1-401 ATTACHMENT A.

PLANNING APPLICATION

Applicant / Owner Details

Applicant:	**Northern Midlands Council**	
Signature of Applicant:		*Signed:*
Applicant's Details:		
Postal address:	**PO Box 156, LONGFORD, 7301**	
Phone:	**(03) 6397 7303**	
Fax:	**(03) 6397 7331**	
Mobile:	_____	
E-mail:	**council@nmc.tas.gov.au**	
Owner's Details:		
Name of Owner/s of subject site:	**Northern Midlands Council**	
Postal address:	**PO Box 156, LONGFORD 7301**	
E-mail address:	**council@nmc.tas.gov.au**	
As the owner of the land, I consent to the application being submitted		*Signed:* ..... *General Manager*

Office use only:

Paid $558 Date: 18/8/15 Receipt: Inl 29 (Code 01)
Approve Tas: P15-235 Property No: 400500.18
Development Status: Discretionary
Zone: Community Purposes - Heritage precinct
Category type/description *Community meeting & entertainment*

RECEIVED SCANNED

Discretionary application $348
Advertising Fee $210
$558

Line Item
Dr 707934 Tfr to Works Exp Bu
Cr 323150 Income from works By

PLANNING APPLICATION
Proposal

NORTHERN MIDLANDS COUNCIL

Description of proposal:	**Ross public amenities - replacement of existing (heritage-listed place in heritage precinct)**
Site address:	**12 BRIDGE STREET (CNR CHURCH ST), ROSS**
CT:	**122337/1**
Estimated cost of project *(include cost of landscaping, car parks etc for commercial / industrial uses)*	***$150,000***
Are there any existing buildings on this property?	**Yes**
If yes – use of main building:	**Town Hall and Public Amenities**

PRIVACY STATEMENT

The Northern Midlands Council abides by the *Personal Information Protection Act 2004* and views the protection of your privacy as an integral part of its commitment towards complete accountability and integrity in all its activities and programs.

Collection of Personal Information: The personal information being collected from you for the purposes of the *Personal Information Protection Act, 2004* and will be used solely by Council in accordance with its Privacy Policy. Council is collecting this information from you in order to process your application.

Disclosure of Personal Information: Council will take all necessary measures to prevent unauthorised access to or disclosure of your personal information. External organisations to whom this personal information will be disclosed as required under the *Building Act 2000*. This information will not be disclosed to any other external agencies unless required or authorised by law.

Correction of Personal Information: If you wish to alter any personal information you have supplied to Council please telephone the Northern Midlands Council on (03) 6397 7303. Please contact the Council's Privacy Officer on (03) 6397 7303 if you have any other enquires concerning Council's privacy procedures.

EXHIBITED

PROPERTY INFORMATION REPORT

VALUER GENERAL, TASMANIA

Issued pursuant to the Valuation of Land Act 2001

PROPERTY ID:	6830486
MUNICIPALITY:	NORTHERN MIDLANDS
PROPERTY ADDRESS:	ROSS TOWN HALL 12 BRIDGE ST ROSS TAS 7209
PROPERTY NAME:	ROSS TOWN HALL
TITLE OWNER:	122337/1 : NORTHERN MIDLANDS COUNCIL
INTERESTED PARTIES:	MUNICIPALITY OF NORTHERN MIDLANDS
POSTAL ADDRESS: (Interested Parties)	PO BOX 156 LONGFORD TAS 7301

MAIN IMPROVEMENTS SUMMARY

Improvements:	COUNCIL CHAMBERS	
Improvement Sizes (Top 3 by Size):	Improvement:	Area:
	CHIMNEY	468.0 square metres
Number of Bedrooms:		
Construction Year of Main Building:		
Roof Material:	Galvanised Iron	
Wall Material:	Stone	
Land Area:	0.1518 hectares	

LAST VALUATIONS

Date Inspected	Levels At	Land	Capital	A.A.V.	Reason
17/10/2012	01/07/2012	$80,000	$430,000	$17,200	Revaluation
26/01/2007	01/10/2006	$80,000	$431,000	$17,240	Revaluation

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

Much of this data is derived from the Valuation Roll prepared by the Valuer-General under the provisions of the Valuation of Land Act 2001. These values relate to the level of values prevailing at the dates of valuation shown.

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

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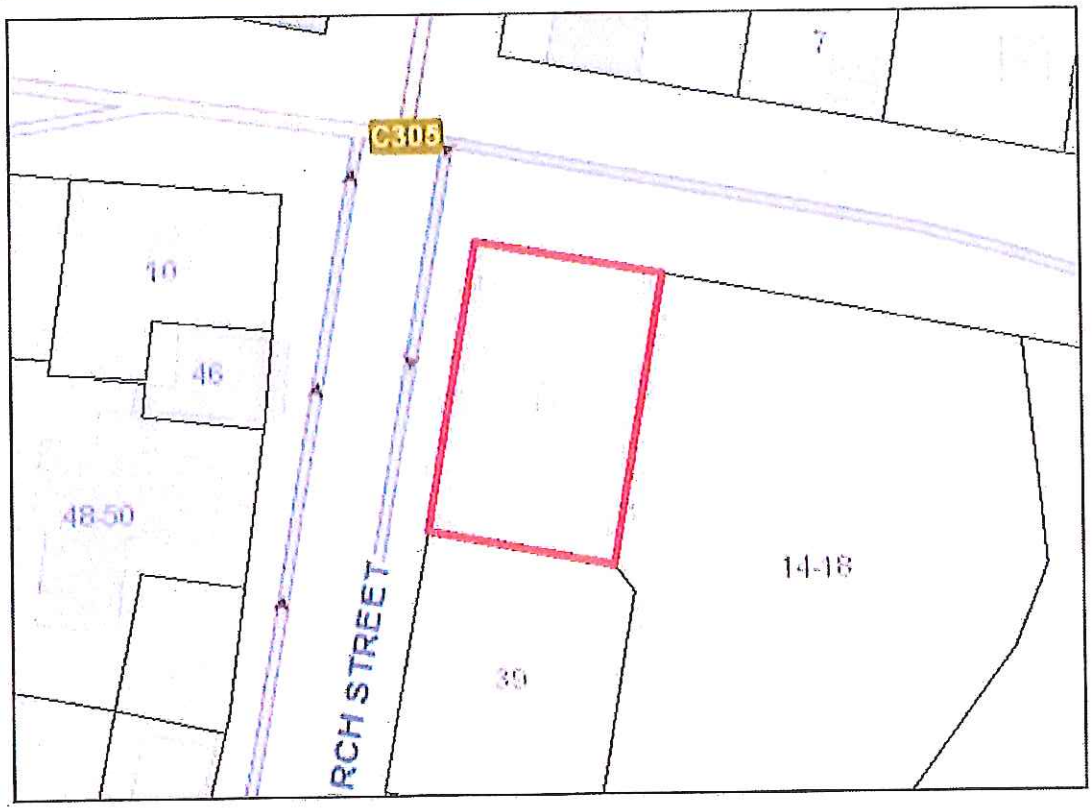
PROPERTY INFORMATION REPORT

VALUER GENERAL, TASMANIA

Issued pursuant to the Valuation of Land Act 2001



Explanation of Terms

Property ID - A unique number used for Valuation purposes.

Date Inspected - The date the property was inspected for the valuation.

Levels At - Levels At - or Levels of Valuation Date means the date at which values of properties are determined for all valuations in a Municipal Area.

Land Value - Land Value is the value of the property including drainage, excavation, filling, reclamation, clearing and any other invisible improvements made to the land. It excludes all visible improvements such as buildings, structures, fixtures, roads, standings, dams, channels, artificially established trees and pastures and other like improvements.

Capital Value - Capital Value is the total value of the property (including the land value), excluding plant and machinery.

AAV - Assessed Annual Value. AAV is the gross annual rental value of the property excluding GST, municipal rates, land tax and fixed water and sewerage, but cannot be less than 4% of the capital value.

Interested Parties - This is a list of persons who have been recorded by the Value-General as having interest in the property (ie owner or Government agency).

Postal Address - This is the last advised postal address for the interested parties.

Multiple Tenancies - Properties that have multiple tenants are assessed for separate AAV's. e.g. a house and flat.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
122337	1
EDITION	DATE OF ISSUE
1	26-Apr-1996

SEARCH DATE : 18-Aug-2015
SEARCH TIME : 09.54 AM

DESCRIPTION OF LAND

Town of ROSS
Lot 1 on Diagram 122337
Derivation : Whole of lot 41737 granted to NORTHERN MIDLANDS COUNCIL

SCHEDULE 1

NORTHERN MIDLANDS COUNCIL

SCHEDULE 2

355/7 Land is limited in depth to 15 metres, excludes minerals and is subject to reservations relating to drains sewers and waterways in favour of the Crown

UNREGISTERED DEALINGS AND NOTATIONS

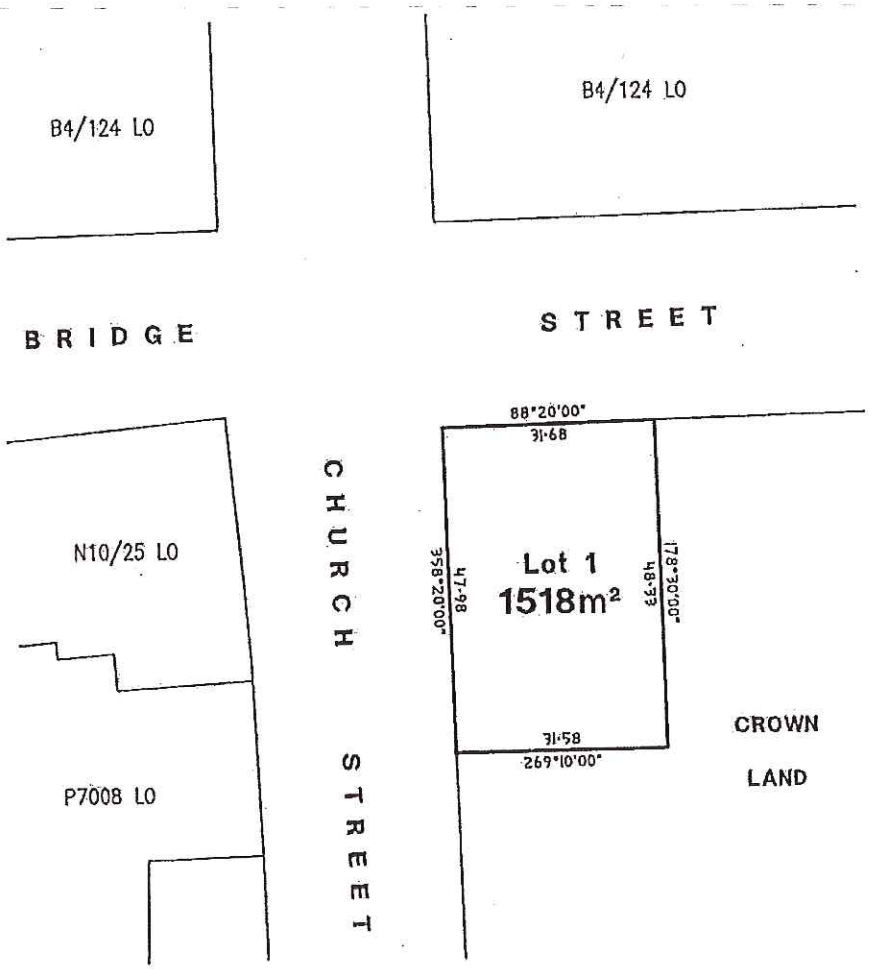
No unregistered dealings or other notations

FOLIO PLAN 1-406

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Owner: THE CROWN	PLAN OF TITLE of land situated in the **TOWN OF ROSS**	Registered Number: **D122337**
Title Reference:		26 APR 1996
Grantee: Whole of Lot 41737 Granted to NORTHERN MIDLANDS COUNCIL	COMPILED FROM ...El/7 LO..... SCALE 1: 750 MEASUREMENTS IN METRES	Approved ..... Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 123	LAST UPI No. 6000860	LAST SURVEY PLAN No.
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		



EXHIBITED

9613026

ARCHITECTS + HERITAGE CONSULTANTS

DAVID DENMAN
+associates

'old customs house'
7/59 williams st
launceston 7250
t: 03 6334 4899
f: 03 6334 6899
e: denmanarchitects@bigpond.com

24 August 2015

DESIGN STATEMENT

Project: Proposed Public Toilet Block - ROSS

1. Building Location and Orientation;

The new building is to be located on the footprint of the existing toilet block.

It is setback from the street building facade lines of the High Street and Bridge Street historic town hall building located on the same site.

The existing toilet block is not sympathetic with the historic streetscape, and is not prominent in it's location. This is good from a visual perspective but not so good for high visibility from public spaces.

The new toilet block has been designed to be more prominent from High and Bridge streets, but has been designed to be sympathetic with the adjoining heritage buildings and the streetscape generally.

2. Scale;

The new building form and scale has been carefully considered to ensure that it is compatible with the adjoining buildings but remains subservient to the Town Hall.

3. Building Style & Materials;

The architectural style of the new building has been development from cues from the surrounding historic buildings. Many of which have parapeted gable sandstone front facades with steep pitched gable or hipped roof forms.

A traditional materials pallet of sandstone, painted timber weatherboards, corrugated iron roof sheeting and painted timber door and window frames has been used for the new building. All of which are found on the adjoining Town Hall building.

4. Adjoining Properties;

The adjoining Town Hall is the only (adjoining) property with significant historic heritage value.

The new building has been carefully designed to be sympathetic with the design and materials of the Town Hall.

The two small roof vent lanterns will add to the traditional character of the building and provide a visual cue to help the public to identify the location of the toilet block.

David Denman **architect RAIA**

David Denman & Associates ARCHITECTS

1–408

existing interpretation panels

new realigned path

new toilet block to replace existing in the location

nandina or similar low shrub dense planting shown thus

all exiting trees to remain

SITE PLAN

scale 1:500

ROSS PUBLIC AMENITIES

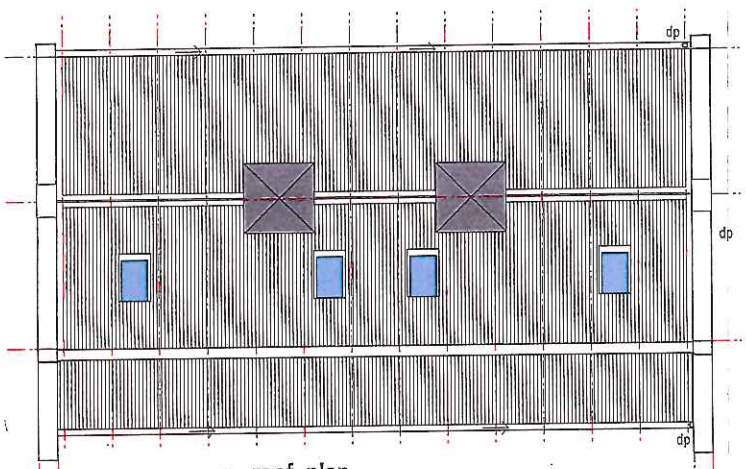
proposed new toilet block
corner of Bridge & Chruch streets ROSS
for the
NORTHERN MIDLANDS COUNCIL

July 2015

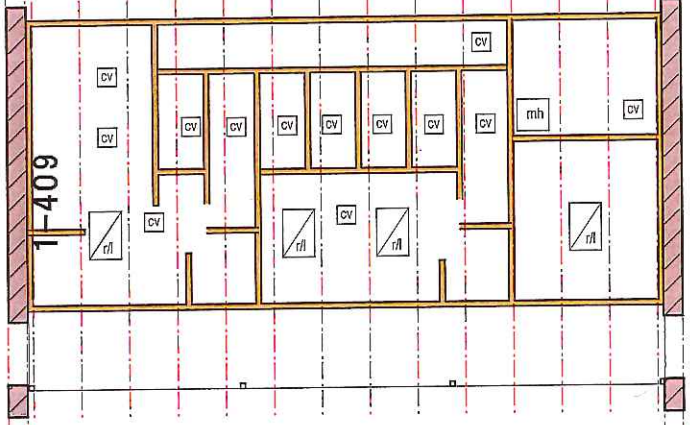
NORTHERN MIDLANDS COUNCIL

ARCHITECTS + HERITAGE CONSULTANTS

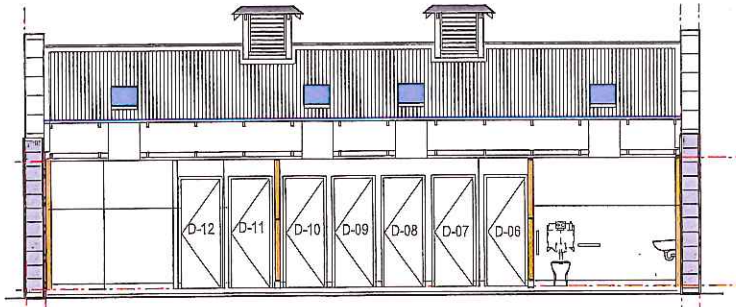
DAVID DENMAN + associates



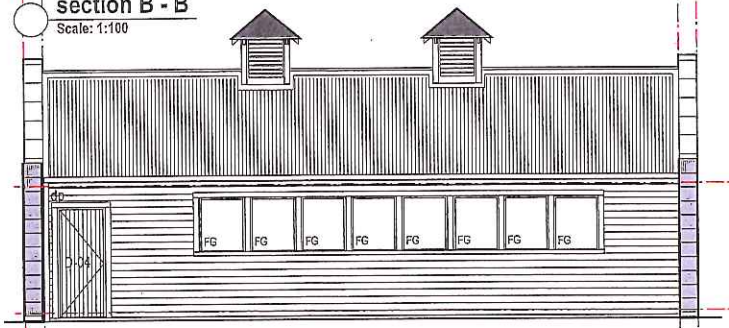
roof plan
Scale: 1:100



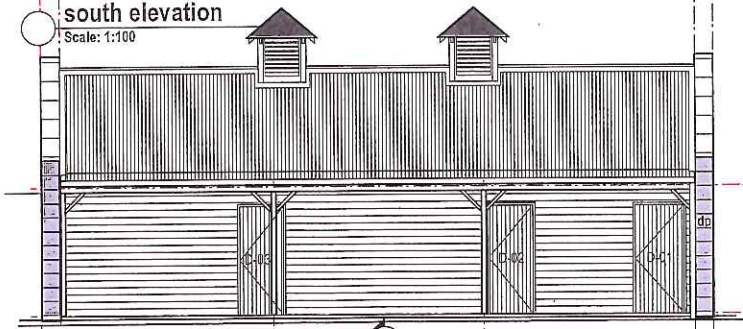
ceiling & electrical plan
Scale: 1:100



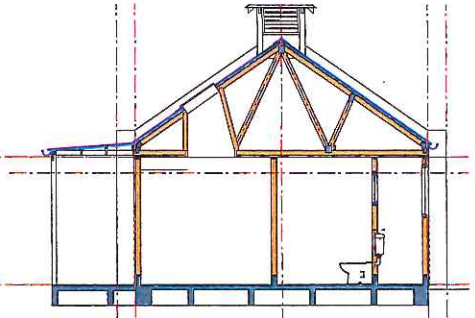
section B - B
Scale: 1:100



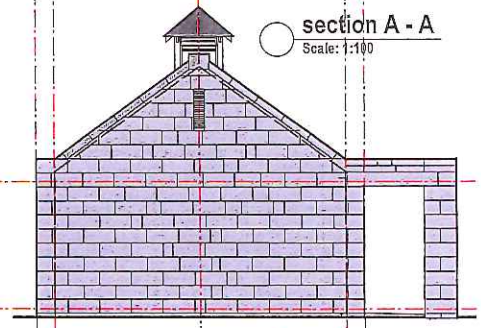
south elevation
Scale: 1:100



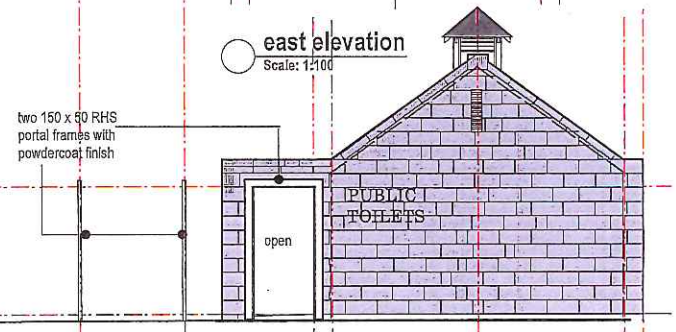
north elevation
Scale: 1:100



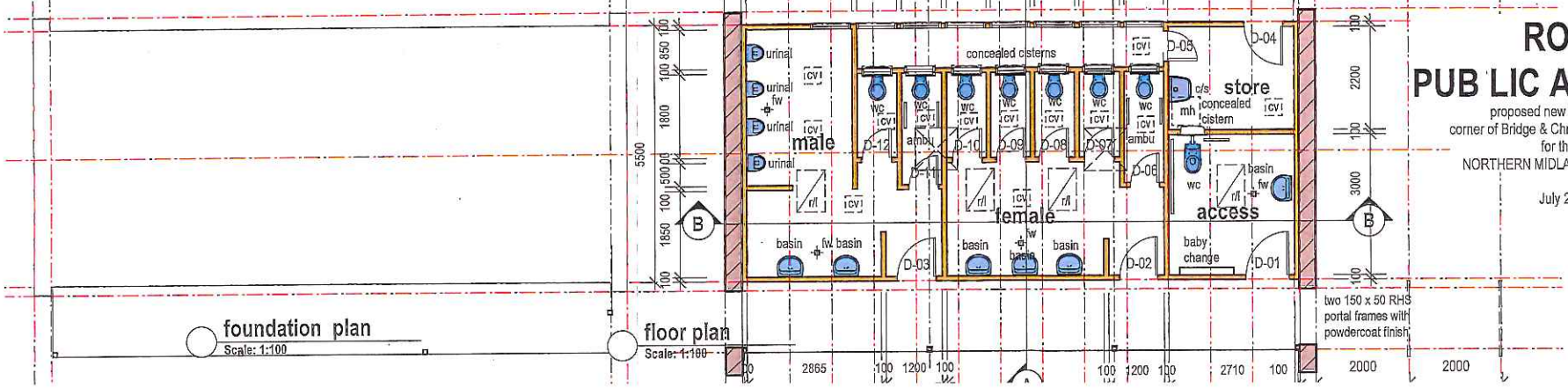
section A - A
Scale: 1:100



east elevation
Scale: 1:100



west elevation
Scale: 1:100



foundation plan
Scale: 1:100

floor plan
Scale: 1:100

ROSS
PUB LIC AMENITIES

proposed new toilet block
corner of Bridge & Chruch streets ROSS
for the
NORTHERN MIDLANDS COUNCIL

July 2015

NORTHERN MIDLANDS COUNCIL

ARCHITECTS
+ HERITAGE CONSULTANTS

DAVID DENMAN

ROSS PUBLIC AMENITIES

NORTHERN MIDLANDS COUNCIL

ARCHITECTS
+ HERITAGE CONSULTANTS

DAVID DENMAN
associates

ATTACHMENT B.

Submission to Planning Authority Notice

Council Planning Permit No.	P15-235	Council notice date	28/08/2015
TasWater details			
TasWater Reference No.	TWDA 2015/01355-NMC	Date of response	02/09/2015
TasWater Contact	Amanda Craig	Phone No.	03) 6345 6318
Response issued to			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	planning@northmidlands.tas.gov.au		
Development details			
Address	12 BRIDGE ST, ROSS	Property ID (PID)	6830486
Description of development	Replacement of Existing public amenities		

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Date of Issue
David Denman Arhcitects	Site Plan	--	--

Conditions

Pursuant to the *Water and Sewerage Industry Act 2008 (TAS)* Section 56P(2)(a) TasWater does not object to the proposed development and no conditions are imposed.

Advice

For information on TasWater development standards, please visit http://www.taswater.com.au/Development/Development-Standards

For information regarding assessment fees and other miscellaneous fees, please visit http://www.taswater.com.au/Development/Fees---Charges

For application forms please visit http://www.taswater.com.au/Development/Forms

The developer is responsible for arranging to locate existing TasWater infrastructure and clearly showing it on any drawings. Existing TasWater infrastructure may be located by TasWater (call 136 992) on site at the developer's cost, alternatively a surveyor and/or a private contractor may be engaged at the developers cost to locate the infrastructure.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

Authorised by

Jason Taylor
Development Assessment Manager

TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

Tasmanian Heritage Council

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 REF:	P15-235
THC WORKS REF:	#4837
REGISTERED PLACE NO:	#5287
FILE NO:	15-10-75THC
APPLICANT:	Northern Midlands Council
DATE THC RECEIVED:	24 August 2015
DATE OF THIS NOTICE:	25 August 2015

NOTICE OF INTEREST

(*Historic Cultural Heritage Act 1995*)

The Place: Ross Town Hall and Council Chambers, 12 Bridge Street, Ross.

Under s36(3)(a) of the *Historic Cultural Heritage Act 1995*, the Tasmanian Heritage Council provides notice that it has **no interest** in determining the discretionary permit application because:

- **A Certificate of Exemption has been issued (attached).**

Please contact Chris Bonner on 1300 850 332 if you require further information.

Chris Bonner
Regional Heritage Advisor – Heritage Tasmania
Under delegation of the Tasmanian Heritage Council

ATTACHMENT C.

Mr Kim Peart & Dr Jennifer Bolton
52 Kapilano Crescent
Mountain Creek
Queensland 4557

0400 856 523

Re: New Toilet Block in Ross
Planning Application Ref No: P15-235

REPRESENTATION

We own the house next to the public toilets.

Overall, the design for the new public toilets in Ross is quite appealing. Including sandstone in the construction will be in keeping with the character of Ross and the Town Hall.

We noticed that the artist's impression differs from the plan in two features:

Firstly, the pathway structure on the Church Street end is not shown in the plan. Without proper explanation of this, we cannot be certain that it will be a good improvement on the design. This addition may not be needed.

Secondly, the square section at the top of each end wall is not shown in the plan. This could be an improvement on the design in the plan, but it needs to be shown in the plan, especially so that the dimensions are made complementary with the design. It would be good to identify an example of this detail being used in a colonial era building, if it is to be included and that it is not a feature from a later period of history.

The walls at each end are bare and this could present an artistic opportunity that could be included in the design. This could be a scene including sheep, for instance, painted on tiles that are baked to last. If this were to be included, the sign shown in the artist's impression would not be needed and the covered pathway would be a distraction from the artistic feature.

Denizens of Ross,

Kim Peart & Jennifer Bolton

From: David Denman [denmanarchitects@bigpond.com]
Sent: Friday, 18 September 2015 10:41:42 AM
To: Melissa Cunningham
CC: Linda Little
Subject: RE: P15-235 - Revised plans and heritage comments regarding representation to Ross toilet block

Thanks Melissa,

Attached are the amended drawings as requested.

My response to the points raised in the representation are as follows;

1. The pathway entrance structure has been added to the plan and elevations.
   This element is a contemporary interpretation of a colonnade that was traditionally used to direct
   pedestrian movement within open spaces.
   I decided to include this in the design due to the considerable setback of the building from the Church street.
   It will help define the entrance to the toilets when entering from Church Street.
   It is a very minimalist structure that in my opinion will not have an adverse impact on the historic character of the place.
   I have also shown the existing and recommended paving and planting on the site plan.

2. I have amended the plan and elevations to show the square top gables as per the 3D image.
   This is a traditional detail that was used in early colonial (modest) cottages and utility structures.
   I have attached a couple of photos of a early 19th century cottage in Northern Tasmania with this detail.

3. I do not recommend the inclusion of an artistic feature on the wall facing Church Street.
   I think the simple cut-out lettering in rusted metal as shown on the 3D image is all that is needed.

   I trust this additional information is sufficient to progress the application.

   However, please let me know if you need any further detail or explanation.

Regards,
David
David Denman + Assoc
ARCHITECTS + Heritage Consultants

1-415

Melissa Cunningham

Subject: FW: P15-235 - 12 Bridge Street, Ross - revised plans & infromation

From: Kim Peart [mailto:kimpeart@iinet.net.au]
Sent: Monday, 5 October 2015 8:56 PM
To: Melissa Cunningham <melissa.cunningham@nmc.tas.gov.au>
Subject: Re: P15-235 - 12 Bridge Street, Ross - revised plans & infromation

Mr Kim Peart & Dr Jennifer Bolton
39 Church Street
Ross

Dear Melissa,

We were pleased to meet you last Friday on our way to Ross from Queensland's Sunshine Coast to discuss the plans for the Ross public toilets.

As we don't have the Internet on yet, we are struggling with a 3G connection on my old iPad and have just lost the first draft of this Email, which vanished for no reason.

We will try again and hope for the best.

Now in town, an additional concern has been found with the site.

There is a low stone wall between the public toilets and Church Street running in a quarter circle that stretches to be level with the southern end of the Town Hall on Church Street.

You need to examine this, as the proposed changes to the plan with an entry way would cut through the stone wall and the landscaped area behind it, which is a small public park with grass and a large tree.

The impact on this area by Church Street needs to be included in the plan, which is caused by the addition of the entry way shown in the artist's impression.

If the entry way is changed to run along the stone wall, rather than through it, this would also be a problem, as there is a vehicle access on Church Street, secured with a locked metal pole, which allows access to a stage door in the rear of the Town Hall and also the public oval on the east of the Town Hall and the public toilets.

Because of the changes to the original plan, introduced in an artist's impression of the development and also the impact the changes to the plan would have on the stone wall and small public park, we suggest that the plan needs to be looked at again more carefully and presented again to the public for consideration.

The Ross Local District Committee could be asked for their views about the changes and any changes to the changes because of the changes that might follow and also to the additional thought from us to include art on the western and eastern walls of the public toilets.

We wonder if information on the changes that would happen to this location on Church Street might need to be communicated to folk in Ross, as the impact would be much greater than originally advertised.

People may be concerned about changes to the stone wall and public park in this sensitive location.

Looking to the best outcome for Ross and our heritage town.

Yours sincerely,
Kim Peart & Jennifer Bolton

NORTHERN MIDLANDS COUNCIL

REPORT FROM:	**HERITAGE ADVISER, TONY PURSE**
DATE:	**02-Oct-2015**
REF NO:	**P15-235; 400500.18**
SITE:	**12 Bridge Street (cnr Church St), Ross**
PROPOSAL:	**Ross public amenities (replacement of existing) - vary side and rear setbacks to 1.5m (heritage-listed place in heritage precinct)**
APPLICANT:	**Northern Midlands Council**
REASON FOR REFERRAL:	**HERITAGE PRECINCT** **HERITAGE-LISTED PLACE** ***Local Historic Heritage Code*** ***Heritage Precincts Specific Area Plan***

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

Do you have any other comments on this application?

I have reviewed the above application and do not consider this proposal to adversely affect the heritage values of the adjoining listed property or precinct. Furthermore, this proposal will enhance a significant but visually neglected portion of the subject property.

..... Date 26 October 2015
Tony Purse (Heritage Adviser)

Document Set ID: 711829

Assessment against E13.0 (Local Historic Heritage Code)

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 site is within *a Heritage Precinct.*

The subject place is heritage listed.

Document Set ID: 711829

E13.5 Use Standards

E13.5.1 Alternative Use of heritage buildings

Comment: N/a

E13.6 Development Standards

E13.6.1 Demolition

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.	
Acceptable Solutions	***Performance Criteria***
A1 No acceptable solution.	*P1.1 Existing buildings, parts of buildings and structures must be retained except:* *a) where the physical condition of place makes restoration inconsistent with maintaining the cultural significance of a place in the long term; or* *b) the demolition is necessary to secure the long-term future of a building or structure through renovation, reconstruction or rebuilding; or* *c) there are overriding environmental, economic considerations in terms of the building or practical considerations for its removal, either wholly or in part; or* *d) the building is identified as non-contributory within a precinct identified in Table E13.1: Heritage Precincts, if any; and* *P1.2 Demolition must not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.*

Comment: N/a

E13.6.2 Subdivision and development density

Objective: To ensure that subdivision and development density does not impact on the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.	
Acceptable Solutions	***Performance Criteria***

Document Set ID: 711829

A1. No acceptable solution.	*P1 Subdivision must:* *a) be consistent with and reflect the historic development pattern of the precinct or area; and* *b) not facilitate buildings or a building pattern unsympathetic to the character or layout of buildings and lots in the area; and* *c) not result in the separation of building or structures from their original context where this leads to a loss of historic heritage significance; and* *d) not require the removal of vegetation, significant trees of garden settings where this is assessed as detrimental to conserving the historic heritage significance of a place or heritage precinct; and* *e) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.*

Comment: N/a

E13.6.3 Site Cover

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.

Acceptable Solutions	***Performance Criteria***
A1 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.	*P1 The site coverage must:* *a) be appropriate to maintaining the character and appearance of the building or place, and the appearance of adjacent buildings and the area; and* *b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.*

Comment: N/a – Replaces existing

Document Set ID: 711829

E13.6.4 Height and Bulk of Buildings

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.	
A1 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 any.	*P1.1 The height and bulk of any proposed buildings must not adversely affect the importance, character and appearance of the building or place, and the appearance of adjacent buildings; and* *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* *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.*

Comment: Satisfies the performance criteria.

E13.6.5 Fences

Objective: To ensure that fences 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.	
A1 New fences must be in accordance with the acceptable development criteria for fence type and materials within a precinct identified in Table E13.1: Heritage Precincts, if any.	*P1 New fences must:* *a) be designed to be complementary to the architectural style of the dominant buildings on the site or* *b) be consistent with the dominant fencing style in the heritage precinct; and* *c) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.*

Comment: N/a

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E13.6.6 Roof Form and Materials

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.	
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.	*P1 Roof form and materials for new buildings and structures must:* *a) be sympathetic to the historic heritage significance, design and period of construction of the dominant existing buildings on the site; and* *b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.*

Comment: Satisfies the performance criteria.

E13.6.7 Wall materials

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.	
A1 Wall materials must be in accordance with the acceptable development criteria for wall materials within a precinct identified in Table E13.1: Heritage Precincts, if any.	*P1 Wall material for new buildings and structures must:* *a) be complementary to wall materials of the dominant buildings on the site or in the precinct; and* *b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.*

Comment: Satisfies the performance criteria.

E13.6.8 Siting of Buildings and Structures

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.	
A1 New buildings and structures must be in accordance with the acceptable development criteria for setbacks of buildings and structures to the road	*P1 The front setback for new buildings or structure must:* *a) be consistent with the setback of surrounding buildings; and*

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within a precinct identified in Table E13.1: Heritage Precincts, if any.	b) be set at a distance that does not detract from the historic heritage significance of the place; and c) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: Satisfies the performance criteria.

E13.6.9 Outbuildings and Structures

Objective: To ensure that the siting of outbuildings and structures does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	***Performance Criteria***
A1 Outbuildings and structures must be: a) set back an equal or greater distance from the principal frontage than the principal buildings on the site; and b) in accordance with the acceptable development criteria for roof form, wall material and site coverage within a precinct identified in Table E13.1: Heritage Precincts, if any.	P1 New outbuildings and structures must be designed and located ; a) to be subservient to the primary buildings on the site; and b) to not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: Satisfies the performance criteria.

E13.6.10 Access Strips and Parking

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.

Acceptable Solutions	***Performance Criteria***
A1 Car parking areas for non-residential purposes must be: a) located behind the primary buildings on the site; or b) in accordance with the acceptable development criteria for access and parking as within a precinct identified in Table 1: Heritage Precincts, if any.	P1 Car parking areas for non-residential purposes must not: a) 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 b) detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: N/a

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E13.6.11 Places of Archaeological Significance

Comment: N/a

E13.6.12 Tree and Vegetation Removal

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.	
A1 No acceptable solution.	*P1 The removal of vegetation must not:* *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: N/a

E13.6.13 Signage

Comment: The inclusion of simplistic 'Public Toilet' signage to the Church St elevation is considered an appropriate mechanism for efficient recognition of these public facilities without detraction from heritage values of the place. Installation of superficial artwork, however, would not be supported due to its potential to detract from the simplistic (but appropriate) aesthetic qualities of this proposal.

Table E13.1: Local Heritage Precincts

For the purpose of this table, Heritage Precincts refers to those areas listed, and shown on the Planning Scheme maps as Heritage Precincts.

1. *Evandale Heritage Precinct* 2. *Ross Heritage Precinct* 3. *Perth Heritage Precinct* 4. *Longford Heritage Precinct* 5. *Campbell Town Heritage Precinct*
The Ross Heritage Precinct is unique because it is the intact core of a nineteenth century townscape, with its rich and significant built fabric and the village atmosphere. Its historic charm, wide tree lined streets and quiet rural environment all contribute to its unique character. Its traditional buildings comprise simple colonial forms that are predominantly one storey, while the prominent elements are its significant trees and Church spires. Most commercial activities are located in Church Street as the main axis

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of the village, which directs attention to the War Memorial and the Uniting Church on the hill. The existing and original street pattern creates linear views out to the surrounding countryside. The quiet rural feel of the township is complemented by a mix of businesses serving local needs, tourism and historic interpretation. Ross' heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the village.
Management Objectives
To ensure that new buildings, additions to existing buildings, and other developments which are within the Heritage Precincts do not adversely impact on the heritage qualities of the streetscape, but contribute positively to the Precinct. *To ensure developments within street reservations in the towns and villages having Heritage Precincts do not to adversely impact on the character of the streetscape but contribute positively to the Heritage Precincts in each settlement.*

Comment: The proposal is consistent with the Heritage Precinct Character Statement and satisfies the Management Objectives.

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Assessment against F2.0 (Heritage Precincts Specific Area Plan)

F2.1 Purpose of Specific Area Plan

F2.1.1 In addition to, and consistent with, the purpose of E13.0 Local Historic Heritage Code, the purpose of this Specific Area Plan is to ensure that development makes a positive contribution to the streetscape within the Heritage Precincts.

F2.2 Application of Specific Area Plan

F2.2.1 This Specific Area Plan applies to those areas of land designated as Heritage Precincts on the Planning Scheme maps.

F2.3 Definitions

F2.3.1 Streetscape

For the purpose of this specific area plan 'streetscape' refers to the street reservation and all design elements within it, and that area of a private property from the street reservation; including the whole of the frontage, front setback, building façade, porch or verandah, roof form, and side fences; and includes the front elevation of a garage, carport or outbuilding visible from the street (refer Figure F2.1 and F2.2).

F2.3.2 Heritage-Listed Building

For the purpose of this Plan 'heritage-listed building' refers to a building listed in Table F2.1 or listed on the Tasmanian Heritage Register.

F2.4 Requirements for Design Statement

F2.4.1 In addition to the requirements of clause 8.1.3, a design statement is required in support of the application for any new building, extension, alteration or addition, to ensure that development achieves consistency with the existing streetscape and common built forms that create the character of the streetscape.

F2.4.2 The design statement must identify and describe, as relevant to the application, setbacks, orientation, scale, roof forms, plan form, verandah styles, conservatories, architectural details, entrances and doors, windows, roof covering, roof plumbing, external wall materials, paint colours, outbuildings, fences and gates within the streetscape. The elements described must be shown to be the basis for the design of any new development.

F2.4.3 The design statement must address the subject site and the two properties on both sides, the property opposite the subject site and the two properties both sides of that.

Comment: The subject site is within the Heritage Precincts Specific Area Plan and a design statement was provided. Furthermore, this proposal will offer a vastly improved visual backdrop to the subject property, which falls within the Church & Bridge St streetscapes.

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F2.5 Standards for Development

F2.5.1 Setbacks

Objective: To ensure that the predominant front setback of the existing buildings in the streetscape is maintained, and to ensure that the impact of garages and carports on the streetscape is minimised.
A1 The predominant front setback as identified in the design statement must be maintained for all new buildings, extensions, alterations or additions (refer Figure F2.4 & F2.8).
A2 New carports and garages, whether attached or detached, must be set back a minimum of 3 metres behind the line of the front wall of the house which it adjoins (refer Figure F2.3, & F2.7).
A3 Side setback reductions must be to one boundary only, in order to maintain the appearance of the original streetscape spacing.

Comment: Meets the Acceptable Solutions.

F2.5.2 Orientation

Objective: To ensure that new buildings, extensions, alterations and additions respect the established predominant orientation within the streetscape.
A1 All new buildings, extensions, alterations or additions must be orientated: *a) perpendicular to the street frontage (refer Figure F2.5, F2.6, & F2.8); or* *b) Where the design statement identifies that the predominant orientation of buildings within the street is other than perpendicular to the street, to conform to the established pattern in the street; and* *c) A new building must not be on an angle to an adjoining heritage-listed building (refer Figure F2.5).*

Comment: Meets the Acceptable Solutions.

F2.5.3 Scale

Objective: To ensure that all new buildings respect the established scale of buildings in the streetscape, adhere to a similar scale, are proportional to their lot size and allow an existing original main building form to dominate when viewed from public spaces.
A1 Single storey developments must have a maximum height from floor level to eaves of 3 metres (refer Figure F2.14).

A2	*Where a second storey is proposed it must be incorporated into the roof space using dormer windows, or roof windows, or gable end windows, so as not to detract from original two storey heritage-listed buildings (refer Figure F2.13 & F2.15).*
A3	*Ground floor additions located in the area between the rear and front walls of the existing house must not exceed 50% of the floor area of the original main house.*

Comment: Meets the Acceptable Solutions.

F2.5.4 Roof Forms

Objective: To ensure that the roof form and elements respect those of the existing main building and the streetscape.	
Acceptable Solutions (no performance criteria)	
A1.1	*The roof form for new buildings, extensions, alterations, and additions must, if visible from the street, be in the form of hip or gable, with a maximum span of 6.5m and a pitch between 30 – 40 degrees (refer Figure F2.14 & F2.18); and*
A1.2	*Eaves overhang must be a maximum of 300mm excluding guttering.*
A2	*Where there is a need to use the roof space, dormer windows are acceptable and must be in a style that reflects the period setting of the existing main building on the site, or the setting if the site is vacant (refer Figure F2.15).*
A3	*Where used, chimneys must be in a style that reflects the period setting of the existing main building on the site, or the setting if the site is vacant.*
A4	*Metal cowls must not be used where they will be seen from the street.*

Comment: Meets the Acceptable Solutions.

F2.5.5 Plan Form

Objective: To ensure that new buildings, alterations, additions and extensions respect the setting, original plan form, shape and scale of the existing main building on the site or of adjoining heritage-listed buildings.		
Acceptable Solutions		***Performance Criteria***
A1.1	*Alterations and additions to pre-1940 buildings must retain the original plan form of the existing main building; and*	*P1 Original main buildings must remain visually dominant over any additions when viewed from public spaces.*
A1.2	*The plan form of additions must be rectilinear and consistent with the existing house design and dimensions.*	
A2	*The plan form of new buildings must be rectilinear (refer Figure F2.9).*	*P2 No performance criteria*

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Comment: Meets the Acceptable Solutions

F2.5.6 External Walls

Objective: To ensure that wall materials used are compatible with the streetscape.	
Acceptable Solutions	***Performance Criteria***
A1.1 Materials used in additions must match those of the existing construction, except in additions to stone or brick buildings; and *A1.2 External walls must be clad in:* *a) traditional bull-nosed timber weatherboards; if treated pine boards are used to replace damaged weatherboards they must be painted; thin profile compressed board weatherboards must not be used; or* *b) brickwork, with mortar of a natural colour and struck flush with the brickwork (must not be deeply raked), including:* • *painted standard size bricks; or* • *standard size natural clay bricks that blend with the colour and size of the traditional local bricks; or* • *standard brickwork rendered in traditional style; or* • *if a heritage-listed building, second-hand traditional local bricks.* *Heavily–tumbled clinker bricks must not be used; or* *c) concrete blocks specifically chosen to blend with local dressed stone, or rendered and painted;* *d) concrete blocks in natural concrete finish must not be used.* *A1.3 Cladding materials designed to imitate traditional materials such as brick, stone and weatherboards must not be used.*	*P1 Materials used in minor additions to stone and brick buildings may be weatherboard.*

Comment: Meets the Acceptable Solutions

F2.5.7 Entrances and Doors

Objective: To ensure that the form and detail of the front entry is consistent with the streetscape.
Acceptable Solutions (no performance criteria)
A1.1 The position, shape and size of original door and window openings must be retained where they are prominent from public spaces; and
A1.2 The front entrance location must be in the front wall facing the street, and be located within the central third of the front wall of the house; and
A1.3 Modern front doors with horizontal glazing or similar styles must not be used (refer Figure F2.21).

Comment: N/a

F2.5.8 Windows

Objective: To ensure that window form and details are consistent with the streetscape.
Acceptable Solutions (no performance criteria)
A1 Window heads must be a minimum of 300mm below the eaves line.
Solid-void ratio
A2 Front façade windows must conform to the solid/void ratio (refer Figure F2.24 & F2.25).
Window sashes
A3 Window sashes must be double hung, casement, awning or fixed appropriate to the period and style of the building (refer Figure F2.22 & F2.23).
A4 Traditional style multi-pane sashes, when used, must conform to the traditional pattern of six or eight vertical panes per sash with traditional size and profile glazing bars.
A5 Horizontally sliding sashes must not be used.
A6 Corner windows to front facades must not be used.
Window Construction Materials
A7 Clear glass must be used.
A8 Reflective and tinted glass and coatings must not be used where visible from public places.
A9 Additions to heritage-listed buildings must have timber window frames, where visible from public spaces.

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A10	*Painted aluminium must only be used where it cannot be seen from the street and in new buildings*
A11	*Glazing bars must be of a size and profile appropriate for the period of the building*
A12	*Stick-on aluminium glazing-bars must not be used*
A13	*All windows in brick or masonry buildings must have projecting brick or stone sills*
French Doors, Bay Windows and Glass Panelling	
A14	*French doors and bay windows must be appropriate for the original building style and must be of a design reflected in buildings of a similar period.*
A15	*Where two bay windows are required, they must be symmetrically placed.*
A16	*Large areas of glass panelling must:* *a) Be divided by large vertical mullions to suggest a vertical orientation; and* *b) Be necessary to enhance the utility of the property or protect the historic fabric; and* *c) Not detract from the historic values of the original building.*

Comment: Meets the Acceptable Solutions.

F2.5.9 Roof Covering

Objective: To ensure that roof materials are compatible with the streetscape.
Acceptable Solutions (no performance criteria)
A1.1 Roofing of additions, alterations and extensions must match that of the existing building; and *A1.2 Roof coverings must be:* *a) corrugated iron sheeting in* *• Woodland Grey; or* *• Windspray; or* *• Shale Grey; or* *• Manor Red; or* *• Plantation; or* *• Jasper;* *or* *b) slate or modern equivalents, shingle and low profile tiles, where compatible with the style and period of the main building on the site and the setting. Tile colours must be:* *• dark gray; or* *• light grey; or* *• brown tones; or* *• dark red;* *or* *c) traditional metal tray tiles where compatible with the style and period of the main building on the site.*

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A2	Must not be klip-lock steel deck and similar high rib tray sheeting.

Comment: Meets the Acceptable Solutions.

F2.5.10 Roof Plumbing

Objective: To ensure that roof plumbing and fittings are compatible with the streetscape.	
Acceptable Solutions (no performance criteria)	
A1.1	Gutters must be OG, D mould, or Half Round profiles (refer Figure F2.26); and
A1.2	Downpipes must be zinculaume natural, colorbond round, or PVC round painted.
A2	Downpipes must not be square-line gutter profile or rectangular downpipes (refer Figure F2.27).

Comment: Meets the Acceptable Solutions.

F2.5.11 Verandahs

Objective: To ensure that traditional forms of sun and weather protection are used, consistent with the streetscape.	
Acceptable Solutions (no performance criteria)	
Original Verandahs	
A1	Original verandahs must be retained.
Replacement of Missing Verandahs	
A2.1	The replacement of a missing verandah must be consistent with the form and detail of the original verandah; or
A2.2	If details of the original verandah are not available:
a)	The verandah roof must join the wall line below the eaves line of the building (refer Figure F2.19); and
b)	Verandah posts and roof profile must be consistent with that in use by the surrounding buildings of a similar period.
New Verandahs	
A3	A new verandah, where one has not previously existed, must be consistent with the design and period of construction of the dominant existing building on the site or, for vacant sites, those of the dominant design and period within the precinct.

Comment: Meets the Acceptable Solutions.

F2.5.12 Architectural Details

Objective: To ensure that the architectural details are consistent with the historic period and style of the main building on the site, and the streetscape.	
A1	*Original details and ornaments, such as architraves, fascias and mouldings, are an essential part of the building's character and must not be removed beyond the extent of any alteration, addition or extension.*
A2.1	*Non-original elements must be consistent with the original architectural style of the dominant existing building on the site or, for vacant sites, be consistent with the existing streetscape; and*
A2.1	*Non-original elements must not detract from or dominate the original qualities of the building, nor should they suggest a past use which is not historically accurate.*

Comment: Meets the Acceptable Solutions.

F2.5.13 Outbuildings

Objective: To ensure that outbuildings do not reduce the dominance of the original building or distract from its period character.	
A1	*Sheds must not be located on the lot between the back wall of the main house on the site and the front street boundary line.*
A2	*Sheds must be designed, in both scale and appearance, to be subservient to the primary buildings on the site.*
A3	*Garages and Carports must not be located in front of existing heritage-listed buildings, and must be setback a minimum of 3 metres behind the line of the front wall of the house that is set furthest back from the street (refer Figure F2.1 & F2.3).*
A4	*Any garage, including those conjoined to the main building, must be designed in the form of an outbuilding, with an independent roof form.*
A5	*Those parts of garages and sheds visible from the street must be consistent, in both materials and style, with those of any existing heritage-listed building on-site.*
A6	*The eaves height of a garage must not exceed 3m, and where visible from the street, the roof form and pitch must be the same as that of the main house.*

Comment: Meets the Acceptable Solutions.

F2.5.14 Conservatories

Comment: N/a

F2.5.15 Fences and Gates

Comment: N/a

F2.5.16 Paint Colours

Objective: To ensure that new colour schemes maintain a sense of harmony with the street or area in which they are located.
A1.1 Colour schemes must be drawn from heritage-listed buildings within the precinct; or *A1.2 Colour schemes must be drawn from the following:* *a) Walls – Off white, creams, beige, tans, fawn and ochre.* *b) Window & Door frames – white, off white, Indian red, light browns, tans, olive green and deep Brunswick green.* *c) Fascia & Barge Boards - white, off white Indian red, light browns, tans, olive green and deep Brunswick green* *d) Roof & Gutters – deep Indian red, light and dark grey, (black, green and blue are not acceptable).*
A2 There must be a contrast between the wall colour and trim colours.
A3 Previously unpainted brickwork must not be painted, except in the case of post-1960 buildings.

Comment: Meets the Acceptable Solutions.

F2.5.17 Lighting

Objective: To ensure that modern domestic equipment and wiring do not intrude on the character of the streetscape
A1 New lighting such as flood lights, spotlights or entry lights must be carried out such that wiring, fixings and fittings are concealed.

Comment: No information provided, condition required.

PLAN 4

PLANNING APPLICATION P15-254
41 PARK STREET, ROSS

ATTACHMENTS

A Application & plans

B Responses from referral agencies
- Landscape Architect, Leon Lange – Visual Assessment
- Heritage advisor, David Denman – Heritage Advice

C Representations (1-6)

D Comment from the Tasmanian Heritage Council (Ian Boersma)

GENERAL NOTES:

1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SMEEKES DRAFTING PTY LTD STANDARD BUILDING NOTES, SHEETS STANDARD-001 TO 006.
2. WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE.
3. BUILDER TO VERIFY ALL BOUNDARY CLEARANCES AND SITE SET-OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. ALL CONSTRUCTION WORK SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS.
5. TIMBER FRAMING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF AS 1684.2 "TIMBER FRAMED CONSTRUCTION". T.P. DECK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLICATION FROM THE TIMBER PROMOTION COUNCIL " TIMBER DECKS - DESIGN AND CONSTRUCTION MANUAL".
6. FOOTINGS AND SLABS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF AS 2870 "RESIDENTIAL SLABS AND FOOTINGS".
7. PLUMBING AND DRAINAGE SHALL BE IN ACCORDANCE WITH AS 3500.2 AND AS 3500.3 "THE NATIONAL PLUMBING AND DRAINAGE CODE". FIT ADJUSTABLE TEMPERING VALVES TO ALL BATHROOMS IN ACCORDANCE WITH AS 1529 "CODE OF PRACTICE OF HOUSEHOLD TYPE HOT WATER SUPPLY SYSTEMS".
8. WATER PROOFING OF WET AREAS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF AS 3740 "WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS".
9. ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF AS/NZS 3000 "WIRING RULES". SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH TASMANIAN FIRE SERVICE AND AS 3786 "SMOKE ALARMS".
10. GLAZING SHALL BE IN ACCORDANCE WITH AS 1288 "GLASS IN BUILDINGS - SELECTION AND INSTALLATION", WINDOWS TO COMPLY WITH AS 2047 "WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION".
11. MIN. R6.0 INSULATION TO CEILING. MIN. R2.5 INSULATION TO ALL EXTERNAL WALLS.
12. ALL STEELWORK SHALL BE IN ACCORDANCE WITH AS 4100 "STEEL STRUCTURES".

1-437

SITE DATA:

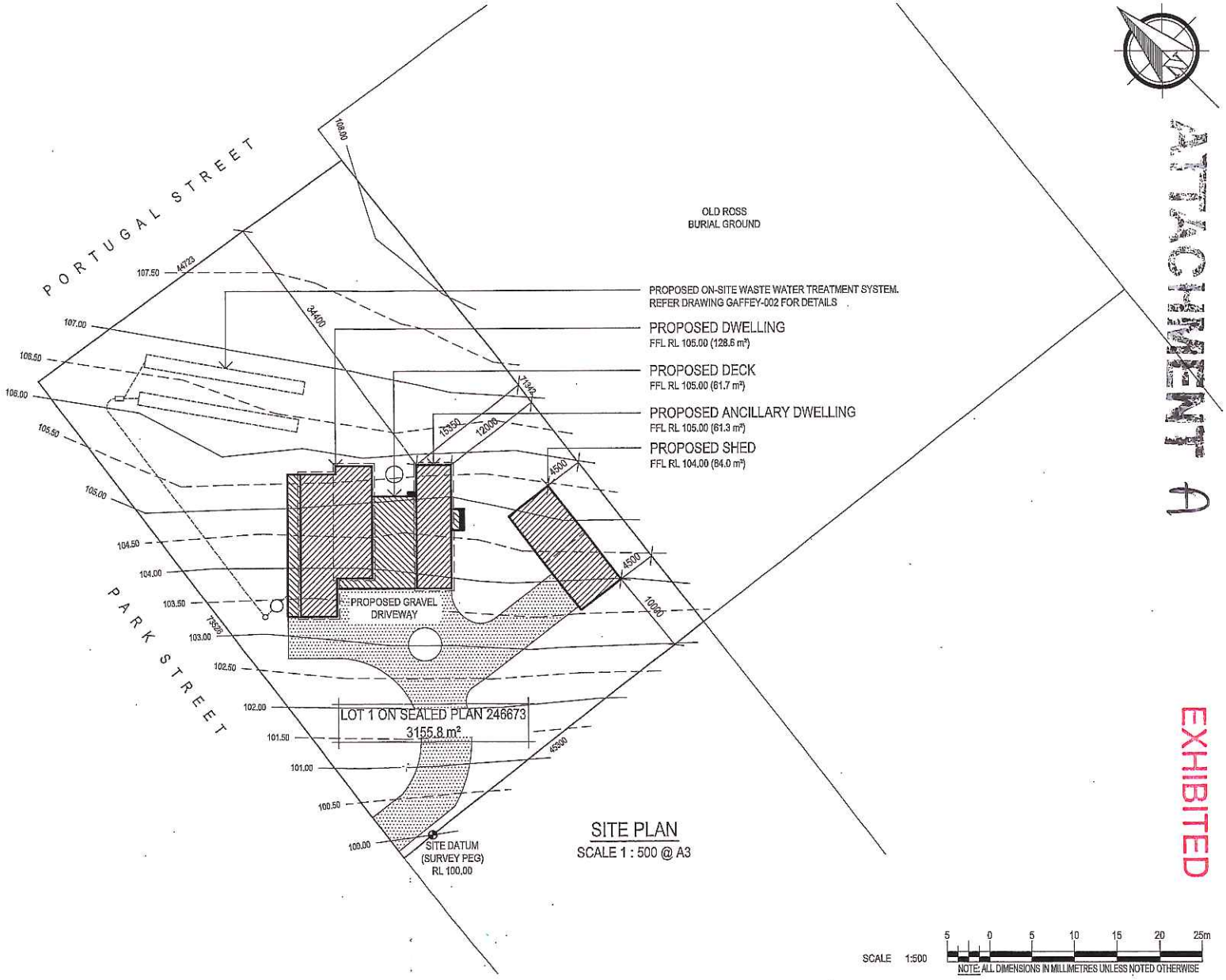
LAND TITLE REF. No.	: LOT 1 ON PLAN 246673
CLIMATE ZONE	: ZONE 7
DESIGN WIND SPEED	: 'N3'
SOIL CLASSIFICATION	: 'S'
BAL RATING	: T.B.A

PROPOSED BUILDING AREAS:

PROP. ANCILLARY DWELLING	: 61.3 m²
PROPOSED DWELLING	: 128.6 m²
PROPOSED DECK	: 61.7 m²
PROPOSED SHED	: 84.0 m²

SITE COVERAGE:

LOT SIZE	: 3155.8 m²
TOTAL FOOTPRINT	: 335.6 m²
SITE COVERAGE	: 10.6 %



SITE PLAN
SCALE 1 : 500 @ A3

SCALE 1:500 — 5 0 5 10 15 20 25m

NOTE: ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE

EXHIBITED

REV.	DESCRIPTION
0	ISSUED FOR CLIENT REVIEW. 26-8-2015
1	ISSUED FOR TO NORTHERN MIDLANDS COUNCIL FOR PLANING PERMIT. 3-9-2015

REFERENCE	
SITE PLAN	GAFFEY-001
SOIL & WATER MNGMT	GAFFEY-002
DWELLING FLOOR PLAN	GAFFEY-003
DWELLING ELEVATIONS	GAFFEY-004
ANCILLARY FLOOR PLAN	GAFFEY-005
ANC. DWELLING ELEVS.	GAFFEY-006
SHED FLOOR PLAN	GAFFEY-007
SHED ELEVATIONS	GAFFEY-008

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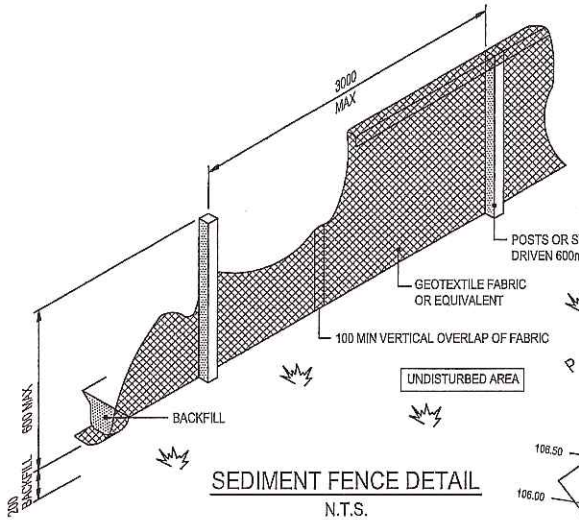
TITLE PROPOSED DWELLING, ANC. DWELLING & SHED
41 PARK STREET, ROSS, TAS 7209

SITE PLAN

DRG No.	SHT.	SCALE	
GAFFEY	001	1:500	A3



SEDIMENT FENCE DETAIL
N.T.S.

SITE PLAN
SCALE 1 : 500 @ A3

ON-SITE WASTE WATER TREATMENT SYSTEM:

FOR DETAILED INFORMATION OF PROPOSED ON-SITE WASTE WATER TREATMENT SYSTEM REFER TO GEO-ENVIRONMENTAL SOLUTIONS PTY LTD 'SITE ASSESSMENT 41 PARK STREET ROSS'. 2 ABSORPTION BEDS 28.5 m² EACH CONNECTED TO 3000L DUAL PURPOSE SEPTIC TANK AS PER ENGINEERS INSTRUCTIONS. SETBACK MIN. 5000mm FROM BOUNDARY AND DWELLING

EXCAVATED MATERIAL FROM FOUNDATIONS SHALL REMAIN STOCKPILED ON SITE FOR SITE REHABILITATION / FILL AND LANDSCAPING AT COMPLETION, ANY EXCESS TO BE TAKEN TO LOCAL REFUSE SITE.

PROVIDE 600H GEOFABRIC OR EQUIVALENT WATER PERMEABLE SEDIMENT FENCE. (SEE DETAIL THIS DRAWING) SEDIMENT FENCE TO REMAIN IN PLACE FOR DURATION OF WORKS.

NOTES:

1. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO INSTALL, MAINTAIN AND (UPON COMPLETION) REMOVE ALL SEDIMENT CONTROL MEASURES.
2. SEDIMENT FENCE TO BE CHECKED AND CLEANED DAILY TO PREVENT BREAKAGE AND OVERTOPPING.
3. PROVIDE TEMPORARY CONNECTION FROM DOWNPIPES TO STORMWATER DRAIN IMMEDIATELY FOLLOWING COMPLETION OF ROOF CLADDING, FASCIA AND GUTTER INSTALLATION. PERMANENT DOWNPIPE CONNECTION TO BE INSTALLED AT APPROPRIATE TIME OF DWELLING CONSTRUCTION.

PROTECTION WORKS NOTES:

1. THE SITE/AREAS BEING EXCAVATED SHALL BE ADEQUATELY BARRICADED TO PROTECT THE CONTRACTORS OR PUBLIC FROM INJURY.

SCALE 1:200 — 2 0 2 4 6 8 10m

NOTE: ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE

EXHIBITED

1-438

REV.	DESCRIPTION
0	ISSUED FOR CLIENT REVIEW. 26-8-2015
1	ISSUED FOR TO NORTHERN MIDLANDS COUNCIL FOR PLANING PERMIT. 3-9-2015

REFERENCE	
SITE PLAN	GAFFEY-001
SOIL & WATER MNGMT	GAFFEY-002
DWELLING FLOOR PLAN	GAFFEY-003
DWELLING ELEVATIONS	GAFFEY-004
ANCILLARY FLOOR PLAN	GAFFEY-005
ANC. DWELLING ELEVS.	GAFFEY-006
SHED FLOOR PLAN	GAFFEY-007
SHED ELEVATIONS	GAFFEY-008

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Email roland@smeekesdrafting.com
Website: smeekesdrafting.com
Accreditation No's CC4900 A & CC6621

DRN / DES SMEEKES DRAFTING

MAKE HOME SOLUTIONS
TRADITIONAL & MODULAR CONSTRUCTION

CLIENT GAFFEY

TITLE PROPOSED DWELLING, ANC. DWELLING & SHED
41 PARK STREET, ROSS, TAS 7209
SOIL AND WASTEWATER MANAGEMENT PLAN

DRG No. GAFFEY | SHT. 002 | SCALE 1:200 | A3

STAIRS / HANDRAIL NOTES:

1. STAIRS CONSTRUCTED IN ACCORDANCE WITH BCA PART 3.9.1
2. TREADS MUST HAVE A SLIP-RESISTANT FINISH OF A SUITABLE NON-SKID STRIP NEAR THE EDGE OF THE NOSINGS.
3. RISER AND GOING DIMENSIONS IN ACCORDANCE WITH BCA PART 3.9.1.4.
   RISER (R) MAX. 190 - MIN. 115
   GOING (G) MAX. 335 - MIN. 240
   SLOPE RELATIONSHIP
   2R + G MAX. 700 - MIN. 550
4. INSTALL HANDRAIL TO ONE SIDE OF FLIGHT IN ACCORDANCE WITH BCA PART 3.9.2.4.

1-439

WALL LEGEND:

- NEW 90mm TIMBER STUD WALLS

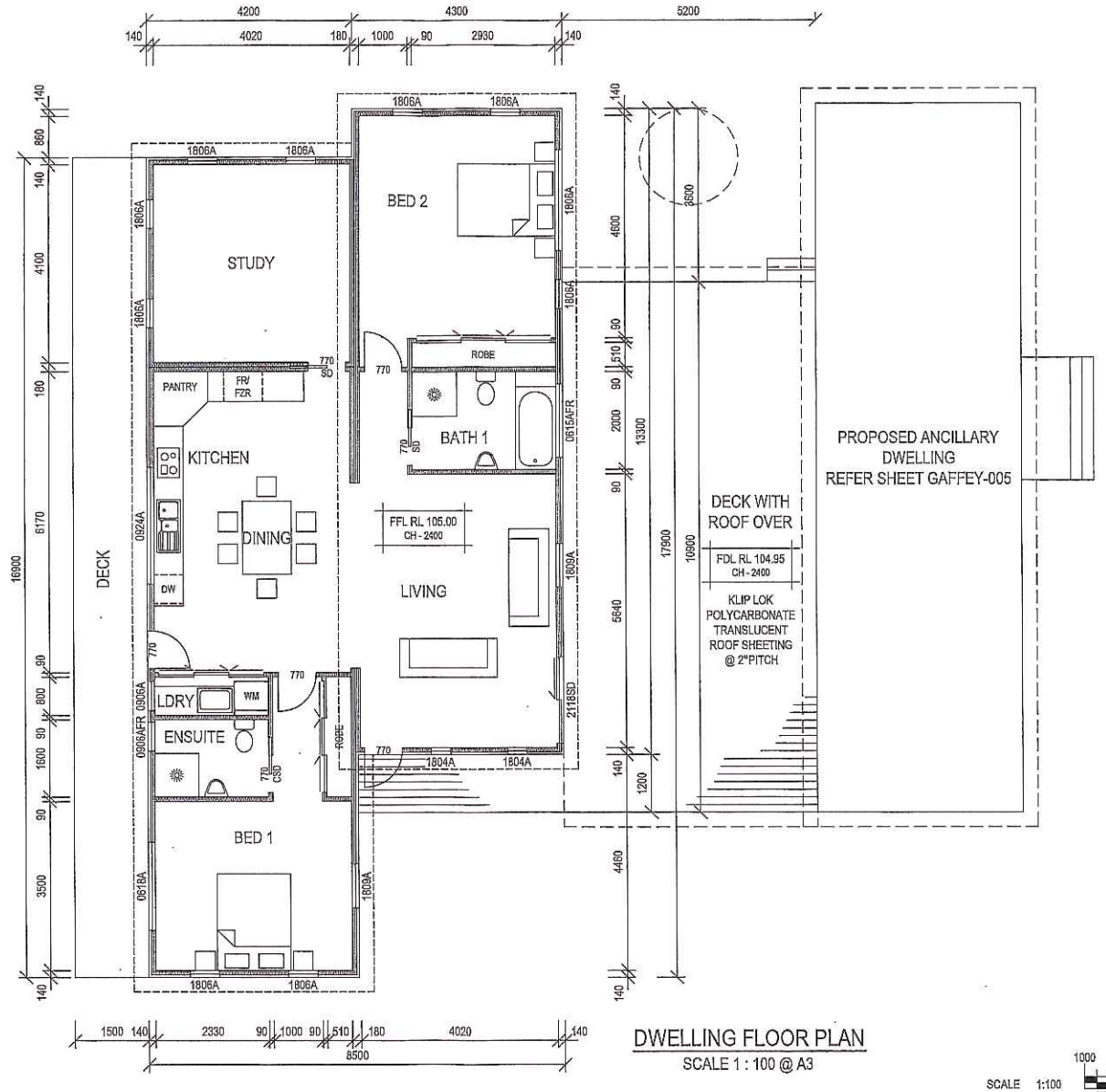
FLOOR FINISHES LEGEND:

CT - CERAMIC TILE
C - CARPET
TFB - TIMBER FLOOR BOARDS

WINDOW LEGEND:

1 5 0 9 A
- TYPE
- WIDTH (900)
- HEIGHT (1500)

A - AWNING
BF - BIFOLD DOOR
C - CUSTOM (BUTTED CORNER GLAZING)
D - DOUBLE HUNG
F - FIXED
FR - FROSTED GLAZING
GB - GLASS BRICK
H - HINGED
S - SLIDING
SD - SLIDING DOOR
STKSD - STACKING TYPE SLIDING DOOR



DWELLING FLOOR PLAN

SCALE 1 : 100 @ A3

SCALE 1:100 — 1000 0 1000 2000 3000 4000 5000mm

NOTE: ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE

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DWELLING ELEVATIONS	GAFFEY-004
ANCILLARY FLOOR PLAN	GAFFEY-005
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CLIENT S. & L. GAFFEY

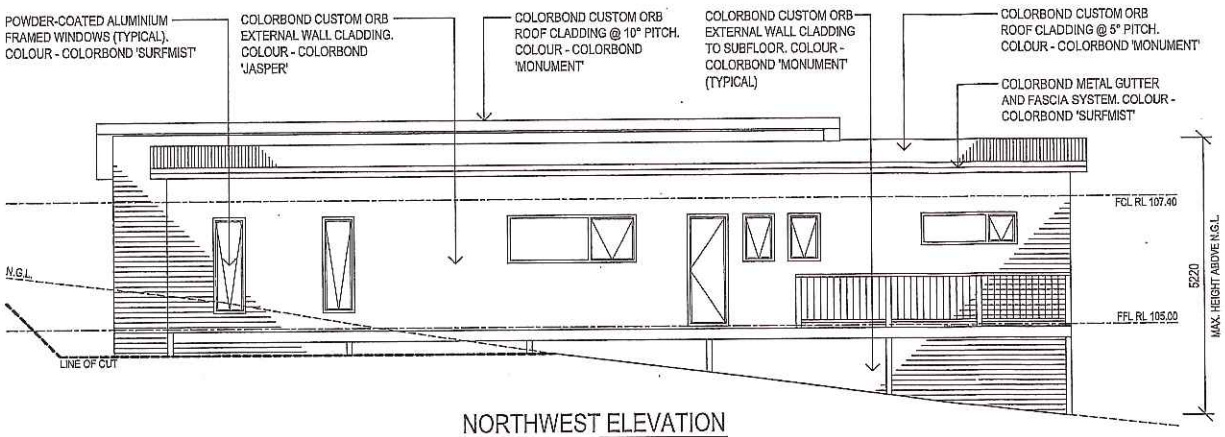
TITLE PROPOSED DWELLING, ANC. DWELLING & SHED
41 PARK STREET, ROSS, TAS 7209

DWELLING FLOOR PLAN

DRG No.	SHT.	SCALE	
GAFFEY	003	1:100	A3

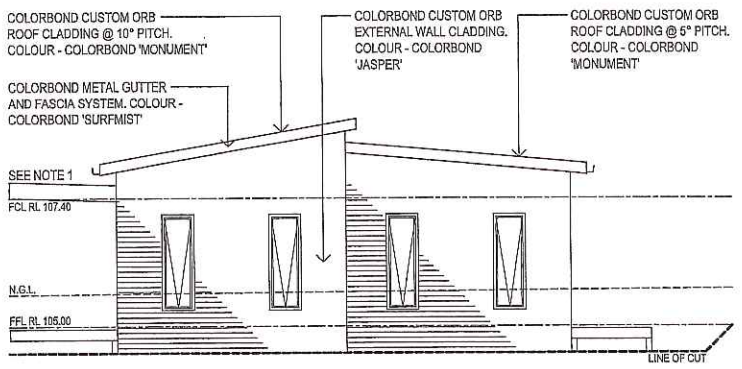
NOTES:

1. KLIP LOK POLYCARBONATE TRANSLUCENT ROOF SHEETING @ 2° PITCH OVER DECK.



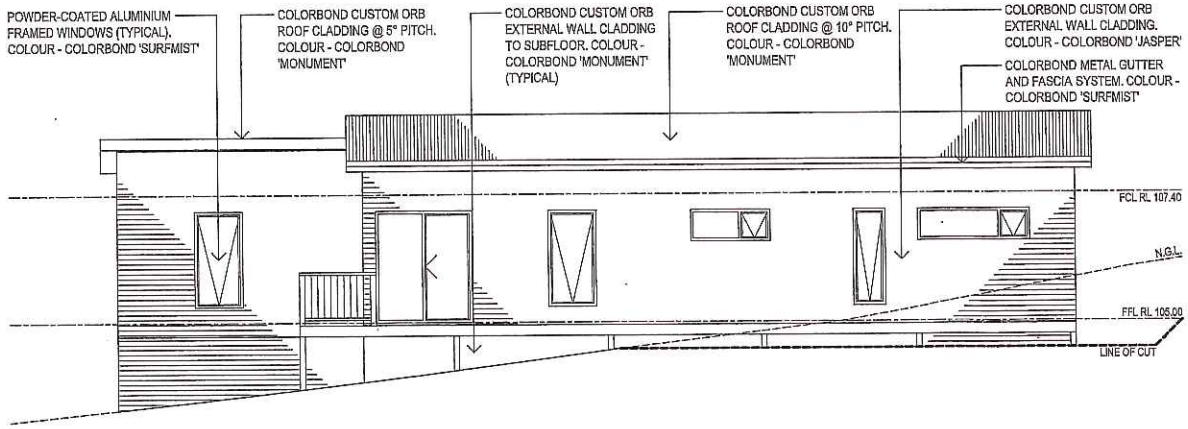
NORTHWEST ELEVATION

SCALE 1 : 100 @ A3



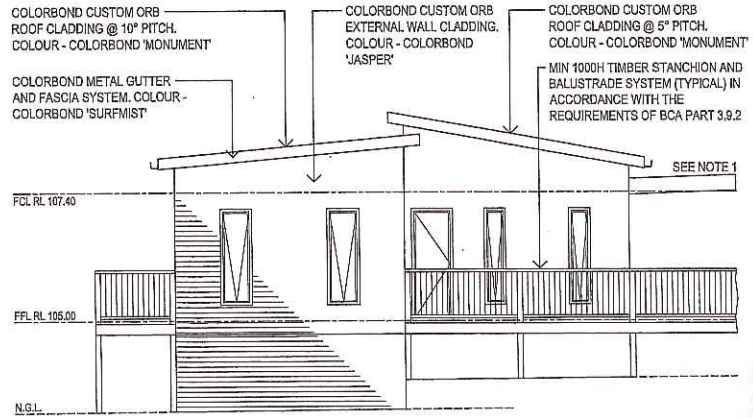
NORTHEAST ELEVATION

SCALE 1 : 100 @ A3



SOUTHEAST ELEVATION

SCALE 1 : 100 @ A3



SOUTHWEST ELEVATION

SCALE 1 : 100 @ A3

SCALE 1:100 — 1000 0 1000 2000 3000 4000 5000mm

NOTE: ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE

EXHIBITED

1-440

REV.	DESCRIPTION
0	ISSUED FOR CLIENT REVIEW. 26-8-2015
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DWELLING FLOOR PLAN	GAFFEY-003
DWELLING ELEVATIONS	GAFFEY-004
ANCILLARY FLOOR PLAN	GAFFEY-005
ANC. DWELLING ELEVS.	GAFFEY-006
SHED FLOOR PLAN	GAFFEY-007
SHED ELEVATIONS	GAFFEY-008

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DRN / DES SMEEKES DRAFTING

MAKE HOME SOLUTIONS
TRADITIONAL & MODULAR CONSTRUCTION

CLIENT S. & L. GAFFEY

TITLE PROPOSED DWELLING, ANC. DWELLING & SHED
41 PARK STREET, ROSS, TAS 7209

DWELLING ELEVATIONS

DRG No. GAFFEY | SHT. 004 | SCALE 1:100 | A3

STAIRS / HANDRAIL NOTES:

1. STAIRS CONSTRUCTED IN ACCORDANCE WITH BCA PART 3.9.1
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   SLOPE RELATIONSHIP
   2R + G MAX. 700 - MIN. 550
4. INSTALL HANDRAIL TO ONE SIDE OF FLIGHT IN ACCORDANCE WITH BCA PART 3.9.2.4.

WALL LEGEND:

- NEW 90mm TIMBER STUD WALLS

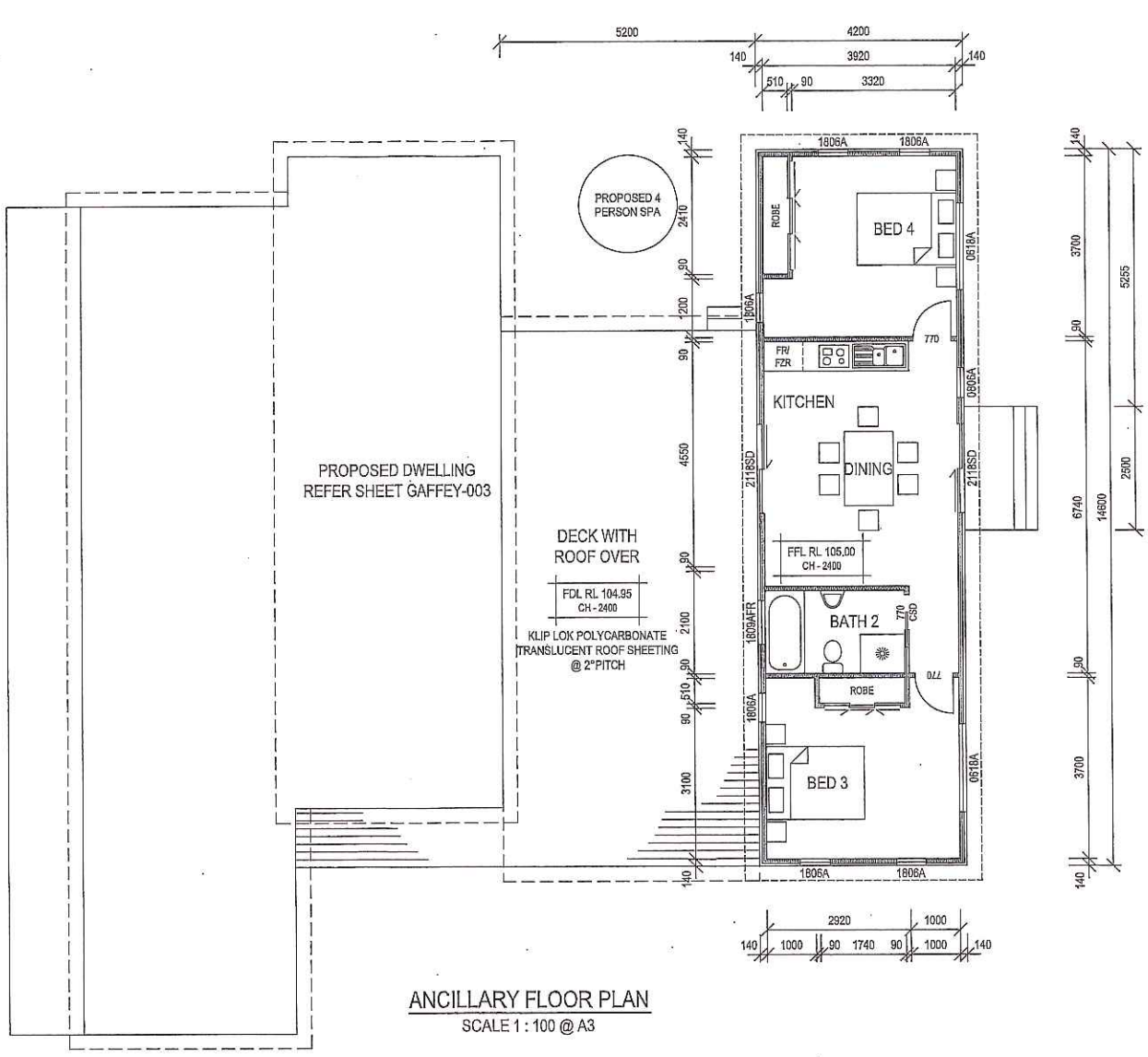
FLOOR FINISHES LEGEND:

CT - CERAMIC TILE
C - CARPET
TFB - TIMBER FLOOR BOARDS

WINDOW LEGEND:

1 5 0 9 A
- A - TYPE
- 09 - WIDTH (900)
- 15 - HEIGHT (1500)

A	- AWNING
BF	- BIFOLD DOOR
C	- CUSTOM (BUTTED CORNER GLAZING)
D	- DOUBLE HUNG
F	- FIXED
FR	- FROSTED GLAZING
GB	- GLASS BRICK
H	- HINGED
S	- SLIDING
SD	- SLIDING DOOR
STKSD	- STACKING TYPE SLIDING DOOR



ANCILLARY FLOOR PLAN
SCALE 1 : 100 @ A3

SCALE 1:100

1000 0 1000 2000 3000 4000 5000mm

NOTE: ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE

EXHIBITED

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ANC. DWELLING ELEVS.	GAFFEY-006
SHED FLOOR PLAN	GAFFEY-007
SHED ELEVATIONS	GAFFEY-008

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MAKE HOME SOLUTIONS
TRADITIONAL & MODULAR CONSTRUCTION

CLIENT S. & L. GAFFEY

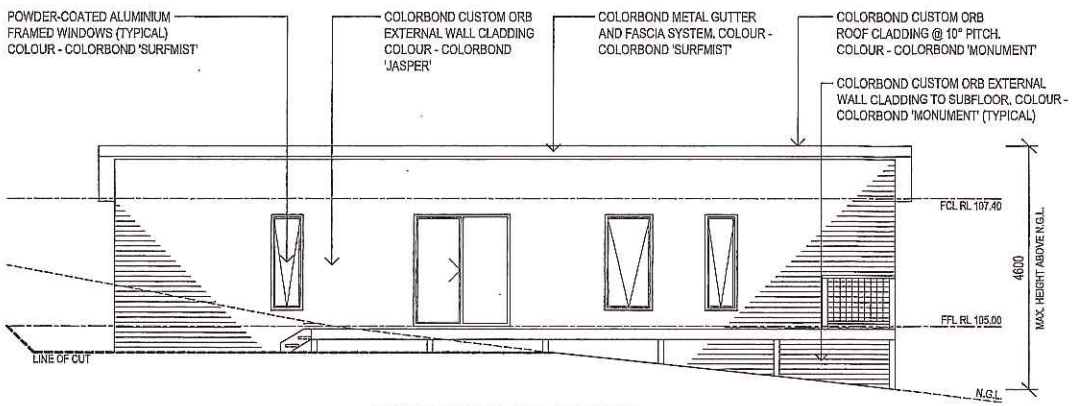
TITLE PROPOSED DWELLING, ANC. DWELLING & SHED
41 PARK STREET, ROSS, TAS 7209

ANCILLARY DWELLING FLOOR PLAN

DRG No. GAFFEY | SHT. 005 | SCALE 1:100 | A3

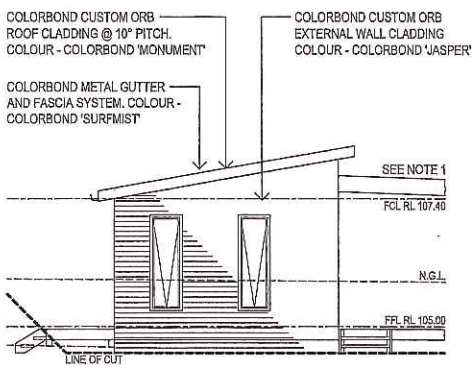
NOTES:

1. KLIP LOK POLYCARBONATE TRANSLUCENT ROOF SHEETING @ 2° PITCH OVER DECK.



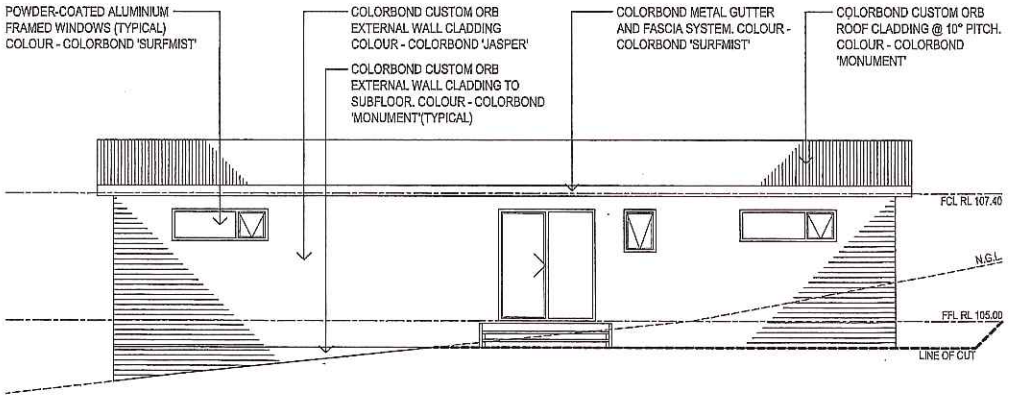
NORTHWEST ELEVATION

SCALE 1 : 100 @ A3



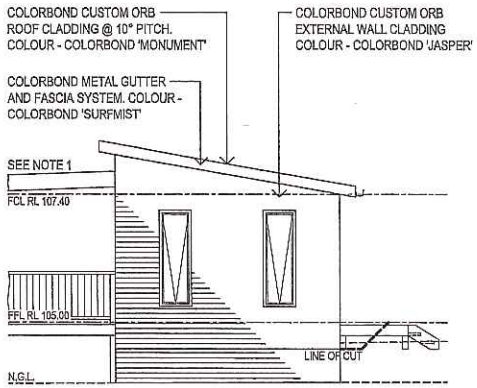
NORTHEAST ELEVATION

SCALE 1 : 100 @ A3



SOUTHEAST ELEVATION

SCALE 1 : 100 @ A3



SOUTHWEST ELEVATION

SCALE 1 : 100 @ A3

1-442

EXHIBITED

SCALE 1:100 — 1000 0 1000 2000 3000 4000 5000mm

NOTE: ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE

REV.	DESCRIPTION
0	ISSUED FOR CLIENT REVIEW. 26-8-2015
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REFERENCE	
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DWELLING ELEVATIONS	GAFFEY-004
ANCILLARY FLOOR PLAN	GAFFEY-005
ANC. DWELLING ELEVS.	GAFFEY-006
SHED FLOOR PLAN	GAFFEY-007
SHED ELEVATIONS	GAFFEY-008

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DRN / DES SMEEKES DRAFTING

MAKE HOME SOLUTIONS
TRADITIONAL & MODULAR CONSTRUCTION

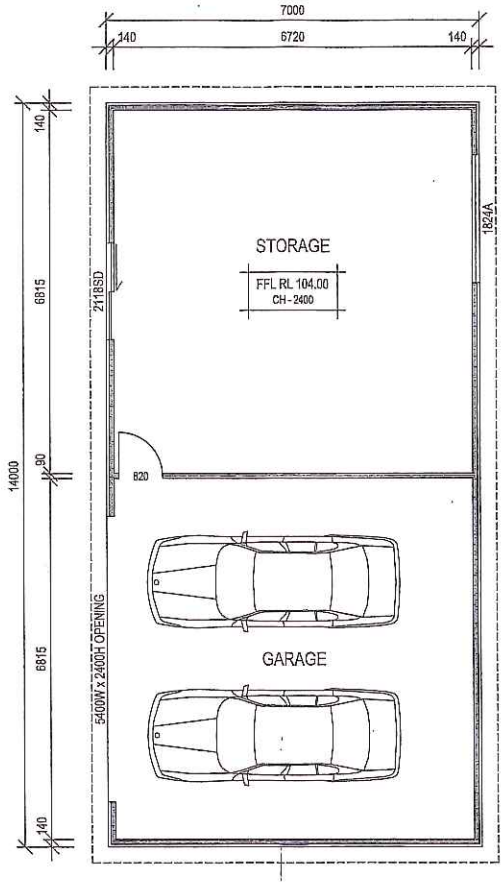
CLIENT S. & L. GAFFEY

TITLE PROPOSED DWELLING, ANC. DWELLING & SHED
41 PARK STREET, ROSS, TAS 7209

ANCILLARY DWELLING ELEVATIONS

DRG No. GAFFEY | SHT. 006 | SCALE 1:100 | A3

1-443



SHED FLOOR PLAN
SCALE 1 : 100 @ A3

WALL LEGEND:

- NEW 90mm TIMBER STUD WALLS

FLOOR FINISHES LEGEND:

CT - CERAMIC TILE
C - CARPET
TFB - TIMBER FLOOR BOARDS

WINDOW LEGEND:

1 5 0 9 A
- TYPE
- WIDTH (900)
- HEIGHT (1500)

A	- AWNING
BF	- BIFOLD DOOR
C	- CUSTOM (BUTTED CORNER GLAZING)
D	- DOUBLE HUNG
F	- FIXED
FR	- FROSTED GLAZING
GB	- GLASS BRICK
H	- HINGED
S	- SLIDING
SD	- SLIDING DOOR
STKSD	- STACKING TYPE SLIDING DOOR

EXHIBITED

SCALE 1:100 — 1000 0 1000 2000 3000 4000 5000mm

NOTE: ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE

REV.	DESCRIPTION
0	ISSUED FOR CLIENT REVIEW. 11-8-2015
1	ISSUED FOR TO NORTHERN MIDLANDS COUNCIL FOR PLANNING PERMIT. 3-9-2015
2	SHED DETAILS MODIFIED, RE-ISSUED TO NORTHERN MIDLANDS COUNCIL. 12-10-2015

REFERENCE	
SITE PLAN	GAFFEY-001
SOIL & WATER MNGMT	GAFFEY-002
DWELLING FLOOR PLAN	GAFFEY-003
DWELLING ELEVATIONS	GAFFEY-004
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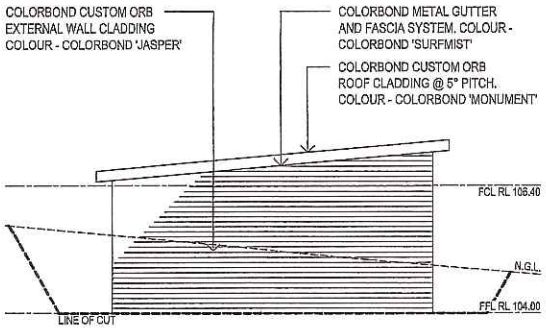
DRN / DES SMEEKES DRAFTING

MAKE HOME SOLUTIONS

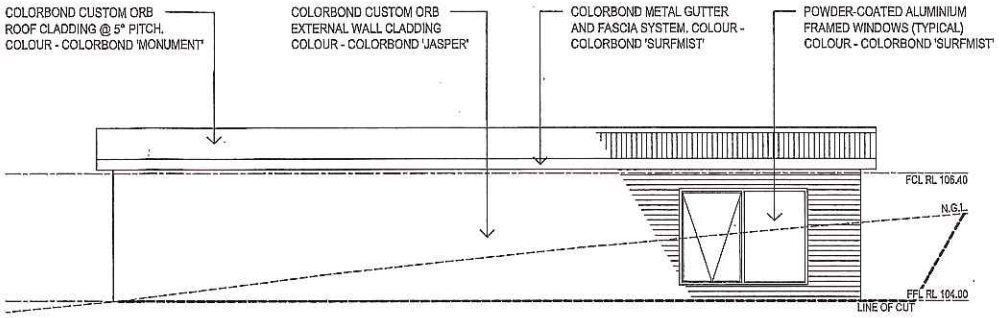
CLIENT S. & L. GAFFEY

TITLE PROPOSED DWELLING, ANC. DWELLING & SHED
41 PARK STREET, ROSS, TAS 7209
SHED FLOOR PLAN
AND ELEVATIONS

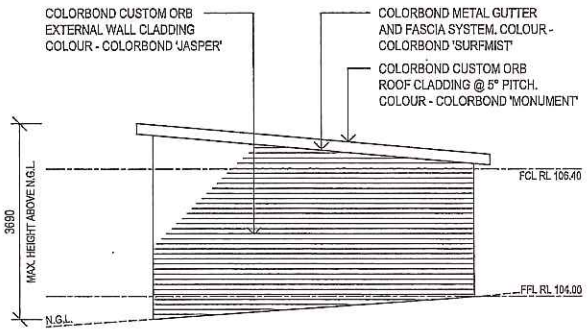
DRG No. GAFFEY | SHT. 007 | SCALE 1:100 | A3



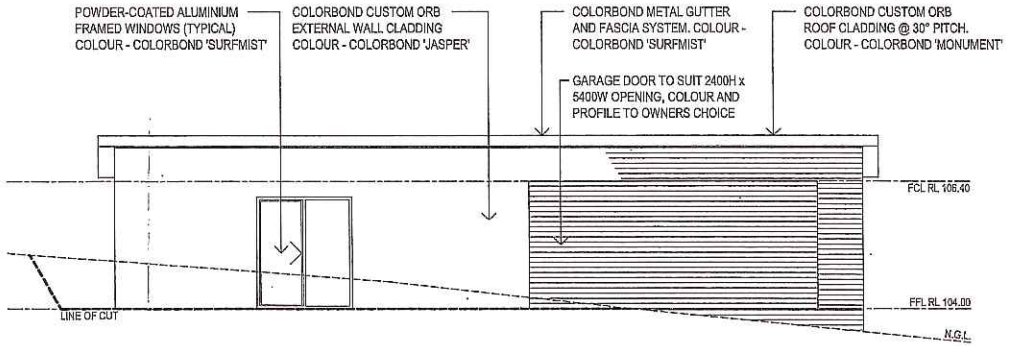
NORTH ELEVATION
SCALE 1 : 100 @ A3



EAST ELEVATION
SCALE 1 : 100 @ A3



SOUTH ELEVATION
SCALE 1 : 100 @ A3



WEST ELEVATION
SCALE 1 : 100 @ A3

EXHIBITED

SCALE 1:100 1000 0 1000 2000 3000 4000 5000mm

NOTE: ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE

REV.	DESCRIPTION
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DWELLING ELEVATIONS	GAFFEY-004
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DRN / DES SMEEKES DRAFTING

MAKE HOME SOLUTIONS

CLIENT S. & L. GAFFEY

TITLE PROPOSED DWELLING, ANC. DWELLING & SHED
41 PARK STREET, ROSS, TAS 7209

SHED ELEVATIONS

DRG No. GAFFEY | SHT. 008 | SCALE 1 : 100 | A3

1-444

Hobart Building Assessment Services

Bushfire Attack Level Report and Hazard Management Plan - 41 Park Street Ross

D1

EXHIBITED

CONTENTS:

Disclaimer:
AS 3959-2009 cannot guarantee that a dwelling will survive a bushfire attack, however the implementation of the measures contained within AS 3959-2009, this report and accompanying plan will improve the likelihood of survival of the structure. This report and accompanying plan are based on the conditions prevailing at the time of assessment. No responsibility can be accepted to actions by the land owner, governmental or other agencies or other persons that compromise the effectiveness of this plan. The contents of this plan are based on the requirements of the legislation prevailing at the time of report.

Summary:

This Bushfire Risk Assessment has been prepared to support the design and construction of two new dwellings and a shed at 41 Park St, Ross. The site has been deemed to be bushfire prone due to bushfire prone vegetation on and surrounding the property.

This report has been prepared in conjunction with the design plans provided by the designer and this report must be read in conjunction with the specifications contained in those plans.

This report identifies the protective features and controls that must be incorporated into the construction works to ensure compliance with the standards. Fire management solutions are as defined in AS 3959-2009 *Construction of Buildings in Bushfire Prone Areas, National Construction Code (Volume 2), E 1.0 Bushfire-Prone Areas Code* and the Tasmania Fire Service publication *Guidelines for Development in Bushfire Prone Areas* 2005.

Provided construction standards for BAL 19 (Dwellings) & BAL FZ (Shed) of AS 3959-2009 are incorporated into the new building works and the provision of the minimum defendable space specified in Table 1 and the Bushfire Hazard Management Plan being provided, the new building works are capable of compliance with the provisions of AS 3959-2009 and as a result, the bushfire risk is reduced.

The effectiveness of the measures and recommendations detailed in this report are dependent on their implementation and maintenance for the life of the development or until the site characteristics that this assessment has been measured from alter from those identified. No liability can be accepted for actions by lot owners, Council or governmental agencies which compromise the effectiveness of this report.

This report has been prepared by Michael Westcott, Manager of Hobart Building Assessment Services. Michael is a building consultant in Tasmania and is accredited by the Tasmania Fire Service to prepare bushfire hazard management plans.

Location:

Property Address: 12 Park St, Ross.

Owner: Stephen & Louise Gaffey

Title Reference: 246673/1

PID No: 2932979

Municipality: Northern Midlands

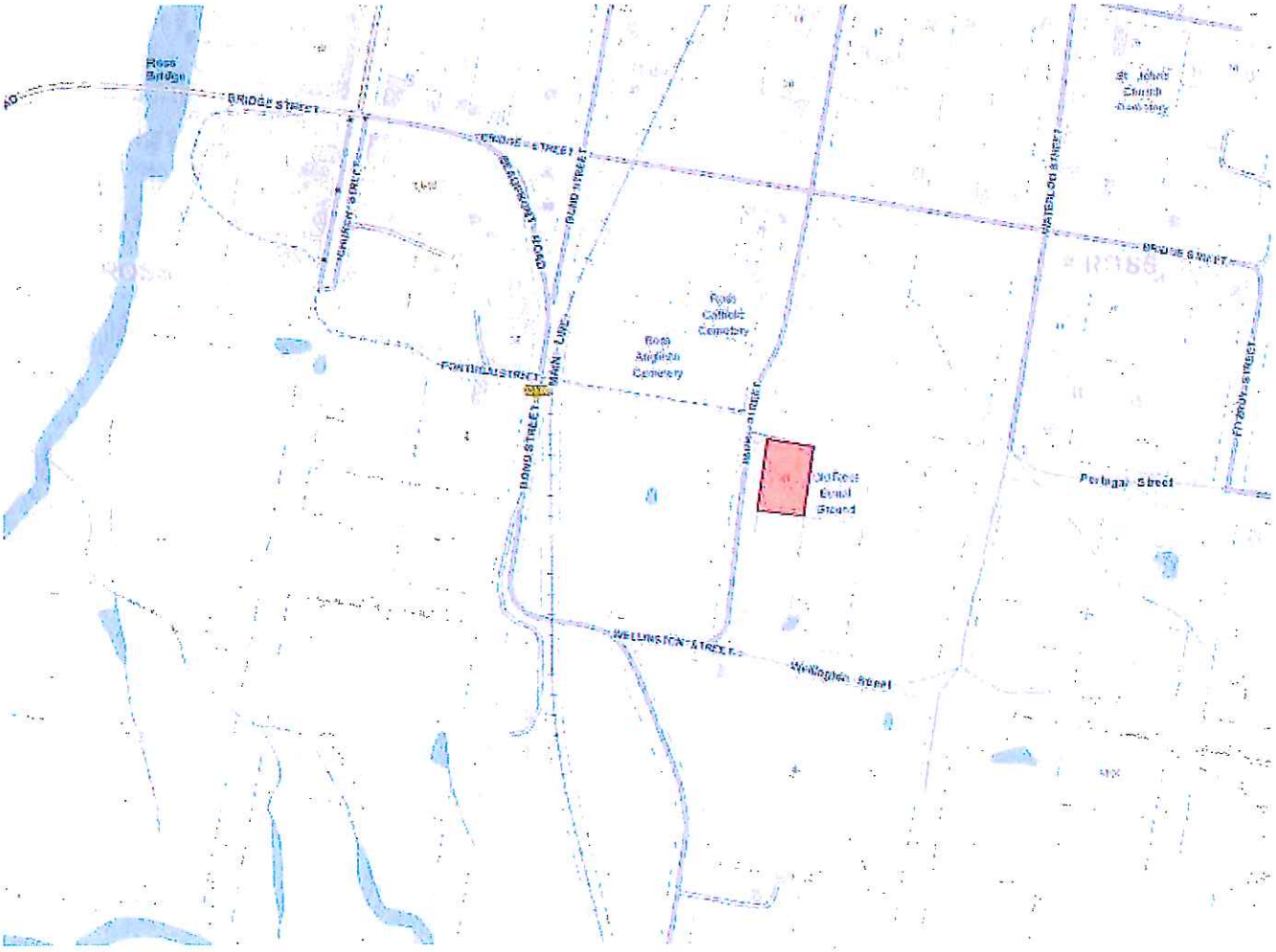


Figure 1: Site Location (Source TheLIST)

Site Description:

The property is situated in Ross, a historic town of Northern Midlands Municipality approximately 12 km south of Campbell Town. The topography falls at 6° to the south west.

On-site storage for dedicated firefighting purposes is to be provided in accordance with E1.6.3.3 of E1.0 Bushfire Prone Areas Code to the following standards:

- A minimum static water supply of 10,000 litres per habitable building is provided and that connections for the firefighting purposes are included.

The Lot and and lots to the west and south is zoned Rural Resource. Land to the east is and north west is zoned community purpose and land to the north is zoned General Residential. Planning controls are administered under the Northern Midlands Interim Planning Scheme 2013.

Proposed Development:

Two new dwellings and a shed are proposed for the site. Access to the property is directly off Park Street.

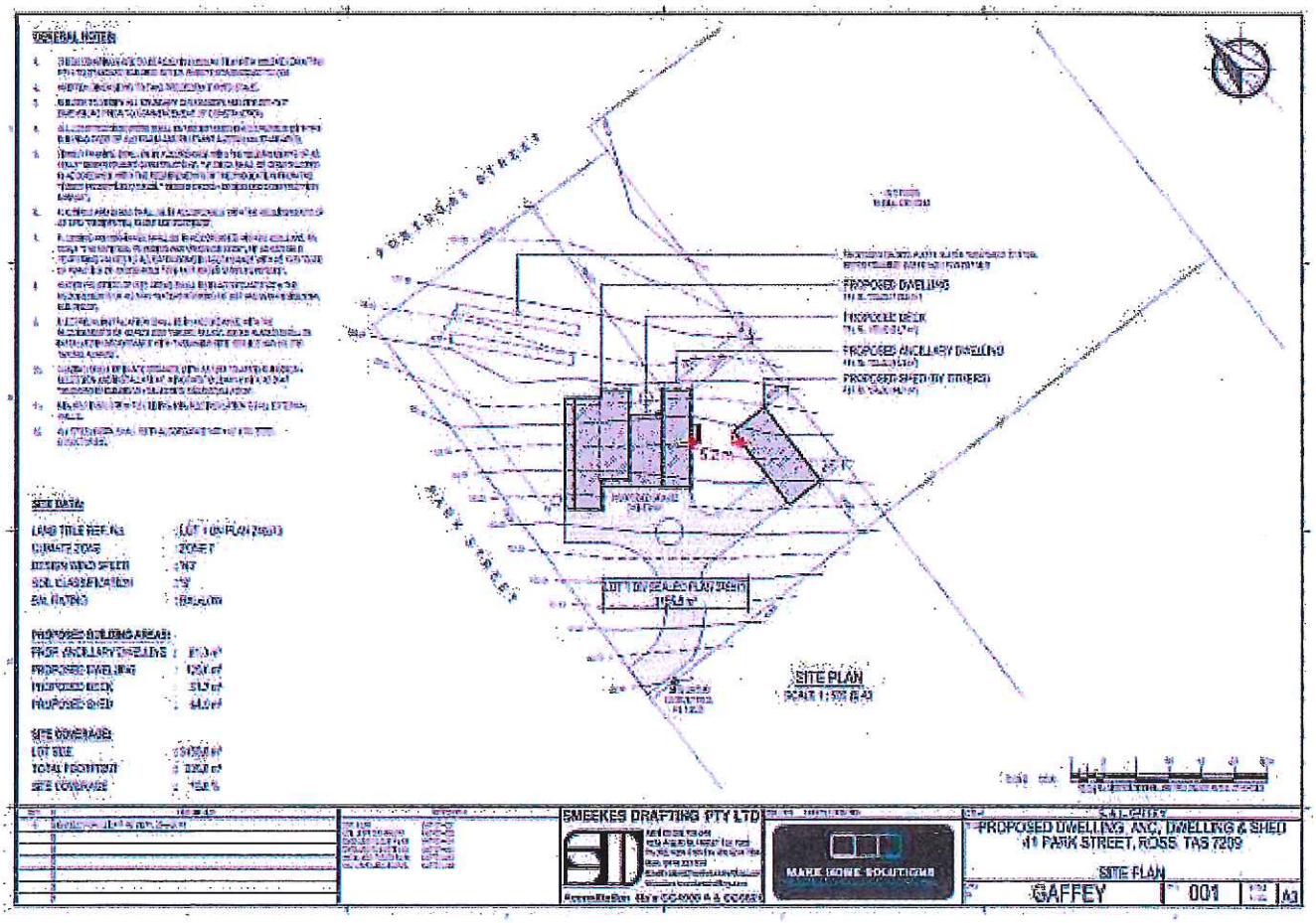


Figure 2: Site Plan

Bushfire Attack Level(BAL)Assessment: Fire

Danger Index (FDI): The fire Index Rating for Tasmania is adopted as 50.

Vegetation Classification:

The predominant vegetation has been determined follows;

North of development site:	Classification G (i) Grassland
North east of development site:	Classification G (i) Grassland
South east of development site:	Classification G (i) Grassland
South west of development site:	Classification G (i) Grassland

Figure 3: Aerial image of managed areas and predominant vegetation

Bushfire Attack Level (BAL): Based on the predominant vegetation detailed above, and the separation distances existing between the proposed works and the predominant vegetation, and the distance to the property boundaries, the bushfire attack level associated with each elevation of the proposed dwellings and shed are as follows:

North elevation: BAL- FZ
North east elevation: BAL - FZ
South east elevation: BAL- FZ
South west elevation: BAL- FZ

It is recommended that construction to meet the requirements of BAL 19 (Dwelllings) & BAL FZ (Shed) be adopted for all elevations. Higher levels of construction shall be acceptable.

See Defendable Space Requirements below

North Elevation	**BAL 19 (Shed BAL FZ)**
East Elevation	**BAL 19 (Shed BAL FZ)**
South Elevation	**BAL 19 (Shed BAL FZ)**
West Elevation	**BAL 19 (Shed BAL FZ)**

Defendable Space Requirements:

The table below summarises the defendable space required for compliance with the BAL recommended:

	North	**East**	**South**	**West**
BAL (Dwellings)	BAL- 19	BAL-19	BAL-19	BAL-19
Vegetation Type	G (I) Grassland	G (I) Grassland	G (I) Grassland	G (I) Grassland
Slope	Upslope	Level	Downslope 5°	Downslope 5°
DS Required	10 -<14 metres	10 - <14 metres	11 - <16 metres	11-<16 metres
DS Achieved	Area cleared and managed to boundary.	Area cleared and managed to boundary.	Area cleared and managed to boundary.	Area cleared and managed to 11 metres from dwellings

	North	**East**	**South**	**West**
BAL (Shed)	BAL FZ	BAL FZ	BAL FZ	BAL FZ
Vegetation Type	G (I) Grassland	G (I) Grassland	G (I) Grassland	G (I) Grassland
Slope	Upslope	Level	Downslope 5°	Downslope 5°
DS Required	<5 metres	<5 metres	<5 metres	<5 metres
DS Achieved	Area cleared and managed > 5 metres from shed.	Area cleared and managed to boundary.	Area cleared and managed to boundary.	Area cleared and managed to boundary

Table 1: BAL Assessment and Defendable Space Requirements

Defendable Space:

Defendable Space is to be established and maintained in a minimal fuel condition for the distances quoted under "DS Required" (Table 1). This can be achieved through the implementation of some or all of the following measures:

- Establishing non-flammable areas around the dwelling such as paths, patios, driveways, lawns etc.
- Regular slashing or mowing of grass to a height of less than 100mm.
- Removal of ground fuels such as leaves, bark, fallen branches etc on a regular basis.
- Provide separation between significant trees such that groups are no greater than 20 metres in width, and more than 20 metres of other groups of significant trees. Note that retention of some trees can screen a dwelling from windborne embers.
- Providing separation between ground fuels and tree canopies.
- Ensure flammable materials such as wood piles, fuels and rubbish heaps are stored away from the dwelling.
- Providing heat shields and ember traps on the bushfire prone side of the dwelling such as non-flammable fending, hedges, separated garden shrubs and small trees. Avoid the use of highly flammable plants.
- Locating dams, orchards, vegetable gardens, effluent disposal areas etc on the bushfire prone side of the building.
- Ensuring no trees overhand the dwelling so that vegetation falls onto the roof.

Compliance with E1.0 Bushfire-Prone Areas Code: Access

Requirements:

Clause E1.6.32 of E1.0 Bushfire Prone Areas Code requires that safe access be provided to and from the road network, enable access of firefighting vehicles to all parts of the dwellings, be designed to enable fire vehicle manoeuvring, and provide access to water supply points. The access to the dwelling is in compliance with these objectives as follows:

- A1(b): This assessment details the access provisions consistent with the objectives of E1.6.3.2.
- A2(a): Access to static water supply is provided as detailed in this assessment.

Clause E1.6.3.2(A3) of E1.0 Bushfire Prone Areas Code requires access to the site to comply with the Modified 4C Access Road standards.

- Single land private access roads less than 6m carriageway width must have 20m long passing bays of 6m carriageway width not more than 100m apart.
- A private access road longer than 100m must be provided with a driveway encircling the building or a hammerhead "T" or "Y" turning head 4m wide and 8m long, or a trafficable circular turning area of 10m radius.
- Culverts and bridges us be designed for a minimum vehicle load of 20 tonnes.
- Vegetation must be cleared for a height of 4m above the carriageway and 2m each side of carriageway.
-

Where compliance with the provisions of E1.6..2 (A3) are not possible, E1.6.3.3(P3) provides for alternative solutions subject to the following considerations:

- Slope, gradient and crossfall;
- Geometry and alignment;
- Height and width of any vegetation clearance;
- Travel speed, sight lines and passing bays;
- Turning areas.

Water Supply Requirements:

On-site storage for dedicated firefighting purposes is to be provided in accordance with E1.6.3.3 of E1.0 Bushfire Prone Areas Code to the following standards:

- A minimum static water supply of 10,000 litres per habitable building is provided and that connections for the firefighting purposes are included.

Conclusions and Recommendations:

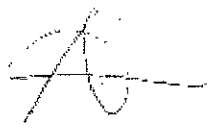
The Bushfire Hazard Management Plan (Appendix 1 attached) has been prepared to support the design of two new dwellings & a shed at 41 Park St, Ross. The report has reviewed the bushfire risks associated with the site, and determine to what level the standards contained in AS 3959-2009 must be applied to ensure the development on the site is at reduced risk from bushfire attack. Provided the elements detailed in the standards are incorporated into the new design, the development on the site is capable of compliance with AS3959-2009, Planning Directive 5 and the Tasmania Fire Service Guidelines and hence any potential bushfire risk to the site is reduced.

The new design and subsequent building works must comply with the requirements for BAL 19 (Dwellings) & BAL FZ (Shed) of AS 3959-2009 (or greater). Any additional increase in BAL beyond those specified will provide additional bushfire protection and should be considered by the designer. The Council approval issued for the building works should contain conditions requiring that the protective elements defined by AS 3959-2009 be implemented during the construction phase and maintained by the lot owners for the life of the structure.

Defendable Space must be maintained in a minimal fuel condition in accordance with this plan and the TFS guidelines. It is the owner's responsibility to ensure the long term maintenance of the defendable space in accordance with the requirements of this report.

This report does not recommend or endorse the removal of any vegetation within, or adjoining the site for

the purpose of bushfire protections without the explicit approval of the local authority.



Michael Westcott
Bushfire Assessor BFP-131
Hobart Building Assessment Services

References:

AS-3959-2009 - Construction of Buildings in Bushfire Prone Areas

Building Act 2000

National Construction Code Volume 2

E1.0 Bushfire Prone Areas Code – Tasmanian Planning Commission 2012

Guidelines for Development in Bushfire Prone Areas - Tasmania Fire Service

Northern Midlands Interim Planning Scheme 2013

The LIST - Department of Primary Industry Parks Water & Environment

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

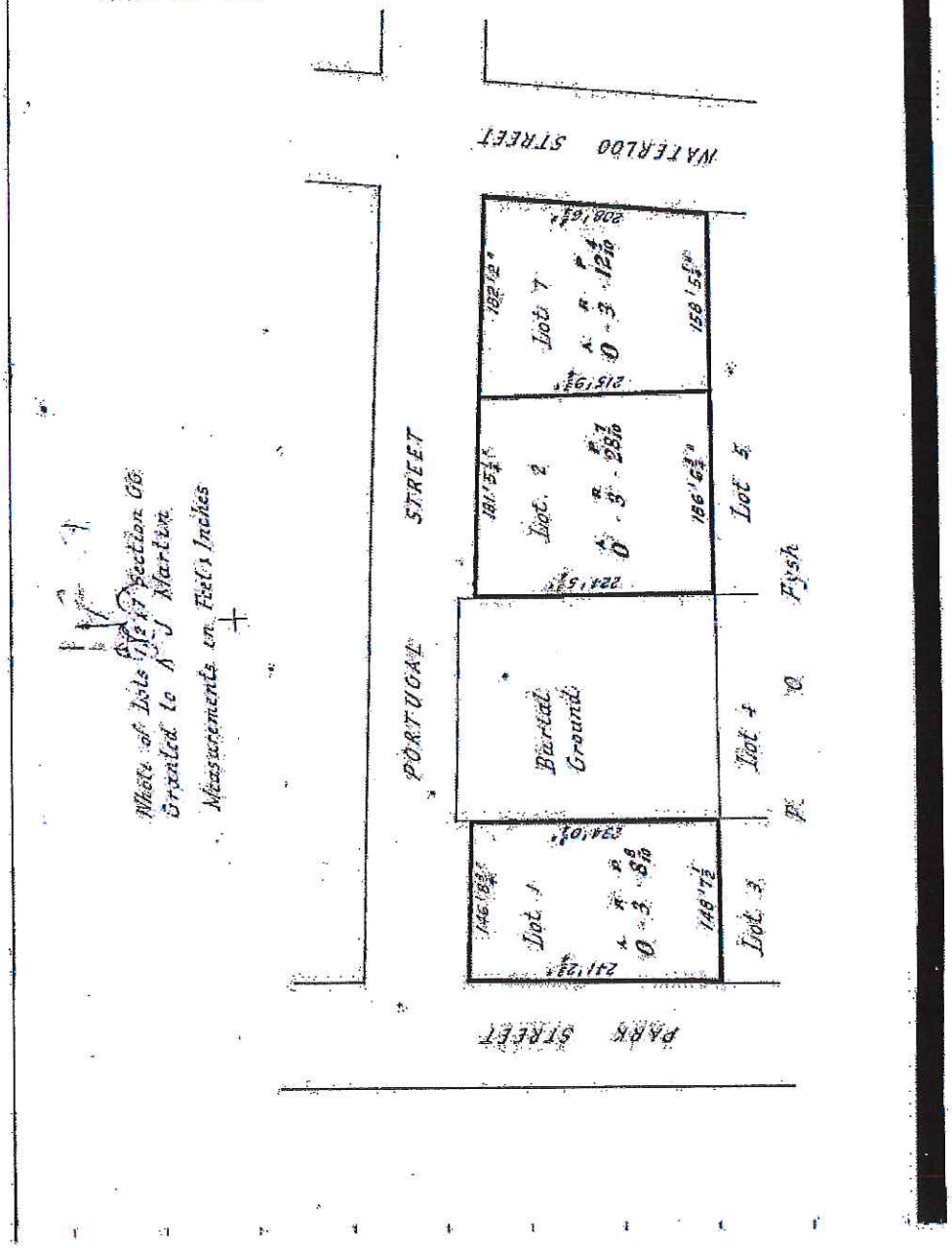
ANNEXURE TO CERTIFICATE OF TITLE VOL. 2425 FOL. 45

REGISTERED NUMBER

246673

Recorder of Titles

Lot 1, 2 & 7 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.



Hobart Building Assessment Services | 583 Nelson Road Mount Nelson | 0407 796 978 |

Hobart Building Assessment Services

Bushfire Hazard Management Plan 41 Park Street, Ross

INTRODUCTION

Bushfire is a continual part of the Tasmanian environment, members of the community living in and around an area of bushfire risk need to be prepared for the inevitable. Good planning, preparation and maintenance will minimise the threat.

The Bushfire Hazard Management Plans (BHMP) is developed from the results of a Bush Fire Attack Level (BAL) Assessment Report prepared for the site in accordance with Australian Standard 3959. The BHMP provides reference and information to existing and subsequent owners on their responsibilities for the establishment, maintenance and future management of their property to reduce the risk of bushfire attack and includes;-

- Establishment of a Hazard Management Area in and around the existing and/or proposed buildings,
- Specifications of Private access road construction,
- Provision on fire fighting water supply,
- Construction requirements in relation to the Building Code of Australia, dependant on the Bushfire Attack Level and requirements of Australian Standard 3959.
- Reduction and removal of vegetation and fuel loads in and around the property, buildings and Hazard Management Areas,
- Ongoing maintenance responsibilities by successive owners for perpetuity.

A copy of the plan MUST also be provided to ALL current and successive owners to make them aware of their continuing obligations to maintain the plan and protection measures attributed to their property in to the future.

SCOPE & LIMITATIONS

Scope

This report was commissioned to identify the Bushfire Attack Level for the existing property. All comment, advice and fire suppression measures are in relation to compliance with *Planning Directive No 5, Bushfire-Prone Areas Code* issued by the Tasmanian Planning Commission, the Building Code of Australia and Australian Standards, *AS 3959-2009, Construction of buildings in bushfire-prone areas.*

Limitations

The inspection has been undertaken and report provided on the understanding that;-

1. The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this report.
2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.

4. No assurance is given or inferred for the health, safety or amenity of the general public, individuals or future occupants in the event of a Bushfire.

5. No warranty is offered or inferred for any buildings constructed within the subdivision in the event of a bushfire.

No action or reliance is to be place on this report; other than for which it was commissioned.

HAZARD MANAGEMENT AREAS

The Hazard Management Area (defendable space) is provided between the vegetation and the buildings subject to bushfire risk. The space provides for management of vegetation and reduction in fuel loads in an attempt to;

- Prevent flame impingement on the dwelling;
- Provide a defendable space for property protection;
- Reduce fire spread;
- Deflect and filter embers;
- Provide shelter from radiant heat; and
- Reduce wind speed.

Planning Directive No. 5 Bushfire-Prone Areas Code, requires a hazard management area to be established and maintained between the bushfire prone vegetation and the building at a distance equal to, or greater than the separation distance specified for the Bushfire attack levels (BAL) in *AS 3959-2009 Construction of Buildings in Bushfire Prone Areas.*

Refer to the attached BHMP Site Plan in Section 7 of this management plan for specific details on the Hazard Management Area.

Figure 1 - Hazard Management Area

Vegetation (Fuel) Management

Managing an area in a minimum fuel condition generally means a reduction in the amount and altering the arrangement of fuels. Most fine fuels are at or close to the ground, often as part of a grass, litter or shrub layer. If there is enough fuel, when a fire comes these fuels will ignite the trees above or set the bark alight which will burn up into the tree canopy causing the most dangerous of bushfire situations; a crown fire.

To prevent crown fires occurring it is necessary to remove the "ladder of fuel" between the ground and the tree crowns and to make sure the amount of ground fuel is not sufficient to set the crowns alight. Without fire burning below, a crown fire should not be sustained. Further removing continuity and separation of the vegetation canopies both horizontally and vertically will assist.

All vegetation will burn under the influence of bushfire; shrub layers need to be modified to remove tall continuous walls of vegetation and establish clear separation between the ground and the bottom of the tree canopy. Further minimization of flammable ground litter such as leafs, twigs, bark, ferns and debris will further reduce fuel load with potential to burn or contribute to the growth of a bushfire.

Fuels do not need to be totally removed however fuels close to the building and inside the Hazard Management Area are to be kept to a minimum. As a general practice 5 tonnes per hectare is accepted as being controllable with normal firefighting resources. This can be visualised as grass cut to about 10 centimetres in height or ground litter about 2 centimetres thick. This is considered to be a low fuel level.

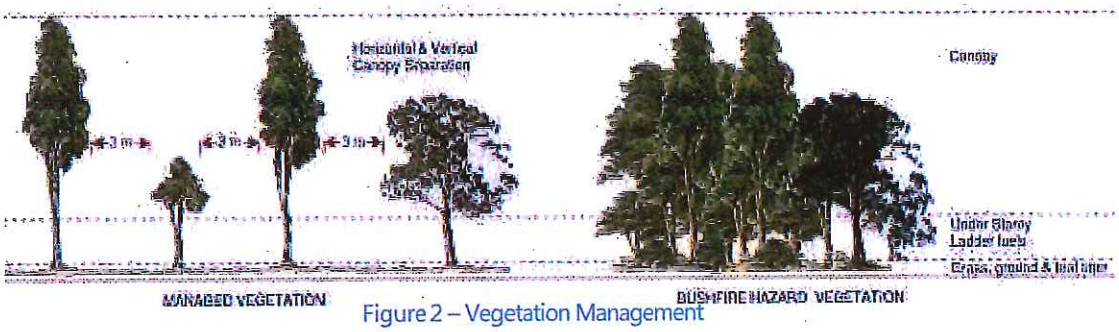


Figure 2 – Vegetation Management

Other Risk Management Actions

Other actions that can be implemented to reduce the bushfire risk in the Hazard Management Areas include;

1. Establishing non-combustible paths and driveways around buildings
2. Establish plantings of low flammability shrub species.
3. Ensure garden beds and shrubs are established well away from buildings at least 10 metres and be of low flammability species.
4. Tree planting to be located at the outer edge of the Hazard Management Area and spaced well apart to ensure canopy separation.
5. Cut lawns short and maintain.
6. Remove fallen limbs, leaf & bark litter.
7. Avoid using pine bark and other flammable mulch in gardens.
8. Prune trees to ensure canopy separation horizontally and vertically, remove low hanging branches to ensure separation from ground litter.

Where the amount of land permits extend the vegetation management in to a secondary hazard management zone.

ON-GOING SITE MANAGEMENT & MAINTENANCE

On-going maintenance is required to the buildings and landscaping within the hazard management area to ensure the continued performance of the bushfire mitigation measures which have been designed into the development for occupant and community protection.

Specified Hazard Management Areas are only a minimum distance required; Owners are encouraged to establish a greater management area where land area and opportunity permits. An additional fuel modified buffer zone between the Hazard Management Area and the bushfire vegetation will only improve the protection level and reduce the risk to the property during a bushfire event.

Preparedness comes down to diligent annual maintenance in and around the buildings and Hazard Management Areas particularly during the period of greatest risk; August to February of each year.

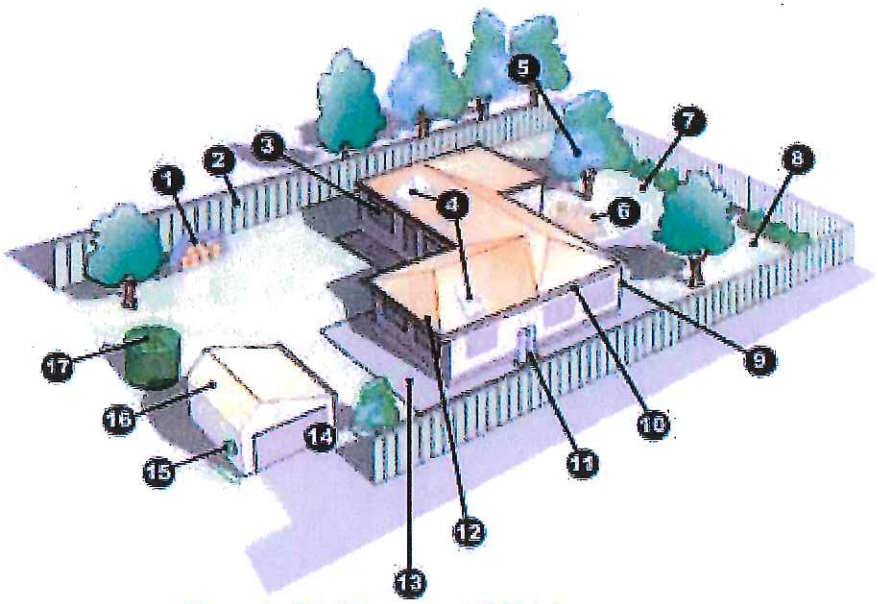


Figure 1 - Site Management & Maintenance

Table 1- Site Management & Maintenance

1	Locate wood piles or other flammable storage well away from the dwelling	10	Keep roof gutters clear of leaf litter, bark and similar debris, remove and maintain. Install gutter guards to assist.
2	Solid non-combustible fencing such as steel provides a fire and heat radiation shield to the dwelling	11	Flammable fuels such as gas bottles should be located on the opposite side of the house to the likely direction of a bushfire.
3	Metal flywire screens prevent sparks and embers from entering the building	12	Seal gaps in roofing to prevent the entry of embers
4	Seal up gaps under floor spaces, roof	13	Surround the dwelling with non-

	space, under eaves, external vents, skylights, chimneys and wall cladding		combustible paths
5	Remove ladder fuels from the under storey of larger trees. Prune canopies to provide separation.	14	Outbuildings to be at least 6m from the main dwelling
6	Rake up leaf litter and vegetation debris. Cut grass and maintain to less than 10 cm	15	Ensure hoses provide coverage to the whole site. Use metal hose fittings
7	Keep garden beds well away from the dwelling (10 metres minimum) and use non-combustible garden mulches including rock or stones	16	Flammable fuels and the like to be stored in minimum volumes well away from the dwelling
8	Establish plantings of low flammability shrub species	17	Water supply for fire fighting purposes non-combustible water tank of 10,000 litre minimum dedicated fire fighting
9	Seal all gaps in external claddings.		

VEHICULAR ACCESS

Roads are to be constructed to provide vehicle access to the site to assist fire fighting and emergency personnel to defend the building or evacuate occupants; and provide access at all times to the water supply for fire fighting purposes on the building site.

Private access roads are to be constructed from the entrance to the property cross over with the public road through to the dwelling and water storage area on the site. Private access roads are to be designed, constructed and maintained to a standard not less than a Modified 4C Access Road.

The 4C Access Road is an all-weather road which as classified by and complies with Australian Road Research Boards *"Unsealed Roads Manual – Guidelines to Good Practice", 3rd Edition, March 2009*

Figure 2 - Typical Example of a 4C Access Road

Substantially a single lane two-way road generally dry weather formed (natural materials) track/road with operating speeds standard of <20-40 km/h depending on terrain with a minimum carriageway width is 4 metres.

With the following modified requirements;

(i) Single lane private access roads less than 6m carriageway width must have 20m long passing bays of 6m carriageway width not more than 100m apart.

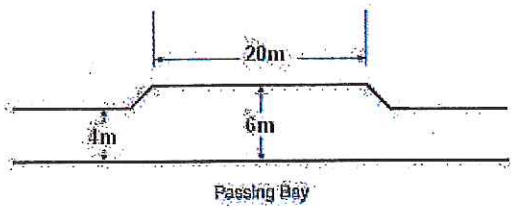


Figure 3 - Passing Bay Construction

(ii) A private access road longer than 100m must be provided with a driveway encircling the building, or hammerhead "T or "Y" turning head 4m wide and 8m long, or a trafficable circular turning area of 10m radius.

Figure 4 - Private Roadway Turning Head

(iii) Culverts and bridges must be designed for a minimum vehicle load of 20 tonnes.

(iv) Vegetation must be cleared for a height of 4m, above the carriageway, and

(v) 2m each side of the carriageway.

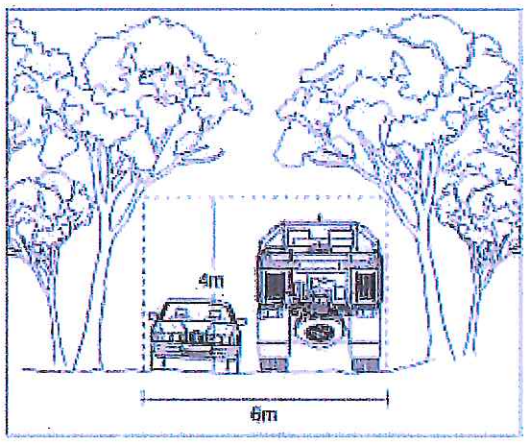


Figure 5 - Vehicle Clearances

Table 2 - 4C Access Road Specifications

SPECIFICATIONS	Note				Comments
Terrain	1	Flat	Rolling	Mountain	
Operating Speed km/h		60	40	20	Based on 85th percentile speed
Cross-section Elements					
Number of traffic lanes		1	1	1	Unsealed lanes
Minimum cross fall unsealed road		5	5	5	Minimum 4% to drain rainfall off tracks
Minimum super elevation %	2	6	8	10	
Minimum traffic lane width m	3	3	3	3	
Minimum shoulder width m		1.5	1	0.5	
Minimum carriageway width (lanes +shoulder) m		5	5	4	
Minimum formation width (including verges)	4	8	7	6	
Horizontal Geometry					
Minimum radius curve m	5	170			
Minimum stopping sight distance m	6	90			
Minimum meeting sight distance m	7	180			
Vertical Geometry					
Maximum vertical grade %	8	6	8	12	For tracks avoid steep grades to reduce soil erosion
Minimum crest vertical curve K values	9	19	8	2	
Minimum sag vertical curve K values	10	6	3	2	

Notes:

1 Flat rolling or mountainous terrain.
2 The maximum super elevation value will need to take into account use of the road by high loaded heavy vehicles, speed and curve radii.
3 In case where there are high percentage of heavy vehicles (.20%) minimum land width can be increased by 0.5m.
4 Allows for 1m verge/table drain width. This must be reviewed based on actual locations where for drainage reasons greater width may be required.
5 Values rounded up for minimum radius curves widening on the inside of a curve may be necessary to accommodate longer vehicles.
6 Based on reaction time of 2 seconds and surface coefficients relating to unsealed surfaces and values rounded up. Values based on flat grades allowances to be made for up and down grades.
7 This is mainly a requirement for single lane two-way roads. Values rounded up.
8 In some cases higher grades up to 20% can be allowed for short sections (about 150m). Keep grades on unsealed roads lower due to raveling and scouring of surfaces.
9 Calculation of these values is to be based on information contained in Austroads (2003) The length of the vertical curve (L) is based on the product of K multiplied by the algebraic difference in grades percentage A (i.e. L = K x A).
10 Sag values are based on comfort control criteria.

WATER SUPPLY

A building that is constructed in a designated bushfire prone area must provide access at all times to a sufficient supply of water for fire fighting purposes on the building site.

The exterior elements of a Class 1 building in a designated Bushfire prone area must be within reach of a 120m long hose (lay) connected to-

(i) A fire hydrant with a minimum flow rate of 600L per minute and pressure of 200kpa; or

(ii) A stored water supply in a water tank, swimming pool, dam or lake available for fire fighting at all times which has the capacity of at least 10,000L for each separate building

Reticulated Water Supply

Where a reticulated water supply via connection to the Local Water Authority system is available the system is to be designed and fire hydrant ground plugs installed in accordance with AS2419.2. Fire plugs to be positioned and or located so the maximum distance from the fire plug to the building is less than 120 metres and have a minimum flow rate of 10 litres / second.

Note: Water Corporations indicate flow rates and water pressure from existing fire hydrants may fail to comply with minimum specified requirements. It cannot be assumed that access to existing Water Corporation infrastructure and hydrants will meet the standards. Flow testing is to be undertaken prior to any hydraulic design to satisfy that water supply can deliver required flow rates to the subdivision at peak and off-peak times.

On-Site Dedicated Fire Fighting Water Supply

A water tank of at least 10,000 litres and above ground pipes and fittings used for a stored water supply must be made of non-rusting ,non-combustible, non-heat-deforming materials and must be situated more than 6m from a building.

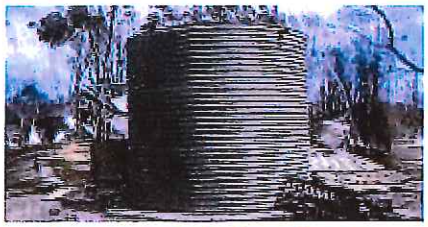


Figure 6- Colorbond non-combustable steel tank

Figure 7 - Protect above ground pipes and pumps

Figure 8 - Poly tanks NOT SUITABLE in bushfire areas

The water tank must have an opening in the top of not less that 250mm diameter or be fitted with a 65mm outlet and DIN or NEN Standard compliant forged Storz 65mm adaptor fitted with a standard (delivery) washer rated to 1800 kPa working pressure and 2400 kPa burst pressure.

Figure 9 - STORZ 65mm adaptor

Although water supply as specified above may be in compliance with the requirements of the Building Code of Australia the supply may not be adequate for all fire fighting situations.

For further Information on preparation of your property;

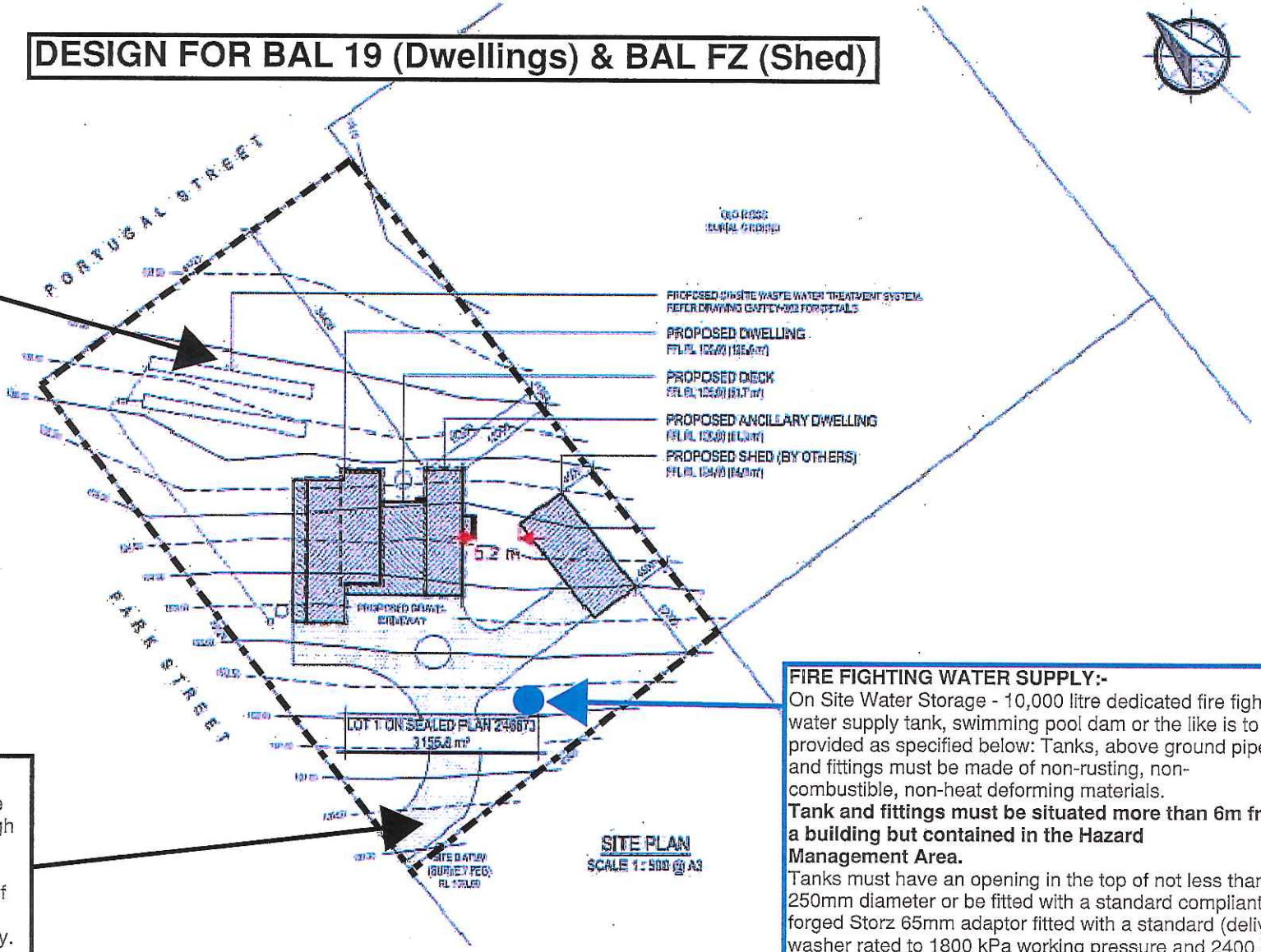
- Refer to Tasmanian Fire Service publication "*Guidelines for Development in Bushfire Prone Areas of Tasmania*" for further information on fuel loads and fuel reduction strategies.
- Contact Tas Fire Service or refer to the Tas Fire website www.fire.tas.gov.au .

41 Park St, Ross.
CT 246673/1
Michael Westcott BFP - 131

DESIGN FOR BAL 19 (Dwellings) & BAL FZ (Shed)

HAZARD MANAGEMENT AREAS -
Vegetation Management
Vegetation in the Hazard Management Area (as dimensioned and shown) is to be managed and maintained in a **MINIMUM FUEL CONDITION.**

Maintenance Schedule
Removal of fallen limbs, leaf bark & litter
Cut lawns short (less than 100mm) and maintann Remove pine bark and other flammable garden mulch Complete under-brushing and thin out the understorey
Prune low hanging trees to ensure separation from ground litter
Prune larger trees to establish and maintain horizontal and vertical canopy separation
Minimise storage of petroleum fuels.
Maintain road access to the dwelling and water storage area in accordance with a modified 4c Access Road Remove fallen limbs, leaf & bark litter from roofs, gutters and around the building
Ensure 10,000 litres of dedicated water supply for fire fighting is available Check and test fire fighting pumps and hoses.



Driveway
Private driveway to be constructed from the entrance to the property cross-over with the public road through to the dwelling and water storage area on the site. Construction to a modified 4C Access Road (minimum) Vegetation must be cleared for a height of 4m above
the carriageway and 2m each side of the carriageway.

FIRE FIGHTING WATER SUPPLY:-
On Site Water Storage - 10,000 litre dedicated fire fighting water supply tank, swimming pool dam or the like is to be provided as specified below: Tanks, above ground pipes and fittings must be made of non-rusting, non-combustible, non-heat deforming materials.
Tank and fittings must be situated more than 6m from a building but contained in the Hazard Management Area.
Tanks must have an opening in the top of not less than 250mm diameter or be fitted with a standard compliant forged Storz 65mm adaptor fitted with a standard (delivery) washer rated to 1800 kPa working pressure and 2400 kPa burst pressure.

Bush Fire Hazard Management Plan

REV	DESCRIPTION
C	ISSUED FOR CLIENT REVIEW 26-8-2019

SMEEKES DRAFTING PTY LTD
Accreditation No's CC4900 A & CC0621
MAKE HOME SOLUTIONS
S. & L. GAFFEY
PROPOSED DWELLING, ANC. DWELLING & SHED
41 PARK STREET, ROSS, TAS 7209
SITE PLAN
GAFFEY | 001 | A3

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 applies[1]	
Name of planning scheme or instrument:.....(The Scheme)	

Use or Development Site	Certificate of Title / PID
Street Address 41 Park Street, Ross.	CT 246673/1 PID 2932979
Land that is not the Use or Development Site relied upon for bushfire hazard management or protection	**Certificate of Title / PID**
Proposed Use or Development *(provide a description in the space below)* New Dwellings & Shed.	

- ☐ 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]

	Documentorcertificate description:
❑	***Description of Use or Development[3] (Proposal or Land Use Permit Application)*** ***Documents, Plans and/or Specifications*** Title: Site plan 41 Park St, Ross. Author: Smeekes Drafting Pty Ltd. Date: 26.8.2015
❑	***Bushfire Report[4]*** Title: Bushfire Attack Level Report – 41 Park St, Ross. Author: Michael Westcott Date: 9.9.2015
❑	***Bushfire Hazard Management Plan[5]*** Title: Bushfire Hazard Management Plan – 41 Park St, Ross. Author: Michael Westcott Date: 9.9.2015
❑	***Other documents*** *Title:* *Author:* *Date*:

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

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

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

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

4. Nature of Certificate[6]

	Applicable Standard	Assessment Criteria	Compliance Test: Certificate of Insufficient Increase in Risk		Compliance Test: Certified Bushfire Hazard Management Plan		Reference to applicable Bushfire Risk Assessment or Bushfire Hazard Management Plan[7]
☐	**E1.4 – Use or development exempt from this code**						
	E1.4. (identify which exemption applies)		No specific measures required because the use or development is consistent with the objective for each of the applicable standards identified in this Certificate	☐	Not Applicable		
☐	**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	☐	
☐	**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	☐	
☐	***E1.6.1 - Subdivision***						
	E1.6.1.1 - Hazard Management Area	A1	No specific measure for hazard management	☐	Provision for hazard management areas in accordance with BAL 19 Table 2.4.4 AS3959	☐	
	E1.6.1.2 - Public Access	A1	No specific public access measure for fire fighting	☐	Layout of roads and access is consistent with objective	☐	
	E1.6.1.3 - Water Supply			☐			

1–469

[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

		A2 Non-Reticulated water supply	No specific water supply measure for fight fighting	❑	Water supply is consistent with objective	❑	

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

❑	**E1.6.3 - *Habitable Building* (pre-existing lot)**						
	E1.6.3.1 - Hazard Management Area	A1	No specific measure for hazard management	❑	Provision for hazard management is consistent with objective; or	✓	
					Provision for hazard management areas in accordance with BAL 12.5 and BAL 19 Table 2.4.4 AS3959 and managed consistent with objective	❑ ❑	Refer page 9 BAL report
	E1.6.3.2 - Private Access	A1	No specific private access measure for fire fighting	❑	Private access is consistent with objective	✓	Refer page 10 BAL report
		A2	Not applicable		Private access to static water supply is consistent with objective	✓	
	E1.6.3.3 - Water Supply	A1	Non – reticulated water supply measure for fight fighting	❑	Water supply is consistent with objective		Refer page 10 BAL report

1-470

❑	**E1.6.4 - *Extension to Habitable Building***						
	E1.6.4.1 – hazard management	A1	No specific hazard management measure	❑	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	❑ ❑	

❑	**E1.6.5 – *Habitable Building for Vulnerable Use***						
	E1.6.5.1 – hazard management	A1	No specific measure for hazard management	❑	Bushfire hazard management consistent with objective; or Provision for hazard management areas in accordance with BAL 12.5 and BAL 19 Table 2.4.4 AS3959 and managed consistent with objective	❑	

1-471

5. Bushfire Hazard Practitioner – Accredited Person

Name	Michael Westcott	Phone No:	0407796978
Address:	583 Nelson Rd, Mt Nelson	Fax No:	62237638
		Email address:	mick.westcott@bigpond.com
Fire Service Act 1979 Accreditation No:	BFP- 131	Scope:	

6. Certification

I, Michael John Westcott certify that in accordance with the authority given under the Part 4A of the Fire Service Act 1979 –

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	❑

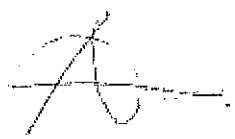
or

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.	❑

and/or

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	✓

Signed



Michael Westcott
9.9.2015

CERTIFICATE OF SPECIALIST OR OTHER PERSON (BUILDING WORK)

Regulation 13

Form **55**

To: Smeekes Drafting Pty Ltd *Owner /Agent*
153a Argyle St
Hobart 7000 *Suburb/postcode*

Certifier details:

From: Michael Westcott
Address: 583 Nelson Road
Mt Nelson
Phone No: 0407796978
Fax No: 62237638
Accreditation No: BFP-131 *(if applicable)*
Email address: mick.westcott@bigpond.com
Or qualifications and Insurance details: Prorisk policy #204915 *(description from Column 3 of Schedule 1 of the Director of Building Control's Determination)*
Speciality area of expertise: Bushfire Assessment *(description from Column 4 of Schedule 1 of the Director of Building Control's Determination)*

Details of work:

Address: 41 Park Street
Ross 7209
Lot No:
Certificate of title No: 246673/1
The work related to this certificate:hed: New Dwelling, ancillary dwelling & shed. *(description of the work or part work being certified)*

Certificate details:

Certificate type: Bushfire Hazard *(description from Column 1 of Schedule 1 of the Director of Building Control's Determination)*

This certificate is in relation to an application for a new building permit. *OR* [x]

This certificate is in relation to any stage of building work before completion. [ ]

In issuing this certificate the following matters are relevant –

Documents: BAL Assessment & Bushfire Hazard Management Plan – 41 Park St, Ross.

References: E1.0 Bushfire Prone Areas Code
AS3959-2009 Construction of buildings in bushfire prone areas.

Substance of Certificate: *(what it is that is being certified)*

BAL Assessment & Bushfire Hazard Management Plan – 41 Park St, Ross.

Scope and/or Limitations

I certify the matters described in this certificate.

	Signed:	*Date:*	*Certificate No.*
Certifier:		9.9.2015	27/15-16

EXHIBITED

GEO-ENVIRONMENTAL ASSESSMENT

41 Park Street

Ross

August 2015

GES

GEO-ENVIRONMENTAL

SOLUTIONS

Disclaimer: The author does not warrant the information contained in this document is free from errors or omissions. The author shall not in any way be liable for any loss, damage or injury suffered by the User consequent upon, or incidental to, the existence of errors in the information.

D2.

Geo-Environmental Solutions P/L 86 Queen Street Sandy Bay 7005. Ph 6223 1839 Fax 6223 4539

EXHIBITED

Introduction

Client:	Smeekes Drafting
Date of inspection:	30/7/15
Location:	41 Park Street, Ross
Land description:	Approx 3370m^2 residential lot
Building type:	Proposed new dwelling
Investigation:	Geo-probe 540UD and hand auger
Inspected by:	G McDonald

Background information

Map:	Mineral Resources Tasmania, SE Tasmania sheet 1:250000
Rock type:	Triassic Sandstone
Soil depth:	1.20m
Landslide zoning:	None known
Local meteorology:	Annual rainfall approx 450 mm
Local services:	Tanks water with on-site wastewater required

Site conditions

Slope and aspect:	Approx 10 – 15% slope to the south west
Site drainage:	Moderately well to well drained
Vegetation:	Mixed pasture and weed sp
Weather conditions:	Fine, approx 5mm rainfall received in preceding 7 days.
Ground surface:	Stony soil surface

Investigation

A number of auger holes were completed to identify the distribution of, and variation in soil materials on the site. Representative auger holes drilled at the approximate locations indicated on the site plan were chosen for testing and classification according AS2870-2011 and AS1547-2012 (see profile summaries).

Profile summary

Hole 1 Depth (m)	Hole 2 Depth (m)	Horizon	Description
0.00 – 0.30	0.00 – 0.20	A1	Brown **Clayey SAND (SC)**, ~10% clay with visible sand grains, weak polyhedral structure, slightly moist medium dense consistency, common fine roots, approx. 10% stones and gravels, gradual boundary to
0.30 – 0.60	0.20 – 0.50	B2	Brown **SANDY GRAVEL (GP)**, single grain structure, slightly moist medium dense consistency, approx. 50% stones and gravels, gradual boundary to
0.60 – 1.20	0.50 – 1.20	BC	Pale Brown **CLAYEY GRAVEL (GC)**, weak polyhedral structure, slightly moist hard consistency, low plasticity, auger refusal on weathered sandstone

Soil profile notes

The soil on site has developing on coarse grained Triassic Sandstone. They are dominated by gravelly and stony subsoils.

Site Classification

According to AS2870-2011 (construction) the natural soil is classified as **Class S,** that is slightly reactive sand.

Wind Classification

The AS 4055-2012 *Wind load for Housing* classification of the site is:

Region:	**A**
Terrain category:	**TC 2.5**
Shielding Classification:	**NS**
Topographic Classification:	**T2**
Wind Classification:	**N3**
Design Wind Gust Speed ($V_{h,u}$)	**50 m/sec**

Wastewater Classification & Recommendations

According to AS1547-2012 for on-site wastewater management the soil on the property is classified as **LOAM (category 3)** with a Design Loading Rate (DLR) of 15 L/m^2/day.

The proposed four bedroom dwelling has a calculated maximum wastewater loading of 840L/day (7 persons @ 120L/person/day). Using the DLR of 15L/m^2/day then an absorption area of 56m^2 will be required. This can be accommodated by two 19m x 1.5m x 0.6m trenches connected to a dual purpose septic tank (min 3000L) via a two-way splitter box to ensure equal distribution. Due to the position of the proposed dwelling, a pump well (min 450L) and effluent pump will be required (see attached plans). For all wastewater calculations please refer to the attached Trench^{TM} output.

Construction recommendations

The natural soil is classified as **Class S**, which is a slightly reactive sand. Consideration should be given to drainage and sediment control on site during and after construction. In particular cut off drainage surrounding the house is recommended to minimise saturation and weakening of the clay sediments on site.

I also recommend that during construction that I and/or the design engineer be notified of any major variation to the foundation conditions and/or wastewater loading as predicted in this report.

Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD
Environmental and Engineering Soil Scientist

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Site assessment for wastewater system

Assessment for	Steve Kasiniak	Assess. Date	13-Aug-15
		Ref. No.	
Assessed site(s)	41 Park St Ross	Site(s) inspected	30-Jul-15
Local authority	Northern Midlands Council	Assessed by	John Paul Cumming

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and sustem sizing and design issues. Site Capability and Environmental sensitivity issues are reported separately, where 'Alert' columns flag factors with high (A) or very high (AA) limitations which probably require special consideration for system design(s). Blank spaces on this page indicate data have not been entered into TRENCH.

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 840 (using the 'No. of bedrooms in a dwelling' method)

Septic tank wastewater volume (L/day) = 280

Sullage volume (L/day) = 560

Total nitrogen (kg/year) generated by wastewater = 4.5

Total phosphorus (kg/year) generated by wastewater = 2.0

Climatic assumptions for site (Evapotranspiration calculated using the crop factor method)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	41	36	36	47	44	48	48	47	49	55	47	49
Adopted rainfall (R, mm)	41	36	36	45	36	29	46	47	40	48	44	56
Retained rain (Rr, mm)	37	32	32	41	32	26	41	42	36	43	40	50
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126
Evapotr. less rain (mm)	93	78	59	23	10	3	-10	0	27	41	65	76

Annual evapotranspiration less retained rain (mm) = 463

Soil characterisitics

Texture = Loam Category = 3 Thick. (m) = 1.2

Adopted permeability (m/day) = 0.5 Adopted LTAR (L/sq m/day) = 15 Min depth (m) to water = 5

Proposed disposal and treatment methods

Proportion of wastewater to be retained on site:	All wastewater will be disposed of on the site
The preferred method of on-site primary treatment:	In dual purpose septic tank(s)
The preferred method of on-site secondary treatment:	In-ground
The preferred type of in-ground secondary treatment:	Trench(es)
The preferred type of above-ground secondary treatment:	None
Site modifications or specific designs:	Are needed

Suggested dimensions for on-site secondary treatment system

Total length (m) =	32
Width (m) =	1.5
Depth (m) =	0.55
Total disposal area (sq m) required =	56
comprising a Primary Area (sq m) of:	56
and a Secondary (backup) Area (sq m) of:	

Sufficient area is available on site

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

Calculated DLR for the soil for wastewater is 15 L sq m per day, with a required absorption area of 56 sq m. Wastewater loading is based upon a four bedroom house on tankwater and a waste water output of 840L/day (7 persons @ 120L/day).

GES P/L

Land suitability and system sizing for on-site wastewater management
Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Site assessment for wastewater system

Assessment for Steve Kasiniak

Assessed site(s) 41 Park St Ross
Local authority Northern Midlands Council

Assess. Date 13-Aug-15
Ref. No.
Site(s) inspected 30-Jul-15
Assessed by John Paul Cumming

This report summarises data relating to the physical capability of the assessed site(s) to accept wastewater. Environmental sensitivity and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) site limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
	Expected design area	sq m	1,000	V. high	Moderate		
	Density of disposal systems	/sq km	6	High	Very low		
	Slope angle	degrees	2	V. high	Very low		
	Slope form	Straight simple		V. high	Low		
	Surface drainage	Mod. good		High	Low		
	Flood potential	Site floods <1:100 yrs		High	Very low		
	Heavy rain events	Infrequent		High	Moderate		
A	Aspect (Southern hemi.)	Faces SE or SW		V. high	High		
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	840	High	Moderate		
	SAR of septic tank effluent		1.7	Mod.	Low		
	SAR of sullage		2.1	Mod.	Moderate		
	Soil thickness	m	1.2	V. high	Very low		
	Depth to bedrock	m	1.2	High	Moderate		
	Surface rock outcrop	%	0	High	Very low		
	Cobbles in soil	%	5	High	Low		
	Soil pH		6.0	High	Low		
	Soil bulk density	gm/cub. cm	1.5	High	Low		
	Soil dispersion	Emerson No.	8	V. high	Very low		
	Adopted permeability	m/day	0.5	High	Low		
	Long Term Accept. Rate	L/day/sq m	15	High	Very low	Moderate	

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

The soils on site have good sturtcure and a moderate CEC to retain nutrients on site. Given the large rainfall deficeit in the area the site should easily accept the wastewater loading.

GES P/L

Land suitability and system sizing for on-site wastewater management
Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Site assessment for wastewater system

Assessment for	Steve Kasiniak	Assess. Date	13-Aug-15
		Ref. No.	
Assessed site(s)	41 Park St Ross	Site(s) inspected	30-Jul-15
Local authority	Northern Midlands Council	Assessed by	John Paul Cumming

This report summarises data relating to the environmental sensitivity of the assessed site(s) in relation to applied wastewater. Physical capability and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
	Cation exchange capacity	mmol/100g	65	High	Moderate		
A	Phos. adsorp. capacity	kg/cub m	0.5	Mod.	High		
	Annual rainfall excess	mm	-463	High	Very low		
	Min. depth to water table	m	5	High	Very low		
	Annual nutrient load	kg	6.5	High	Low		
	G'water environ. value	Agric non-sensit		High	Low		
	Min. separation dist. required	m	5	High	Very low		
	Risk to adjacent bores	Very low		High	Very low		
	Surf. water env. value	Agric non-sensit		High	Low		
	Dist. to nearest surface water	m	560	High	Very low		
	Dist. to nearest other feature	m	70	V. high	Low		
	Risk of slope instability	Very low		High	Very low		
	Distance to landslip	m	500	Mod.	Very low		

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

There is a low environemtnal risk associated with watewater re-use on the site.

GENERAL NOTES:

1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SMEEKES DRAFTING PTY LTD STANDARD BUILDING NOTES, SHEETS STANDARD-001 TO 006.
2. WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE.
3. BUILDER TO VERIFY ALL BOUNDARY CLEARANCES AND SITE SET-OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. ALL CONSTRUCTION WORK SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS.
5. TIMBER FRAMING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF AS 1684.2 "TIMBER FRAMED CONSTRUCTION". T.P. DECK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLICATION FROM THE TIMBER PROMOTION COUNCIL " TIMBER DECKS - DESIGN AND CONSTRUCTION MANUAL".
6. FOOTINGS AND SLABS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF AS 2870 "RESIDENTIAL SLABS AND FOOTINGS".
7. PLUMBING AND DRAINAGE SHALL BE IN ACCORDANCE WITH AS 3500.2 AND AS 3500.3 "THE NATIONAL PLUMBING AND DRAINAGE CODE". FIT ADJUSTABLE TEMPERING VALVES TO ALL BATHROOMS IN ACCORDANCE WITH AS 1529 "CODE OF PRACTICE OF HOUSEHOLD TYPE HOT WATER SUPPLY SYSTEMS".
8. WATER PROOFING OF WET AREAS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF AS 3740 "WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS".
9. ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF AS/NZS 3000 "WIRING RULES". SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH TASMANIAN FIRE SERVICE AND AS 3786 "SMOKE ALARMS".
10. GLAZING SHALL BE IN ACCORDANCE WITH AS 1288 "GLASS IN BUILDINGS - SELECTION AND INSTALLATION", WINDOWS TO COMPLY WITH AS 2047 "WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION".
11. MIN. R6.0 INSULATION TO CEILING, MIN. R2.5 INSULATION TO ALL EXTERNAL WALLS.
12. ALL STEELWORK SHALL BE IN ACCORDANCE WITH AS 4100 "STEEL STRUCTURES".

SITE DATA:

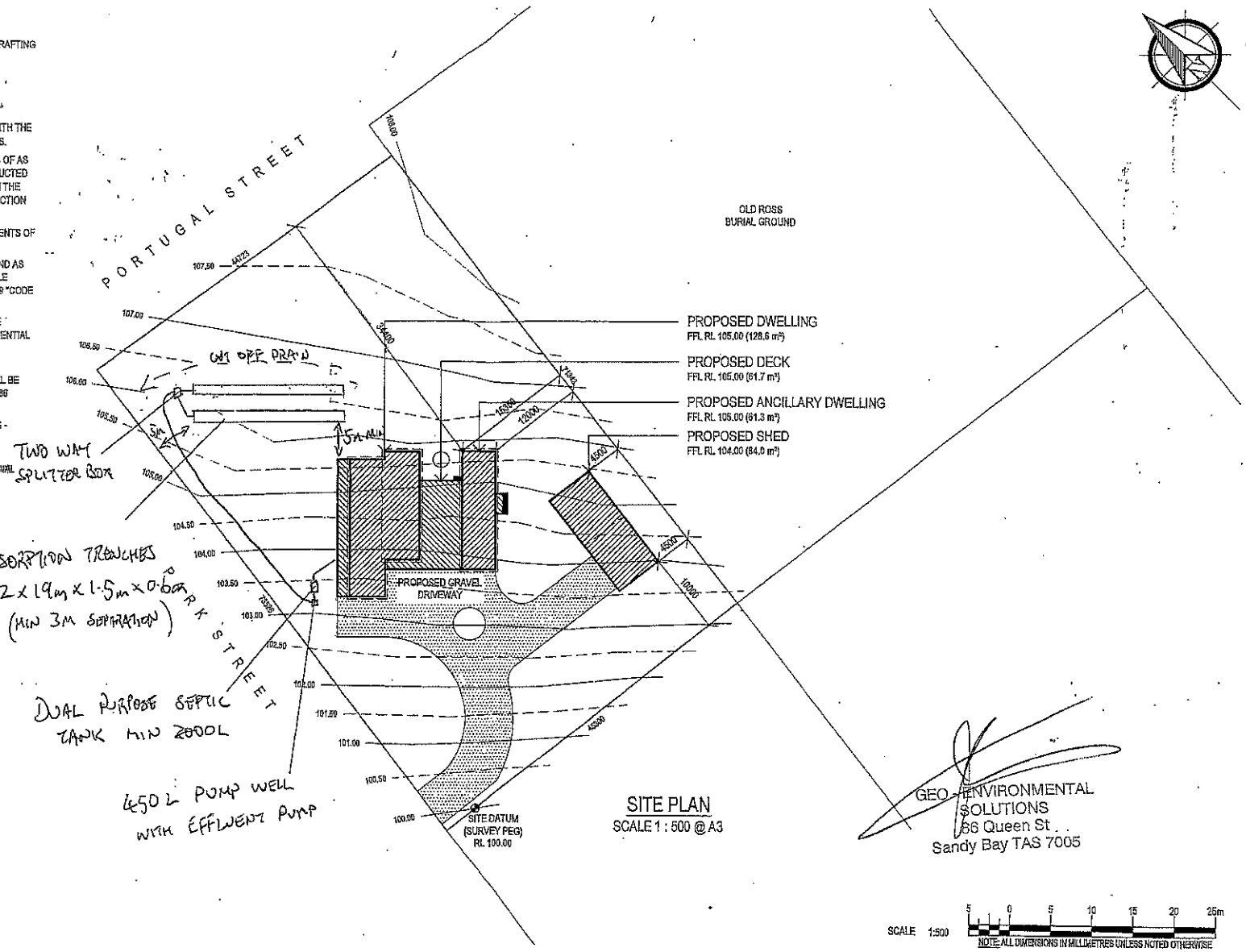
LAND TITLE REF. No.	: LOT 1 ON PLAN 246673
CLIMATE ZONE	: ZONE 7
DESIGN WIND SPEED	: 'N3'
SOIL CLASSIFICATION	: 'S'
BAL RATING	: BAL-LOW

PROPOSED BUILDING AREAS:

PROP. ANCILLARY DWELLING	: 61.3 m²
PROPOSED DWELLING	: 128.6 m²
PROPOSED DECK	: 61.7 m²
PROPOSED SHED	: 84.0 m²

SITE COVERAGE:

LOT SIZE	: 3155.8 m²
TOTAL FOOTPRINT	: 335.6 m²
SITE COVERAGE	: 10.6 %



SITE PLAN
SCALE 1 : 500 @ A3

SCALE 1:500

5 0 5 10 15 20 25m

NOTE: ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE

REV.	DESCRIPTION
0	ISSUED FOR CLIENT REVIEW, 11-8-2015

REFERENCE	
SITE PLAN	GAFFEY-001
SOIL & WATER MNGMT.	GAFFEY-002
DWELLING FLOOR PLAN	GAFFEY-003
DWELLING ELEVATIONS	GAFFEY-004
ANCILLARY FLOOR PLAN	GAFFEY-005
ANC. DWELLING ELEVS.	GAFFEY-006
SHED DETAILS	GAFFEY-007

SMEEKES DRAFTING PTY LTD
ABN 89 056 706 540
153a Argyle St. Hobart Tas 7000
Ph. (03) 6234 6185 Fax (03) 6234 7989
Mob: 0418 352 503
Email roland@smeekesdrafting.com
Website: smeekesdrafting.com
Accreditation No's CC4900 A & CC5621

DRN / DES SMEEKES DRAFTING

MAKE HOME SOLUTIONS

CLIENT S. & L. GAFFEY

TITLE PROPOSED DWELLING, ANC. DWELLING & SHED
41 PARK STREET, ROSS, TAS 7209

SITE PLAN

DRG No. GAFFEY | SHT. 001 | SCALE 1:500 | A3

1-482

EXHIBITED

EXHIBITED

GES
GEO-ENVIRONMENTAL
SOLUTIONS

AS1547:2012 – Loading Certificate – Septic System Design

This loading certificate sets out the design criteria and the limitations associated with use of the system.

Site Address: 41 Park Street, Ross

System Capacity: 7 persons @ 120L/person/day

Summary of Design Criteria

DLR: 15L/m^2/day.

Absorption area: 56m^2

Reserve area location /use: Assigned – more than 100% available

Water saving features fitted: Standard fixtures

Allowable variation from design flows: 1 event @ 200% daily loading per quarter

Typical loading change consequences: Expected to be minimal due to capacity of system and site area (provided loading changes within 25% of design)

Overloading consequences: Continued overloading may cause hydraulic failure of the absorption area and require upgrading/extension of the area. Risk considered acceptable due to visible signs of overloading and owner monitoring.

Underloading consequences: Lower than expected flows will have minimal consequences on system operation unless the house has long periods of non occupation. Under such circumstances additional maintenance of the system may be required. Risk considered acceptable.

Lack of maintenance / monitoring consequences: Issues of underloading/overloading and condition of the absorption area require monitoring and maintenance, if not completed system failure may result in unacceptable health and environmental risks. Septic tank de-sludging must also be monitored to prevent excessive sludge and scum accumulation. Monitoring and regulation by the property owner required to ensure compliance.

Other operational considerations: Owners/occupiers must be aware of the operational requirements and limitations of the system, including the following; the absorption area must not be subject to traffic by vehicles or heavy stock and should be fenced if required. The absorption area must be kept with adequate grass cover to assist in evapotranspiration of treated effluent in the absorption trenches. The septic tank must be desludged at least every 3 years, and any other infrastructure such as septic tank outlet filters must also be cleaned regularly (approx. every 6 months depending upon usage). Foreign materials such as rubbish and solid waste must be kept out of the system.

ATTACHMENT B

Suite 8
46-48 George Street
Launceston Tas 7250

abn: 97 468 721 622

m: 0412 336 381
e: leon@langedesign.com.au

LANGE design landscape architecture

10 November 2015

Attention Mr Paul Godier

Senior Planner
Northern Midlands Council
13 Smith Street
Longford, Tasmania 7301

VISUAL ASSESSMENT OF A PROPOSED DEVELOPMENT
41 Park Street, Ross Tasmania

Dear Paul

Upon review of the development application for the above mentioned allotment, I am of the opinion that the proposed dwelling, ancillary dwelling and shed as illustrated on the drawing name 'Gaffey' sheet numbers 001 to 008 (Issue 2, 12/10/2015), will be visible from the Midland Highway within the vicinity of Bridge Road intersection, Bridge Road, and Tooms Lake Road.

With reference to the Northern Midlands Council Interim Planning Scheme 2013 zoning maps and overlays, the allotment in question, 41 Park Street, is classified as Rural Resource, and is outside the urban growth boundary. The allotment, however, is not within the Scenic Management Area, or within the Scenic Corridor.

Further referencing the Northern Midlands Council interim planning scheme 2013, Clause 26.1.3 Desired Future Character Statements;

> *The visual impacts of use and development within the rural landscape are to be minimised such that the effect is not obtrusive.*

It is my opinion that there will be a visual impact on the characteristic of the rural landscape due to the roofline rising above the silhouette of the hill's topography on which the allotment is proposed.

To overcome this, there are three options that the applicant may consider;

1- Set all the buildings further down the slope.

2- Set all the buildings further into the ground.

3- Install a continuous vegetation screening buffer along the northern and eastern property boundaries. Plant species shall consist of drought tolerant species, preferable local or Australian native species that provide 80% visual screening after a five (5) year period. Species shall provide a combined screening from ground level up to a minimum height of three (3) metres.

If you have any questions or require clarification on any aspect of this recommendation, please do not hesitate to contact me on 0412 336 381.

Yours sincerely

Leon Lange
Director / Landscape Architect

NORTHERN MIDLANDS COUNCIL

REPORT FROM:	**HERITAGE ADVISER, DAVID DENMAN**
DATE:	**14-Sep-2015**
REF NO:	**P15-254; 401600.3**
SITE:	**41 Park Street, Ross**
PROPOSAL:	**Dwelling, ancillary dwelling and garage (vary setbacks in rural zone)**
APPLICANT:	**Smeekes Drafting (obo S & L Gaffey)**
REASON FOR REFERRAL:	**PROXIMITY TO ORIGINAL BURIAL GROUND, ROSS FEMALE FACTORY, ANGLICAN AND CATHOLIC CEMETERIES**

Do you have any objections to the proposal: **Yes**

Do you have any other comments on this application?

The form, architectural detailing, and materials are not considered appropriate for a new house in a highly visible historic townscape setting.

I recommend that this application be refused because the design does not reflect the surrounding historic built forms and materials.

Should the application be approved, I recommend the following conditions;

1. House and garage are screened (from the surrounding important historic sites) with suitable hedge row planting and landscaping.
2. The skillion roof forms to all buildings (except deck) are replaced with traditional style hipped roofs with a pitch of 27.5 – 30 degrees.

I would be pleased to provide design guidelines for a more suitable design that will be more sympathetic with the surrounding townscape.

.....

David Denman (Heritage Adviser)
Date: 09-11-2015

ATTACHMENT C

(1)

Mr D Jennings

General Manager

Northern Midlands Council

Councillors of Northern Midlands Council

Re: Planning application #P15-254 on land at 41 Park Street Ross for a proposed dwelling, ancillary dwelling and garage.

I wish to raise the following objections to this development.

The site is bounded to the north by a popular historic tourist path whose chief asset is the view from there. It is the highest point of Ross village, overlooking the Original Sandstone Quarry, rolling farming country to the south and west and over the Female Factory, Uniting Church and Ross village (See Figure 1.).

The applicant proposes to build a home in the middle of an historic landscape, in front of a well known tourist lookout. It is nonsensical to have even considered a modern dwelling in this position on this particular site.

The northern boundary of the site plan is depicted as a street (Portugal Street), which it is not. It is a two meter wide public walkway, a section of the Ross Historic Walk (See Figure 2.). The depiction in the planning application is misleading at best and dishonest at worst.

Ross is billed as Tasmania's finest heritage village. It is the centre piece of the Heritage Highway Tourism Region of Tasmania. Hundreds of tourists walk the historic path linking Ross Bridge the Female Factory and the Original Burial Ground, every week. Portugal Street actually ends at Bond Street adjacent to the Railway line foot crossing. The path is bordered by a stone wall on the northern side and a rock edged fence line on the south, which regularly overlooks grazing sheep and lambs in rolling green pastures (See Figure 3a-3b.).

The sellers themselves described the block of land in question in the following terms:

"This is a beautiful Elevated Block, a popular photographic point, which has a lot of tourist interest"

If my understanding is correct, then it was brazen for a councillor to advertise this land as residential and to sell it while having a clear conflict of interest in the Use Class approval process of this Rural Resource Zone. Even if recused now, the sale under those conditions was inappropriate and is in my opinion, scandalous.

The major source of income for businesses in Ross is tourism. And the real value for tourists is in its historic visual assets. People come to see and photograph visible history. To disregard this vital aspect of the commerce of Ross and to degrade it by a lack of intelligent planning is foolish in the extreme.

As a photographer and artist, much of my work depicts Ross and its picturesque surrounds. The proposed site will be in front of a popular photographic location, one that I have also depicted in postcards of Ross (See figures 4-5).

Ross itself is one of the best places to view the night sky and Aurora Australis in Tasmania, because there is little light pollution, particularly to the south. The prime photographic location is on the historic pathway on the northern boundary of the proposed site which would block this famous view and pollute it with light.

The land, sited as it is, between a cemetery and graveyard and given that it is strewn with rounded stone rubble, it seems likely that it was a paupers burial ground. Surely some minimal archeological research or study should be undertaken in order to confirm if this is the case or not?

I came to live in Ross because of its scenic and iconic historical treasures. I ask you to please consider the value and importance of Ross's major asset, the visible landscape.

Thank you for your consideration

Scott Wilmot Bennett

107 Tooms Lake Road,
Ross, TAS 7209

Mobile: 0458740426

fig. 1. The view west across the proposed site of the dwelling.

Fig. 2. Walkway, Ross Historical Walk
with the Female Factory in the background

Fig. 3a. Walkway, Ross Historical Walk

Fig. 3b. The view from the northwest corner of the block looking southwest from the Ross Historical Walkway

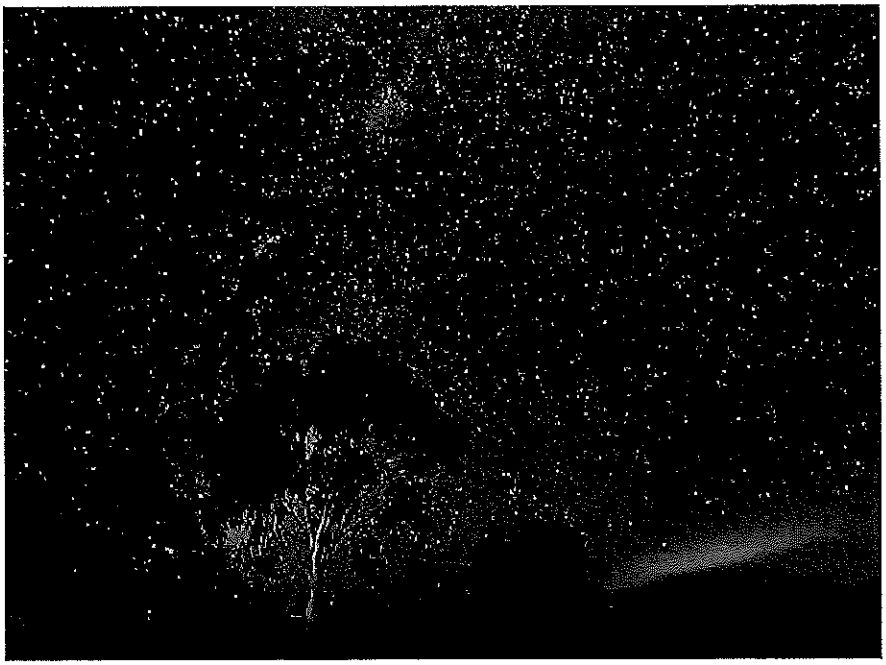


fig. 4. Ross Postcard image of Milky Way & Aurora Australis. Looking southeast from Park Street across the proposed site

fig. 5. Ross Postcard of Aurora Australis.
Shot from the Historic walkway directly behind
and to the North of the proposed site looking South across it.

Jan Cunningham

(2)

From: crosswellb@bigpond.com
Sent: Thursday, 22 October 2015 3:18 PM
To: NMC Planning
Subject: Re Planning application P15-254
Attachments: Re planning application 41 Park Street Ross.docx

Dear Mr Jennings,
Please find attached a formal submission relating to this proposal.
Yours faithfully,
Dallas and Barbara Crosswell.

(2)

To General Manager,
Northern Midlands Council

20 The Boulevards, Ross 7209
22/10/2015

Please accept this as a formal submission relating to -
Planning application P15-254, for a residential dwelling and ancillary apartment plus garage/shed at 41 Park Street Ross.

As a legal requirement of the LUPA Act and because our family own the neighbouring property to this proposal we should have been given notification of this from Council. As yet we have received no notification.

We strongly object to this proposal on the following grounds:

1. The zoning for 41 Park Street Ross is rural resource and is a non-residential zone.
2. That the site is a prominent, elevated position on the highest hill in Ross.
3. That prior to purchasing the land, the zoning of the block should have been known by the proponents and approaches to Council be made before submitting plans for a dwelling. It seems implausible that this would not have been the case.
4. With the Original Ross Burial Grounds neighbouring this proposal and the Ross Convict Women's Prison within sight, that this proposal will totally contravene Councils' own purpose and objective for preserving Ross as a "precious historic tourist town" and to protect its' heritage.
5. That the proposal will have significant visual and heritage impact on the historic village experience indirectly and two of its major attractions directly.
6. That this is a small un-serviced block (3155.8 m2) and the proposed large buildings will greatly encroach on it.
7. The proposed large modern Colorbond building/s would be out of place with what already exists in this area.
8. That with an ancillary dwelling and suggested 4 bedrooms it has the potential to become a commercial venture.
9. That screening will be required on this site.
10. That this block can and has successfully run sheep in conjunction with other grazing blocks.
11. That the proposal will benefit a few to the detriment of many.

Objections relating to this proposal being contrary to the Northern Midlands Interim Planning Scheme which identifies the need to consider where proposed infrastructures may adversely affect heritage and associated tourism potential.

Purpose and objective

2.2.2.8 Heritage Landscape

d) Protect areas of visual prominence from scarring and inappropriate development.

- Ross is a top Tasmanian tourist destination as affirmed by Bruce Elder, an acclaimed travel writer in an article from 'The Sunday Examiner' 23/3/2015. "Being part of what makes Ross different to other tourist destinations is the fact that... it (Ross) is not over developed and the Bridge is just extraordinary. It is one of the great wonders". The visual landscape of which the Burial Ground and Women's Prison are a vital part will be directly affected by this proposal.
- Many tourists visit the Burial Ground on a daily basis. The only access to the cemetery from Park Street is by a pathway directly above and in sight of this proposal. Screening and fencing for privacy and wind protection will be necessary at this site. Any screening will detract from the heritage and historic values of the cemetery and to the initial visual presentation from the road, as the cemetery is set back from and behind 41 Park Street. This has not been addressed in the proposal.
- Views looking westerly from within the cemetery will be of a house and garage and totally contrary to what now exists with its beautiful sweeping views of College Hill and the Western Tiers.
- This proposal is very close to one of three entrance roads to Ross. Tooms Lake Road has two historic stone cottages, a weatherboard cottage and the remains of the Convict Women's Prison as its view. A modern Colorbond house would be out of keeping with what already exists and its elevated position would greatly impact the visual presentation of this area.
- The visual impact of views from the Uniting Church looking eastward towards the new proposal and to the walkway from the back of this church to the Old Ross Burial Ground past the Women's Prison and from within the Women's Prison need to be considered.

3.6.1.6 Support Ross as a heritage tourist centre.... to protect its heritage.

- The cemetery is the last resting place of Daniel Herbert (convict com architect/ builder) who was granted a pardon in recognition of his expertise in the construction of the Ross Bridge. His tombstone on the top of the hill with its 360 degree elevated view, has within the last ten years been recognized with a ceremony to replace parts of his tombstone lost over time and to commemorate the significance of the site. (Not to mention the other gravesites of early settlers). The need to retain the cemetery's integrity seems to be common sense when presenting an experience for tourists. This site will become more important with the passing of time.
- Present views from the Women's Prison are also complementary to the visitors' experience, the integrity of which is again worth preserving. Any elevated development will detract from this.

We believe this proposal has been suggested as it would be expedient for the proponents having bought what appears to be a very cheap block of land for approximately $35,000.
Purchasing 41 Park Street and not knowing its zoning shows a lack of foresight by the proponents.
Would Council please consider that this proposal has been suggested at this site without due respect for how the area has been successfully used for many, many years.
If approval is given it will benefit a few people but any building on this site will detract from the experience that Ross now offers its' tourists and many people will be effected. This site is significant to the village experience and well worth fighting to preserve.

We firmly believe the Council should reject this proposal at this sensitive site and keep the status quo.

We invite Northern Midlands Councillors to Ross to see the site before voting on this proposal.

Dallas and Barbara Crosswell

(Ross residents for 63 years and 41 years)

(3)

Debra Cadogan-Cowper
36 Church Street
ROSS TAS 7209

The General Manager
Mr D Jennings
Northern Midlands Council
PO Box 156
LONGFORD TAS 7301

20th October 2015

Dear Mr Jennings,

RE: PLANNING APPLICATION REFERENCE # P15-254

I am writing to object to the proposed dwelling, ancillary dwelling and garage development at 41 Park Street, Ross.

The location of the block of land for the proposed buildings is zoned 'Rural Resource – Bushfire prone area'. The land is not located in the General Residential area and the development status has been listed as discretionary. The land is situated on a hill overlooking the village and surrounding farming land. It is the most accessible area to maintain as a scenic lookout. The land is also surrounded by many heritage sites that are intrinsically important to the village. Due to the heritage and scenic values of this area, the application should be rejected.

I offer the following facts to support my statements. The land shares a boundary with the Original Burial Ground which is listed on the Tasmanian Heritage Register and contains, amongst others, the remains of Daniel Herbert who was the dominant influence and creator of the carvings on the Ross Bridge. Though the proposed development does not sit within the Heritage Precinct, it is directly next to this heritage listed site and is also in the line of sight of the Ross Female Factory. Across the road are the Anglican and Catholic Cemeteries and the site of the first Anglican Church. All these historic areas are of great value to Ross as many people visit them regularly and the impact of a modern construction within these areas would compromise the emotional response they experience.

The surrounding agricultural landscape is also important to preserve as it is not in competition with these historic sites. The construction of a large house and garage in Colourbond steel in the middle of these sites would destroy this balance.

Coach tours of Ross happen frequently between October and April and the Original Burial Ground features in these tours. It would be impossible see this site if any development were approved on the land in question. There is also a laneway along the side of the proposed development that is used by people who visit the Burial Ground. The experience of peace and remoteness as you walk toward the site would be lost when confronted with a group of modern buildings.
There is another factor that should be considered. It is conceivable that convicts were buried on the site in question. Before any consideration is given to this application, a survey should be performed to ensure that the ground does not contain graves. There is a precedent for this course of action. The application to subdivide the land where the Wesleyan Sunday School stands in High Street Ross was halted while a ground survey was conducted to search for graves around the site of the demolished Wesleyan Church.

Ross is a village that has survived economically due to the protection of its heritage values. This includes the sympathetic way its heritage features and scenic areas have been upheld. The design of the dwellings in this application does not consider these values at all. The use of a modern design with corrugated iron wall cladding and narrow vertical windows would suit a beach side block – not a block that is next door to a Tasmanian heritage listed burial ground and in the line of site of the Ross Female Factory. Due to the heritage and scenic impact, the land is not suitable for residential development and should be preserved as agricultural land.

Whether or not the proposed development sits within the Heritage Precinct should not be a consideration in this matter as it is surrounded by significant heritage sites that deserve to be protected.

Yours sincerely,

Debra Cadogan-Cowper

Mr D Jennings

(4)

General Manager

Northern Midlands Council

Councillors of Northern Midlands Council

Re: Planning application #P15-254 on land at 41 Park Street Ross for a proposed dwelling, ancillary dwelling and garage.

I wish to raise the following objections to this development.

This block of land is zoned rural resource, not residential.

It is directly in front of the Old Burial Ground which is a heritage listed site and in direct line of sight from the Female Factory. The historic walkway has recently been extended by council to run beside the old pump house near historic Ross Bridge, around the base of the hill on which the Uniting Church stands, and then continues to the Female Factory and thence across the railway line and up to the Old Burial Ground taking it alongside this proposed dwelling. This walkway is used on a daily basis by locals and tourists alike both night and day. It is beautiful by day and the ideal place at night to observe and photograph the night sky and the Aurora Australis. The views from the Old Burial Ground are a feature of Ross and this area maintains the historic ambience and integrity of the 'Finest Heritage Village in Tasmania'. A dwelling on this site would destroy this 'gem of a place' to quote a recent visitor.

As the approval of this application is discretionary I strongly urge those councillors not familiar with this site to visit and observe the impact it would have on Ross before making a decision. It is difficult to appreciate from a one dimensional plan of the block.

The style of dwelling is another cause for concern. The type of building materials to be used are limited because of fire regulations and the use of colorbond and the design of the house are more suited to a beach town not an Historic Village. That this block was advertised as an ideal place on which to build 'your dream home' is quite extraordinary.

Given the closeness of this block to the Old Burial Ground and the fact that no surviving records of burials without headstones exist, it is possible that there are burials on this site. Convicts and their babies would have been buried at a lower level than free people.

I chose to live in Ross because it is an historic village and our visitors come for the same reason. Please allow us to preserve our history.

Thank you for your consideration

Christine Robinson

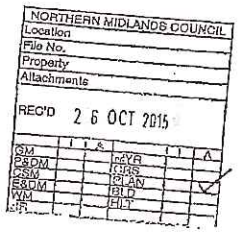
7 Bridge Street, Ross

Home: 63815403 Mobile: 0409580232

(5)

22nd October 2015
Ross

General Manager
P.O. Box 156
LONGFORD, 7301



Dear Sir,

Ref no: P15-254
41 Park Street, Ross

I have recently become aware of the above planning application.

I am concerned as I feel this application is wrong for this area which gives such pleasurable views of our heritage village. I walk up this hill daily and always enjoy and love the peace and beauty it offers. I meet with tourists and visitors to our village who always comment on the way the heritage aspect has been kept. Recently I met with one couple who told me this village was a "gem" and that they hoped it would stay that way.

I doubt it will if this application is granted.

Yours faithfully
Helena Hawe
40 Church Street,
Ross.

Jan Cunningham

From: Kim Peart [kimpeart@iinet.net.au]
Sent: Monday, 19 October 2015 3:47 PM
To: NMC Planning
Subject: (DWS Doc No 845224) Re Representation to P15-254 41 Park St, Ross

(6)

Kim Peart
39 Church Street
Ross, 7209

0400 856 523

Representation on development application P15-254
41 Park Street
Ross

Monday 19 October 2015

I write to offer a representation on this development application.

If this building proposal fits the planning requirements and can be approved in this location, I see no reason why it should not be approved.

After all, there is a house just over the crest of the hill and nearby on Park Street now under construction.

I have received a flyer in my letterbox about this application, said to be from the Ross Local District Committee, expressing concerns about the property being next to the historic cemetery on the hill.

Any heritage concerns should have been addressed long ago as a zoning issue, or the Council or Tasmanian Government encouraged to purchase the land when it was for sale in recent months.

Or the Ross Local District Committee could have raised the funds to buy the land.

It is quite unfair on the new owner to now have their development plans subject to the angst of a Council sponsored committee.

If there are concerns about the impact on the old grave yard, then ways could be explored to lessen any impact of a modern house development, by building a freestone wall around the boundary of the cemetery, or planting a hedge.

There are many ways the old cemetery could be improved as an historic site to visit and these could be explored, such as better interpretation of the graves, including who lies buried beneath and their story, especially where the headstones have been lost.

In the light of the strength of the objection raised into our letterbox, perhaps a meeting could be held on site to consider how the new house, if approved, could have less impact on the heritage values at the top of the hill.

I would be happy to attend such a meeting.

Yours sincerely,

Kim Peart

Sent from my iPad

ATTACHMENT D

Jan Cunningham

From: Boersma, Ian (Heritage) [Ian.Boersma@heritage.tas.gov.au]
Sent: Wednesday, 30 September 2015 4:36 PM
To: NMC Planning
Subject: (DWS Doc No 839167) Heritage Tasmania comment on development application P15-254
Attachments: 2015-02-05_PortugalSt_GoogleEarth (500m).jpg

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

Dear Sir / Madam

I wish to provide comment to development application P15-254 relating to 41 Park Street Ross, noting that the formal exhibition period for this application has now expired.

This comment is provided at officer level by Heritage Tasmania and is not as a representation under Section 57 of the *Land Use and Planning Approvals Act* (1993).

COMMENT:
The proposed development is on a land parcel adjacent to a place that is entered on the Tasmanian Heritage Register (Original Ross Burial Ground, THR#7932), and is situated near to other places on the register, including the Anglican Cemetery on Park Street (THR#5312) and the Ross Female Factory site (THR#5268).

The three heritage sites currently exist with open landscape between them, a landscape that appears to have undergone minimal change in the past 150 years and is free of the visual intrusion of new development. Ref. attached aerial image.

The proposed development will disrupt a significant line of view that exists between the Original Ross Burial Ground and the Ross Female Factory site, passing along the southern boundary of the Anglican Cemetery.

Interruption of the view line that connects these heritage sites and the introduction of visually intrusive development within the setting of these heritage places will diminish their cultural heritage tourism potential. There are negative social and economic consequences in allowing this potential to be eroded; however, the consequences are difficult to quantify.

If the opportunity exists for the development to be sited further south, leaving the northern part of the property undeveloped, this would be highly desirable to conserve the setting and visual relationships of the neighbouring historic heritage places.

I trust that this comment will assist your officers in their consideration of this development application.

Yours sincerely,

Ian Boersma

Works Manager I HERITAGE TASMANIA I 'Protecting Tasmania's Historic Environment'

Department of Primary Industries, Parks, Water and Environment (DPIPWE)
53 St John Street, LAUNCESTON 7250 I GPO Box 618, Hobart 7001 I www.heritage.tas.gov.au