

VISITOR ACCOMMODATION (RETROSPECTIVE) S BURSTON 530 WHITE HILLS ROAD EVANDALE NORTHERN MIDLANDS COUNCIL

DESIGN NOTES

LAND TITLE REFERENCE : 136174/1

PROPERTY ID : 2050511

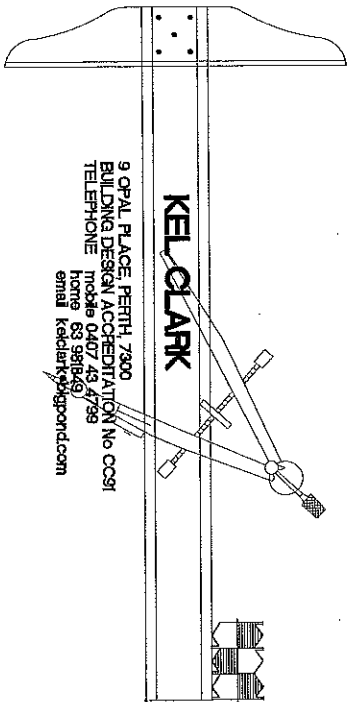
FLOOR AREAS : BUS - 25.25m

DESIGN WIND SPEED : N1

CLIMATE ZONE : 7

DRAWING LIST

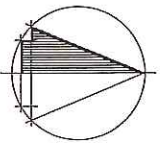
- SHEET 1 SITE LOCATION
- SHEET 2 SITE PLAN
- SHEET 3 ENLARGED SITE PLAN
- SHEET 4 CROSS SECTION





revision a, 7/12/16 - site plan adjusted to suit "boundary lines with accuracy" from the List

site location



kel clark
 Billing Designer
 Accredited Building Practitioner No. C251
 9041 Pines, Perth, 7209
 telephone: 0893 1948
 mobile: 0817 427779
 email: kelclark@opendream.com

the SHANE BURSTON
 530 WHITE HILLS ROAD
 EVANDALE
 VISITOR ACCOMMODATION (RETROSPECTIVE)

scale	1:200	date	25/02/16	drawing no	02
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line indicates boundary (from The List)

stone shed (to be removed)

water tanks

white hills road

visitor accommodation (existing bus)

post and wire fence

concrete slab (foot area)

1800 coil and fence

grassed area

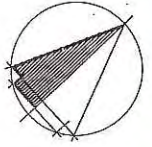
pool area

slight fall

rose garden

heavy hedge line

line indicates boundary (from The List)



revision a, 7/14/2016 - site plan adjusted to suit "boundary lines with accuracy" from The List

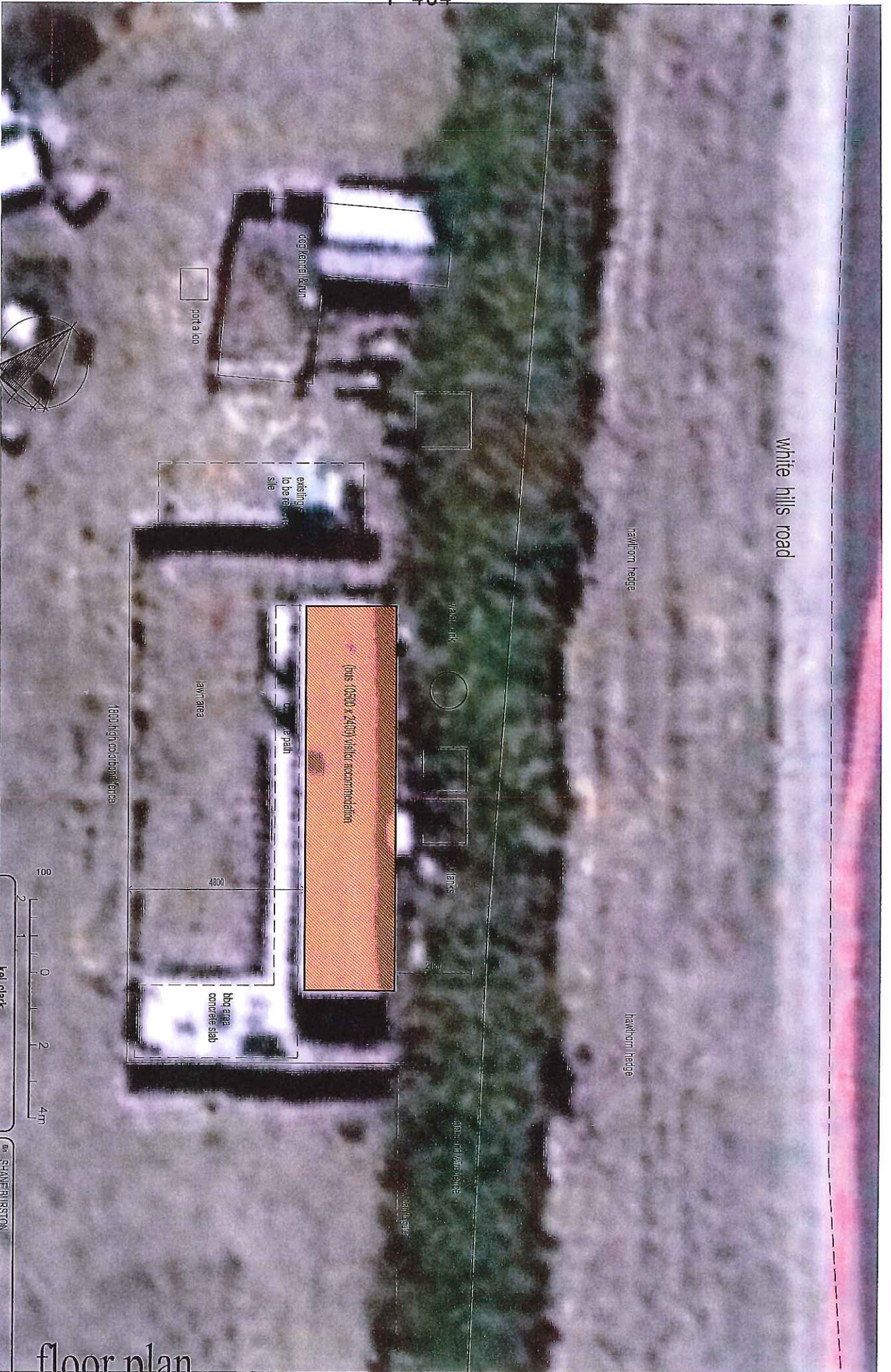
site plan

kel clark
 Billen Senior
 Accredited Building Practitioner No. 0031
 11 Oak River, Park 230
 Lindemans Rd
 number 0877 84239
 email: kel@kclp.com.au

by **SHANE BURSTON**
 830 WHITE HILLS ROAD
 EVANDALE
 VISITOR ACCOMMODATION (RETROSPECTIVE)

scale 1:400 date 25/02/2016 drawing no 02

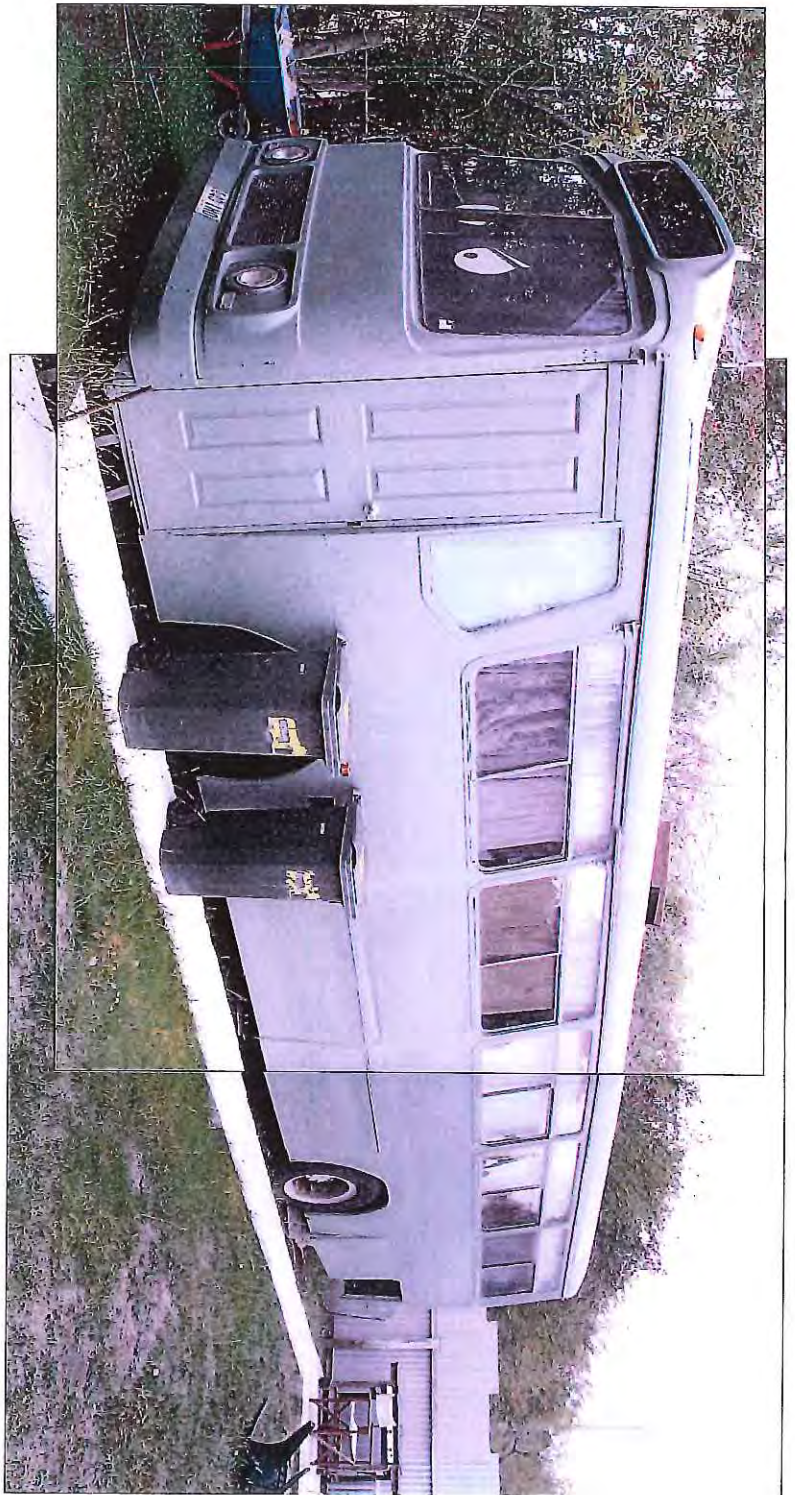
EXHIBITED



floor plan

Kel Clark
 Building Designer
 Accredited Building Practitioner No. 0291
 999 Puna, Puna, 2100
 telephone: 087 828 828
 mobile: 087 828 793
 email: kel@kelclark.com

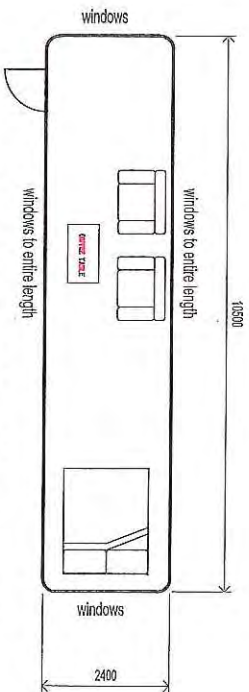
Site: SHANEBURSTON
 530 WHITE HILLS ROAD
 EVANDALE
 VISITOR ACCOMMODATION (RETROSPECTIVE)
 scale: 1:100 Date: 28/02/2016 Drawing No: 03



ELEVATION OF BUS (VISITOR ACCOMMODATION)



ELEVATION OF SCREEN FENCE



FLOOR PLAN VISITOR ACCOMMODATION

elevations

kai clark
 consulting
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 3 Open Price, Park, Zoo
 Brisbane, QLD 4008
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 email: kai@kaiconsult.com

by SHANE BURSTON
 530 WHITE HILLS ROAD
 EVANDALE
 VISITOR ACCOMMODATION (RETROSPECTIVE)
 scale: 1:100 date: 25/9/2016 drawing no: 04

PDSPLANNING
DEVELOPMENT
SERVICES

Mr Des Jennings
General Manager
Northern Midlands Council
PO Box 156
LONGFORD Tas 7301

29 April 2016

Dear Sir

**Representation P16-068 530 White Hills Road, Evandale
(CT136174/1)**

We act on behalf of MJ & LG Chapman of 508 White Hills Road, Evandale and submit to the Northern Midlands Council a representation in accordance with Section 57(5) of the *Land Use Planning and Approvals Act 1993*.

The application is for Visitor Accommodation – converted bus (variation to setbacks in the Rural zone). This is a retrospective application in so far as the bus and other developments have been erected/placed on this site for a considerable time.

The application states that the proposal is for occasional accommodation for family members – from observations of the use of the bus it would appear that occupancy is more than occasional – bordering on permanent.

The application must be considered against the provisions of the Northern Midlands Interim Planning Scheme 2013.

The definition of Visitor Accommodation clearly is targeting the tourism market and the growth of that industry. The overall strategy relative to tourism is:

“protection of major tourist routes from inappropriate development and encouragement of appropriate tourist developments using historic, cultural and environmental resources.”

Clearly, allowing Visitor Accommodation in a converted bus surrounded by a clutter of other works does not embrace the concept of appropriate tourist developments.

The subject site is surrounded by agricultural land which is reflected in the Rural Resource zoning. The overall strategy relative to rural land is:

“Ensure the undiminished availability for future generations of the rural resources of the area for increased but sustainable primary production and a strong diverse economic base, by identifying and protecting the rural resources of the Municipality.”

The subject site has no agricultural potential in its own right. It is substandard in terms of area and in reality should never have been created as a title in its own right. Any development on this land is only going to increase the risk of interference with the lawful use of the surrounding land.

Turning to the purpose of the Rural Resource zone:

Zone Purpose

26.1.1 Zone Purpose Statements

26.1.1.1 To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.

26.1.1.2 To provide for other use or development that does not constrain or conflict with resource development uses.

26.1.1.3 To provide for economic development that is compatible with primary industry, environmental and landscape values.

26.1.1.4 To provide for tourism-related use and development where the sustainable development of rural resources will not be compromised.

The application has failed to demonstrate how the proposed development will not compromise the development of rural resource uses.

Within the Planning Scheme is the following Desired Future Character Statement:

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

With a setback of some 2m from the title boundary to the road reserve boundary it is hard to see how the proposal can comply with this strategic statement. The development as it is currently presented detracts from the rural landscape contrary to the requirement of this clause.

The variation sought for the location of the development some 2.0 metres from the front boundary, seeks to vary the requirement from 50 metres to 2.0 metres. If one classes the Visitor Accommodation as a sensitive use then the required setback is 200m (clause 26.4.1 of the Planning Scheme).

Although the site is limited in its particular shape, the positioning of a development on this site is out of character with the position of existing buildings and the prevailing setbacks in the immediate area.

Whilst there can be reliance of Performance Criteria in regard to a reduced setback the applicant has not provided sufficient information to demonstrate that the proposal complies with Clause 26.4.1 of the Northern Midlands Interim Planning Scheme 2013. Nor has the objective of that clause been addressed, being:

“development of buildings is unobtrusive and complements the character of the landscape.”

With only a 2m setback from the frontage the development presents an obtrusive element in a rural landscape, albeit that there is a hedge along the frontage.

There is empirical evidence of this site flooding in times of heavy rainfall. To have any level of development of this site is presenting an unacceptable risk to users of the site and those downstream of the subject land.

Access to the site is via what is believed to be an unauthorised access point on to White Hills Road. To accommodate the provision of the vehicle access driveway, part of the existing Hawthorn hedge adjacent to the front boundary has been removed. This action has taken place sometime between 2013 and the present date – evidenced by the previous application for a dwelling on this site.

That situation then triggers the provisions of the Road and Railway Assets Code (clause E4.2.1 a)).

If, as it can be assumed, the access is unauthorised then the provisions of Clause E4.7.2 need to be addressed. As this will be classed as a “new” access then compliance cannot be claimed against A2:

“A2 For roads with a speed limit of more than 60km/h the development must not include a new access or junction.”

Compliance then relies on Performance Criteria. Clause E4.5.1 states:

“A TIA is required to demonstrate compliance with performance criteria.”

There is no evidence of a TIA (Traffic Impact Assessment) being prepared and submitted to support this application. The validity of the application is therefore brought into question.

The test of what makes up a (valid) planning application is clearly set out in Clause 8.1.2. However, where an application is valid or not has also to be tested around the specific provisions of other sections of the Planning Scheme.

The Car Parking and Sustainable Transport Code applies to all use and development of land (clause E6.2.1). Car Parking Spaces must be provided in accordance with Table E6.1 – for Visitor Accommodation that equates to 1 space per unit or 1 space per 4 beds whichever is the greater plus 1 cycle space per 10 beds. As Visitor Accommodation cannot be classed as a residential use the provisions for disabled parking and loading and unloading need to be considered.

Clause E6.3.1 (Required Application Information) states:

*In addition to the normal requirements of development applications and where car parking or sustainable transport facilities are required to be provided, a plan drawn to scale and dimensioned **must** be provided as part of the application showing:*

- (a) all car spaces to be provided on the site (or being relied on as part of the development); and*
- (b) access strips and manoeuvring and circulation spaces; and*
- (c) all access strips onto the site from roads; and*
- (d) details of the existing and proposed surface treatments for all car parking access strips and manoeuvring and circulation spaces; and*
- (e) all facilities proposed for cycling or public transport users.*

If it is then assumed that the documents advertised represent all those submitted with the application there would appear to be a lack of a plan which meets the requirements of E6.3.1 and considers all aspects of that Code. As such a plan and consideration is a MUST (as highlighted and underlined above) the whole validity of the application must be questioned.

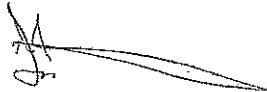
Finally, the plan submitted with the application clearly shows the setback of the development from “Roses Rivulet” as being 30m. That then would trigger consideration of the Water Quality Code - *This code applies to use or development of land: a) within 50 metres of a wetland or watercourse;*

The application fails to acknowledge this Code and fails to address the requirements of E9.6.2 – Water Quality Management.

As a result of failing to address this Code the validity of the application is again questioned.

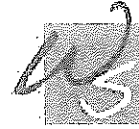
We ask that Council planning officer's consider this information in the assessment of the proposal and refuse the proposal based on the lack of information contained in the proposal, most particularly in relation to the use and setback of the development and the proposal failing to therefore meet the purpose of the Rural Resource Zone and the Codes within the Planning Scheme.

Kind Regards,



Ian Abernethy

Principal Planner
OBO PDS
e – iabernethy@pittsh.com.au



WOOLCOTT SURVEYS

10 Goodman Court, Invermay TAS 7248
PO Box 593, Mowbray Heights TAS 7248
Phone (03) 6332 3760
Fax (03) 6332 3764

1st May 2016

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

Dear Sir,

P16-068 530 White Hills Road, Evandale – Visitor Accommodation

We act for Mr Paul Willows, resident of White Hills Road, Evandale.

We submit this representation to the above Planning Application.

We raise the following points:

1. Incomplete and inadequate information provided to support the proposal.
2. Flooding
3. Setback from the public road.
4. The inadequacy of the title for any development.

INCOMPLETE/INADEQUATE APPLICATION

Having experienced the degree of detail your Council requires to support a development application we are surprised that this application has made it to advertising in its current state. Of concern are the following inadequacies:

- Lack of a Car Parking Plan. This is a mandatory requirement for any development which triggers the Car Parking Code – like this proposed Visitor Accommodation.
- No consideration of the impact of the development on Roses Creek – the development is within 50m of the Creek and therefore the Water Quality Code applies. The plan/application is deficient when one reads the requirements of the Code.
- No assessment of how the proposal complies (or otherwise) with the purpose of the zone and the general strategic intent of the Planning Scheme.

FLOODING

The site has a historical record of flooding in moderate rainfall events. There are local photos showing the site under water when Roses Creek breaks its banks. It is foolhardy to even consider any type of development on this block. The application has completely ignored the flood risk on this site.

SETBACK

At approx 2m setback from the road reserve the development as presented – and indeed as currently on site is a visual blight on the area. Whilst some variation of setback is allowable in the zone, the setback proposed is totally unreasonable given the objective of the zone. A Visitor Accommodation use should require a setback of 200m or sufficient substantiation as to why a lesser setback should be allowed. A 2m setback is completely unrealistic and a detriment to the amenity of the area as a whole.

INADEQUATE TITLE

All the above matters arise due to an inadequate title being created in the first place. It is understood this land parcel was part of a much bigger title and the parcel was acquired by Council for road works. On completion or abandonment of that road job a title was created and sold to a third party and with that action the current issues of development on a title emerged. At best the land should have been returned to previous owner or sold to an adjoining owner – not to a third party who no doubt purchased in good faith.

In summary, this is a poor development supported with a poor application on a land parcel which should never exist. There can be only one outcome and that is refusal and enforcement action to remove the illegal structures.

Perhaps the Council should consider re-purchasing the land to avoid any further developments being proposed on this site.

Yours faithfully,



COLIN SMITH

Director Woolcott Surveys

735 Relbia Road
Relbia 7258

The General Manager
Northern Midlands Council
PO Box 156
Longford 7301

4th May, 2016

Dear Sir/Madam,

I write to object to Development Application P16-068 situated at 530 White Hills Road, Evandale on the grounds of visual pollution and its close proximity to the creek and road.

The White Hills Road meanders through the Roses Rivulet valley. It is largely bordered with hawthorns and sloe and is very picturesque.

At 530 White Hills Road on this tiny block of land there is now a gate made from used mismatched colourbond, a bus, shed and various old vehicles and a portaloo. This collection is an unsightly and unwelcome addition to the White Hills Road.

The Riparian Reserve for Roses Rivulet, which may be as little as 30 metres wide, appears to take up almost all of this block which is subject to flooding. The Riparian Reserve is defined as a buffer zone for the rivulet so it seems totally inappropriate to erect housing of any kind on such a buffer zone.

The bus is parked right beside the hedge which is the boundary, which may contravene the Northern Midlands planning scheme set backs.

I hope this inappropriate application will be refused and that the block will not continue to collect the mess that has accrued there since its sale by the Northern Midlands Council.

Yours sincerely
Susan Bezette

Paul Godler
Senior Planner
Northern Midlands Council
Po Box 156
Langford
TAS 7301

17-6-2016

Dear Sir,

Response to the representations to planning application
P16-068, 530 White Hills Road.

I refer to the abovementioned and wish to advise that I am only a battler and cannot afford lawyers to represent me, unlike persons submitting representations.

I would like to refer to paragraph 1 of 1/1.

'erected on site for considerable time.'

It was my understanding that parking a bus on your own land did not require a Planning Application.

In response to paragraph 2 of 1/1.

'from observations of the use of the bus it would appear that occupancy is more than occasional - boarding on permanent.'

I apologise for the blunt response, this is an outright lie. I have been working towards converting the bus for occasional use, but in fact it is not ready for use and has not been used. Leads me to wonder what the intentions of this representation is if it begins with a false statement.

In reference to paragraph 4 of 1/1.

the Tourist market and growth of that industry is completely irrelevant. I intend on converting the bus into a not a home,

For myself, perhaps a trip around Australia when completed. No relevance to tourism in any way or form. In addition there is no clutter of other works, all tools I have been using for the bus are locked in a small 2m x 2m shed.

In Response to paragraph 1 of 1/2.

The land is a little in its own right, the land is which is abt bigger than the average block used for a residential house, for example.

The parking of a bus on my block doesn't increase the risk of interference with the lawful use of the surrounding land and the entire representation fails to point out how it could possibly increase the risk.

I refer to paragraph 4 of 1/2

I disagree to the bus being a detractor from the rural landscape requirements of this clause. The bus has been recently painted a non-intrusive green, blending into the surroundings and parked neatly behind a large hedge. Many people driving past would not even notice its presence. I have intentions of more painting and freshening up of the fences, gates and shed, as soon as application to park bus on land is approved these works will be completed in a timely manner.

The comments made in paragraph 4 of 1/2 leads to being someone's personal opinion on visual impacts, and fails to prove how the proposal doesn't comply with the strategic statement. The bus is not orange or pink and its not falling apart. Its a working project, and I have been considerate to the surrounding in every way. My concluding statement to this paragraph is that it is a desperate attempt to prevent me from parking a bus on my land.

In response to paragraph 1 of 1/3.

The position of existing building surrounding the immediate area would apply to neighbours large established homes. I am only proposing a parked bus, behind a hedge which is entirely irrelevant to surrounding homes.

I'm left asking what has a parked bus have to do with the position of surrounding building of which only one is in partial view.

I refer to statement 3 of 1/3

"development of buildings is unobtrusive and complements the character of the landscape"

I do not propose the development of a building

In response to paragraph 4 of 1/3.

"an obtrusive element in a rural landscape"

In my opinion my bus is less obtrusive than several other buildings and works on the said road. For example the large hill which is slowly being dug away leaving clay exposed and often all over the road. Tree-park on the corner of White hills and Melbourn rd presents a decrepid building, a smashed toilet block, black berries, dumped rubbish and deteriorating fences. A little way up the road is several piles of wood, in eyes view, thrown in piles in a paddock. Not to mention the various vehicles, trucks, tractors etc parked on many of the surrounding properties.

In response to paragraph 5 of 1/3

There was a gate in use for access before the purchase of the said property. The hedge was trimmed by myself as it was very overgrown and a better gate put in place of the old wooden gate which was present at purchase. The old wooden gate was about to fall to pieces.

The Hawthorn hedge has not been removed, simply trimmed, as are all the rest on the said rd. Therefore there is no trigger for the provisions of the Road and Railway Assets code. The access gate was existing at time of purchase.

In Response to paragraph 6 of 1/3

The access is not unauthorised, it was present upon purchase. It can be assumed that the neighbours driveway/access point which runs straight through my property is likely unauthorised. Albeit I have not concerned myself as I believe you should treat neighbours as you would like yourself to be treated.

In Response to paragraph 1 of 1/4

A TIA has not been prepared or submitted as it was an existing access point as I have already mentioned.

In Response to paragraphs 2, 3 and 4 of 1/4.

The Car parking and Sustainable Transport code for visitor Accommodation is irrelevant to my proposal to park a bus on my land for personal use. I am not proposing any visitor use at all.

I refer to paragraph 5 of 1/4

In relation to "Roses Rivulet", which borders my property, and the 30meter setback for development. I do not consider a parked bus as a development, its not a building, it is a motorhome bus on wheels which will be used for travelling upon completion. A parked vehicle is not going to interfere with "Roses Rivulet"

nor does it fail to acknowledge the code E9.62 -
 Under quality management.

Perhaps the writer of this representation fails to
 acknowledge I nearly wish to park a bus on my block

In relation to paragraphs 1 and 2 of 1/5.

The validity of the application to park a bus/motor
 home on private property is completely within reason.
 The presence of codes ^{mentioned} in relation to this representation
 are not designed for prevention of a person parking
 a vehicle on their property.

Unfortunately I have persons very upset that I
 own the said property and every attempt has been
 made to sabotage ^{my} right to use the land for
anything! I have been subjected to petitions in the
 past and had one neighbour state that they are
 very "pissed off" at the council for not offering the
 land to him as it fronts his property.

It is my understanding that the property was offered
 to the said neighbour before I purchased it but
 the purchase was declined as the said neighbour
 expected the Northern Midlands council to simply
 give it to him.

As it was not given to the neighbour, I have been
 subjected to every attempt to make owning the said
 property almost impossible.

I look around the streets and roads and see buses,
 motorhomes, trucks, trailers, caravans etc parked everywhere
 and am left asking if all the owners of these
 vehicles encounter the same inconveniences as
 myself.

In Response to 1 of 2/1.

again I mention, the bus is parked on my block, while I finish converting it into a mobile motorhome, it will be used entirely for personal use, not visiting tourists or any type of business.

Car parking codes, water quality codes and the planning scheme codes are irrelevant to the parking of a bus.

In Response to 2 of 2/2

The banks of Ross Creek are very high, 6-8 feet I would say. If there are local photos showing the site underwater, perhaps they should have been attached. I have had no problems at all with heavy rainfall - let alone moderate rainfall events. It appears to be a vain attempt to drive me to selling the property to the neighbour whom I want it.

I refer to 3 of 2/2

"detriment to the amenity of the area as a whole" an over-statement, ridiculous.

I refer to 4 of 2/2.

To the best of my knowledge, and from credible sources, I believe the land was offered to the adjoining landowner before offered to myself.

The land parcel does exist, the title was created by the Northern Midland Council. It's larger than many blocks of land. It's no fault of the Northern Midlands Council all the above matters arise.

There are no illegal structures on the said property, it's a vehicle, not a structure and no enforcement action should be taken at all.

once again the comment made "Perhaps the council could consider re-purchasing the land to avoid and further developments being proposed for this site" proves that I have been subjected to owning the said land almost impossible.

In response to paragraph 1 of 3

"visual pollution" is an opinion.

In my opinion it is not visual pollution. Its a freshly painted bus, green in colour, behind a hedge. Not unsightly or eye catching to passers by.

In response to paragraph 2 of 3

as already mentioned not all of the properties on white hills rd are picturesque, the clay hill, gee-park etc.

In Response to paragraph 3 of 3.

The block is not tiny as suggested.

The gate is made from brand new colourbond sheets, albeit one cream and one green, 10 minute job to paint if this is of such a concern.

One old vehicle, not various.

I cannot believe the "collection" is an unsightly and unwelcome addition to the white hills rd when compared to other properties on the road as I have previously mentioned. More or less should like an attack of coward to prevent myself from being free to use the land I own.

In Respose to paragraph 4 of 3

"totally inappropriate to erect housing of any kind" a bus is parked on my block, I fail to see why there

is mention of erect housing.

In response to paragraph 6 of 3

by no means is it inappropriate to park a bus on a block of land and should not be refused permission to do so. I have in fact cleaned the block very well since its sale by Northern Midlands Council.

The writer of this representation has failed to remember the block was completely covered in 7 foot high grass.

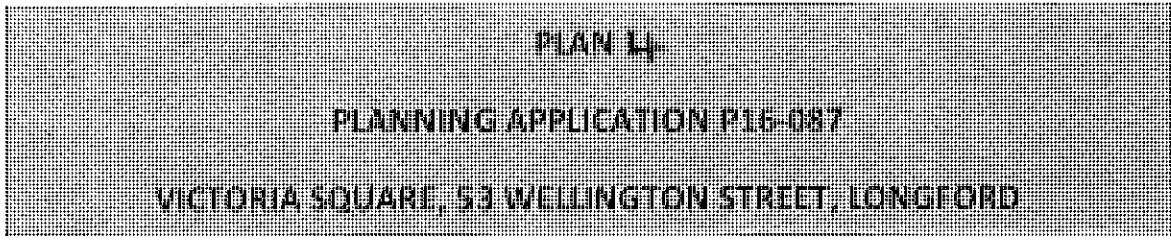
I've completely removed all grass, tied hedge, fixed gate and the block has never looked better. I mow the grass regularly and maintain the block as required. Before my purchase the block was not maintained at all, it was just a big patch of grass.

I hope the members of Northern Midlands Council can see from the representations, the motives are by no means fair or genuine.

Please do not allow the neighbours to sabotage my right to own a block of land and put/park a bus on it, I will be very disappointed if you, the Northern Midlands Council, do not put a stop to the persicutions of the minority who only wish they owned the said land themselves and go to great lengths to try and make issues for me. Preventing me from parking the bus on my land would not achieve any positive outcomes affecting anyone in the area except perhaps a hope I may sell to neighbour backing property.

They do not want me to park a bus because they want it for themselves. Please consider my rights as a landowner, to use the land within every fair reason. fair go.

Yours Sincerely,



ATTACHMENTS

- A Application & plans
- B Responses from referral agencies
- C Representations
- D Assessment against Heritage Code and Heritage Precincts Specific Area Plan

1-423

PLANNING APPLICATION
Proposal

Description of proposal: Replacement of the playground on the
Longford Village Green with a contemporary
destination play space + younger children's playground
(Stage One of a Three stage project)
(attach additional sheets if necessary)

Site address: Village Green (aka Victoria Square)
Wellington Street Longford

ID no: and /or Council's property no:

AND/OR

Area of land: ha/m² and/or CT no:

Estimated cost of project \$ 253,000 (include cost of landscaping,
car parks etc for commercial/industrial uses)

Are there any existing buildings on this property? Yes / No
If yes - main building is used as Memorial Hall

If variation to Planning Scheme provisions requested, justification to be provided:

N/A

(attach additional sheets if necessary)

If outbuilding has a floor area of over 56m², or there will be over 56m² of outbuildings on the lot,
or is over 3m at apex in residential zone, details of the use of the outbuilding to be provided:

N/A

External colours: Pictures showing play equipment + softfall colours
(attach additional sheets if necessary) attached.

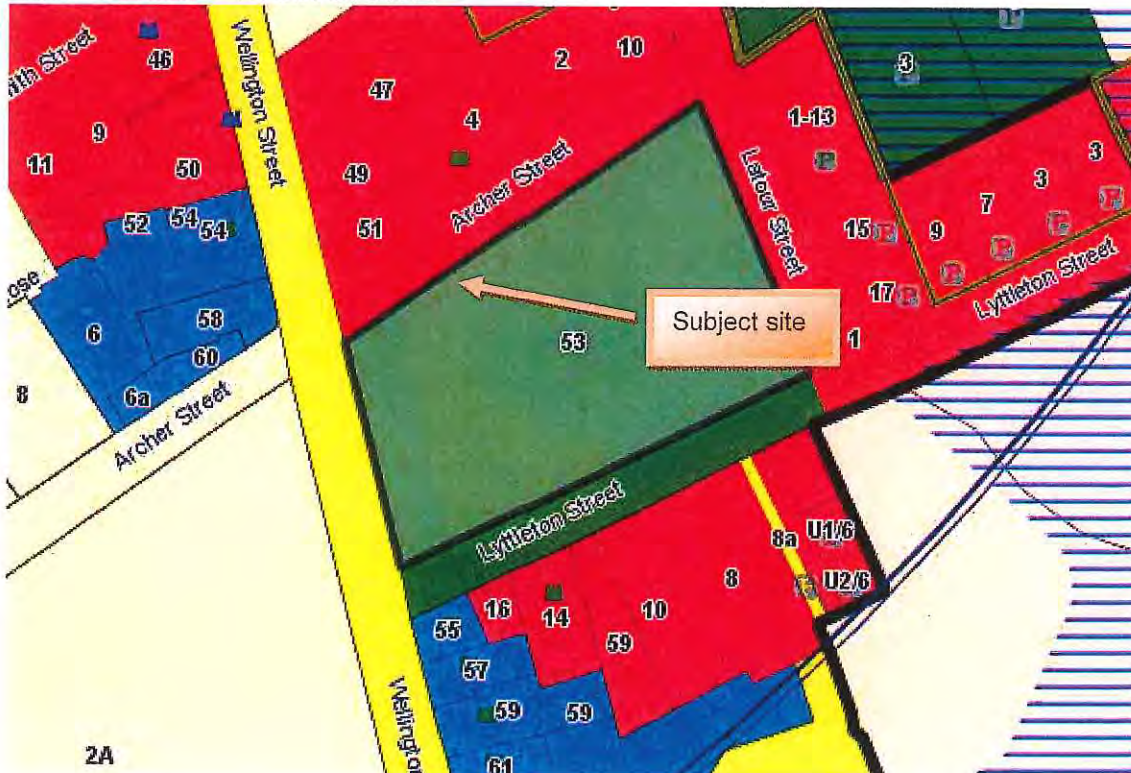
Is any signage required? Yes - beside the equipment item -
pictures attached (if yes, provide details)

EXHIBITED

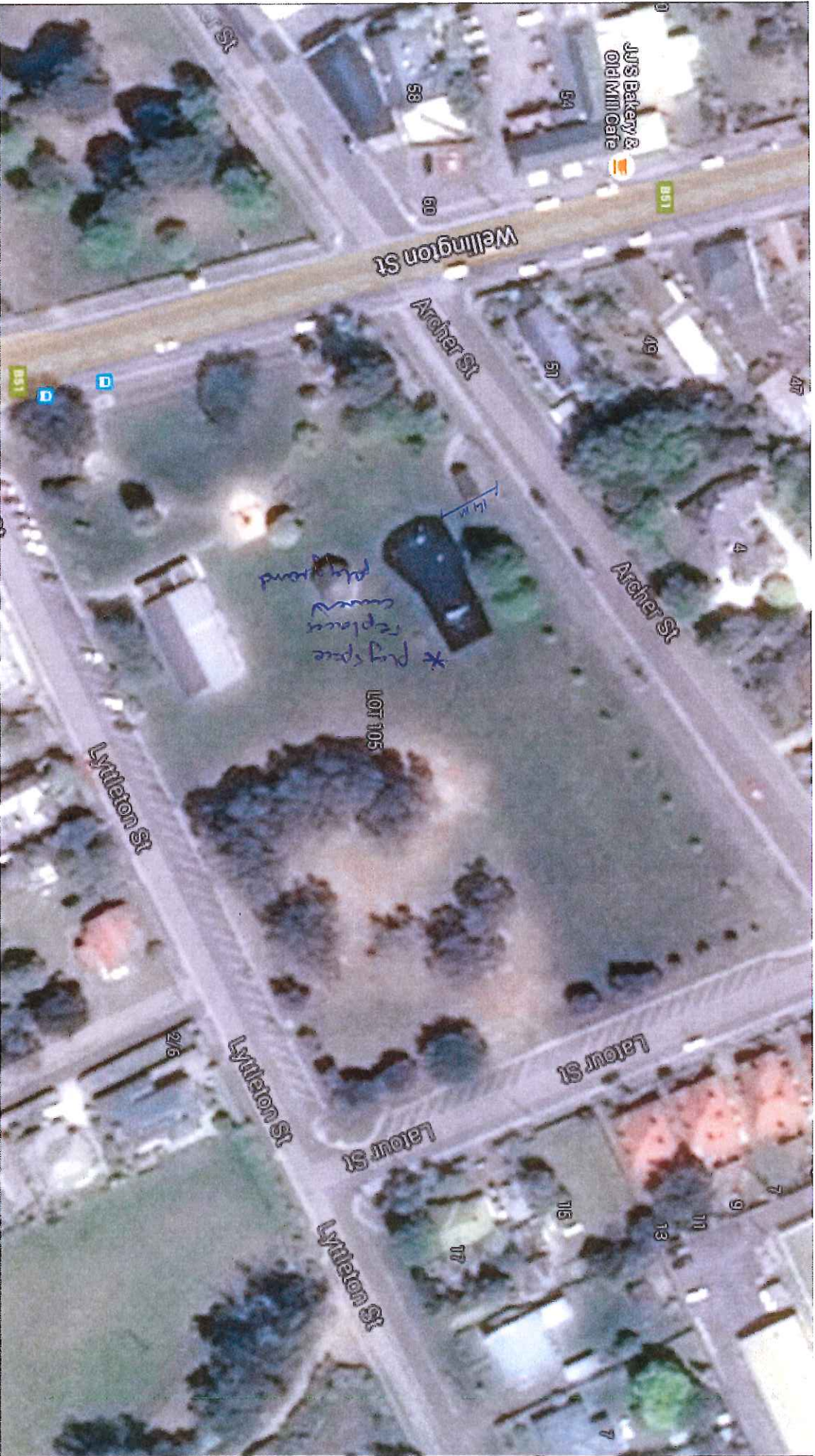
**AERIAL PHOTOGRAPH & SERVICES MAP for VILLAGE GREEN (AKA VICTORIA SQUARE)
53 WELLINGTON STREET, LONGFORD**



ZONING MAP - OPEN SPACE



EXHIBITED



1-425

EXHIBITED



KOMPANI LEGEND:
 AU FREE SPACE ZONE - MAX HEIGHT OF FALL ASSESS SAFETY ZONE
 AU FREE SPACE ZONE - MAX PRODUCT HT. FALL ZONE AREA
 CIRCULATION ZONE - PERIMETRY SWIG
 EN SAFETY ZONE - FINAL DRAWING
 EN SAFETY ZONE - FINAL DRAWING

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 KOMPANI RECOMMENDS A 500MM CLEARANCE FOR BRIDGE PROJECTIONS. ALL SLIDES TO FACE SOUTH-EAST/SOUTHWEST DIRECTION.
 THIS DRAWING IS TO ILLUSTRATE KOMPANI PRODUCT SAFETY ZONES ONLY AND NOT TO BE USED FOR FINAL LANDSCAPE LAYOUTS.

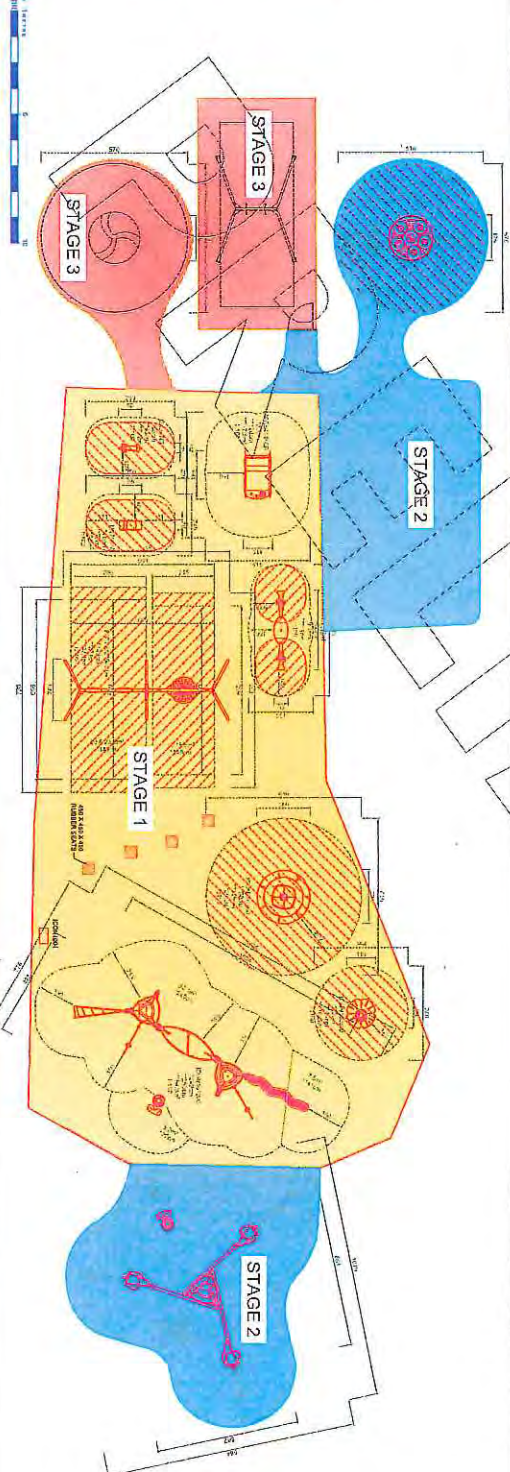
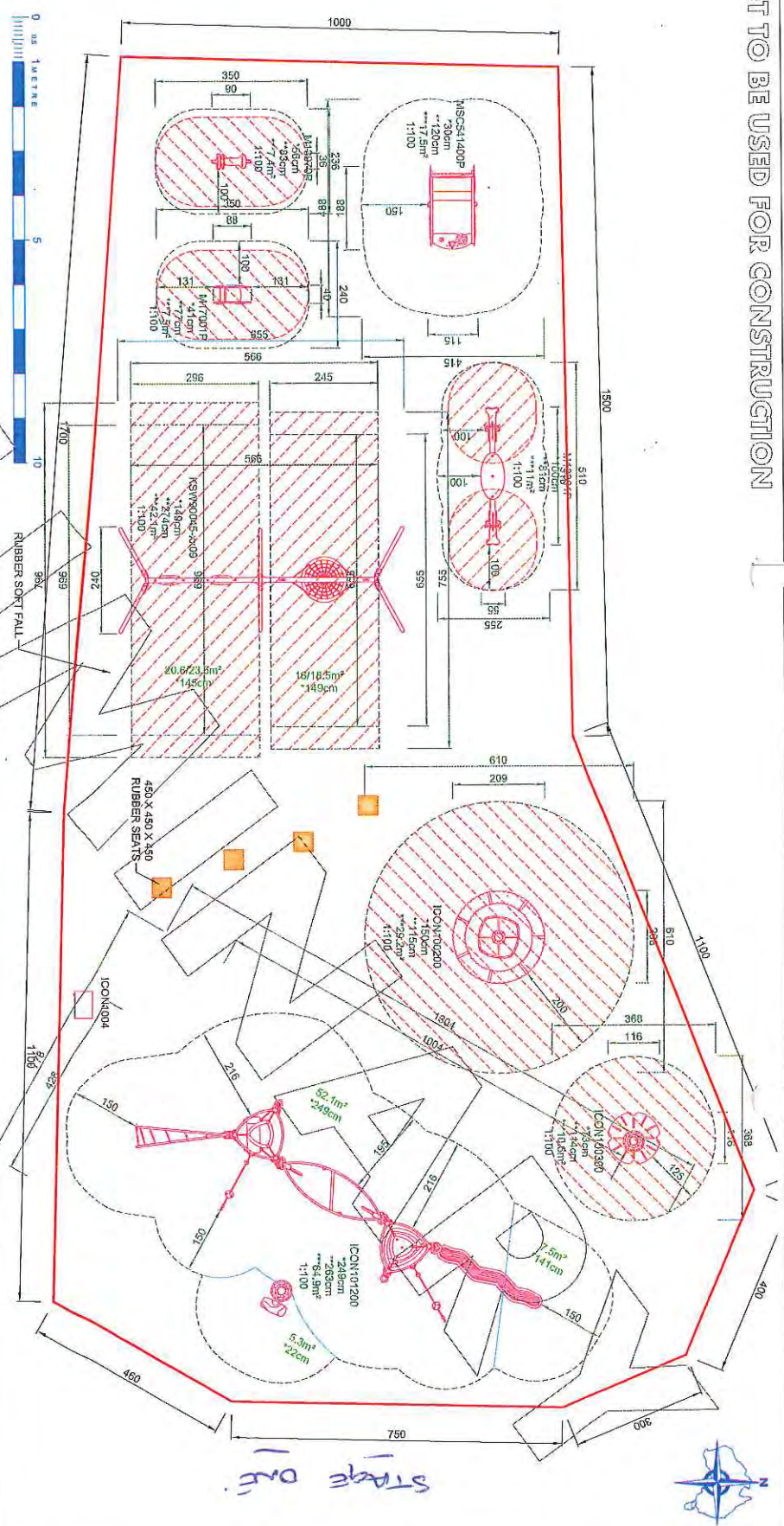
PLAY EQUIPMENT

NAME	CODE
1 NOVA	ICON1022
2 ROCKY	ICON1003
3 SPACE	ICON1012
4 GAME SERVER	ICON1004
5 ICON SIGN	
7 DOUBLE CAR	MSCS4140DP
8 CRACK SCRAMBLER	M1307P
9 DUNE SLIDER	M110
10 MOUNTAIN DOOR	M1800
11 DOUBLE SWING	KSW9004-008
12	
13 SWIRL	ICON1014
14 MULTI SPINNER	ELE00060
15	
17 LIBERTY SWING	BY OTHERS
18	
19 CAROUSEL	BY OTHERS

PLEASE NOTE:

- KOMPANI COMPLIANCE RESPONSIBILITIES EXTEND ONLY TO KOMPANI PLAY EQUIPMENT AND DO NOT COVER LANDSCAPING OR EQUIPMENT PROVIDED BY OTHERS (IF PRESENT). ON INFORMATION SUPPLIED TO KOMPANI BY OTHERS AND HAV NOT BE CORRECT. OVERALL PLAYGROUND DESIGN, INCLUDING SITE LEVELS, OF THE CLIENT.
- 1200MM FROM GROUND LEVEL. MUST BE INSTALLED AT A MAXIMUM HEIGHT OF 1500MM. PLEASE CONFIRM WITH INSTALLER PRIOR TO WORKS.
- SAFETY ZONES MUST HAVE SURFACING TO DEEPEN TO A MAXIMUM HEIGHT OF 150MM EAST TO SOUTH WEST ON BE COVERED WITH A SUITABLE SHADE STRUCTURE.

REV. NO.: date: 15.03.16
 Remark: re-arrange equipments



ICON1002 - NOVA



Product Description

Enhance strength through power and balance. The various Nova games require speed, agility and defence skills. The Nova challenges balance and muscle power and requires effective coordination. The Nova can be played alone or in teams.

Product Information

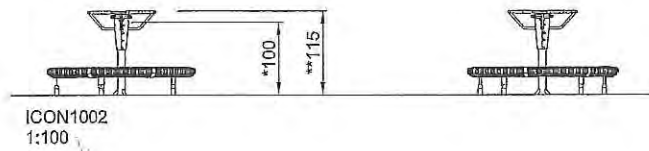
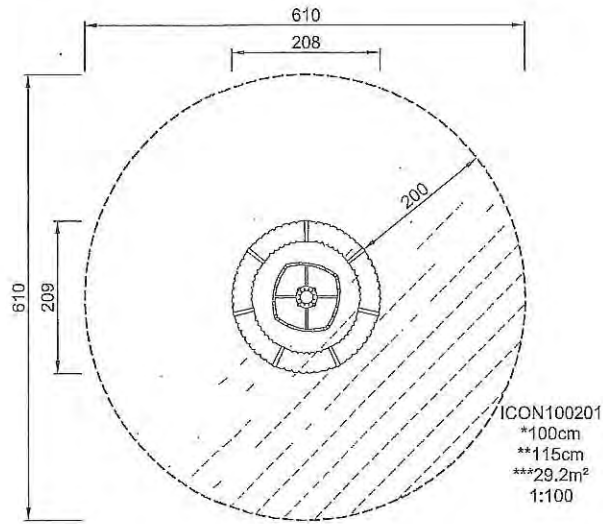
Category:	Electronic Playgrounds
Product line:	ICON
Age group:	8+

Installation:	1 person(s)
	0 hour(s)

Weight / Heaviest part:	0 / 0 kg.
Concrete required:	0 m ³
Foundation amount:	-
Available for surface mount:	Yes
Standard installation depth:	0 cm.



ICON1002 - NOVA



ICON1003 - ROCKY



ROCKING



MEETING



BALANCING



TRAINING



Product Description

Throw your weight around. Be prepared for an exhilarating experience. The ROCKY provides both forceful and finally tuned games. The user influences the games by the direction and weight in which they place their body. The bigger the movement the bigger the returned reaction from the ROCKY.

Product Information

Category:	Electronic Playgrounds
Product line:	ICON
Age group:	8+

Installation:	1 person(s)
	0 hour(s)

Weight / Heaviest part:	0 / 0 kg.
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Concrete required:	0 m ³
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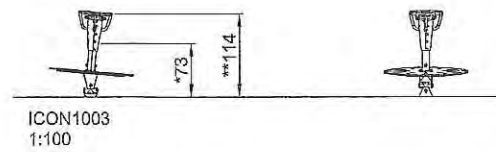
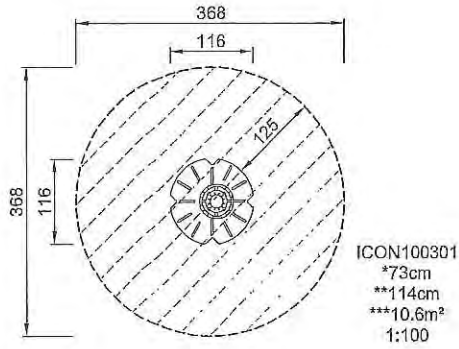
Foundation amount:	-
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Available for surface mount:	Yes
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Standard installation depth:	0 cm.
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ICON1003 - ROCKY



ICON1012 - SPACE



Product Description

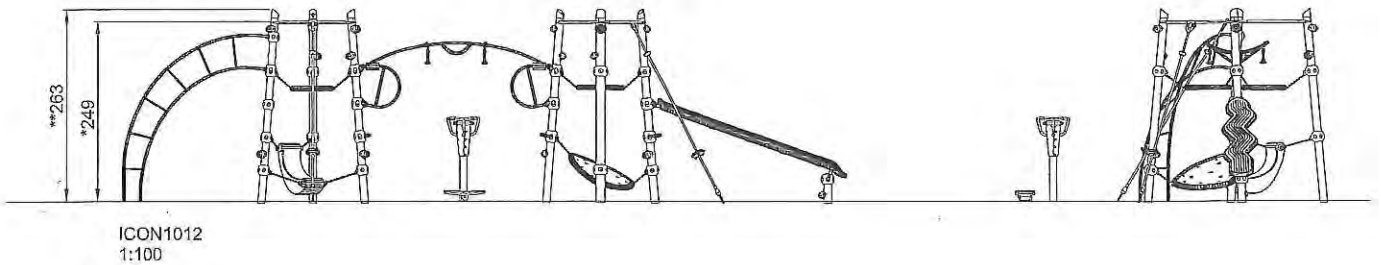
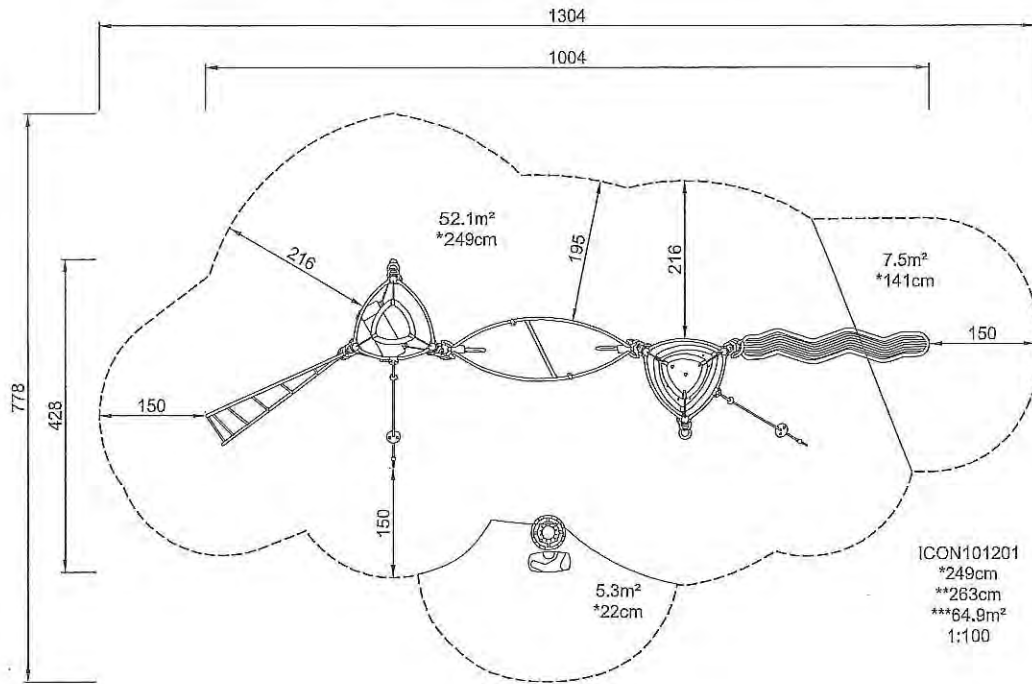
Hit the Node to win. Flashing game nodes are placed at strategic positions around the structure; hit the lighted nodes to win. The Space requires, teamwork, agility and alertness.

Product Information

Category:	Electronic Playgrounds
Product line:	ICON
Age group:	8+
Installation:	1 person(s) 0 hour(s)
Weight / Heaviest part:	0 / 0 kg.
Concrete required:	0 m ³
Foundation amount:	-
Available for surface mount:	Yes
Standard installation depth:	0 cm.



ICON1012 - SPACE

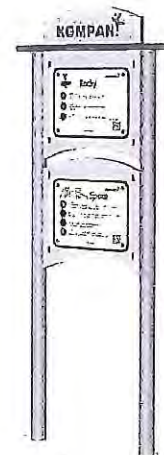
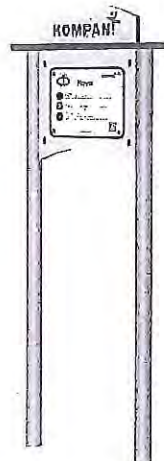


1-433

Ultimate Play

Playground Installers of Tasmania
 ABN: 42 559 336 415

ICON SIGNS



Dimensions:
 Each sign is 132.8 cm high + 60 cm wide.

carolyn@ultimateplay.com.au
 0455 336 646

peter@ultimateplay.com.au
 0407 293 113

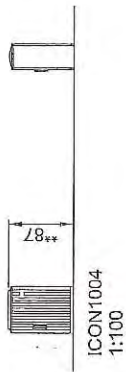
belinda@ultimateplay.com.au
 0408 833 384



EXHIBITED

www.ultimateplay.com.au

1-434



EXHIBITED

MSC5414 - Double Car



THEME AND ROLE PLAY



CLIMBING



MEETING



EXPERIMENTING



Product Description

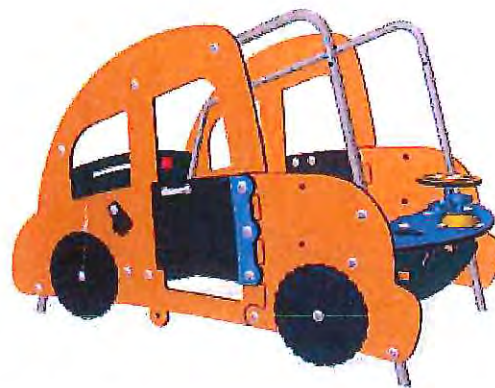
This wonderfully recognisable play furniture offers all the items necessary to spur the imagination and naming of items close to the toddler world and the telling of stories toddlers can relate to. The action taking place in the space surrounding the car is furthered by the manifold tactile and cause-and-effect details. They stimulate the interaction between the inside and the outside of the Double Car.

Product Information

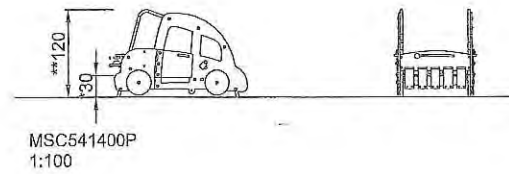
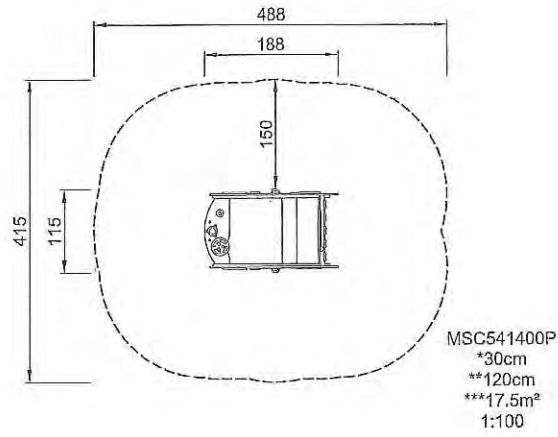
Category:	Toddlers
Product line:	MOMENTS
Age group:	1+

Installation:	1 person(s)
	7 hour(s)

Weight / Heaviest part:	0 / 0 kg.
Concrete required:	0 m ³
Foundation amount:	4
Available for surface mount:	Yes
Standard installation depth:	0 cm.



MSC5414 - Double Car



M130 - Crazy Scrambler



ROCKING



THEME AND ROLE PLAY



MEETING



Product Description

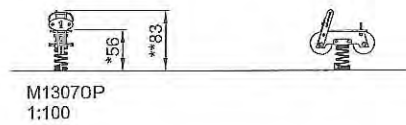
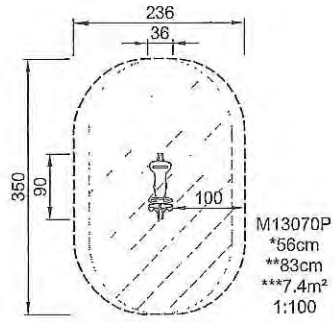
A whoosh of excitement is felt when this fast little motorbike, leaning to one side, takes the corner. This sturdy play item with its powerful single spring-motor can seat two policemen, one behind the other. So hold on to your hats everyone!

Product Information

Category:	Springers
Product line:	MOMENTS
Age group:	1+
Installation:	1 person(s) 2 hour(s)
Weight / Heaviest part:	0 / 0 kg.
Concrete required:	0 m ³
Foundation amount:	1
Available for surface mount:	Yes
Standard installation depth:	0 cm.
Colors:	■



M130 - Crazy Scrambler



M170 - Dune Buggy



ROCKING



THEME AND ROLE PLAY



Product Description

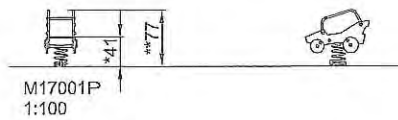
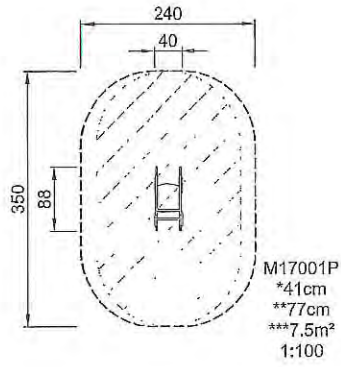
Climb the Buggy and take a ride along the seaside. The lively little car is a real fast-runner, when you first you are in it. Take seat and rock along.

Product Information

Category:	Springers
Product line:	MOMENTS
Age group:	1+
Installation:	1 person(s) 2 hour(s)
Weight / Heaviest part:	0 / 0 kg.
Concrete required:	0 m ³
Foundation amount:	1
Available for surface mount:	Yes
Standard installation depth:	0 cm.
Colors:	



M170 - Dune Buggy



M183 - Motorcycle seesaw



ROCKING



THEME AND ROLE PLAY



MEETING



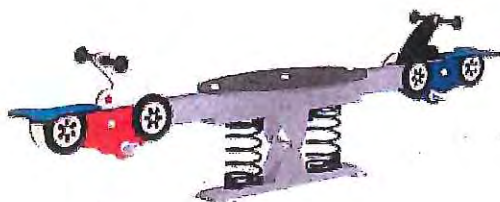
Product Description

Product Information

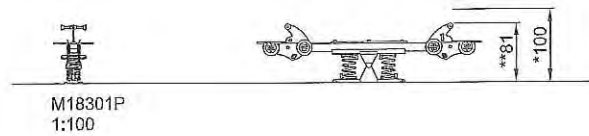
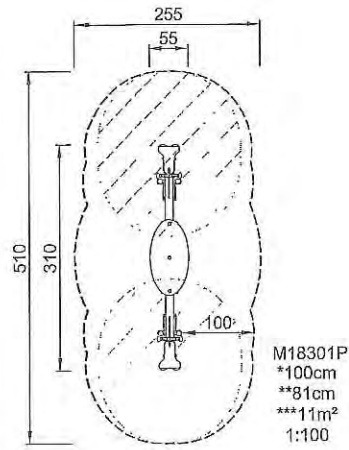
Category:	Seesaws
Product line:	MOMENTS
Age group:	3+

Installation:	1 person(s)
	4 hour(s)

Weight / Heaviest part:	0 / 0 kg.
Concrete required:	0 m ³
Foundation amount:	1
Available for surface mount:	Yes
Standard installation depth:	0 cm.



M183 - Motorcycle seesaw



KSW90045-0909 - Two Bay Combi Swing, Metal, H=2.5m, 90cm in ground

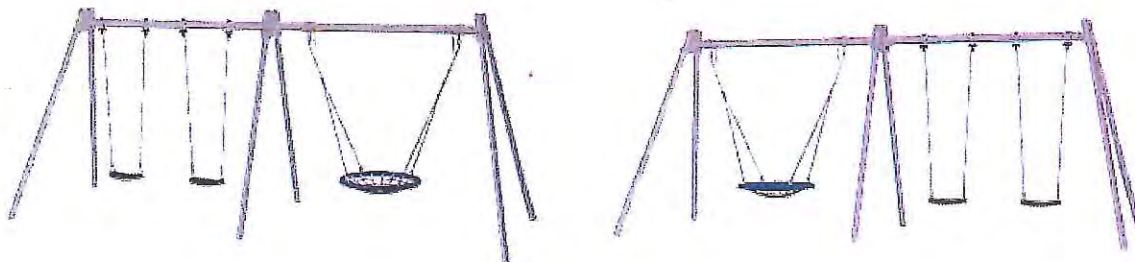


Product Description

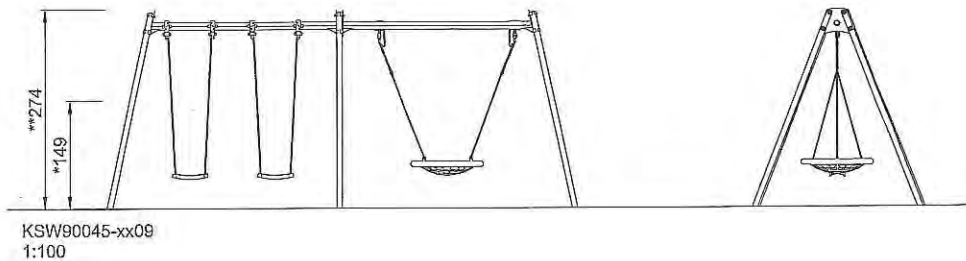
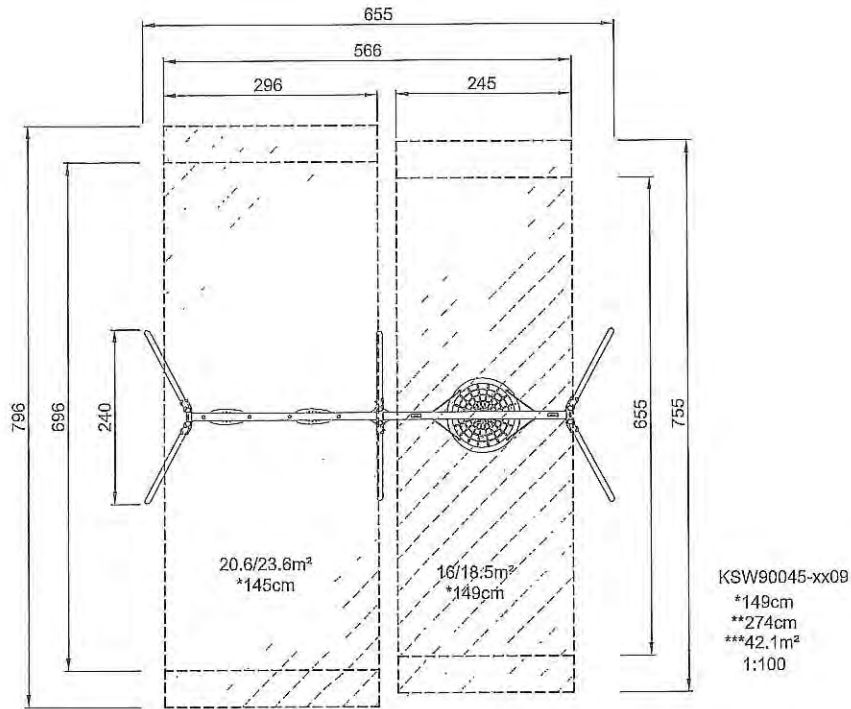
KOMPAN swings can be configured to adapt individual needs & demands. All A-Frame swings are available in 2,0m and 2,5m height with posts of impregnated pine wood, hardwood or hot dip galvanized steel. As seats we offer standard swing seat, cradle seat, toddler seat or bird nests with a diameter of \varnothing 100cm or 120cm. Further the seats are available with either hot dip galvanized chains or stainless steel chains and if preferred with antiwrap suspensions. The modular swing system also enable multibay configurations with 2,3,4 or more sections.

Product Information

Category:	Swings
Product line:	MOMENTS
Age group:	4+
Installation:	1 person(s) 5 hour(s)
Weight / Heaviest part:	0 / 0 kg.
Concrete required:	0 m ³
Foundation amount:	6
Available for surface mount:	Yes
Standard installation depth:	0 cm.



KSW90045-0909 - Two Bay Combi Swing, Metal, H=2.5m, 90cm in ground



LONGFORD PLAY SPACE AND PLAYGROUND

**CONCEPT DESIGNS SHOWING PROPOSED SOFTFALL
COLOURS**

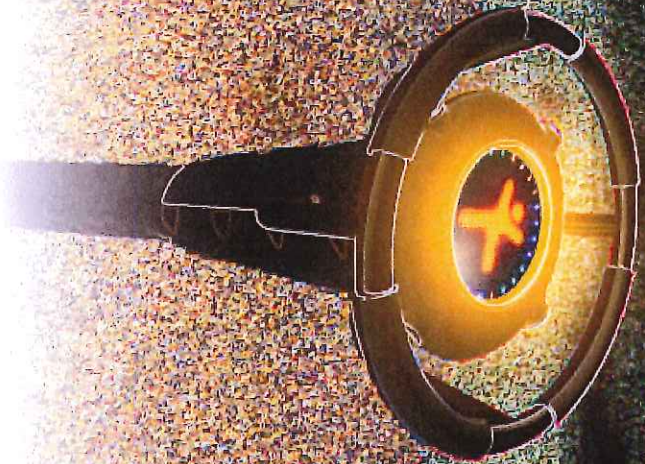
EXHIBITED

Ultimate Play

1-446

EXHIBIT

Victoria Square Longford



PETER DAVEY
M. 0407 293 113
E peter@ultimateplay.com.au
ultimateplay.com.au

KOMPANITM

Option 1

Space

Hit the Node to win. Flashing game nodes are placed at strategic positions around the structure: hit the lighted nodes to win. The Space requires teamwork, agility and alertness.

Double swing, bird's nest

KOMPAN swings can be configured to adapt individual needs & demands. All A-Frame swings are available in 2,0m and 2,5m height with posts of impregnated pine wood, hardwood or hot dip galvanized steel. As seats we offer standard swing seat, cradle seat, toddler seat or bird nests with a diameter of 100cm or 120cm.

Dune buggy

Climb the Buggy and take a ride along the seaside. The lively little car is a real fast-runner, when you first you are in it. Take seat and rock along.

Crazy Scrambler

A whoosh of excitement is felt when this fast little motorcycle, leaning to one side, takes the corner. This sturdy play item with its powerful single spring-motor can seat two policemen, one behind the other. So hold on to your hats everyone!

Stage 3

Stage 2

Rocky

Throw your weight around. Be prepared for an exhilarating experience. The ROCKY provides both forceful and finely tuned games. The user influences the games by the direction and weight in which they place their body. The bigger the movement the bigger the returned reaction from the ROCKY.

Nova

Enhance strength through power and balance. The various Nova games require speed, agility and defence skills. The Nova challenges balance and muscle power and requires effective coordination. The Nova can be played alone or in teams.

Motorcycle seesaw

The Motorcycle Seesaw is designed for a child to enjoy movement in the company of another child. The ergonomically-designed footrests and handholds put the child in control of his body and allow him to utilize all his strength making the seesaw move up and down.

Double car

This wonderfully recognisable play furniture offers all the items necessary to spur the imagination and naming of items close to the toddler world and the telling of stories toddlers can relate to. The action taking place in the space surrounding the car is furthered by the manifold tactile and cause-and-effect details. They stimulate the interaction between the inside and the outside of the Double Car.

Stage 2

EXHIBITED



1-449



EXHIBITED

1-450



EXHIBITED



EXHIBITED

1-452



EXHIBITED

1-453



EXHIBITED

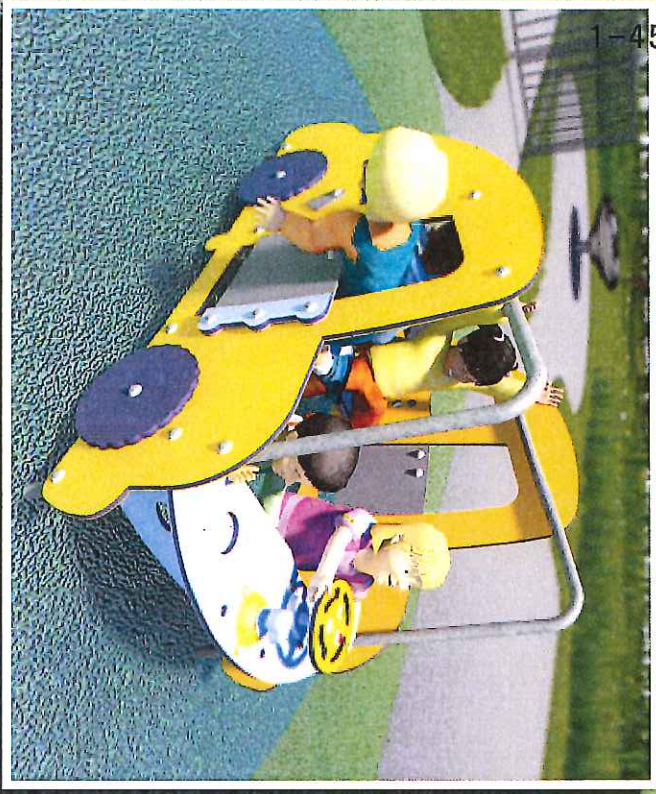
1-454



EXHIBITED



1-455



EXHIBITED



EXHIBITED

NORTHERN MIDLANDS COUNCIL

REPORT FROM: HERITAGE ADVISER, DAVID DENMAN
DATE: 26-Apr-2016
REF NO: P16-087; 113600.2
SITE: Victoria Square, 53 Wellington Street, Longford
PROPOSAL: Replacement playground at Longford Village Green with contemporary destination play space & children's playground (heritage-listed place)
APPLICANT: Northern Midlands Council
REASON FOR REFERRAL: HERITAGE PRECINCT
HERITAGE-LISTED PLACE
*Local Historic Heritage Code
Heritage Precincts Specific Area Plan*

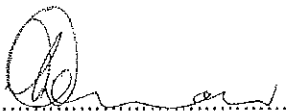
Do you have any objections to the proposal: **No**

Do you have any other comments on this application?

The Village Green is a multi-purpose public space that makes an important contribution to the social and cultural activities within the Longford community. It is not a static place and has changed over the years to reflect community needs. The Memorial Hall is not a heritage building and the other structures on the Green are 20th century. The proposed redevelopment of the Children's Playground is a further response to the changing needs and expectations within the community.

The play equipment is not a permanent structure and will be subject to replacement in time.

It is my opinion that the development will have an acceptable impact on the cultural heritage values of the Village Green.



David Denman (Heritage Adviser)

Date: 26.5.2016

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.

E13.5 Use Standards

E13.5.1 Alternative Use of heritage buildings

Comment: N/a

E13.6 Development Standards

E13.6.1 Demolition

<i>Objective: To ensure that the demolition or removal of buildings and structures does not impact on the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.</i>	
Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	<p>P1.1 Existing buildings, parts of buildings and structures must be retained except:</p> <ul style="list-style-type: none"> 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 <p>P1.2 Demolition must not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>

Comment: Satisfies the performance criteria.

E13.6.2 Subdivision and development density

Comment: N/a

E13.6.3 Site Cover

<i>Objective: To ensure that site coverage is consistent with historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts, if any.</i>	
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.	<p>P1 The site coverage must:</p> <ul style="list-style-type: none"> 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

	<i>management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</i>
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Comment: Satisfies the performance criteria.

E13.6.4 Height and Bulk of Buildings

Comment: N/a

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.

Acceptable Solutions	Performance Criteria
<p>A1 <i>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.</i></p>	<p>P1 <i>New fences must:</i></p> <ul style="list-style-type: none"> a) <i>be designed to be complementary to the architectural style of the dominant buildings on the site or</i> b) <i>be consistent with the dominant fencing style in the heritage precinct; and</i> c) <i>not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</i>

Comment: N/a

E13.6.6 Roof Form and Materials

Comment: N/a

E13.6.7 Wall materials

Comment: N/a

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.

Acceptable Solutions	Performance Criteria
<p>A1 <i>New buildings and structures must be in accordance with the acceptable development criteria for setbacks of buildings and structures to the road within a precinct identified in Table E13.1: Heritage Precincts, if any.</i></p>	<p>P1 <i>The front setback for new buildings or structure must:</i></p> <ul style="list-style-type: none"> a) <i>be consistent with the setback of surrounding buildings; and</i> b) <i>be set at a distance that does not detract from the historic heritage significance of the place; and</i> c) <i>not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</i>

Comment: Satisfies the performance criteria.

E13.6.9 Outbuildings and Structures

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
<p>A1 Outbuildings and structures must be:</p> <p>a) set back an equal or greater distance from the principal frontage than the principal buildings on the site; and</p> <p>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.</p>	<p>P1 New outbuildings and structures must be designed and located ;</p> <p>a) to be subservient to the primary buildings on the site; and</p> <p>b) to not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>

Comment: Satisfies the performance criteria.

E13.6.10 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
<p>A1 Car parking areas for non-residential purposes must be:</p> <p>a) located behind the primary buildings on the site; or</p> <p>b) in accordance with the acceptable development criteria for access and parking as within a precinct identified in Table 1: Heritage Precincts, if any.</p>	<p>P1 Car parking areas for non-residential purposes must not:</p> <p>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</p> <p>b) detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>

Comment: N/a

E13.6.11 Places of Archaeological Significance

Comment: N/a

E13.6.12 Tree and Vegetation Removal

Comment: N/a

E13.6.13 Signage

Objective: To ensure that signage is appropriate to conserve the historic heritage significance of local heritage places and precincts.

Acceptable Solutions	Performance Criteria
<p>A1 Must be a sign identifying the number, use, heritage significance, name or occupation of the owners of the property not greater than 0.2m².</p>	<p>P1 New signs must be of a size and location to ensure that:</p> <p>a) period details, windows, doors and other architectural details are not covered or removed; and</p> <p>b) heritage fabric is not removed or destroyed through attaching signage;</p>

	<p>and</p> <p>c) the signage does not detract from the setting of a heritage place or does not unreasonably impact on the view of the place from public viewpoints; and</p> <p>d) signage does not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>
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Comment: Satisfies the performance criteria.

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.

<p>Heritage Precincts –</p> <ol style="list-style-type: none"> 1. Evandale Heritage Precinct 2. Ross Heritage Precinct 3. Perth Heritage Precinct 4. Longford Heritage Precinct 5. Campbell Town Heritage Precinct
<p>Existing Character Statement - Description and Significance</p> <p>4 LONGFORD HERITAGE PRECINCT CHARACTER STATEMENT</p> <p>The Longford Heritage Precinct is unique because it is the core of an intact nineteenth century townscape, rich with significant structures and the atmosphere of a centre of trade and commerce for the district. Traditional commercial buildings line the main street, flanked by two large public areas containing the Christ Church grounds and the War Memorial. The street then curves gently at Heritage Corner towards Cressy, and links Longford to the surrounding rural farmland, creating views to the surrounding countryside and a gateway to the World Heritage listed Woolmers and Brickendon estates. Heritage residential buildings are tucked behind the main street comprising traditional styles from the mid nineteenth century to the early twentieth century, including significant street trees, picket fences and cottage gardens. The rural township feel is complemented by a mix of businesses serving local needs, tourism and historic interpretation. Longford's heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the town.</p>
<p>Management Objectives</p> <p>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.</p> <p>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.</p>

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

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: Although the subject site is within the Heritage Precincts Specific Area Plan, there are no relevant standards of development in relation to playground equipment.



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: P16-087
EXEMPTION NO: #963
REGISTERED PLACE NO: #5157
FILE NO: 09-70-18THC
APPLICANT: Northern Midlands Council
DATE: 26 April 2016

CERTIFICATE OF EXEMPTION

(Historic Cultural Heritage Act 1995)

The Place: 'Victoria Square', 53 Wellington Street, Longford.

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

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

Works: Replace the existing playground on the Village Green with a new contemporary play space and younger children's playground.

Documents: Email request to Heritage Tasmania, dated 22/04/2016 with attached: (i) Exemption Certificate Application, dated 22/04/2016; (ii) Planning Application, and; (iii) Plans.

Comments: The Tasmanian Heritage Register entry for 'Victoria Square' describes "an obelisk shaped war memorial on a stepped base". The Heritage Management System further notes that "the park and hall are not included".

The works, to install a replacement playground will have no physical impact on the war memorial, or its immediate setting. The works have no appreciable impact on the ability to interpret the open space and planning of Victoria Square as an important aspect of Longford's nineteenth century commercial development.

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

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

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

A handwritten signature in black ink, appearing to be 'C. Bonner', with a stylized flourish at the end.

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

The General Manager
Northern Midlands Council

4th May, 2016

Re: Development Application No P16-087

I wish to object to the above application on the following grounds:

1. The playground does not reflect the heritage values of the place, nor of the immediate vicinity, in-fact, its design, layout and colour schemes are completely incongruous with the standards that Council apply to building developments in heritage sensitive areas.
2. The proposed location on the Village Green is in close proximity to a very busy major road and no yet no boundary fencing is included in the application, thus safety issues are not addressed in the application.
3. While I understand that this application is not required to comply with the Disability Discrimination Act, it seems selfish and unjustified that a capital cost of \$253,000 does not enable access and participation for all members of the community. Council should be ashamed and embarrassed by not considering equal access and opportunity, especially when spending such large amounts of money.
4. My extensive experience and expertise in the area of play and education allows me to conclude that playground such as is proposed in this application promote anti-social and competitive behavior. I don't believe it is in the best interests of children, families and the community to be actively promoting such behavior.
5. This application is for stage one of a three stage development. It seems highly inappropriate to assess one stage of the development in isolation to the other stages. No information is included in the application which gives any idea what may be involved in stages two and three, and if any of the development is contingent on another part of the development. Council should be required to provide full details about the entire development.

I am happy to discuss these issues with you further should you require any clarification to the points raised.

Yours sincerely,

Robert Henley

Jan Cunningham

From: dee.alty@gmail.com
Sent: Monday, 2 May 2016 1:53 PM
To: NMC Planning
Subject: Re: Notice of Planning Application P16-087 to Longford Local District Committee

To General Manager

OBJECTION

Reference No P16-087

The proposed replacement at Longford Village Green with contemporary destination play space and children's playground (heritage listed place).

I wish to object to this planning application on the grounds that

(1) it does not reflect the heritage values of its surrounds.

The Council has agreed to develop and promote the historic aspects of Longford, yet wishes to put something ultra modern in the middle of a public open space with no reference to its heritage values. This proposal would change the concept of the village green and negate its historic values.

(2.) The planning application makes a comment that this is stage one, and there isn't apparently any information regarding subsequent stages.

The cost of stage one is put at \$253,000, including cost of landscaping. Yet I understand the cost of the bigger project is far in excess of that. Would this then attract a further development application? Therefore I object on the fact that the whole proposal is not transparent, nor advises the full extent of the proposal.

(3) From an original sighting of a picture of the play equipment, (nothing is attached to the application on line), I understand this equipment is electronic and may have flashing lights and sounds. No mention has been made on whether or how this may affect surrounding properties. I believe this site is a passive recreational place. Therefore my objection would be that this is a permanent structure, and therefore would detrimental to the quiet enjoyment of the surrounding residential properties.

I would be grateful of an acknowledgement of receipt of my objection.

Thank you.

Dee Alty
19 Pakenham Street
Longford
Email: dee.alty@gmail.com

Ps Apologies, I don't have access to PDF format on this equipment

Sent from my iPhone

On 26 Apr 2016, at 11:57 AM, NMC Planning <planning@nmc.tas.gov.au> wrote:

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

Not applicable

Comment:

The subject site is within a Heritage Precinct and the subject place is heritage listed.

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.	<p>P1.1 Existing buildings, parts of buildings and structures must be retained except:</p> <ul style="list-style-type: none"> 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

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

E13.6.2 Subdivision and development density

Comment: N/a

E13.6.3 Site Cover

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

Comment: Satisfies the performance criteria.

E13.6.4 Height and Bulk of Buildings

Comment: N/a

E13.6.5 Fences

<p><i>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.</i></p>	
Acceptable Solutions	Performance Criteria
<p>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.</p>	<p>P1 New fences must:</p> <p>a) be designed to be complementary to the architectural style of the dominant buildings on the site or</p> <p>b) be consistent with the dominant fencing style in the heritage precinct; and</p> <p>c) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>

Comment: N/a

E13.6.6 Roof Form and Materials

Comment: N/a

E13.6.7 Wall materials

Comment: N/a

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.

Acceptable Solutions	Performance Criteria
A1 New buildings and structures must be in accordance with the acceptable development criteria for setbacks of buildings and structures to the road within a precinct identified in Table E13.1: Heritage Precincts, if any.	P1 The front setback for new buildings or structure must: <ul style="list-style-type: none"> a) be consistent with the setback of surrounding buildings; and 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: <ul style="list-style-type: none"> 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 ; <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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

E13.6.11 Places of Archaeological Significance

Comment: N/a

E13.6.12 Tree and Vegetation Removal

Comment: N/a

E13.6.13 Signage

Objective: To ensure that signage is appropriate to conserve the historic heritage significance of local heritage places and precincts.

Acceptable Solutions	Performance Criteria
A1 <i>Must be a sign identifying the number, use, heritage significance, name or occupation of the owners of the property not greater than 0.2m².</i>	P1 <i>New signs must be of a size and location to ensure that:</i> a) <i>period details, windows, doors and other architectural details are not covered or removed; and</i> b) <i>heritage fabric is not removed or destroyed through attaching signage; and</i> c) <i>the signage does not detract from the setting of a heritage place or does not unreasonably impact on the view of the place from public viewpoints; and</i> d) <i>signage does not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</i>

Comment: Satisfies the performance criteria.

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.

Heritage Precincts – 1. <i>Evandale Heritage Precinct</i> 2. <i>Ross Heritage Precinct</i> 3. <i>Perth Heritage Precinct</i> 4. <i>Longford Heritage Precinct</i> 5. <i>Campbell Town Heritage Precinct</i>
Existing Character Statement - Description and Significance 4 LONGFORD HERITAGE PRECINCT CHARACTER STATEMENT <i>The Longford Heritage Precinct is unique because it is the core of an intact nineteenth century townscape, rich with significant structures and the atmosphere of a centre of trade and commerce for the district. Traditional commercial buildings line the main street, flanked by two large public areas containing the Christ Church grounds and the War Memorial. The street then curves gently at Heritage Corner towards Cressy, and links Longford to the surrounding rural farmland, creating views to the surrounding countryside and a gateway to the World Heritage listed Woolmers and Brickendon estates. Heritage residential buildings are tucked behind the main street comprising traditional styles from the mid nineteenth century to the early twentieth century, including significant street trees, picket fences and cottage gardens. The rural township feel is complemented by a mix of businesses serving local needs, tourism and historic interpretation. Longford's heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the town.</i>
Management Objectives <i>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.</i> <i>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.</i>

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

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: Although the subject site is within the Heritage Precincts Specific Area Plan, there are no relevant standards of development in relation to playground equipment.