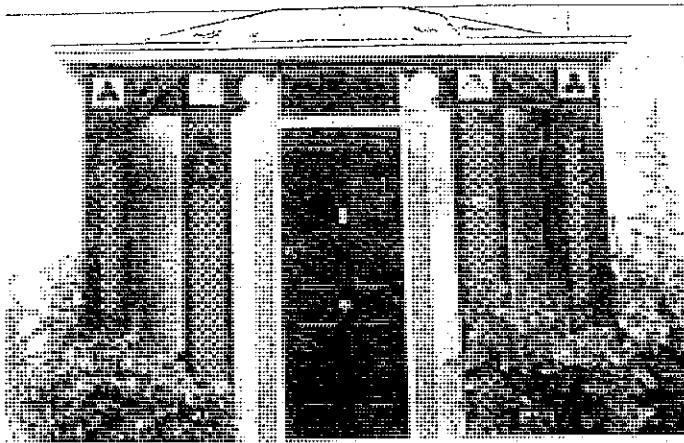
Some leeway would be allowed in the design of windows to gable ends. Suggested window sizes for front and side walls are from 900mm x 1500mm to 1100mm x 1800mm.



9.2 Doors

A wide variety of door styles is available on the market. Types considered inappropriate would be:

- Quasi-traditional styles of other periods such as mock, Spanish or Tudor
- Those utilising highly patterned colour glass



Sidelights or highlights may be used but should be basically rectangular in proportion.

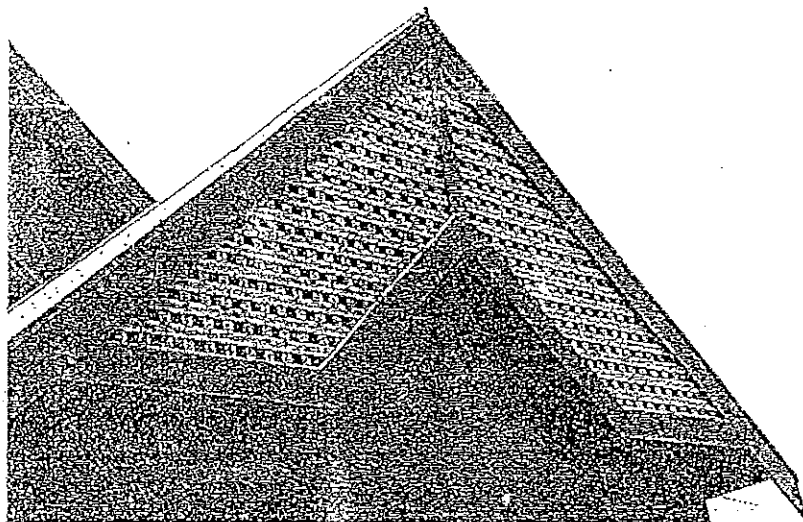
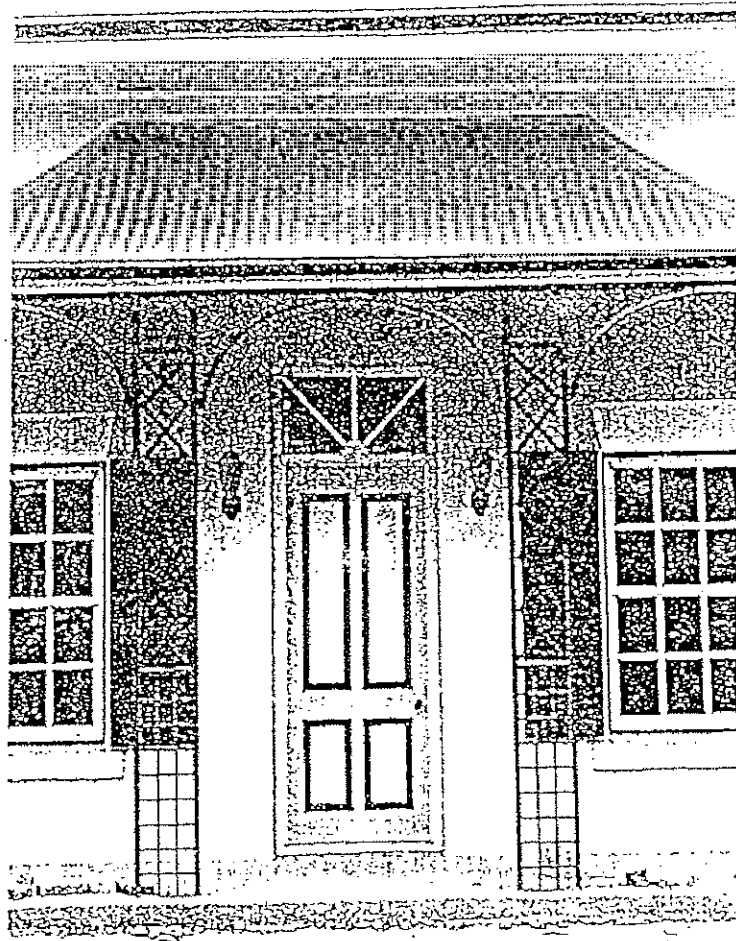
10 ARCHITECTURAL DETAILS

Suitable detailing should not reproduce exactly what is in Evandale. Architectural detailing should be simple and could include:

- Square timber verandah posts
- Simple curved or angled timber brackets to verandahs (these could also be omitted entirely)
- Plain finials
- Simple timber detailing projecting from gables
- Circular, triangular or rectangular louvred roof vents to gables.

Some interesting architectural treatments for gables and verandahs are illustrated in the photos. Unsuitable details would be:

- Elaborate timber valances to verandahs
- Elaborate scrolling to verandah brackets or bargeboards
- Federation style ½ timbered gables
- Wrought iron lace bracketing
- Fluted metal columns
- Steel verandah posts
- Multi-paned top lights to windows
- Terracotta ornamentation to tiled roofs



11 OUTBUILDINGS

Outbuilding should reflect the character of a 19th century stable building.

Outbuildings are defined as:

- Sheds
- Garages
- Carports

They should not obstruct the front of the house and must be set back 5m or more. The garage may be integrated with the house or a separate building. Any outbuildings must be constructed in either brick or horizontal boarding. The roof pitch should match that of the house (ie between 25 – 35 degrees).

Any outbuilding can also accommodate a workshop or storage area, however there should not be more than one outbuilding per lot. Local building regulations which are also relevant to outbuildings are as follows:

- Setback from side boundaries: 900mm
- Maximum floor area: 50m²

12 LANDSCAPING AND FENCING

The front boundary of each lot must be defined by a fence or hedge planting. Fences should be between 0.9 and 1.5 metres high and may be either:

- Timber, such as pickets, lattice
- Masonry (to match the house)
- Loop galvanised tubing, or expanded metal wire mesh

It is recommended that the front fence return along the side boundary to the house alignment. A fence may be removed provided a hedge of 1.5m is established behind it.

Suggested species:

- Cratargus Mongyna (English Hawthorn)
- Ligustrum Ovalifolium (Golden Privet)

Colourbond fencing or horizontal post and rail is not appropriate for this area. Suggested appropriate openings are:

- One driveway entrance 8.0m wide
- One pedestrian entrance 0.9m wide

The northern fence to lots 1-10 and 17 should be rural in character to soften the transition between the housing and rural land uses and should not exceed 1.5 metres in height. Paling fences are not considered appropriate here. Side boundary fences are recommended to be vertical timber paling not exceeding 1.8m high. It could be post and rail, or post and wire. It is strongly recommended that privacy be achieved with screening plants as English Hawthorn (Cratargus Mongyna).

A landscaping plan is required for lots 1 – 10 and 17 for the northern part of the block. Landscaping plans are also required for all front gardens. The overall impression of the garden should be in line with the 19th century character of the area. Deciduous trees and hedging would contribute greatly to the subdivision's overall appeal as would orchard trees or vegetable gardens.

A modern informal native garden would not be appropriate to the area.

A list of suitable plant species is listed in Appendix B.

13 Colour Scheme

Heritage colours should be used in the new buildings unless permission is received from Council. Muted colours which may blend with, but not strictly conform to heritage colours, will most certainly be considered by Council.

A guide to suitable paint colours, is listed in Appendix A. There should not be a strong contrast between wall colour and trim colour. Advice on external colour schemes is available from the Heritage Advisor.

Appendix A

The following list of appropriate colours for nineteenth-century buildings provide a guide to the way in which colour schemes could be developed:

Roofs (iron) – Natural, light to slate grey, light stone, ferric red or mid-green.

Walls – Light or medium shades of cream, stone, tan or ochre. Brick work may be left unpainted.

Trim – Light brown, rich brown, Indian red, Brunswick green, olive green, Prussian blue.

In order to maintain compatibility with the surrounding area, trim colours should not create a strong contrast with walls (eg white walls with dark brown trim). If dark trims are used, the wall colour should be quite heavy. It is also important to avoid uniformly dark or light wall surfaces; the use of trim colour creates interest and breaks up large expanses of walls.

White should be avoided for walls or trim where possible in favour of creamy tones as it presents too stark a picture on the skyline.

Appendix B

Trees suitable for planting in historic areas:

Acer pseudo-platanus	-	Field Sycamore
Acer negunda	-	Box Elder
Aesculus hipposastanum	-	Horse Chestnut
Castanea sativa	-	Chestnut
Fagus sylvatica	-	Beech
Fraxinus excelsior	-	Common Ash
Juglanus nigra	-	Walnut
Quercus robur	-	English Oak
Quercus ilex	-	Evergreen Oak
Robinia pseudo-acacia	-	English Elm

ATTACHMENT 2

Comparison between proposed Evandale Residential Specific Area Plan and the Cambock Lane Guidelines

2 ACCEPTABLE DEVELOPMENT CRITERIA SAP	Cambock Lane Guidelines	Reason for variation
2.2 Subdivision and Development Density		
A1 No Acceptable Development Criteria.	No provisions	-
2.4 Height and Bulk of Buildings		
<p>A1.1 Single storey developments must have a maximum height from floor level to eaves of 3 metres (refer Figure E13.3).</p> <p>A1.2 Where a second storey is proposed, it must be incorporated into the roof space using dormer windows, or roof windows, or gable end windows, so as not to detract from original two storey heritage-listed buildings (refer Figure E13.4).</p>	<p>Single storey</p> <p>Eaves height limited to 3m</p> <p>Upper storey living space may be achieved within the pitch of the roof with dormers, or skylights, or glazed gable ends permissible to maximize light.</p>	-
2.5 Fences		
<p>A1 Front fences and gates must be:</p> <p>a) vertical pickets with a maximum height of 1.2m; or</p> <p>b) heritage-style wire; or</p> <p>c) in accordance with sections 3, 5, or 7 of Technical Bulletin 8.1, A Guide to Identification, Conservation & Restoration of Historic Fences & Gates c. 1840-1925, National Trust of Australia (Victoria).</p>	Fences to be between 0.9 and 1.5m	For consistency with Heritage SAP, revised Heritage Code, and planning directive on single dwelling which have a 1.2m high fence.
A3 Side and rear fences, if prominent from the street, must be vertical timber palings to a maximum height of 1.8m.	Side boundary fences are recommended to be vertical timber paling not exceeding 1.8m high.	-
A4 Screen fences, if prominent from the street, used to separate the front garden from the rear of the house, must be of timber or lattice.	No requirement.	Consistent with Heritage SAP and revised Heritage Code
2.6 Roof Form and Materials		
A1.1 The roof form for new buildings, extensions, alterations, and additions must, if prominent from the street, be in the form of hip or gable, with a pitch	Roofs are to be pitched between 23-35 <u>degrees</u>	Current Heritage SAP - 30-40 <u>degrees</u> with maximum span of

<p>between 27.5 – 40 degrees, or match the existing, or</p> <p>A1.2 Lower-pitched traditional-style skillion extensions to the main roof form may be constructed at the rear of the building, or where it has less visual impact than a pitched roof.</p> <p>A1.3 Eaves overhang, if prominent from the street, must be a maximum of 300mm excluding guttering, or match the existing.</p> <p>A1.4 Where there is a need to use the roof space, dormer windows are acceptable and must be in a style that is sympathetic to the Evandale Heritage Precinct, if prominent from the street, (refer Figure E13.4).</p> <p>A1.5 Chimneys, if prominent from the street, must be in a style that reflects the period setting of the Evandale Heritage Precinct.</p>	<p>Eaves overhang should not to exceed 300mm including gutters.</p> <p>Upper storey living space may be achieved within the pitch of the roof with dormers, or skylights, or glazed gable ends permissible to maximize light.</p>	<p>6.5m.</p> <p>Revised Heritage Code has 27.5-40 degrees.</p>
<p>A2 Metal cowls must not be used where they will be prominent from the street.</p>	<p>-</p>	<p>Consistent with Heritage SAP and revised Heritage code</p>
<p>A3 Roof coverings must be:</p> <p>a) corrugated iron sheeting in grey tones, brown tones, dark red, or galvanised iron; or</p> <p>b) slate or modern equivalents, shingle and low profile tiles, where compatible with the style and period of the main building on the site and the setting., and tile colours must be:</p> <ul style="list-style-type: none"> • grey tones, brown tones; or dark red; or • traditional metal tray tiles where compatible with the style and period of the main building on the site. 	<p>Tiles or steel roof sheeting.</p> <p>Suitable colours are:</p> <p>Grey, red, green.</p> <p>Slate is appropriate.</p>	<p>Consistent with Heritage SAP and revised Heritage code</p>

2.7 Wall Materials		
<p>A1.1 Materials used in additions must match or be sympathetic with the existing construction, except in subservient additions to stone or brick buildings where weatherboard may be used.</p> <p>A1.2 External walls must be clad in:</p> <ol style="list-style-type: none"> a) traditional timber weatherboards. Treated-pine boards used to replace damaged weatherboards must be painted; or b) concrete blocks specifically chosen to blend with local dressed stone, or rendered and painted; or c) brickwork, with mortar of a natural colour and struck flush with the brickwork (must not be deeply raked), including: <ul style="list-style-type: none"> • painted standard size bricks; or • standard size natural clay bricks that blend with the colour and size of the traditional local bricks; or • standard brickwork rendered in traditional style. 	<p>Brick is the only permissible exterior material. Suitable finishes are:</p> <p>Rendered and painted masonry;</p> <p>Colour render (colour approved) to masonry</p> <p>Painted brickwork</p> <p>Face brickwork</p>	<p>Consistent with Heritage SAP and revised Heritage code</p>
2.8 Siting of Buildings and Structures		
<p>A1 New carports and garages, attached to or part of the house, must be set back a minimum of 3 metres behind the line of the front wall of the house (refer Figure E13.8 & E13.9).</p>	<p>5m or more from front boundary</p> <p>Should not obstruct the front of the house.</p>	
<p>A2 Side setback reductions, if prominent from the street, must be to one boundary only.</p>	-	<p>Consistent with revised Heritage code</p>
<p>A3 All new buildings, extensions, alterations or additions, if prominent from the street, must be orientated:</p> <ol style="list-style-type: none"> a) perpendicular to the street frontage (refer Figure E13.10 & E13.11); or 	<p>Should not be placed on an angle or sideways to the street.</p>	<p>Consistent with revised Heritage code</p>

b) where the predominant orientation of buildings within the immediate part of the Specific Area Plan is other than perpendicular to the street, to conform to the established pattern.		
2.9 Outbuildings and Structures		
A1 Garages, carports and sheds must be setback a minimum of 3 metres behind the line of the adjacent front wall (refer Figure E13.8 & E13.9).	5m or more from front boundary	Consistent with revised Heritage code
<p>A2.1 Garages, carports and sheds, including those conjoined to the main building, must be designed in the form of an outbuilding, with an independent roof form.</p> <p>A2.2 If prominent from the street, the eaves height of garages, carports and sheds must not exceed 3m, and the roof form and pitch must be the same as that of the main house.</p> <p>A2.3 If prominent from the street, the roof form and pitch of garages, carports and sheds must be the same as that of the main house.</p> <p>A2.4 Garages, carports and sheds must be designed, in both scale and appearance, to be subservient to the primary buildings on the site.</p> <p>A2.5 Outbuildings, other than garages and carports, must not be located between the front boundary and the rear wall of the primary building on the site.</p>	<p>Should not obstruct the front of the house.</p> <p>Garage may be integrated with the house or a separate building.</p> <p>Outbuildings to be brick or horizontal boarding</p> <p>Roof pitch to match house (ie 25-35 degrees)</p>	Consistent with revised Heritage code
2.10 Plan Form		
A1.1 If prominent from the street, the plan form of additions must be consistent with the existing house design and dimensions.	A combination of equal squares or rectangles would generally achieve a satisfactory roofline.	Consistent with revised Heritage code

<p>A1.2 If prominent from the street, the plan form of new buildings must be rectilinear (refer Figure E13.14).</p>	<p>Multiple bays should be symmetrically placed.</p> <p>A double front or u-shaped house can use a verandah to achieve the traditional geometry.</p>	
<p>2.11 Front Entrances and Doors</p>		
<p>A1 The front entrance location of dwellings must be in the front wall facing the street, and be located within the central third of the front wall of the house.</p>	<p>Window and door openings need to be symmetrical, and should have a rhythm and not appear to be randomly placed.</p>	<p>Consistent revised Heritage Code</p>
<p>A2 New front doors must be in appropriate heritage style (refer Figure E13.15).</p>	<p>A wide variety of door styles is available on the market. Types considered inappropriate would be Quasi-traditional styles of other periods such as mock Spanish or Tudor</p> <p>Those utilizing highly patterned colour glass.</p>	<p>Consistent revised Heritage Code</p>
<p>2.12 Windows</p>		
<p>A2.1 Window heads, if prominent from the street, must be a minimum of 300mm below the eaves line.</p>	<p>Window head heights should line up where possible and windows should not finish directly under the eaves.</p> <p>If large areas of glass are desired, mullions or masonry piers may be used to suggest vertical orientation.</p>	<p>Consistent revised Heritage Code</p>

<p>A2.2 Window sashes, if prominent from the street, must be double hung, casement, awning or fixed appropriate to the period and style of the building (refer Figure E13.19 & E13.20).</p> <p>A2.3 Traditional-style multi-pane sashes, when used, must conform to the traditional pattern of six or eight vertical panes per sash with traditional size and profile glazing bars.</p> <p>A2.4 Clear glass must be used, if prominent from the street, and reflective and tinted glass and coatings must not be used where prominent from public places.</p> <p>A2.6 Painted aluminium window frames may only be used in new buildings, and where it is not prominent from the street.</p> <p>A2.8 Glazing bars must be of a size and profile appropriate for the period of the building.</p> <p>A2.8 All windows in brick or masonry buildings must have projecting brick or stone sills</p> <p>A2.9 French doors and bay windows must be of a design sympathetic to the Evandale Heritage Precinct.</p>	<p>Bay windows are acceptable.</p> <p>Suitable window types are:</p> <p>Double hung;</p> <p>Casement (single or a pair)</p> <p>Awning</p> <p>Fixed.</p> <p>Items considered out of character are:</p> <p>Wide chair rails or crash rail;</p> <p>Coloured glazing;</p> <p>Stick on Colonial bars;</p> <p>Arched tops;</p> <p>Sliding windows.</p>	
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<p>A2.10 Where two bay windows are required, they must be symmetrically placed.</p> <p>A2.11 Large areas of glass panelling must be divided by large vertical mullions to suggest a vertical orientation</p>		
<p>2.13 Gutters and Downpipes</p>		
<p>A1.1 Gutters must be OG, D-mould, or Half Round profiles (refer Figure E13.21); and</p> <p>A1.2 Downpipes must be zinc/laume natural, colorbond round, or PVC round painted.</p>	<p>Gutters may be: Quad; Half round; Traditional ogee profile Squareline PVC guttering is not acceptable. PVC or colorbond metal are acceptable materials for spouting and downpipes. PVC guttering should be painted.</p>	
<p>2.14 Verandahs, Porticos, Pergolas, and Window Hoods</p>		
<p>A1 Verandahs, porticos, pergolas and window hoods if prominent from the street, must be consistent with the design and period of construction of those of the dominant design and period within the precinct (refer Figure E13.23). (Bull nose, Concave, Simply straight pitched, Convexed)</p>	<p>Verandahs are to be between 12-18 degrees and: Bull nose, Concave Simply straight pitched.</p>	<p>Consistent with Heritage SAP and revised Heritage Code</p>
<p>2.15 External Paint Colours</p>		
<p>A1.1 Colour schemes must be drawn from local heritage places within the precinct; or</p> <p>A1.2 Colour schemes must be drawn from the following, with a contrast between the wall and trim colours: a) Walls – off-white, creams, beige, tans,</p>	<p>Heritage colours should be used in new buildings unless permission is received from Council. Muted colours which may blend with but not strictly conform to heritage colours, will most certainly be considered by council.</p>	<p>Consistent with Heritage SAP and revised Heritage Code</p>

fawn, ochre.

- b) Window & door frames – white, off-white, Indian red, light browns, tans, olive green, deep Brunswick green.
- c) Fascia & barge boards - white, off-white, Indian red, light browns, tans, olive green, deep Brunswick green.
- d) Roof & gutters – deep Indian red, light and dark grey.

CONSENT AGREEMENT 124/14P

(Before the Resource Management and Planning Appeal Tribunal)

Construction of a Dwelling and Garage, Lot 9 - 66 Seccombe Street, Perth
 J Walsh and H Clayton v Northern Midlands Council and J and A Rice

Agreement was reached between the parties to:

A. P14-287 is approved subject to the following conditions:

1. Layout not altered

The use and development shall be in accordance with the endorsed plans numbered P1-P6 (Drawings by Architectural SOS Drawing No: 1419. DA Sheet No's: Cover page & 1-4 Dated: 24-Sep-2014 & Shed drawings by Sidach National (elevations), Page 1 & D1 Submission by Rebecca Green and Associates, dated 7-Oct-2014 & D2 Bushfire-Prone Area Code Exemption Report and Certificate provided by Wayne Wilson (Maraway Building Surveying) dated 28-Aug-2014, Ref No. MBR/2014/045), except where specified in Condition 2.

2. Amendments to Garage

The garage is to be constructed at an additional 200mm lower below natural ground level (a total of 800mm) and the roof pitch is to be altered to no more than 11.5 degrees. Amended plans are to be submitted to Council prior to the approval of a building permit.

B. Have each party pay for their own costs.

SIGNED

J Walsh and H Clayton Appellants Date: January 2015	Duncan Payton Northern Midlands Council Date:	J Rice and A Rice Parties Joined to Appeal Date: