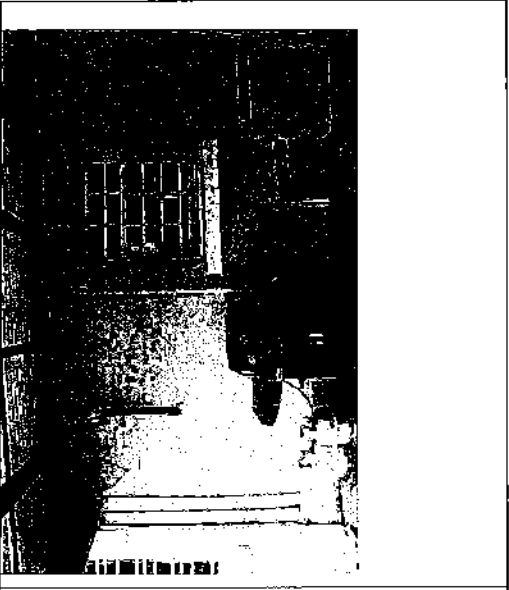
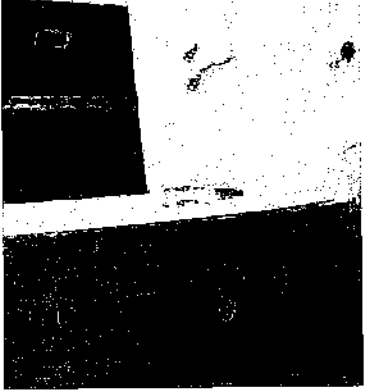



	<p>side is probably original and represents an early cart/equipment access doorway, therefore wider doorways are precededented in this wing.</p> <p>There is evidence of a wider opening near the window to the current kitchen in this wing (although the extent of this opening is unclear) which suggests that apertures in this wing have been modified. Such wide openings are present in the other outbuildings therefore it is considered that a widened opening in this area will only have a minor heritage impact.</p>	<p>this wing.</p>	
--	--	-------------------	---

Demolition Plan – First Floor			
Demolition - Homestead – First floor – Cumulus Studio Project Number 14125, Drawing A01-01B			
Proposal	Heritage impact	Recommendation	Photo
Removal of basins	These basins are of no heritage significance therefore their removal will have no heritage impact.	That removal of these basins be permitted.	
Removal of existing bathrooms and partitions in Room 08	These bathrooms are of no heritage significance therefore their removal will have no heritage impact.	That their removal be permitted.	

Demolition - Eastern outbuilding first floor – Cumulus Studio Project Number 14125, Drawing A01-01B			
<p>Removal of section of flooring and creation of a stairwell area.</p>	<p>The removal of this section of floor is considered acceptable as it assist in facilitating in an adaptive reuse of this building. This area of flooring and the associated structure is in a degraded condition and requires extensive repairs to make good/safe. Similarly there are other areas of flooring which are proposed for retention which require repairs which would benefit from recycling of material from this area.</p> <p>It is considered that on-balance this provides an acceptable outcome for repair of the building and facilitation of adaptive reuse.</p>	<p>That removal of this section of flooring be permitted and if practicable be reduced to the smallest area possible to facilitate the new scheme and that any approval be conditioned that materials removed be reused in repairs elsewhere in this building.</p>	
<p>Form new opening to east barn upper floor</p>	<p>Whilst this door opening will have some heritage impact, it will assist in facilitating an adaptive reuse of this building therefore is considered acceptable.</p>	<p>That this door opening be permitted to facilitate the proposed development.</p> <p>Removed significant fabric (bricks) should be stored on-site or reused in repairs elsewhere in the building.</p>	

No demolition is proposed for the first floor of the western outbuilding (Cumulus Studio Project Number 14125, Drawing A01-01B).

Note however that it is proposed to insert a steel framed window into the upper floor opening on the southern elevation – it is recommended that the existing loft door be retained behind that window.

Proposed development – Ground floor

Development - Homestead – Ground floor – Cumulus Studio Project Number 14125, Drawing A01-03B			
Proposal	Heritage impact	Recommendation	Photo
Make good existing front steps and steps to cellar.	Appropriate repair of these steps is considered to be a positive heritage outcome.	That these steps be made-good. Lime mortar must be used (i.e. no cement).	
Make good all existing windows.	Repair and make-good of windows is considered to be a positive heritage outcome.	Painting of windows should be in accordance with Heritage Tasmania's Technical Note 1 – Applied Finishes for Heritage Buildings.	
New timber window to current kitchen (proposed dining room).	The conversion of the current French Doors to a window is considered to be a positive heritage outcome. It is likely that an earlier window was extended to accommodate the current doors, which although are reasonably sympathetic to the building, are of no heritage significance.	That the reinstatement of a window (to match existing) in this location be permitted.	
Installation of laundry and WC to current office area.	This is considered acceptable as this is a non-principal room of the homestead and the insertion of partitioning to form these rooms is lightweight and reversible.	That the installation of the laundry and WC be permitted. Services should be installed in such a way as they minimise the impact upon original/significant fabric (i.e. are reversible).	

Development - Homestead – Upper floors – Cumulus Studio Project Number 14125, Drawing A01-04B			
Proposal	Heritage Impact	Recommendation	Photo
Replace existing ensuite and bathroom to first floor.	Replacement and modernization of the existing bathrooms is not considered to have a heritage impact.	That the bathroom refits be permitted. Care must be taken to not damage significant fabric during installation.	
New ensuite to eastern attic room.	The installation of this ensuite will not have a heritage impact provided that significant fabric is protected and preserved in its installation.	That the bathroom refits be permitted. Care must be taken to not damage significant fabric during installation.	

Development - Homestead – Rear wing ground floor – Cumulus Studio Project Number 14125, Drawing A01-03B			
Installation of steel framed window to corner.	Whilst a more sympathetic alternative could have been achieved by omitting or reconfiguring the corner window, the proposed window provides no more adverse heritage impact than the current window.	Ideally, consider reconfiguring or omitting this window, or otherwise the proposed window may be permitted.	
Make good all existing windows.	Repair and make-good of windows is considered to be a positive heritage outcome.	Painting of windows should be in accordance with Heritage Tasmania's Technical Note 1 – Applied Finishes for Heritage Buildings.	
New multi-pivot doors to southern wall (between gallery and kitchen).	Noting that the commentary on the demolition plan recommends reducing the width of this doorway, a modern insertion as proposed is considered acceptable as a means of interpreting this as a new element in the building.	That the proposed new doors be permitted ideally with a reduced width.	
See commentary above regarding the need to better understand the evolution and significance of this wing as relating to the proposal.			

Development - Eastern outbuilding ground floor – Cumulus Studio Project Number 14125, Drawing A01-00B		
<p>New steel framed windows/doors to current pool house</p>	<p>These doors are proposed to fit existing openings (and an opening which will be widened to its original dimensions. Reinstatement of an original opening is a positive heritage outcome. The new doors/windows are clearly modern, are reversible in future if desired and are considered acceptable in facilitating the use of this building.</p>	<p>That the insertion of these doors/windows be permitted.</p>
<p>Make good existing windows at rear.</p>	<p>These windows are original/early fabric and their restoration is a positive heritage outcome.</p>	<p>That restoration of these windows be permitted.</p>
<p>Conversion of current carport to stairs lobby, including new sliding door.</p>	<p>Justification of the removal of some of the floor/ceiling framing is discussed above and is considered acceptable. The installation of the modern stairs lobby, new floor and modern sliding door is considered to be an acceptable means of facilitating the ongoing use of this part of the building.</p>	<p>That insertion of the stair lobby and associated conversion be permitted. Care should be taken to avoid damage to significant fabric.</p>
<p>Tiling of WC floor and lobby in existing garden store.</p>	<p>This room currently has an early/original brick floor. It is considered necessary for the use of this area as a WC that the floor be easily cleaned and water resistant. Provided that the bricks remain in-place (i.e. are covered by the tiles with an appropriate buffer to preserve the brick) then this is an acceptable outcome to promote the ongoing use of this part of the building.</p>	<p>That the bricks remain in-place and are covered with a suitable buffer (which is reversible) prior to installation of the tiles.</p>
<p>New timber door to southern elevation (to match existing).</p>	<p>This is not an original or early door, therefore its replacement with like-for-like is considered appropriate.</p>	<p>That the replacement of this door be permitted.</p>

<p>New door to match existing on western elevation.</p>	<p>This is likely to be a significant original door and is considered not to be beyond repair. Its removal would have adverse heritage impact.</p>	<p>That this door be retained and made-good. New hardware may be fitted to facilitate use.</p>	
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<p>Development - Western outbuilding ground floor – Cumulus Studio Project Number 14125, Drawing A01-00B</p>			
<p>Make good existing windows.</p>	<p>These windows are original/early fabric and their restoration is a positive heritage outcome.</p>	<p>That restoration of these windows be permitted.</p>	
<p>New concrete steps.</p>	<p>Whilst these are modern material and are to be installed where currently there are no steps, they are considered appropriate to assist in facilitating the ongoing use of this building, which is currently near derelict.</p>	<p>That the installation of these steps be permitted.</p>	

Proposed development – Exterior			
Cumulus Studio Project Number 14125, Drawing A03-00B, A04-00A, A04-01A (elevations and sections).			
Proposal	Heritage Impact	Recommendation	Photo
<p>Replace existing roof sheeting with new short-sheet CGI . Provide vapour barrier under roof sheeting.</p>	<p>The original roof would have been timber shingles (shingles and battens still visible in places), therefore any modern cladding of the roof would represent an evolution of the building through a new type of fabric.</p> <p>This is considered acceptable as weatherproofing the building by whatever means is a critical part of maintaining it (therefore maintaining its heritage values).</p> <p>Ideally, if the current roof cladding on the homestead, rear wing and southern outbuilding is deemed sound, then it should be retained – older galvanized iron being of far superior quality to modern alternatives and if properly maintained this will have a much longer life than those alternatives. It is noted that a vapour barrier is required, and if this is the case then replacement of the sheeting is likely to be necessary as it would need to be removed to facilitate the installation of that barrier in any case.</p> <p>The roof sheeting on the northern outbuilding is blowing off and exposing timber elements to the weather and allowing water ingress to the building. Replacement of this roof sheeting by whatever means is considered critical to prevent the eventual dereliction of that building.</p>	<p>It is recommended that the proposed roofing works be permitted in accordance with the Tasmanian Heritage Council's Practice Note 1.</p>	

	<p>It is proposed that the roof of the homestead be replaced with short-sheet corrugated galvanised iron, and traditional profile ridges, stepped flashings, ogee guttering etc. (in accordance with the Tasmanian Heritage Council's Practice Note 1 - <i>Guidelines for Works to the Roofs of Heritage Places</i>.</p> <p>If roof replacement is necessary, then this will achieve a very positive heritage outcome.</p>		
<p>Paint finish to exterior walls of homestead</p>	<p>This is considered acceptable as these walls have previously been painted with an acrylic paint.</p>	<p>That these painting works be permitted.</p>	
<p>New limewash finish to all exterior walls of wing and outbuildings, masonry fences etc.</p>	<p>This is a substantially positive heritage outcome both for the appearance of the building and the performance properties of the limewash. This traditional finish has aesthetic properties which are consistent with the heritage values of the buildings.</p> <p>Limewash allows masonry walls to 'breathe' and expel vapour which would otherwise accumulate and contribute to damp issues. Note, however, for the advantageous properties of limewash to be achieved then all previous impervious coatings (e.g. cement render, acrylic or alkyd based paints) would need to be stripped, to at least a metre above ground level).</p> <p>If this is achieved that a very positive heritage outcome would be gained.</p>	<p>That these limewashing works be permitted.</p> <p>Care should be taken with stripping not to damage the masonry substrate. Poulting of areas of salt damage will need to be done prior to limewash application.</p>	

<p>Make good and paint all existing windows, shutters etc. (except those to be modified).</p>	<p>That these window repair and painting works be permitted.</p>	<p>It appears that most of the windows in the homestead have been replaced, probably during the late 19th or early 20th century. The outbuildings feature many original windows.</p> <p>The conservation of these through essential repairs and painting is a positive heritage outcome.</p>	
<p>Blocking non-original window opening to existing upstairs bathroom.</p>	<p>That the blocking of this window be permitted.</p>	<p>This window is out of proportion to the original window openings in the homestead. Blocking this window will have a positive heritage outcome.</p>	
<p>See above for commentary on other window/door replacement works as detailed on the plans (and duplicated on the elevations).</p> <p>The general discussion preceding this table specifically deals with the proposed extensions.</p>			

5. Conclusion and recommendations

In summary, it is considered that

- The proposed linkway and kitchen extensions are acceptable. Despite being modern elements, they are lightweight, transparent and are reversible. They offer an opportunity to activate the currently neglected outbuildings by incorporation into the main homestead, and do not distort the appreciation of the evolution of the homestead complex.
- There are substantial benefits in the scheme insofar as it relates to aspects of restoration of the homestead and outbuildings, including (but not limited to):
 - Addressing damp issues
 - Reinstating more appropriate paint finishes
 - Repair of currently neglected outbuildings
 - Repair of exterior joinery (e.g. windows, doors) which are currently in need of maintenance.
 - Removal of some non-sympathetic and intrusive additions (e.g. the colonnaded terrace on the rear wing).
- The minor alterations to the homestead in terms of bathroom additions, wall openings etc. are considered acceptable (noting that new openings should be kept to a minimum).
- The adaptations and modern insertions into the western and eastern outbuildings are considered appropriate in the achievement of the scheme to activate these buildings and bring them to a standard fit for habitation – hence ensuring their ongoing usage and longevity.
- Whilst some adaptation of the rear wing of the homestead is likely to be acceptable, concerns are raised at the extent of demolition proposed for this building – this should

be informed by a more detailed analysis of that building and understanding of its significance.



COHEN & Associates Pty. Ltd.

BAL Assessment

"Symmons Plains"
Midland Highway, Perth

04/05/2015

Bill Armstrong
Accreditation BFP-132

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1. Introduction

1.1 Scope

This bushfire site assessment has been prepared for a submission with a planning permit application under the *Land Use Planning Approvals Act 1993; E1.0 Bushfire-Prone Areas Code (the Code)* in the Northern Midlands Council Interim Planning Scheme 2013 (*the Scheme*).

This report has been prepared for S. Creese to accompany an application for a subdivision.

The site was inspected on the 23-09-2014. It is considered to be in a 'Bushfire Prone Area'. The slopes were assessed using the 1:25000 series map sheets and levels measured on site.

The BAL is established taking into account the type of vegetation and the slope of the land within 100m of the proposed development using the simplified method in *AS3959-2009 Construction of Buildings in Bushfire Prone Areas*.

1.2 Limitations

The report has been produced on the basis that:

- The report is intended to assess the bushfire risk and all other statutory reports are outside the scope of this report.
- Information relating to the type and size of the vegetation is only relevant at the time of site survey and should not be relied upon for future development.
- No assurance is given or implied regarding the safety or amenity for any individual or future occupant within the proposed development.
- No assurance is given or implied regarding the safety of any building constructed within the development.

2. Site Location & Context

2.1 Property Information

The site is that land contained in FR 163654-1, Midland Highway, Perth.
Access is from Midland Highway.
There is an existing dwelling on the land.
A plan of the development is attached in Appendix 1.

2.2 Planning Scheme Zoning/Special Areas Overlay.

The site is zoned Rural Resource under *the Scheme*.
There are no special area overlays.

2.3 Site Context

The site is located in Symmons Plains and is bounded by large areas of broad acre farmland and bounded by the South Esk River to the North East. The existing dwelling is surrounded predominantly by maintained gardens then grazing and cropping land.

2.4 Environmental Features

There are no significant environmental features on the site to be considered by this report.

3. Proposed Development

The proposal is for an extension to an existing dwelling. A plan of the development is attached in Appendix 1.

4. Bushfire Site Assessment

4.1 Bushfire Prone Areas Code

Clause E1.3 of the Code defines a 'bushfire prone area' as:

- a) land that is within the boundary of a bushfire prone area shown on an overlay on a planning scheme map; and
- b) where there is no overlay on a planning scheme map, or where the land is outside the boundary of a bushfire-prone area shown on an overlay on such a map, land that is within 100m of an area of bushfire-prone vegetation equal to or greater than 1 hectare.

Bushfire prone vegetation is described as:

Contiguous vegetation including grasses and shrubs but not including maintained lawns, parks and gardens, nature strips, plant nurseries, golf courses, vineyards, orchards or vegetation on land that is used for horticultural purposes.

The proposed subdivision is located within 100m of 'bushfire prone vegetation' greater than one hectare and is therefore located within a 'bushfire prone area'.

4.2 Fire Danger Index (FDI)

The FDI is determined from Table 2.1 in *AS3959-2009 Construction of Buildings in Bushfire Prone Areas*, 'Jurisdictional and Regional Values for FDI'. For Tasmania the FDI is 50.

4.3 Vegetation

Vegetation has been classified in accordance with Table 2.3 in *AS3959-2009 Construction Of Buildings In Bushfire-Prone Areas*.

The vegetation is sown pasture grassland G-26 in all directions.

4.4 Slope & Distance to Vegetation

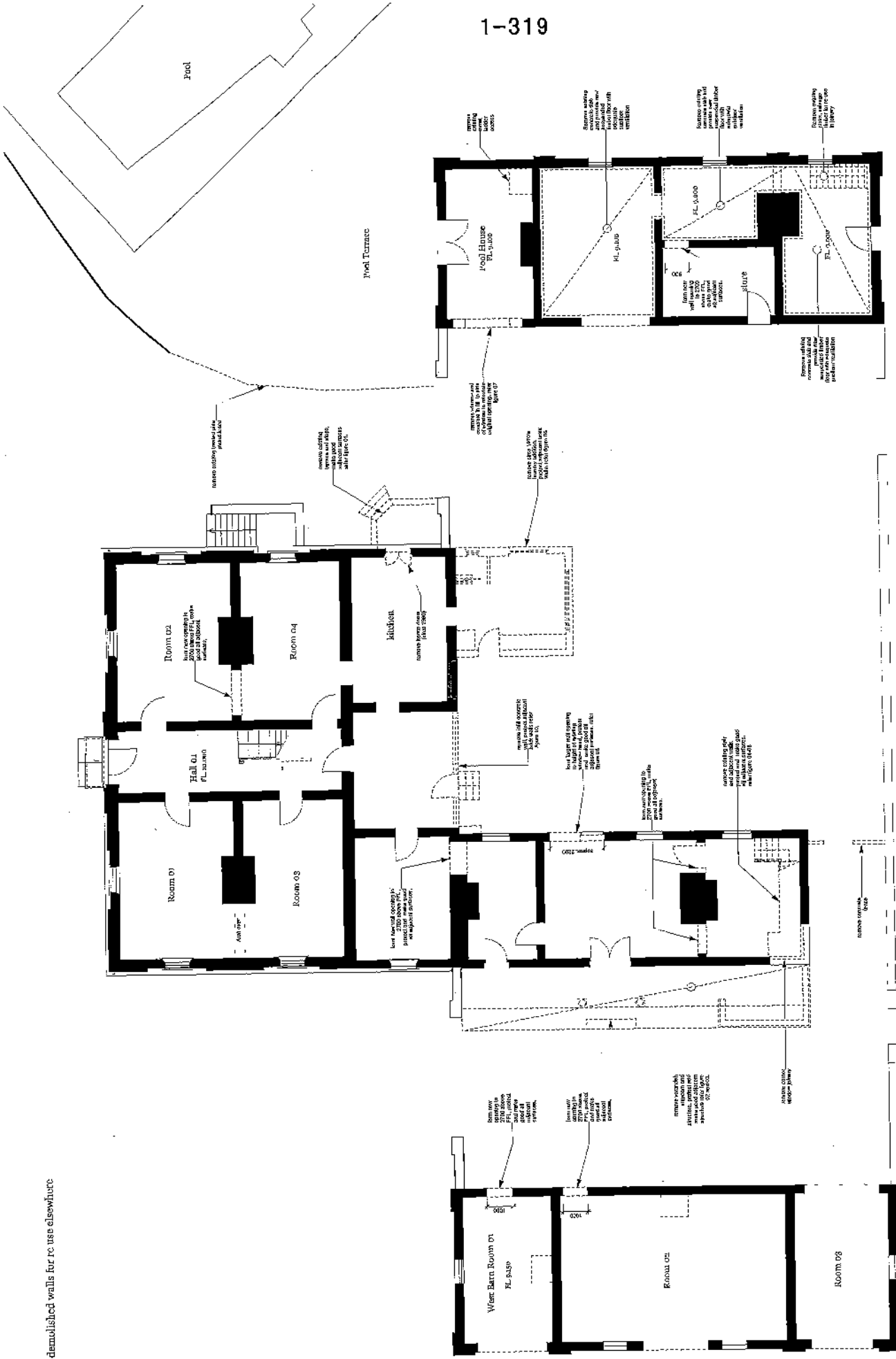
The distance from the existing dwelling to the bushfire prone vegetation is greater than 50m in all directions. The existing dwelling is considered BAL LOW and will not change as a result of this proposal. Therefore, in accordance with clause E1.6.4.1 A1 (a), there will be insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of this development.

5. Conclusion

This bushfire assessment report has been undertaken to satisfy the requirements of the *Land Use Planning Approvals Act 1993; E1.0 Bushfire-Prone Areas Code* in the Northern Midlands Council Interim Planning Scheme 2013.

Having regard for the objective contained in Section E 1.6.4 of *the Code*, I certify that there is an insufficient increase in risk to the development from bushfire to warrant any specific bushfire protection measures.

General Notes:
 Retain all bricks from demolished walls for re use elsewhere



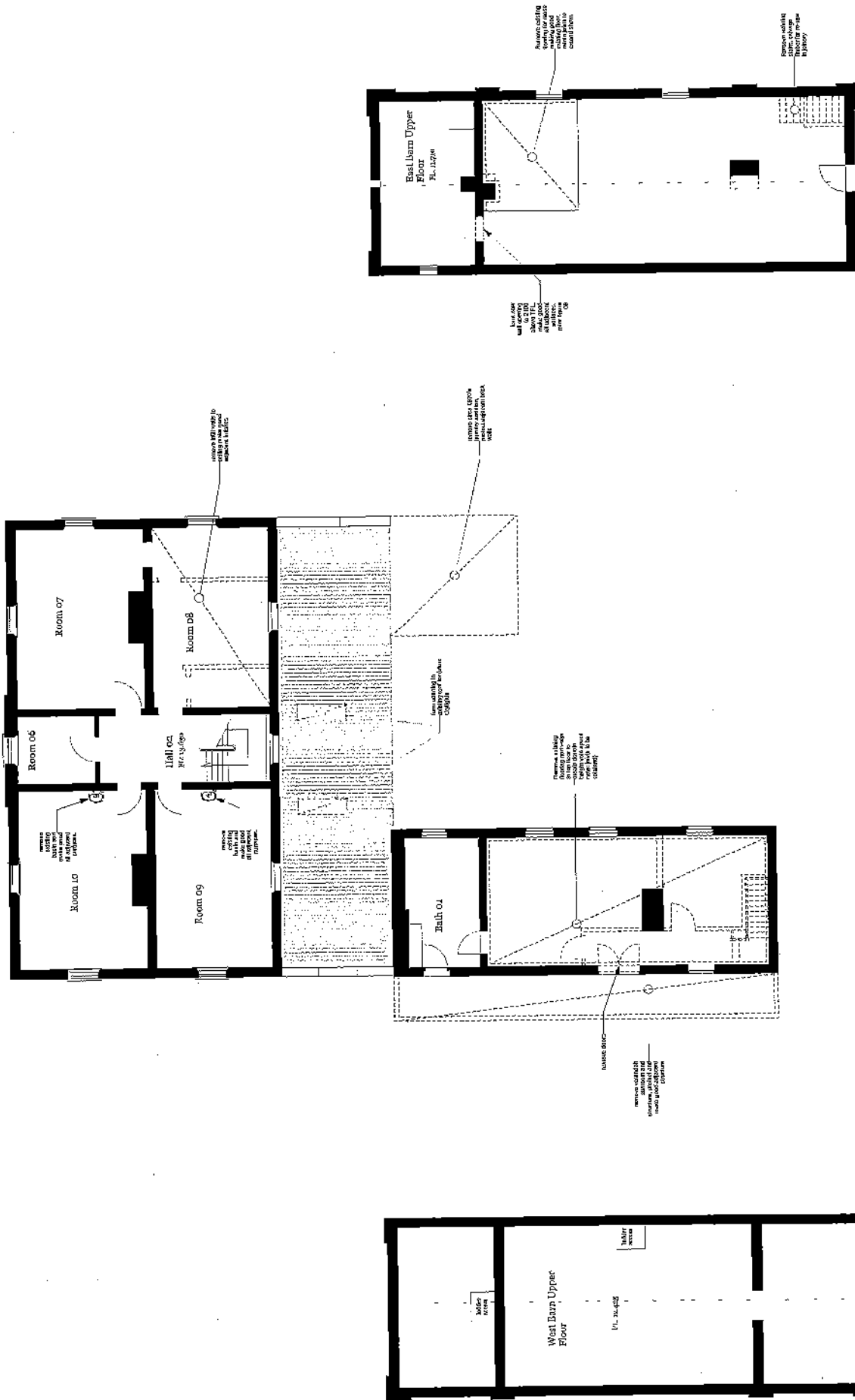
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<p>Architecture, Interior Design, Landscape Architecture, Urban Planning, Historic Preservation, Sustainability, and Construction Services.</p> <p>1000 North 10th Street Tallahassee, FL 32304 Phone: 904.224.1111 Email: info@cumulusstudio.com</p>		<p>Project No. 14125</p> <p>Scale: 1/1000</p> <p>Drawn By: PA</p> <p>Checked By: JH</p>
<p>Project Name: Ground Demolition</p> <p>Client: Symmetric Florida</p> <p>Address: 1000 North 10th Street, Tallahassee, FL 32304</p>		<p>Reason for Issue: Overpayment</p> <p>Issue Date: 10/20/18</p> <p>Project No: A01-00 B</p>

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General Notes:
Retain all bricks from demolished walls for re use elsewhere

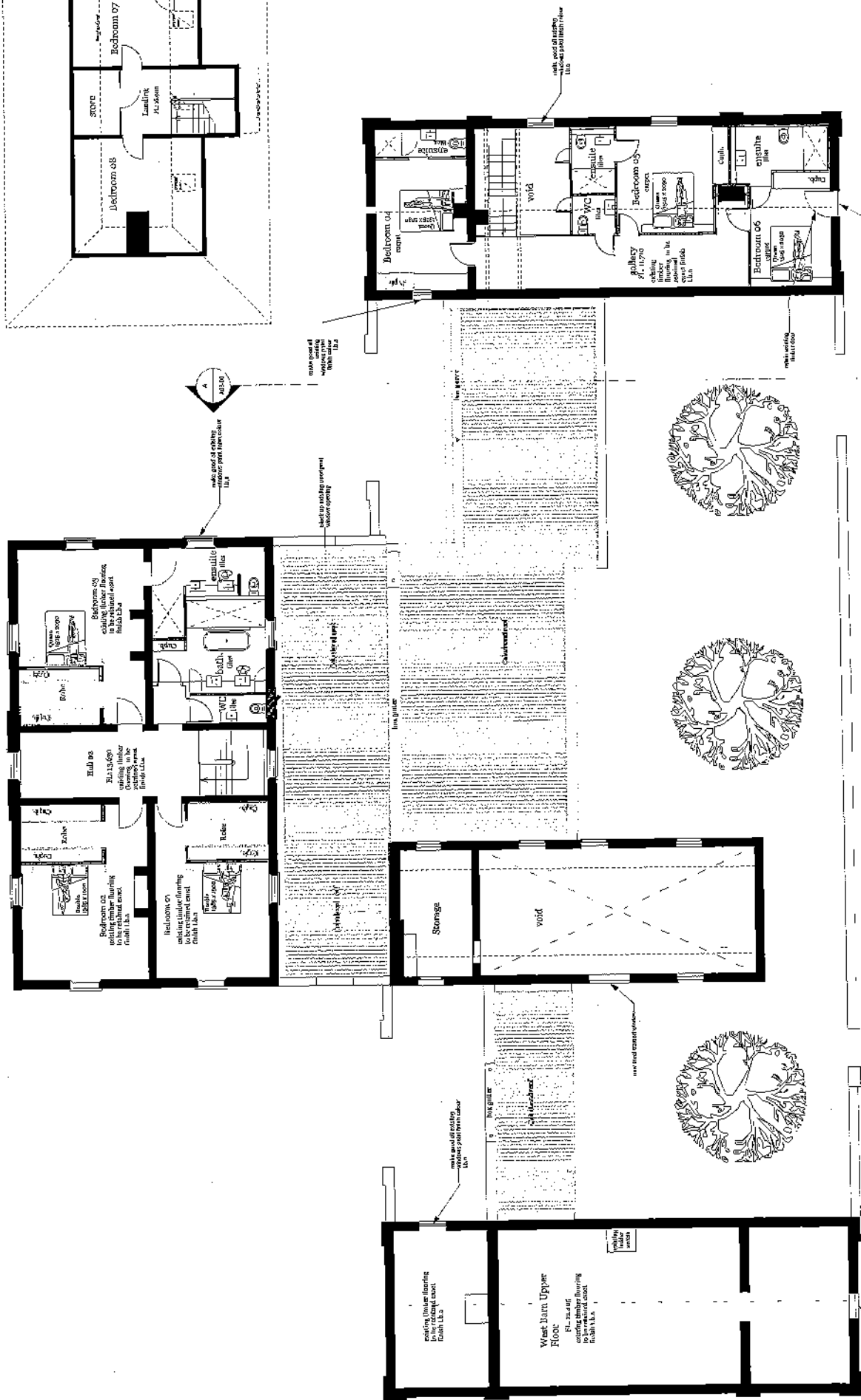
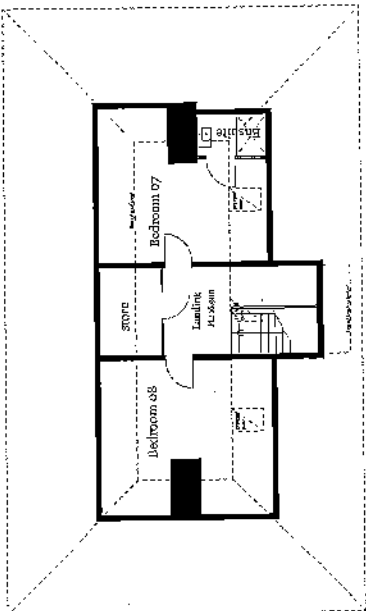
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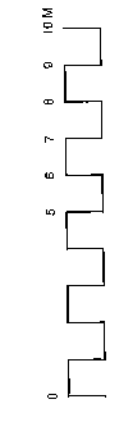
 CUMULUS STUDIO architecture + design 1000 Locust St. Philadelphia, PA 19106 Tel: 215.561.1111 www.cumulusstudio.com		Drawing Title: First Demolition Symon's Plaza Symon's Plaza Co. 1000 Locust St. Philadelphia, PA 19106	Project No.: 14125 Drawing No.: A01-01 B	Reason for Issue: Developmental App. Scale: 1:100@/2 Drawn By: PA Checked By: TI Date: 10/20/13	Unpublished Plans Not for Reproduction cumulusstudio.com
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General Notes:
Retain all bricks from demolished walls for re use elsewhere

Attic Plan



Project No. 14125		Project Name: Development App.	
Scale: 1/16"=1'-0"		Drawn By: PA	
Checked By: TH		Date: 10/20/15	
Drawing No. A01-04 B		Drawing Title: First Floor and Attic Plan	
Drawing Date: 10/20/15		Drawing Scale: 1/16"=1'-0"	
Drawing Author: Symonix Plans		Drawing Checker: Symonix Plans	
Drawing Designer: Symonix Plans		Drawing Engineer: Symonix Plans	
Drawing Architect: Symonix Plans		Drawing Contractor: Symonix Plans	
Drawing Consultant: Symonix Plans		Drawing Specialist: Symonix Plans	
Drawing Designer: Symonix Plans		Drawing Engineer: Symonix Plans	
Drawing Architect: Symonix Plans		Drawing Contractor: Symonix Plans	
Drawing Consultant: Symonix Plans		Drawing Specialist: Symonix Plans	



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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
Date Received
Permit Application No.
PID

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

Use or Development Site Street Address "Symmons Plains" Midland Highway, Perth	Certificate of Title / PID 163564-2 3171040
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)	
--	--

- 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 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 upon ²	
Document or certificate description:	
<input checked="" type="checkbox"/>	<p>Description of Use or Development³ (Proposal or Land Use Permit Application)</p> <p><i>Documents, Plans and/or Specifications</i></p> <p>Title: Symmons Plains Project No. 14125</p> <p>Author: Cumulus Studio</p> <p>Date: 10-03-15</p>
<input checked="" type="checkbox"/>	<p>Bushfire Report⁴</p> <p>Title: 6879 BAL Exemption</p> <p>Author: Bill Armstrong</p> <p>Date: 04-05-2015</p>
<input type="checkbox"/>	<p>Bushfire Hazard Management Plan⁵</p> <p>Title:</p> <p>Author:</p> <p>Date:</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 bush fire, 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)		<input type="checkbox"/> No specific measures required because the use or development is consistent with the objective for each of the applicable standards identified in this Certificate	<input type="checkbox"/> 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 E1.6.1.2 - Public Access E1.6.1.3 - Water Supply	A1 A1 A1	<input type="checkbox"/> No specific measure for hazard management <input type="checkbox"/> No specific public access measure for fire fighting <input type="checkbox"/> No specific water supply for fire fighting	<input type="checkbox"/> Provision for hazard management areas in accordance with BAL 19 Table 2.4.4 AS3959 <input type="checkbox"/> Layout of roads and access is consistent with objective <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	No specific water supply measure for fire fighting	<input type="checkbox"/>	Water supply is consistent with objective	<input type="checkbox"/>
		A2 Non-reticulated water supply				

<input type="checkbox"/> E1.6.2 - Habitable Building on lot on a plan of subdivision approved in accordance with Code						
		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"/>
		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"/>
		A1	No specific water supply measure for fire fighting	<input type="checkbox"/>	Water supply is consistent with objective	<input type="checkbox"/>

<input type="checkbox"/> E1.6.3 - Habitable Building (pre-existing lot)						
		A1	No specific measure for hazard management	<input type="checkbox"/>	Provision for hazard management is consistent with objective; or	<input type="checkbox"/>
					Provision for hazard management areas in accordance with BAL 29 Table 2.4.4 AS3959 and managed consistent with objective	<input type="checkbox"/>
		A1	No specific private access measure 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"/>
		A1	No specific water supply measure for fire fighting	<input type="checkbox"/>	Water supply is consistent with objective	<input type="checkbox"/>

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

5. Bushfire Hazard Practitioner – Accredited Person

Name	Bill Armstrong	Phone No:	0409 865 129
Address:	Cohen & Associates Pty Ltd 103 Cameron St, Launceston	Fax No:	
		Email address:	bill@surveyingtas.com.au
Fire Service Act 1979 Accreditation No:	BFP-132	Scope:	1, 2, 3a, 3b

6. Certification

I, **Bill Armstrong** 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 checked="" 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"/>
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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 type="checkbox"/>
---	--------------------------

Signed 

Date 04-05-2015

HERITAGE PROTECTION SOCIETY (TASMANIA) INC.
P.O. Box 513 Launceston Tasmania 7250

26th. May 2015

The General Manager,
Northern Midlands Council
13 Smith Street
LONGFORD TAS 7301

By email only to Planning@nmc.tas.gov.au

Copied to:
Tasmanian Heritage Council
Department of Primary Industries, Parks, Water and Environment
Public Buildings
53 St John Street
LAUNCESTON TAS 7250

Attention : Mr Ian Boersma
By email only to Ian.Boersma@heritage.tas.gov.au

Dear Sir,

Re : P15-075, 15046 Midland Highway Symmons Plains

We refer to the Notice in The Examiner newspaper on May 13, 2015.

Having perused the documents published on Council's website (and please note that the reproduction quality is poor and some notes are blurred, difficult to read, and incapable of enlargement), we wish to make the following representation.

We refer to the telephone discussion with Mr Boersma concerning this application, and his view proffered, that the present proposal is a considerable "improvement" on what was apparently originally proposed in preliminary discussions, and suggesting that hence the community should be relieved that the adverse impacts are somewhat lessened. We do not support a philosophy where an applicant may choose to start out with a proposal that is somewhat extreme, then choosing to relent and agree to a less intrusive scheme, expecting that by this process the statutory authorities may be more willing to accept what is still a radical change that otherwise may have been turned down immediately. So, obedient to the invitation made by Mr Boersma, we make this representation concerning the principal matters that remain unresolved from that conversation.

The HPS(T)Inc. subscribes to the views and philosophies expressed in The Australia ICOMOS Charter for Places of Cultural Significance, **The Burra Charter**, where the Charter *advocates a cautious approach to change : do as much to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.*

A unique characteristic at Symmons Plains is that it was built and occupied by a succession of descendants of the same family for well over 150 years until it was sold in relatively recent years. As the principal homestead, it has successfully accommodated generations of that family in style and to a standard that was quite acceptable, respectable and secure, and with relatively few changes over the years to achieve contemporary living standards. It may well be observed that in the declining years of this occupation, the place became 'shabby chic' to some degree, and the traditional use of the two outbuildings became technically obsolete and fell into disrepair. The proposal is for extensive alterations to the homestead complex of buildings to create an inordinate number of bedrooms, many with exclusive bathroom facilities and for radical and ostentatious living and entry spaces in a modern extension that will join up the three old structures, inappropriately closing off the courtyard compound, one of the notable features of the original fortified complex.

The application documents admit to not having undertaken research into the evolutionary history of the place and neglects to base the approach on any physical uncovering works of what are obviously modern applied finishes and false linings. We believe that the original pre-1839 homestead constructed for the Youl family is in fact not the present frontispiece, but what is referred to in the application documents as the Central Rear Wing. This part of the place, whilst having been previously altered to some degree, is now proposed for somewhat radical changes, destroying much of the fabric and making it very difficult to be interpreted for its significance in the future.

It is alleged that the new modern extensions, principally faced with glass, will be subservient and 'see through', however they most certainly will not be invisible and will, in our considered opinion, be very intrusive. The removal of part of the upper level floor to create a higher volume is unnecessary, inappropriate, and in our opinion, unacceptable in the ongoing presentation of Symmons Plains Homestead from a cultural heritage viewpoint. The Homestead, whilst never humble, was certainly not grandiose nor palatial, and the changes being proposed are quite out of style and standard to the established cultural ambiance of this important colonial place.

The proposal documents in some sections seem to be unresolved with mention of more detailed analysis being required with presumably future changes to be made in the final plans. This uncertainty is inappropriate for a place of the significance of Symmons Plains Homestead.

In conclusion, We recommend that before any approval of the present application is granted, that further investigation, both historical and physical, be undertaken, so as to better understand the cultural heritage fabric of the

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Representation to Northern Midlands Council - Ref. P15-075 Symmons Plains

place, before revising the proposals and re-submitting them for consideration, assessment, and ultimate approval.

We look forward to your further consideration and feedback on this project.

Yours faithfully,

Lionel J. Morrell

Lionel J. Morrell Architect
President
Heritage Protection Society (Tasmania) Inc.

Enc. Statement of basic objects of Heritage Protection Society (Tasmania)
Inc.

HERITAGE PROTECTION SOCIETY (TASMANIA) Inc.

Heritage Protection Society (Tasmania) Inc. is a community based organization that is formed to recognize the cultural heritage significance of what the Tasmanian community has inherited from the past and what we value enough today to preserve for future generations.

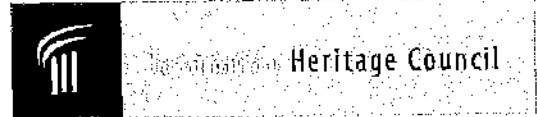
Cultural heritage is about people, society and the environment, and is represented by natural, indigenous and historic places with cultural heritage values; related objects and artifacts; and the records and stories of social history.

The aesthetic, historic, scientific and social values comprising the cultural heritage significance of Tasmania, for its past, present and future generations, as established in the Australia ICOMOS *Burra Charter*, is a concept to which we aspire to further, promote and enhance.

We aim to communicate, educate and advocate for the protection of cultural heritage in Tasmania, and to participate positively in the planning system to seek to minimize the level of physical intervention in relation to cultural heritage fabric and practices, whilst sustaining dynamic continued adaptive uses.

Basic objects

- Promoting or ensuring the preservation and maintenance for the public benefit, of places and objects of beauty or having an historical, scientific, artistic or architectural interest; knowledge of, interest in, and respect for those places and objects; and the provision and maintenance of activities and services to facilitate their enjoyment by the public.
- Recording and preserving the cultural heritage practices of Tasmanian communities; identifying the qualities for which Tasmania has become a focus of spiritual, political, national or other cultural sentiment to both majority and minority groups; and facilitating an educational program at the broadest possible level in these communities.
- Ensuring the public acquisition where only absolutely necessary for the protection and maintenance of cultural heritage places and artifacts, and assisting in this process in a material way.
- Supporting the common aims and activities of other like-minded organizations, such as and including historical societies, cultural groups and associations, the National Trust of Australia (Tasmania), and collaborating with national and international bodies to reach a collegiate outcome.
- Raising funds and seeking outside funding support from government and public agencies for the promulgation of the aims of the Association.



Tasmanian Heritage Council
 GPO Box 618 Hobart Tasmania 7000
 103 Macquarie St, Hobart Tasmania 7000
 Tel: 1300 850 332
 Fax: [03] 6233 3186
 enquiries@heritage.tas.gov.au
 www.heritage.tas.gov.au

PLANNING APPN REF: P15-075
 THC APPLICATION NO: #4722
 PLACE ID: #5000
 THC FILE: 06-90-32THC
 APPLICANT: Cumulus Studio
 DATE OF DECISION: 27 May 2015

NOTICE OF HERITAGE DECISION

(*Historic Cultural Heritage Act 1995*)

The Place: Symmons Plains, 15046 Midland Highway, Perth.
 Proposed Works: Alterations, additions and conservation works to the Symmons Plains house and outbuildings.

Under section 39(6)(b) of the *Historic Cultural Heritage Act 1995* (the Act), the Heritage Council gives notice that it consents to the discretionary permit being granted in accordance with Development Application P15-075, received by the Tasmanian Heritage Council on 02/04/2015 subject to the following conditions:

- 1. Alterations to the heritage fabric are limited to the works identified in the submitted documentation. Any additional heritage works, including change to the heritage fabric is subject to further heritage approval.**

Reason for condition

To define the scope of this approval. In carrying out the approved works, all reasonable care should be taken to minimise damage and change to the place's historic fabric, consistent with the Australia ICOMOS *Burra Charter* philosophy of doing as much as necessary but as little as possible (Article 3) and of minimising change (Article 15).

- 2. The concrete floors for the new works must be detailed and constructed in a manner that does not result in the transfer of moisture of introduction of soluble salts to the walls of the existing heritage buildings. The concrete floors must incorporate a porous strip of minimum 300mm width alongside the base of the masonry wall, to enable the evaporation of moisture from the ground at the base of the wall; or other detail having similar effect, to the satisfaction of Heritage Tasmania's Works Manager.**

Reason for condition

To avoid any circumstances that may cause or exacerbate rising damp or rot in the historic masonry or timber wall structures.

- 3. Repair works generally to the interior and exterior of the heritage buildings must be undertaken using matching materials or materials sympathetic with the original or early fabric, particularly lime mortars and renders for work to heritage masonry.**

Reason for condition

To minimise the visual impact that the new works will have on the historic fabric of the place, and to ensure that new materials are compatible with the existing materials.

- 4. Historic bricks approved for removal for the new wall openings must be removed in a manner that enables their salvage. Salvaged bricks are to be stored on site in good condition until required for conservation work on the site.**

- 5. Historic joinery approved to be removed from within the buildings must be removed in good condition and be stored on the site for future reuse, or be used for the current restoration works on the site. New work must be scribed around existing joinery and not cut into the heritage fabric.**

Reason for conditions 4 & 5

To ensure that these significant original elements are not discarded, and to allow for their reinstatement or reuse at some future date.

- 6. The fireplace and chimney within the proposed 'gallery' area of the rear homestead wing (Drawings numbered A01-03B & A01-04B) must be retained in the new work.**

Reason for condition

To ensure that works not adequately documented in the Works Application have minimal impact on the place's heritage values.

- 7. This approval does not include the removal of any established mature trees from the site.**

Reason for condition

To ensure that culturally significant trees are not compromised by the development.

Advice

It is recommended that, to reduce the impact on heritage fabric, and to retain the integrity of the historic rear service wing, the new opening and removal of the first floor being proposed for the new 'gallery' be reduced in length and confined to the central part of that building to retain the southern floor from the fireplace to the southern end wall. The first floor area has potential to be used as a studio or storage, or as a mezzanine floor to be accessed from the central gallery.

Further, it is recommended that, to maintain the historic pattern of movement from the front part of the house to the rear courtyard, additional doors or openings be installed within the southern glazed wall of the new 'entry' between the 'entry courtyard' and 'courtyard 01'.

Please ensure the details of this notice, including conditions, are included in any permit issued, and forward a copy of the permit or decision of refusal to the Heritage Council for our records.

Please contact Mr Chris Bonner on 1300 850 332 if you require clarification of any matters contained in this notice.

A handwritten signature in black ink, appearing to read 'KGE', followed by a long horizontal flourish.

Dr Kathryn Evans

Chair

Under delegation of the Tasmanian Heritage Council

D

NORTHERN MIDLANDS COUNCIL

REPORT FROM: HERITAGE ADVISER, DAVID DENMAN
DATE: 02-Apr-2015
REF NO: P15-075; 203200.165
SITE: 15046 Midland Hwy, Symmons Plains
PROPOSAL: Dwelling extensions (heritage-listed place)
APPLICANT: Cumulus Studio
REASON FOR REFERRAL: HERITAGE-LISTED PLACE
Local Historic Heritage Code

Do you have any objections to the proposal: **No**

Do you have any other comments on this application?

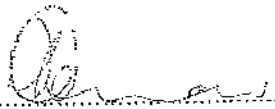
The proposal respects the historic forms and elements of the existing structures and the new work, although modern and minimalist in design, it has a strong verticality, and does not compromise the presentation and interpretation of the existing structures and landscape.

The important consideration is what impact the proposed works will have on the original heritage fabric of the building.

The removal of the section of floor in the southern outbuilding is considered acceptable.

Any new additions can be subject to later alterations and removal but it's the original heritage fabric that must be conserved and respected.

In this case I think there is an acceptable balance.



David Denman (Heritage Adviser)
Date: 12/6/2015

Assessment against E13.0 (Local Historic Heritage Code)
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E13.1 Purpose

E13.1.1 *The purpose of this provision is to:*

- a) *protect and enhance the historic cultural heritage significance of local heritage places and heritage precincts; and*
- b) *encourage and facilitate the continued use of these items for beneficial purposes; and*
- c) *discourage the deterioration, demolition or removal of buildings and items of assessed heritage significance; and*
- d) *ensure that new use and development is undertaken in a manner that is sympathetic to, and does not detract from, the cultural significance of the land, buildings and items and their settings; and*
- e) *conserve specifically identified heritage places by allowing a use that otherwise may be prohibited if this will demonstratively assist in conserving that place*

E13.2 Application of the Code

E13.2.1 *This code applies to use or development of land that is:*

- a) *within a Heritage Precinct;*
- b) *a local heritage place;*
- c) *a place of identified archaeological significance.*

E13.3 Use or Development Exempt from this Code

E13.3.1 *The following use or development is exempt from this code:*

- a) *works required to comply with an Emergency Order issued under Section 162 of the Building Act 2000;*
- b) *electricity, optic fibre and telecommunication cables and gas lines to individual buildings which connect above ground or utilise existing service trenches;*
- c) *internal alterations to buildings if the interior is not included in the historic heritage significance of the place or precinct;*

Comment:

The subject place is heritage listed.

E13.5 Use Standards**E13.5.1 Alternative Use of heritage buildings**

<i>Objective: To ensure that the use of heritage buildings provides for their conservation.</i>	
Acceptable Solutions	Performance Criteria
A1 <i>No acceptable solution.</i>	<p>P1 <i>Notwithstanding Clause 8.9, a permit may be granted for any use of a locally listed heritage place where:</i></p> <ul style="list-style-type: none"> a) <i>it can be demonstrated that the proposed use will not adversely impact on the significance of a heritage place; and</i> b) <i>the amenity impacts of both the proposed use on the surrounding areas and from the surrounding area on the proposed use are considered acceptable; and</i> c) <i>a report by heritage professional states that it is necessary for conservation purposes or the continued maintenance of the building or where there is an overriding public benefit.</i>

Comment: N/a

E13.6 Development Standards**E13.6.1 Demolition**

<i>Objective: To ensure that the demolition or removal of buildings and structures does not impact on the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.</i>	
Acceptable Solutions	Performance Criteria
A1 <i>No acceptable solution.</i>	<p>P1.1 <i>Existing buildings, parts of buildings and structures must be retained except:</i></p> <ul style="list-style-type: none"> a) <i>where the physical condition of place makes restoration inconsistent with maintaining the cultural significance of a place in the long term; or</i> b) <i>the demolition is necessary to secure the long-term future of a building or structure through renovation, reconstruction or rebuilding; or</i> c) <i>there are overriding environmental, economic considerations in terms of</i>

	<p><i>the building or practical considerations for its removal, either wholly or in part; or</i></p> <p>d) <i>the building is identified as non-contributory within a precinct identified in Table E13.1: Heritage Precincts, if any; and</i></p> <p><i>P1.2 Demolition must not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</i></p>
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Comment: Satisfies the performance criteria.

E13.6.2 Subdivision and development density

Comment: N/a

E13.6.3 Site Cover

<p><i>Objective: To ensure that site coverage is consistent with historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts, if any.</i></p>	
Acceptable Solutions	Performance Criteria
<p>A1 <i>Site coverage must be in accordance with the acceptable development criterion for site coverage within a precinct identified in Table E13.1: Heritage Precincts, if any.</i></p>	<p>P1 <i>The site coverage must:</i></p> <p>a) <i>be appropriate to maintaining the character and appearance of the building or place, and the appearance of adjacent buildings and the area; and</i></p> <p>b) <i>not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</i></p>

Comment: Satisfies the performance criteria.

E13.6.4 Height and Bulk of Buildings

<p><i>Objective: To ensure that the height and bulk of buildings are consistent with historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.</i></p>	
Acceptable Solutions	Performance Criteria
<p>A1 <i>New building must be in accordance with the acceptable development criteria for heights of buildings or structures within a precinct identified in Table E13.1: Heritage Precincts, if</i></p>	<p>P1.1 <i>The height and bulk of any proposed buildings must not adversely affect the importance, character and appearance of the building or place, and the</i></p>

<p>any.</p>	<p>appearance of adjacent buildings; and</p> <p>P1.2 Extensions proposed to the front or sides of an existing building must not detract from the historic heritage significance of the building; and</p> <p>P1.3 The height and bulk of any proposed buildings must not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>
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Comment: Satisfies the performance criteria.

E13.6.5 Fences

Comment: N/a

E13.6.6 Roof Form and Materials

<p><i>Objective: To ensure that roof form and materials are designed to be sympathetic to, and not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.</i></p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1 Roof form and materials must be in accordance with the acceptable development criteria for roof form and materials within a precinct identified in Table E13.1: Heritage Precincts, if any.</p>	<p>P1 Roof form and materials for new buildings and structures must:</p> <p>a) be sympathetic to the historic heritage significance, design and period of construction of the dominant existing buildings on the site; and</p> <p>b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>

Comment: Satisfies the performance criteria.

E13.6.7 Wall materials

<p><i>Objective: To ensure that wall materials are designed to be sympathetic to, and not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.</i></p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1 Wall materials must be in accordance with the acceptable development criteria for wall materials within a precinct identified in Table E13.1:</p>	<p>P1 Wall material for new buildings and structures must:</p> <p>a) be complementary to wall materials of the dominant buildings on the site or in</p>

<i>Heritage Precincts, if any.</i>	the precinct; and b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.
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Comment: Satisfies the performance criteria.

E13.6.8 Siting of Buildings and Structures

<i>Objective: To ensure that the siting of buildings, does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.</i>	
Acceptable Solutions	Performance Criteria
A1 <i>New buildings and structures must be in accordance with the acceptable development criteria for setbacks of buildings and structures to the road within a precinct identified in Table E13.1: Heritage Precincts, if any.</i>	P1 <i>The front setback for new buildings or structure must:</i> a) <i>be consistent with the setback of surrounding buildings; and</i> b) <i>be set at a distance that does not detract from the historic heritage significance of the place; and</i> c) <i>not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</i>

Comment: Satisfies the performance criteria.

E13.6.9 Outbuildings and Structures

Comment: N/a

E13.6.10 Access Strips and Parking

<i>Objective: To ensure that access and parking does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.</i>	
Acceptable Solutions	Performance Criteria
A1 <i>Car parking areas for non-residential purposes must be:</i> a) <i>located behind the primary buildings on the site; or</i> b) <i>in accordance with the acceptable development criteria for access and parking as within a precinct identified in Table 1: Heritage Precincts, if any.</i>	P1 <i>Car parking areas for non-residential purposes must not:</i> a) <i>result in the loss of building fabric or the removal of gardens or vegetated areas where this would be detrimental to the setting of a building or its historic heritage significance; and</i> b) <i>detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if</i>

	any.
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Comment: Satisfies the performance criteria.

E13.6.11 Places of Archaeological Significance

Comment: N/a

E13.6.12 Tree and Vegetation Removal

<i>Objective: To ensure that the removal, destruction or lopping of trees or the removal of vegetation does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.</i>	
Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	<p>P1 The removal of vegetation must not:</p> <ul style="list-style-type: none"> a) unreasonably impact on the historic cultural significance of the place; and b) detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: Satisfies the performance criteria.

E13.6.13 Signage

Comment: N/a

ATTACHMENT E

Assessment against the planning scheme provisions

RURAL RESOURCE ZONE	
ZONE PURPOSE	
26.1.1	<p><i>To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.</i></p> <p>The proposal complies with the required 50m setback for extensions to an existing building and as such does not impact on this purpose.</p>
26.1.2	<p><i>To provide for other use or development that does not constrain or conflict with resource development uses.</i></p> <p>The proposal complies with the required 50m setback for extensions to an existing building and as such complies with this purpose.</p>
26.1.3	<p><i>To provide for economic development that is compatible with primary industry, environmental and landscape values.</i></p> <p>The proposal complies with this purpose.</p>
26.1.4	<p><i>To provide for tourism-related use and development where the sustainable development of rural resources will not be compromised.</i></p> <p>The proposal is not tourism-related. This purpose is not relevant to the proposal.</p>
26.1.5	<p>Local Area Objectives</p>
a)	<p><i>Primary Industries:</i></p> <p><i>Resources for primary industries make a significant contribution to the rural economy and primary industry uses are to be protected for long-term sustainability.</i></p> <p><i>The prime and non-prime agricultural land resource provides for variable and diverse agricultural and primary industry production which will be protected through individual consideration of the local context.</i></p> <p><i>Processing and services can augment the productivity of primary industries in a locality and are supported where they are related to primary industry uses and the long-term sustainability of the resource is not unduly compromised.</i></p> <p>The proposal does not impact on this objective.</p>
b)	<p><i>Tourism</i></p> <p><i>Tourism is an important contributor to the rural economy and can make a significant contribution to the value adding of primary industries through visitor facilities and the downstream processing of produce. The continued enhancement of tourism facilities with a relationship to primary production is supported where the long-term</i></p>

	<p>sustainability of the resource is not unduly compromised.</p> <p><i>The rural zone provides for important regional and local tourist routes and destinations such as through the promotion of environmental features and values, cultural heritage and landscape. The continued enhancement of tourism facilities that capitalise on these attributes is supported where the long-term sustainability of primary industry resources is not unduly compromised.</i></p>
	This objective is not relevant to this proposal.
c)	<p><i>Rural Communities</i></p> <p><i>Services to the rural locality through provision for home-based business can enhance the sustainability of rural communities. Professional and other business services that meet the needs of rural populations are supported where they accompany a residential or other established use and are located appropriately in relation to settlement activity centres and surrounding primary industries such that the integrity of the activity centre is not undermined and primary industries are not unreasonably confined or restrained.</i></p>
	This objective is not relevant to this proposal.
26.1.6	Desired Future Character Statements
26.1.4	<p><i>The visual impacts of use and development within the rural landscape are to be minimised such that the effect is not obtrusive.</i></p>
	The proposal complies with this desired future character statement.

USE STANDARDS

26.3.1	DISCRETIONARY USES IF NOT A SINGLE DWELLING
a)	<i>To provide for an appropriate mix of uses that support the Local Area Objectives and the location of discretionary uses in the rural resources zone does not unnecessarily compromise the consolidation of commercial and industrial uses to identified nodes of settlement or purpose built precincts.</i>
b)	<i>To protect the long term productive capacity of prime agricultural land by minimising conversion of the land to non-agricultural uses or uses not dependent on the soil as a growth medium, unless an overriding benefit to the region can be demonstrated.</i>
c)	<i>To minimise the conversion of non-prime land to a non-primary industry use except where that land cannot be practically utilised for primary industry purposes.</i>
d)	<i>Uses are located such that they do not unreasonably confine or restrain the operation of primary industry uses.</i>
e)	<i>Uses are suitable within the context of the locality and do not create an unreasonable adverse impact on existing sensitive uses or local infrastructure.</i>
f)	<i>The visual impacts of use are appropriately managed to</i>

	<i>integrate with the surrounding rural landscape.</i>
A1	<i>If for permitted or no permit required uses.</i>
	<i>Complies – permitted Single Dwelling.</i>
P1.1	<i>It must be demonstrated that the use is consistent with local area objectives for the provision of non-primary industry uses in the zone, if applicable; and</i>
	<i>Not applicable – complies with the Acceptable Solution.</i>
P1.2	<i>Business and professional services and general retail and hire must not exceed a combined gross floor area of 250m² over the site.</i>
	<i>Not applicable – complies with the Acceptable Solution.</i>
A2	<i>If for permitted or no permit required uses.</i>
	<i>Complies – permitted Single Dwelling.</i>
P2.1	<i>Utilities, extractive industries and controlled environment agriculture located on prime agricultural land must demonstrate that the:</i> i) <i>amount of land alienated/converted is minimised; and</i> ii) <i>location is reasonably required for operational efficiency; and</i>
	<i>Not applicable – complies with the Acceptable Solution.</i>
P2.2	<i>Uses other than utilities, extractive industries or controlled environment agriculture located on prime agricultural land, must demonstrate that the conversion of prime agricultural land to that use will result in a significant benefit to the region having regard to the economic, social and environmental costs and benefits.</i>
	<i>Not applicable – complies with the Acceptable Solution.</i>
A3	<i>If for permitted or no permit required uses.</i>
	<i>Complies – permitted Single Dwelling.</i>
P3	<i>The conversion of non-prime agricultural to non-agricultural use must demonstrate that:</i>
	a) <i>the amount of land converted is minimised having regard to:</i> i) <i>existing use and development on the land; and</i> ii) <i>surrounding use and development; and</i> iii) <i>topographical constraints; or</i>
	b) <i>the site is practically incapable of supporting an agricultural use or being included with other land for agricultural or other primary industry use, due to factors such as:</i> i) <i>limitations created by any existing use and/or development surrounding the site; and</i> ii) <i>topographical features; and</i> iii) <i>poor capability of the land for primary industry; or</i>
	c) <i>the location of the use on the site is reasonably required for operational efficiency.</i>
	<i>Not applicable – complies with the Acceptable Solution.</i>

A4	<i>If for permitted or no permit required uses.</i>
	Complies – permitted Single Dwelling.
P4	<i>It must be demonstrated that:</i> a) <i>emissions are not likely to cause an environmental nuisance; and</i> b) <i>primary industry uses will not be unreasonably confined or restrained from conducting normal operations; and</i> c) <i>the capacity of the local road network can accommodate the traffic generated by the use.</i>
	Not applicable – complies with the Acceptable Solution.
A5	<i>The use must:</i> a) <i>be permitted or no permit required; or</i> b) <i>be located in an existing building.</i>
	Complies – permitted Single Dwelling.
P5	<i>It must be demonstrated that the visual appearance of the use is consistent with the local area having regard to:</i> a) <i>the impacts on skylines and ridgelines; and</i> b) <i>visibility from public roads; and</i> c) <i>the visual impacts of storage of materials or equipment; and</i> d) <i>the visual impacts of vegetation clearance or retention; and</i> e) <i>the desired future character statements.</i>
	Not applicable – complies with the Acceptable Solution.
26.3.2	DWELLINGS
	<i>To ensure that dwellings are:</i> a) <i>incidental to resource development; or</i> b) <i>located on land with limited rural potential where they do not constrain surrounding agricultural operations.</i>
A1.1	<i>Development must be for the alteration, extension or replacement of existing dwellings; or.</i>
	Complies – alteration and extension of an existing dwelling is proposed.
A1.2	<i>Ancillary dwellings must be located within the curtilage of the existing dwelling on the property; or</i>
	Not applicable – complies with A1.1.
A1.3	<i>New dwellings must be within the resource development use class and on land that has a minimum current capital value of \$1 million as demonstrated by a valuation report or sale price less than two years old.</i>
	Not applicable – complies with A1.1.
P1.1	<i>A dwelling may be constructed where it is demonstrated that:</i> a) <i>it is integral and subservient to resource development, as demonstrated in a report prepared by a suitably qualified person, having regard to:</i> i) <i>scale; and</i>

	<ul style="list-style-type: none"> 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 <p>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:</p> <ul style="list-style-type: none"> i) limitations created by any existing use and/or development surrounding the site; and ii) topographical features; and iii) poor capability of the land for primary industry operations (including a lack of capability or other impediments); and
	Not applicable – complies with A1.1.
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
	Not applicable – complies with A1.1.
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.
	Not applicable – complies with A1.1.
26.3.3	IRRIGATION DISTRICTS To ensure that land within irrigation districts proclaimed under Part 9 of the Water Management Act 1999 is not converted to uses that will compromise the utilisation of water resources.
A1	Non-agricultural uses are not located within an irrigation district proclaimed under Part 9 of the Water Management Act 1999.
	Not applicable – the site is not within an irrigation district.
P1	Non-agricultural uses within an irrigation district proclaimed under Part 9 of the Water Management Act 1999 must demonstrate that the current and future irrigation potential of the land is not unreasonably reduced having regard to:
	<ul style="list-style-type: none"> a) the location and amount of land to be used; and b) the operational practicalities of irrigation systems as they relate to the land; and c) any management or conservation plans for the land.
	Not applicable – complies with A1.

DEVELOPMENT STANDARDS

26.4.1 BUILDING LOCATION AND APPEARANCE

To ensure that the:

- a) ability to conduct extractive industries and resource development will not be constrained by conflict with sensitive uses; and

	<p>b) <i>development of buildings is unobtrusive and complements the character of the landscape.</i></p>
A1	<p><i>Building height must not exceed:</i></p> <p>a) <i>8m for dwellings; or</i></p> <p>b) <i>12m for other purposes.</i></p> <p>Complies – the additions have a height of 3.3m.</p>
P1	<p><i>Building height must:</i></p> <p>a) <i>be unobtrusive and complement the character of the surrounding landscape; and</i></p> <p>b) <i>protect the amenity of adjoining uses from adverse impacts as a result of the proposal.</i></p> <p>Not applicable – complies with the Acceptable Solution.</p>
A2	<p><i>Buildings must be set back a minimum of:</i></p> <p>a) <i>50m where a non-sensitive use or extension to existing sensitive use buildings is proposed; or</i></p> <p>b) <i>200m where a sensitive use is proposed; or</i></p> <p>c) <i>the same as existing for replacement of an existing dwelling.</i></p> <p>Complies – the proposed extensions are more than 50m from boundaries.</p>
P2	<p><i>Buildings must be setback so that the use is not likely to constrain adjoining primary industry operations having regard to:</i></p> <p>a) <i>the topography of the land; and</i></p> <p>b) <i>buffers created by natural or other features; and</i></p> <p>c) <i>the location of development on adjoining lots; and</i></p> <p>d) <i>the nature of existing and potential adjoining uses; and</i></p> <p>e) <i>the ability to accommodate a lesser setback to the road having regard to:</i></p> <p>i) <i>the design of the development and landscaping; and</i></p> <p>ii) <i>the potential for future upgrading of the road; and</i></p> <p>iii) <i>potential traffic safety hazards; and</i></p> <p>iv) <i>appropriate noise attenuation.</i></p> <p>Not applicable – complies with the Acceptable Solution.</p>
26.4.2	<p>SUBDIVISION</p> <p><i>To ensure that subdivision is only to:</i></p> <p>a) <i>improve the productive capacity of land for resource development and extractive industries; and</i></p> <p>b) <i>enable subdivision for environmental and cultural protection or resource processing where compatible with the zone; and</i></p> <p>c) <i>facilitate use and development for allowable uses by enabling subdivision subsequent to appropriate development.</i></p>
A1	<p><i>Lots must be:</i></p> <p>a) <i>for the provision of utilities and is required for public use by the Crown, public authority or a municipality; or</i></p> <p>b) <i>for the consolidation of a lot with another lot with no additional titles created; or</i></p> <p>c) <i>to align existing titles with zone boundaries and no additional lots are created.</i></p>

	Not applicable.
P1	<p><i>The subdivision</i></p> <p>a) <i>must demonstrate that the productive capacity of the land will be improved as a result of the subdivision; or</i></p> <p>b) <i>is for the purpose of creating a lot for an approved non-agricultural use, other than a residential use, and the productivity of the land will not be materially diminished.</i></p>
	Not applicable.

26.4.3	STRATA DIVISION
26.4.3.1	<i>In this scheme, division of land by stratum title is prohibited in the Rural Resource Zone.</i>

CODES		
E1.0	BUSHFIRE PRONE AREAS CODE	Exemption provided by Bushfire Hazard Practitioner
E2.0	POTENTIALLY CONTAMINATED LAND	N/A
E3.0	LANDSLIP CODE	N/A
E4.0	ROAD AND RAILWAY ASSETS CODE	N/A
E.5.0	FLOOD PRONE AREAS CODE	N/A
E6.0	CAR PARKING AND SUSTAINABLE TRANSPORT CODE	Complies
E7.0	SCENIC MANAGEMENT CODE	Exempt – use only within scenic corridor.
E8.0	BIODIVERSITY CODE	N/A
E9.0	WATER QUALITY CODE	N/A
E10.0	RECREATION AND OPEN SPACE CODE	N/A
E11.0	ENVIRONMENTAL IMPACTS & ATTENUATION CODE	N/A
E12.0	AIRPORTS IMPACT MANAGEMENT CODE	N/A
E13.0	LOCAL HISTORIC HERITAGE CODE	See Heritage Adviser's review
E14.0	COASTAL CODE	N/A
E15.0	SIGNS CODE	N/A

ASSESSMENT AGAINST E6.0 (CAR PARKING & SUSTAINABLE TRANSPORT CODE)

E6.6 Use Standards

E6.6.1 Car Parking Numbers

Objective: To ensure that an appropriate level of car parking is provided to service

<i>Use.</i>	
Acceptable Solutions	Comment
A1 <i>The number of car parking spaces must not be less than the requirements of Table E6.1.</i>	Complies with the requirements of Table E6.1 – 6 car parking spaces available.

E6.6.2 Bicycle Parking Numbers

Objective: To encourage cycling as a mode of transport within areas subject to urban speed zones by ensuring safe, secure and convenient parking for bicycles.

Acceptable Solutions	Comment
A1.1 <i>Permanently accessible bicycle parking or storage spaces must be provided either on the site or within 50m of the site in accordance with the requirements of Table E6.1.</i>	Complies with the requirements of Table E6.1 – sufficient space for 1 bicycle park is available.

Table E6.1: Parking Space Requirements

Use	Parking Requirement	
	Vehicle	Bicycle
Residential	2 spaces per 3 bedrooms + 1 visitor space (6 spaces required)	1 space per 5 bedrooms (2 spaces required)

SPECIFIC AREA PLANS

F1.0 TRANSLINK SPECIFIC AREA PLAN	N/A
F2.0 HERITAGE PRECINCTS SPECIFIC AREA PLAN	N/A

SPECIAL PROVISIONS

9.1 Changes to an Existing Non-conforming Use	N/A
9.2 Development for Existing Discretionary Uses	N/A
9.3 Adjustment of a Boundary	N/A
9.4 Demolition	N/A – assessed with the application for additions.
9.5 Subdivision	N/A

STATE POLICIES

The proposal is consistent with all State Policies.

OBJECTIVES OF LAND USE PLANNING & APPROVALS ACT 1993

The proposal is consistent with the objectives of the *Land Use Planning & Approvals Act 1993*.

STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES

Strategic Plan 2007-2017

- *4.3 Development Control*
- *4.5 Built Heritage*

PLAN **3**

PLANNING APPLICATION P14-326
RURAL LIVING ZONE, NORTHERN MIDLANDS

ATTACHMENTS

- A** Representations

- B** Rural Living zone subdivision provisions from Northern interim schemes.

- C** Lot sizes in NMC Rural Living zones.

26 Norwich Drive,
LONGFORD TAS 7301

22nd May, 2015.

The General Manager,
Northern Midlands Council,
P.O. Box 156,
LONGFORD TAS. 7301

Location			
File No.			
Property			
Attachments			
REC'D	25 MAY 2015		
GM			
EDM			
CSM			
ESM			
WM			
SIC			

Dear Sir,

NORTHERN MIDLANDS PLANNING SCHEME 2013 - DRAFT AMENDMENT
1/2015 (Ref. No. P14-326)

RURAL LIVING - PATEENA/NORWICH DRIVE - subdivision
minimum 2ha lot size.

As the State Government wants uniformity in the Planning Schemes, the minimum lot size for Pateena/Norwich Drive of 2ha would be consistent with Meander Valley lots on Pateena Road.

Meander Valley has the area listed as Rural Living.

Subdivision allows for boundary adjustments of lands and amalgamation of titles.

Smaller blocks may not lead to an explosion in subdivision as people tend to buy neighbouring blocks if expansion is needed.

Allow people on Pateena Road and Norwich Drive the right to subdivide to 2ha to correspond with Meander Valley's lots on Pateena Road.

Yours faithfully,

E. O'Mahoney

(Mrs) E. O'Mahoney



WOOLCOTT SURVEYS



**EAST COAST
SURVEYING**
CONSULTING SURVEYORS
& LAND MEASUREMENTS

May 26, 2015

The General Manager
Northern Midlands Council
P.O. Box 156
Longford TAS 7301

Dear Des,

**REPRESENTATION TO THE PROPOSED PLANNING SCHEME AMENDMENT
P14-326 – AMENDMENT 01/2015.**

We would like to submit our representation against the above proposed planning scheme amendment. In particular, we would like to make a representation against the insertion of a new clause under 13.4.1 P1 f).

It is proposed that this clause read, "*f) for Blackwood Creek, Deddington, Norwich Drive, and Pateena Road, maintain an overall density of 1 lot per 10 ha over the lot(s) being subdivided*". We will outline our grounds for objection to this new clause below.

Consistency

The Tasmanian Planning Commissions website states, "*As part of the Government's regional planning initiative, each council in Tasmania is preparing a new interim planning scheme as part of the transition to a single state-wide planning scheme. This reform will create contemporary and more consistent planning schemes across the State as part of the transition to a single state-wide planning scheme.*"

One of the original intents of the Interim Planning Schemes was to provide more consistent planning schemes across the state with the main goal of moving toward a single State-wide Planning Scheme. The proposed planning scheme amendment proposes to add yet another variation to the Northern Interim Planning Scheme Rural Living Zone Provisions throughout the North of the State.

The reasons for the Proposed Amendment are stated in 4.2 of the Draft Amendment Document. The state:

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& LAND PLANNERS

4.2 Reason for the Proposed Amendment

The previous planning scheme had a minimum lot size of:

- *2ha in Caledonia Drive and Kalangadoo; and*
- *5ha for Blackwood Creek, Deddington, Norwich Drive and Pateena Road, maintaining an overall density of 1 lot per 10 ha over the lot(s) being subdivided.*

This was changed to a minimum of 1 ha when the Rural Living Zone was imposed.

The reasoning does not provide a Strategic Planning reason why these particular Performance criteria minimum Lot sizes have been chosen, only that this was what was in the old Planning Scheme. The Planning Scheme Amendment process should not be used by a Council to slowly whittle away at the Interim Scheme Zone Provisions to get back to the previous Planning Scheme Zone provisions unless valid Strategic Planning reasoning is supplied. We believe that this reasoning has not been supplied in this case and that simply wanting to revert to old provisions from a previous planning scheme does not constitute a valid reason. This proposed amendment undermines the State Planning Scheme Reform Process.

The proposed amendment for new clause 13.4.2 P1 e) states "*for Blackwood Creek, Deddington, Norwich Drive, and Pateena Road, not create lots less than 5ha ; and. The proposed Amendment then further restricts Lot sizes in this area in new clause f) by stating "for Blackwood Creek, Deddington, Norwich Drive, and Pateena Road, maintain an overall density of 1 Lot per 10 ha over the lot(s) being subdivided"*".

This essentially limits subdivision in Blackwood Creek, Deddington, Norwich Drive and Pateena Road to those parcels of Land which currently are 20 hectares or over. This is a drastic change from the current 1.0 hectare minimum lot size and gives no discretion for being able to subdivide those parcels under 20 hectare. This is despite the fact that some Lots of 5.0 hectares in size will be created from parcels of land over 30 hectares in size under the new clauses. Considering that no valid reasoning has been given to these particular minimum Lot sizes chosen for the different areas listed in the amendment, the Amendment should be denied.

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Summary

In closing we believe that insufficient reasoning for the Planning Scheme Amendment has been supplied by Council considering the amount of change proposed by the new clauses restricting subdivision. In particular, Why a density of 1 lot per 10 hectares when 5.0 hectare lot sizes will be allowed in some cases?

The proposed Planning Scheme Amendment only proposes greater variation between the Northern Interim Planning Schemes in a time where the State Government is seeking greater consistency. The Planning Scheme Amendment seeks to revert the Northern Midlands Interim Planning Scheme Rural Living Subdivision Provisions back to the previous planning scheme provisions with no Strategic Planning argument supplied to back up the specific Lot sizes proposed.

We would be supportive of new clause f) being removed. This would allow Subdivision of parcels of Land under 20.0 hectares and Council would still have discretion in rejecting a subdivision if criteria 13.4.2 P1 b), c) and d) could not be met.

Please let us know if you have any queries.

Kind regards
Woolcott Surveys

Colin Smith
Registered Land Surveyor

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	<ul style="list-style-type: none"> b) building form and materials; and c) local area objectives, if any.
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13.4.2 Subdivision

<p>Objective</p> <p>To ensure that subdivision:</p> <ul style="list-style-type: none"> a) Provides for appropriate wastewater disposal, and stormwater management in consideration of the characteristics or constraints of the land; and b) Provides area and dimensions of lots that are appropriate for the zone; and c) Provides frontage to a road at a standard appropriate for the use; and d) Furthers the local area objectives and desired future character statements for the area, if any. 					
Acceptable Solutions	Performance Criteria				
<p>A1.1 Subdivision of land within the localities listed in Table 13.4.2 must have a minimum lot size in accordance with that specified in Table 13.4.2;</p> <p>Table 13.4.2 – Minimum Lot Size</p> <table border="1" style="margin-left: 40px;"> <thead> <tr> <th>Locality</th> <th>Minimum Lot size</th> </tr> </thead> <tbody> <tr> <td>Scottsdale – East Minstone Road</td> <td>2 ha</td> </tr> </tbody> </table> <p>or</p> <ul style="list-style-type: none"> b) required for public use by the Crown, an agency, or a corporation all the shares of which are held by Councils or a municipality; or c) for the provision of utilities; or d) for the consolidation of a lot with another lot with no additional titles created; or e) to align existing titles with zone boundaries and no additional lots are created. <p>A1.2 Each lot must have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for</p>	Locality	Minimum Lot size	Scottsdale – East Minstone Road	2 ha	<p>P1 Subdivision must:</p> <ul style="list-style-type: none"> a) be to facilitate protection of a place of Aboriginal, natural or cultural heritage; or b) provide for each lot, sufficient useable area and dimensions to allow for: <ul style="list-style-type: none"> i) a dwelling to be erected in a convenient, appropriate and hazard free location; and ii) appropriate disposal of wastewater and stormwater; and iii) on-site parking and manoeuvrability; and iv) adequate private open space; and v) vehicular access from the carriageway of the road to a building area on the lot, if any; or c) be suitable for use and development having regard to: <ul style="list-style-type: none"> i) the topographical or natural features of the site; and ii) the ability of vegetation to provide buffering; and iii) any features of natural or cultural
Locality	Minimum Lot size				
Scottsdale – East Minstone Road	2 ha				

<p>setbacks.</p>	<p>significance; and</p> <ul style="list-style-type: none"> iv) the presence of any natural hazards; and v) local area objectives and desired future character statements, if any.
<p>A2.1 Land within the following areas must not be subdivided:</p> <p>Branxholm Bridport Derby Gladstone Herrick Legerwood Lietinna Nabowla Scottsdale – Ringarooma Road Scottsdale – West Minstone Road / King Street</p> <p>except;</p> <ul style="list-style-type: none"> a) where required for public use by the Crown, an agency, or a corporation all the shares of which are held by Councils or a municipality; or c) for the provision of utilities; or d) for the consolidation of a lot with another lot with no additional titles created; or e) to align existing titles with zone boundaries and no additional lots are created. <p>A2.2 Each lot must have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.</p>	<p>P2 Boundary adjustments must:</p> <ul style="list-style-type: none"> a) not create any additional titles; and b) provide for each lot, sufficient useable area and dimensions to allow for: <ul style="list-style-type: none"> iii) a dwelling to be erected in a convenient, appropriate and hazard free location; and ii) appropriate disposal of wastewater and stormwater; and iii) on-site parking and manoeuvrability; and iv) adequate private open space; and v) vehicular access from the carriageway of the road to a building area on the lot, if any; and c) be suitable for use and development having regard to: <ul style="list-style-type: none"> i) the topographical or natural features of the site; and ii) the ability of vegetation to provide buffering; and iii) any features of natural or cultural significance; and iv) the presence of any natural hazards; and v) local area objectives and desired future character statements, if any.
<p>A3 Each lot must have a frontage of at least 4 metres.</p>	<p>P3 Each lot must provide permanent, legal access of an appropriate width to:</p> <ul style="list-style-type: none"> a) accomodate vehicle passage and

	<p>drainage within the boundaries of the lot;</p> <p>b) provide for vehicle passage without unreasonable adverse impacts on adjoining land uses; and</p> <p>c) provide for safe entry and exit to the lot from a road at the relevant standard.</p>
--	---

Meander Valley Interim Planning Scheme 2013

	<p>and</p> <p>iv) size and proportions of the lot; and</p> <p>v) extent to which the slope, retaining walls, fences or existing vegetation screening reduce or increase the impact of the proposed variation; and</p> <p>vi) local area objectives, if any; and</p> <p>b) protect agricultural uses on adjoining lots from constraints.</p>
<p>A5 The development is for permitted or no permit required uses.</p>	<p>P5 Development must not be obtrusive and must complement the character of the surrounding area having regard to:</p> <p>a) landscaping; and</p> <p>b) building form and materials; and</p> <p>c) local area objectives, if any.</p>
<p>A6 Development must not require the removal of standing vegetation.</p>	<p>P6 The removal of standing vegetation does not result in obtrusive development having regard to:</p> <p>a) The degree of vegetation clearance;</p> <p>b) landscaping;</p> <p>c) building form and materials;</p> <p>d) setbacks to roads and adjoining lots.</p>

13.4.2 Subdivision

13.4.2.1 General Suitability

<p>Objective:</p> <p>The division and consolidation of estates and interests in land is to create lots that are consistent with the purpose of the Rural Living Zone.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1 No Acceptable Solution</p>	<p>P1 Each new lot on a plan must be suitable for use and development in an arrangement that is consistent with the Zone Purpose, having</p>

	<p>regard to the combination of:</p> <ul style="list-style-type: none"> a) slope, shape, orientation and topography of land; b) any established pattern of use and development; c) connection to the road network; d) availability of or likely requirements for utilities; e) any requirement to protect ecological, scientific, historic, cultural or aesthetic values; and f) potential exposure to natural hazards.
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13.4.2.2

Lot Area, Building Envelopes and Frontage

<p>Objective</p> <p>To ensure that subdivision:</p> <ul style="list-style-type: none"> a) Provides for appropriate wastewater disposal, and stormwater management in consideration of the characteristics or constraints of the land; and b) Provides area and dimensions of lots that are appropriate for the zone; and c) Provides frontage to a road at a standard appropriate for the use; and d) Furthers the local area objectives and desired future character statements for the area, if any. 	
Acceptable Solutions	Performance Criteria
<p>A1.1 Each lot must:</p> <ul style="list-style-type: none"> a) be required for public use by the Crown, an agency, or a corporation all the shares of which are held by Councils or a municipality; or b) be for the provision of utilities; or c) be for the consolidation of a lot with another lot with no additional titles created; or d) be to align existing titles with zone boundaries and no additional lots are created. <p>A1.2 Each lot must have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for</p>	<p>P1 No performance criteria</p>

Meander Valley Interim Planning Scheme 2013

setbacks.	
A2 Each lot must have a frontage of at least 4 metres.	P2 Each lot must provide appropriate, permanent access by a Right of Carriageway registered over all relevant titles.

<p>A5 The development is for permitted or no permit required uses.</p>	<p>P5 Development must not be obtrusive and must complement the character of the surrounding area having regard to:</p> <ul style="list-style-type: none"> a) landscaping; and b) building form and materials; and c) local area objectives, if any.
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13.4.2 Subdivision

<p>Objective</p> <p>To ensure that subdivision:</p> <ul style="list-style-type: none"> a) Provides for appropriate wastewater disposal, and stormwater management in consideration of the characteristics or constraints of the land; and b) Provides area and dimensions of lots that are appropriate for the zone; and c) Provides frontage to a road at a standard appropriate for the use; and d) Furthers the local area objectives and desired future character statements for the area, if any. 	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1.1 Each lot must:</p> <ul style="list-style-type: none"> a) required for public use by the Crown, an agency, or a corporation all the shares of which are held by Councils or a municipality; or b) for the provision of utilities; or c) for the consolidation of a lot with another lot with no additional titles created; or d) to align existing titles with zone boundaries and no additional lots are created. <p>A1.2 Each lot must have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.</p>	<p>P1 Each lot must be to facilitate protection of a place of Aboriginal, natural or cultural heritage.</p>
<p>A2 Each lot must have a frontage of at least:</p> <ul style="list-style-type: none"> a) 50 metres; or b) 10 metres to a cul-de-sac head; or c) 3.6 metres where Lots are for services. 	<p>P2 No performance criteria.</p>

Break o Day

	<ul style="list-style-type: none"> b) building form and materials; and c) local area objectives, if any.
A2 The combined gross floor area of all outbuildings on a lot must not exceed 81m ² and a maximum height of 5m.	P6 Outbuildings must be designed and sited so that there will not be unacceptable loss of sunlight or privacy to adjoining residential lots or adverse effects on the amenity of the locality.

13.4.2 Subdivision

<p>Objective</p> <p>To ensure that subdivision:</p> <ul style="list-style-type: none"> a) Provides for appropriate wastewater disposal, and stormwater management in consideration of the characteristics or constraints of the land; and b) Provides area and dimensions of lots that are appropriate for the zone; and c) Provides frontage to a road at a standard appropriate for the use; and d) Furthers the local area objectives and desired future character statements for the area, if any. 	
Acceptable Solutions	Performance Criteria
<p>A1.1 Each lot must:</p> <ul style="list-style-type: none"> a) have a minimum area of at least 3ha; or b) be required for public use by the Crown, an agency, or a corporation all the shares of which are held by Councils or a municipality; or c) for the provision of utilities; or d) for the consolidation of a lot with another lot with no additional titles created; or e) to align existing titles with zone boundaries and no additional lots are created. <p>A1.2 Each lot must have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.</p>	<p>P1 Each lot must:</p> <ul style="list-style-type: none"> a) be to facilitate protection of a place of Aboriginal, natural or cultural heritage; or b) provide for each lot, sufficient useable area and dimensions to allow for: <ul style="list-style-type: none"> i) a dwelling to be erected in a convenient, appropriate and hazard free location; and ii) appropriate disposal of wastewater and stormwater; and iii) on-site parking and manoeuvrability; and iv) adequate private open space; and v) vehicular access from the carriageway of the road to a building area on the lot, if any; or c) be consistent with the local area having regard to:

Break o' Day

	<ul style="list-style-type: none"> i) the topographical or natural features of the site; and ii) the ability of vegetation to provide buffering; and iii) any features of natural or cultural significance; and iv) the presence of any natural hazards; and v) local area objectives, if any; and <p>d) subdivision must not create lots less than 1.0ha; and</p> <p>e) any lot created by subdivision must not provide for development which will in any way restrain or hinder the use of land for lawful purposes on adjoining lots.</p>
<p>A2 Each lot must have a frontage of at least 6m.</p>	<p>P2 No performance criteria.</p>

13.4.3 Tourist Operations

<p>Objective</p> <p>a) To ensure that the development of tourist facilities enhances and supports the tourism resources of the Municipality.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1 No acceptable solution.</p>	<p>P1 A tourist operation must have regard to:-</p> <ul style="list-style-type: none"> a) The character of the area surrounding the site and the ability for the operation to fit within that character, b) Potential for conflict with other tourist operations in the vicinity of the site, and c) ensuring the values associated with those existing attractions that are located within the vicinity of the proposed tourism operation are maintained.

George Town

<p>A5 The development is for permitted or no permit required uses.</p>	<p>P5 Development must not be obtrusive and must complement the character of the surrounding area having regard to:</p> <ul style="list-style-type: none"> a) landscaping; and b) building form and materials; and c) local area objectives, if any.
--	---

13.4.2 Subdivision

<p>Objective</p> <p>To ensure that subdivision:</p> <ul style="list-style-type: none"> a) Provides for appropriate wastewater disposal, and stormwater management in consideration of the characteristics or constraints of the land; and b) Provides area and dimensions of lots that are appropriate for the zone; and c) Provides frontage to a road at a standard appropriate for the use; and d) Furthers the local area objectives and desired future character statements for the area, if any. 	
Acceptable Solutions	Performance Criteria
<p>A1.1 Each lot must:</p> <ul style="list-style-type: none"> a) have a minimum area of 2 ha; b) required for public use by the Crown, an agency, or a corporation all the shares of which are held by Councils or a municipality; or c) for the provision of utilities; or d) for the consolidation of a lot with another lot with no additional titles created; or e) to align existing titles with zone boundaries and no additional lots are created. <p>A1.2 Each lot must have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.</p>	<p>P1 No performance criteria.</p>

George Town

A2 Each lot must have a frontage of at least 10m.	P2 No performance criteria.
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LCC

13.4.4 Lot size and dimensions

This standard applies to the use classes specified in Table 13.4.

Objective:

To ensure:

- (a) the area and dimensions of lots are appropriate for the zone;
- (b) rural uses on adjoining land are protected from adverse impacts; and
- (c) the protection of a place of Aboriginal, natural or cultural heritage.

Acceptable Solutions

Performance Criteria

LEE

1-372

A1.1

Each lot, or a lot proposed in a plan of subdivision, must have an area of no less than 4ha; or

A1.2

Each lot, or a lot proposed in a plan of subdivision, must:

- (a) be required for public use by the Crown, an agency, or a corporation all the shares of which are held by Councils or a municipality; or
- (b) be required for the provision of public utilities; or
- (c) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and

A1.3

Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.

P1.1

Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to:

- (a) the relevant acceptable solutions for development of buildings on the lots;
- (b) the likely location of buildings on the lots;
- (c) the likely provision of on-site parking and manoeuvrability for vehicles;
- (d) the topography of the site;
- (e) the presence of any natural hazards;
- (f) adequate provision of private open space;
- (g) fire hazard management;
- (h) separation from Rural resource zoned land;
- (i) the ability of vegetation to provide buffering;
- (j) the existing pattern of development in the area; and

be not less than 1ha; or

P1.2

Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions to facilitate the protection of a place of Aboriginal, natural or historic cultural heritage.

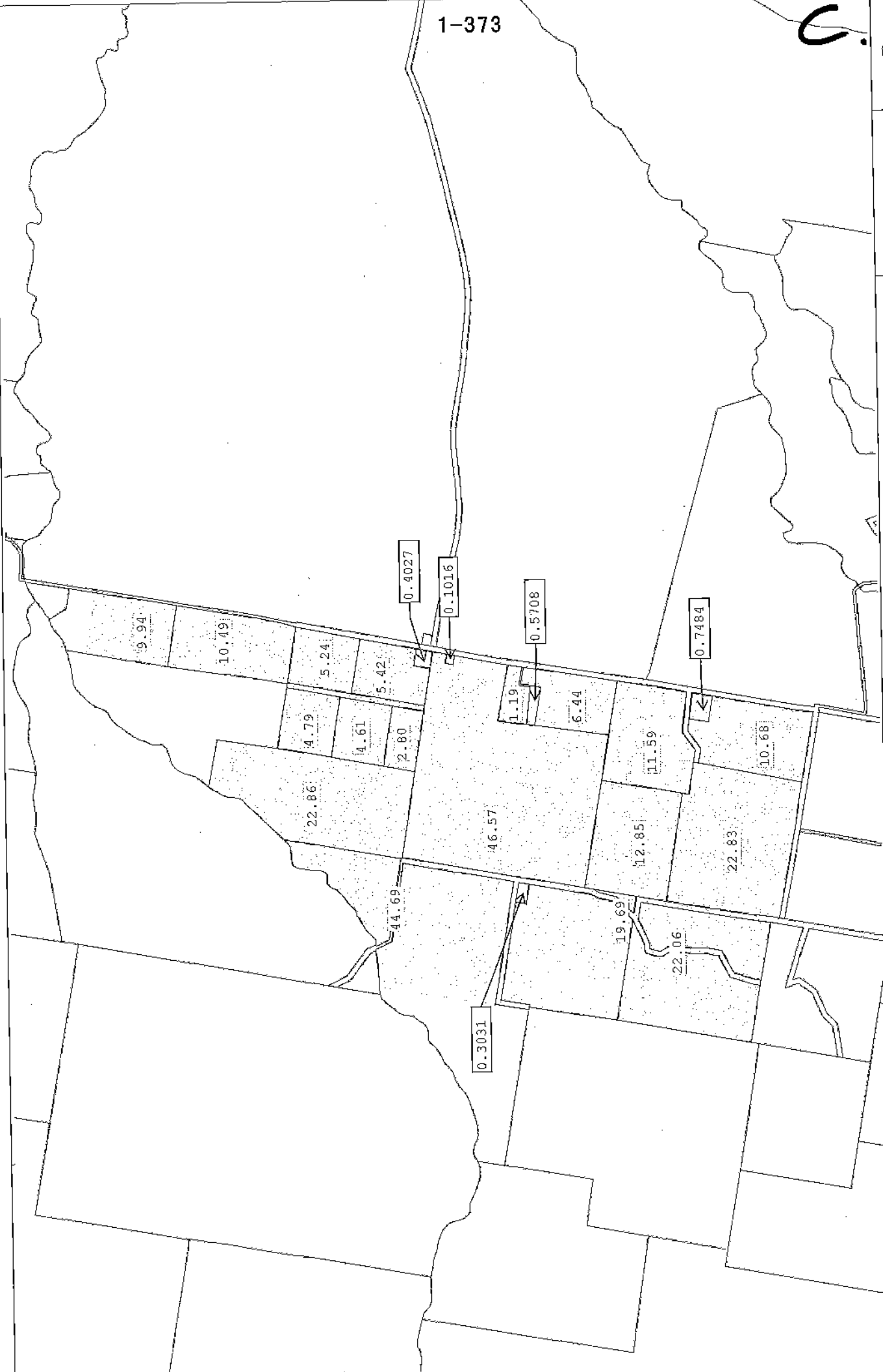
1-373



28/05/2015

1:12500

Blackwood Creek
(areas in hectares)



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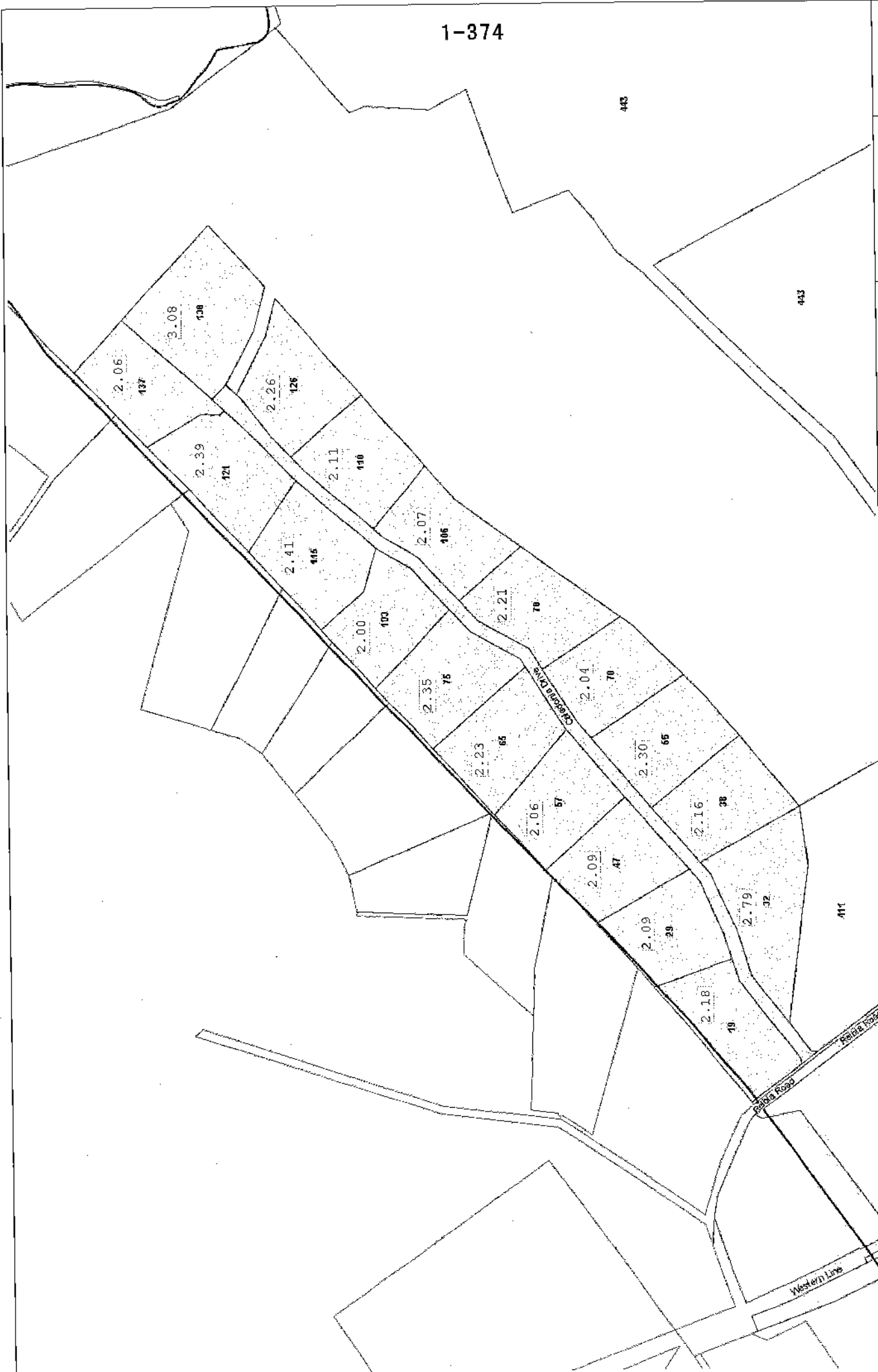
1-374



28/05/2015

1:5000

Caledonia Drive
(areas in hectares)

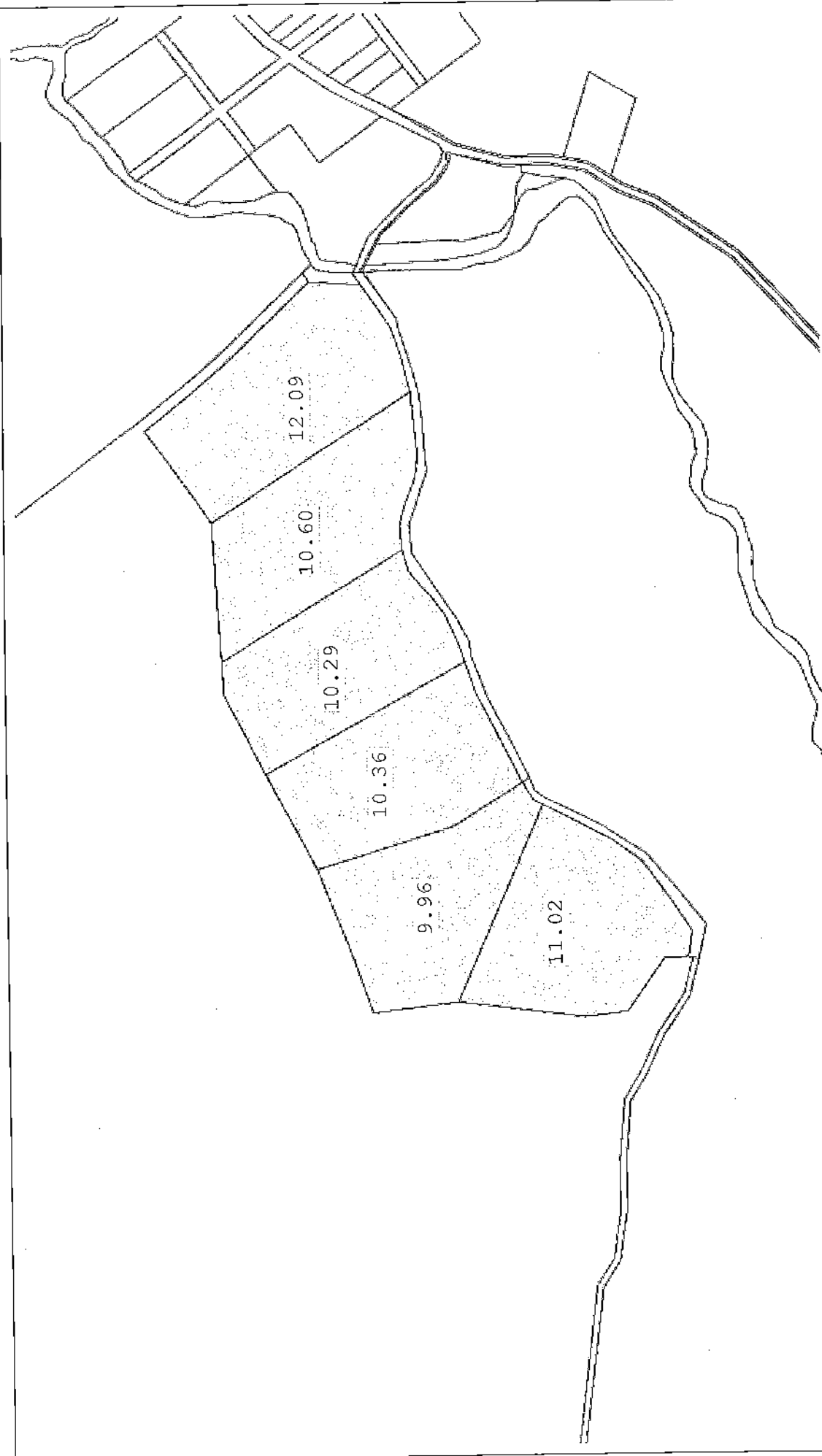


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29/05/2015

1:10000

Deddington

(areas in hectares)

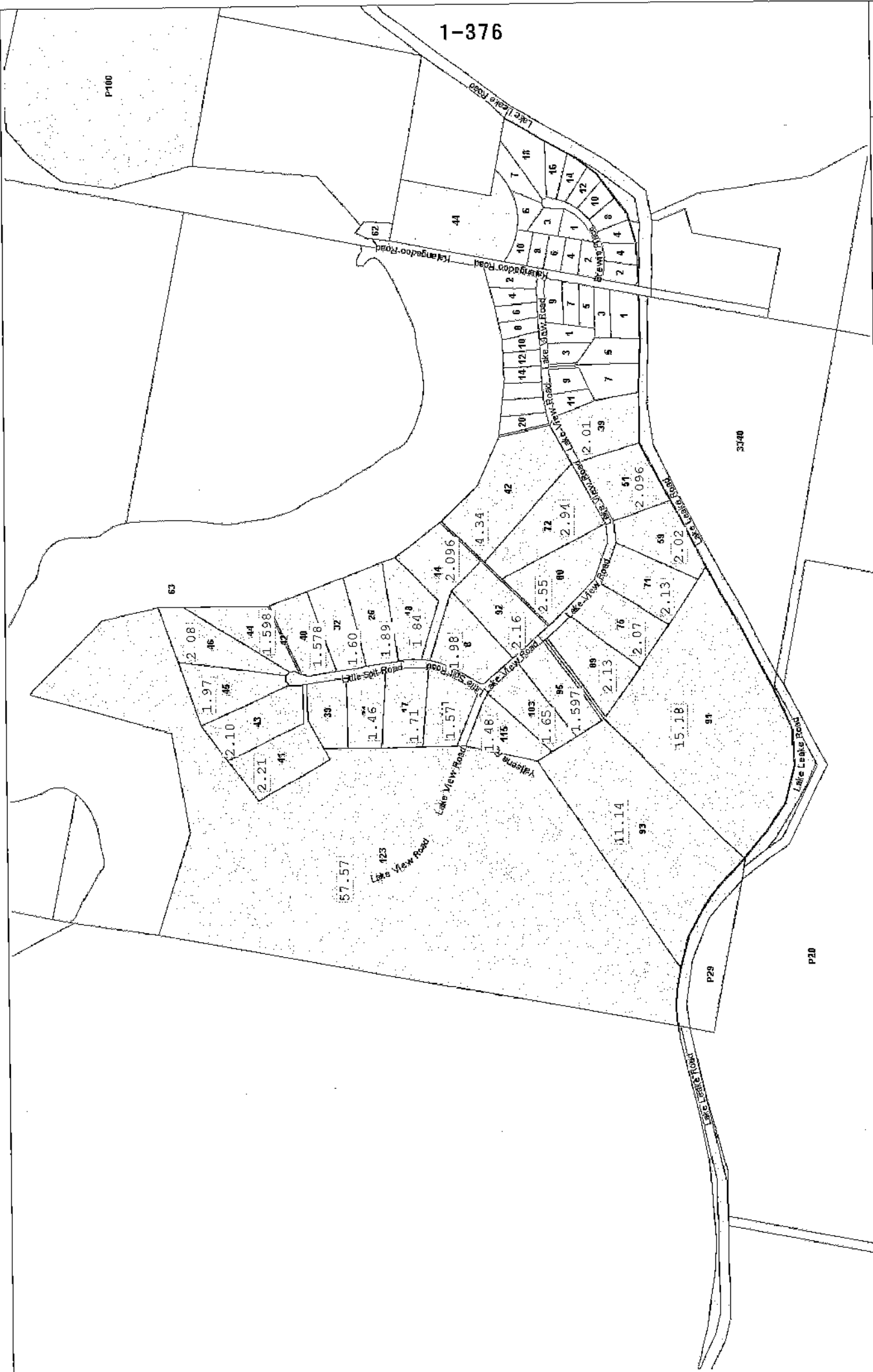
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1-376

P100



28/05/2015

1:7500

Kalangadoo
(areas in hectares)

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Paul Godier

From: Alomes, Greg (DoJ) [Greg.Alomes@planning.tas.gov.au]
Sent: Thursday, 28 May 2015 10:25 PM
To: Duncan Payton
Cc: Paul Godier; Cullen, Julie (DoJ)
Subject: (DWS Doc No 795947) Representation - Adrian and Chelsea Scott - Village Zone - Nile

Dear Duncan

Thank you for your assistance with recent meetings with representors convened by the Commission Panel assessing the Northern Midlands Interim Planning Scheme.

As you are aware, the Panel is currently assessing a particular representation made by Mr Adrian and Mrs Chelsea Scott regarding the zoning of land at Nile. Council had previously certified a draft amendment to rezone the land from Community Purposes to Village, however, the Commission's assessment of the draft amendment lapsed when the Interim Scheme was declared in mid- 2013.

Evidence provided to the Panel indicates that Council remains supportive of this rezoning proposal and that the Scott's are seeking to have the matter reconsidered as part of the Interim Scheme assessment.

Sections 30IA and 37 of the *Land Use Planning and Approvals Act 1993* provide a possible avenue for this to be considered by the Panel. However, the Panel is only able to pursue this avenue if there is agreement between Council and the representor on an amendment and the public interest is not prejudiced.

To progress this, the Panel proposes to convene a public meeting to determine the nature and extent of public interest in such a proposed amendment. The Panel would appreciate Council's response to this proposal and, if supportive, the Panel would welcome Council's assistance in convening and participating in the meeting.

I look forward to receiving your advice on Council's position.

Regards

Greg Alomes
Executive Commissioner

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