

PLAN **3**

PLANNING APPLICATION P18-037

10 RUSSELL STREET, EVANDALE

ATTACHMENTS

- A Application & plans, correspondence with applicant
- B Responses from referral agencies
- C Representations & applicant's response
- D Assessment against heritage provisions

PLANNING APPLICATION Proposal

Description of proposal: Proposed Multiple Dwellings

.....
.....
.....

(attach additional sheets if necessary)

If applying for a subdivision which creates a new road, please supply three proposed names for the road, in order of preference:

1..... 2..... 3.....

Site address: 10 Rossell Street,
Evandale, 7212

CT no: 68461/2

Estimated cost of project \$350,000 (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 Shop - Retail

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

.....
.....
.....
.....

(attach additional sheets if necessary)

Is any signage required? No
(if yes, provide details)

Eva Louise Doolan

C/L: 307/174

DIAGRAM FROM ACTUAL SURVY

N.S. 4/16



REGISTERED NUMBER

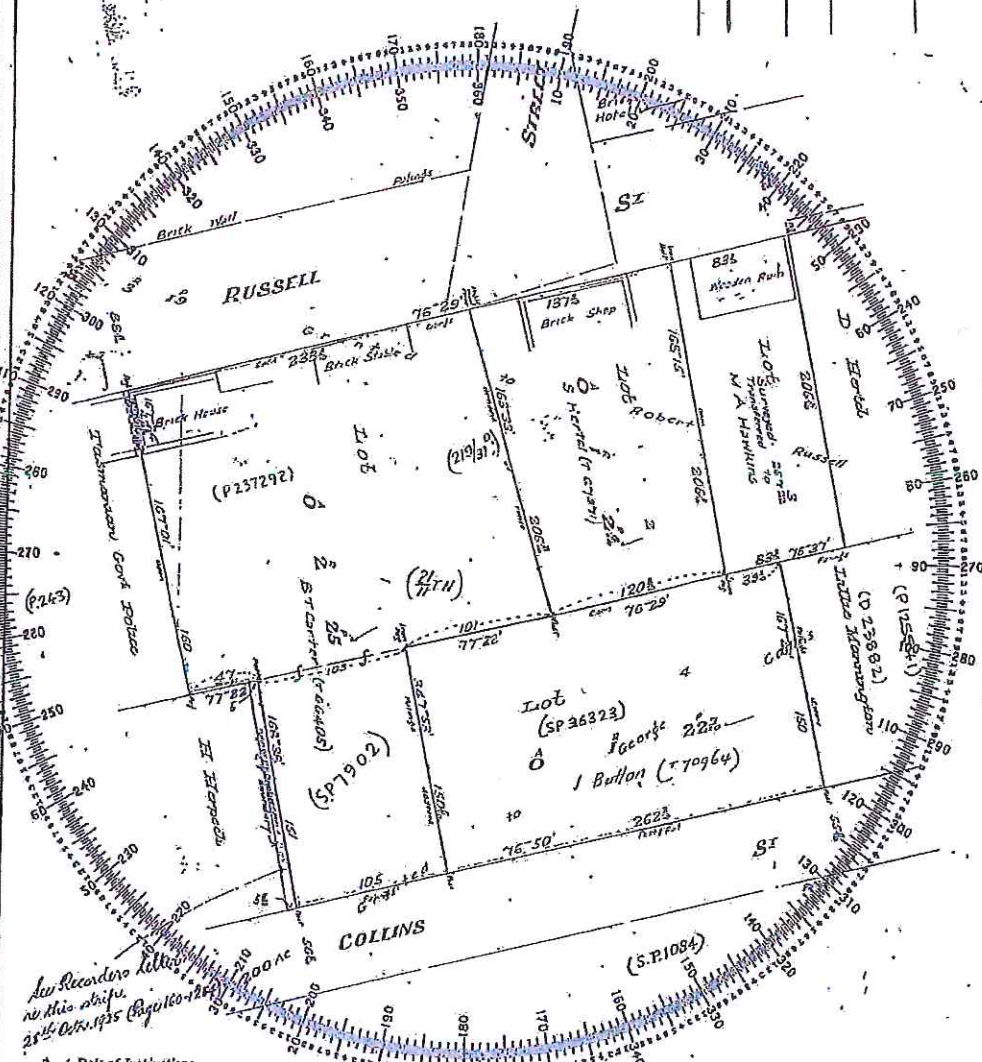
68461

No. OF APPLICATION

TOWN OF EVANDALE

Scale 60 LINES to an inch.

BEARING	DISTANCE	FROM



See Recorder's letter in this office 25th Oct. 1925 (Page 160-162)

To be filled in by Surveyor

Date of Instructions _____

Survey commenced } 25 7 22

Survey finished }

Error of close 1 in Sec. 1000

Plotted by *W.H.*

Examined as to boundaries *W.H.*

Mathematically checked *W.H.*

Entered on map by *W.H.*

I Cyril Binley Withorn of Launceston Authorised Surveyor, of Tasmania, do solemnly and sincerely declare that this plan has been made from surveys executed by me or under my own personal supervision, inspection, and field check, and that both plan and survey are correct, and have been made in accordance with the by-laws of the Surveyor's Board, dated 1st May, 1913.

And I make this solemn declaration by virtue of Section 132 of "The Evidence Act, 1910."

Declared at Launceston this 29th day of July 1925, before me,

W.H. Adams
Justice of the Peace.

Cyril Binley Withorn
Authorised Surveyor.

Exhibited

Heritage Design Statement - 06/03/2017

Applicant: Design To Live

Development: Proposed Multiple Dwellings

Owner: P.J. & A.M. Routley

Address: 10 Russell Street, Evandale

Zone: Local Business

Proposed Unit 1: 128.76m²

Proposed Unit 2: 128.76m²



The proposed Multiple Dwelling development at 10 Russell Street, Evandale has been designed to maintain the essence of the historical Evandale Village. The development is sited at the rear of an existing, unchanged shop, see Image 1 below, the proposed development is to have a similar roof angle and the feature bricks on the northern elevation are to tie in with the bricks on the shop frontage.



Image 1. Existing shop front

Exhibited

The surrounding blocks have utilised the entire block to develop while maintaining the character and charm of the Evandale community. See image 2 bellow showing an aerial image of Numbers 6, 8 and 12 having outbuildings and number 14 having a multiple dwelling in the same citing in relation to the street on their property as the proposed development at number 10 Russell Street. Image 3 bellow shows the access to the driveway with the neighbouring shed at the rear of their property with a gable end to compliment the proposed development with dual gable ends visible when viewed from the street.



Image 2. Showing the citing of other buildings around number 10 Russell Street.



Image 3. Neighbouring property with gable end shed at the rear.

The proposed development has 2x 'L' shaped units that create a 'U' shaped plan form that enables us to form a dual gable end that is common in the area. The roof is to be pitched at 35 degrees which compliments the character of the historical Evandale area. See image 4 bellow showing gable end treatment of the buildings at numbers 6 and 8 Russell street.



Image 4. Buildings at Numbers 6 and 8 Russell Street

The existing street scape will be retained, there is no work proposed to the shop building and the existing historical fence on the western side will be untouched and the eastern side will have the gate widened, but have the character retained.

The proposed development has been designed to fit in with attraction of the local village character:

- Windows are vertically proportioned with the front facing windows double hung with mullions creating a grid of smaller panes of glass.
- There are no overhangs on the eaves to fit in with the historic building in Evandale that have little or no eaves, and the gutters are called up as quad, half round or ogee profile.
- A private veranda to the East and West of the site which also fits in with the local historic design principles.

See Image 5 below of the properties at numbers 15 and 17 Russell Street as an example of the vertically proportioned windows, treatment of the eaves and gutters and veranda at 17 Russell Street.

1-281
Exhibited

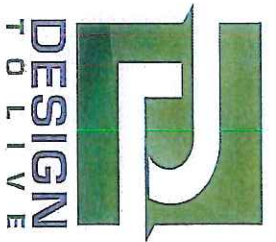


Image 5. Properties at 15 and 17 Russell St

Regards,
Mitch Lloyd (B.EvnDes, M.Arch)

(Acc # CC6320)

PROPOSED MULTIPLE DWELLINGS
10 RUSSELL STREET,
EVANDALE, 7212.



1-282

COUNCIL	NTH MIDLANDS	ZONE	LOCAL BUSINESS
LAND TITLE REFERENCE	68461/2	PROPERTY ID	6397299
GROUND FLOOR (M²)	128.76	DECK/PORCH (M²)	35.62
DESIGN WIND SPEED	40M/S	SOIL CLASSIFICATION	TBC
LOT SIZE (M²)	1,085	ENERGY STAR RATING	TBC
CLIMATE ZONE	7	BAL RATING	N/A
ALPINE AREA	N/A	CORROSION ENV'	N/A

SITE HAZARDS:

MITCHELL LLOYD
ACC # GCC6320
ANR, 71 615 812 747
MOB, 0409 252 183
E, mlch@designolive.com.au

Client/s: P.J. & A.M. ROULIER
Site Address: 10 RUSSELL STREET, EVANDALE, 7212.

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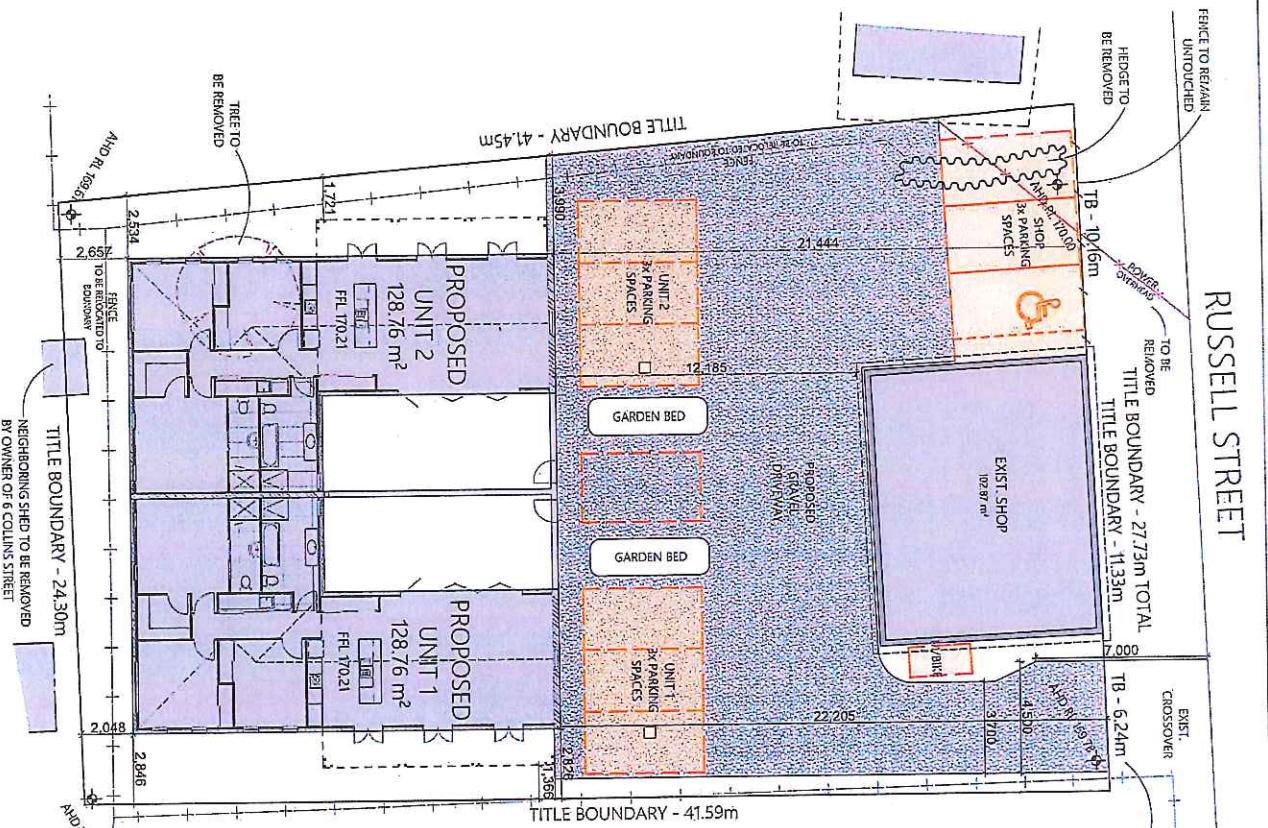
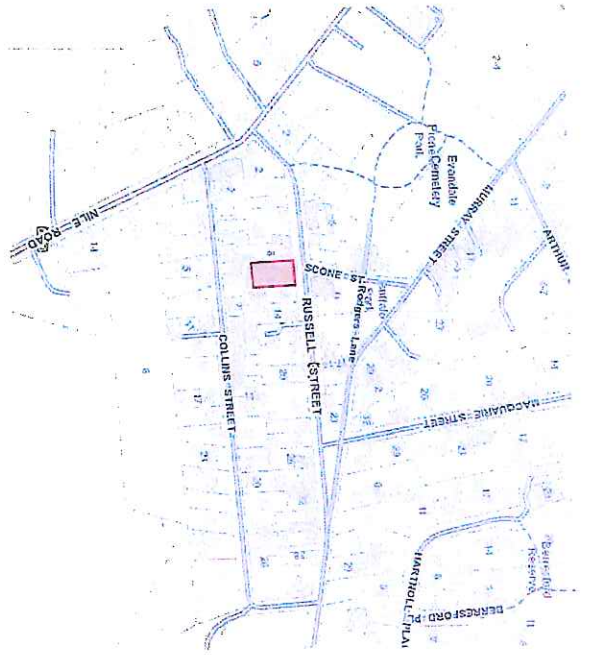
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R3	12/03/2018	FLR.
R4	03/04/2018	FLR.
R5	13/04/2018	FLR.

DESIGNER	M.L.L.	JOB NUMBER
DRAWN	L.S.	DRAWING
CHECKED	M.L.L.	SCALE (@A3)
		NTS

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DRAWING #	DRAWING	AMENDED 13.4.18
RSSL10-01	COVER PAGE	
RSSL10-02	SITE PLAN	
RSSL10-03	GROUND PLAN	
RSSL10-04	SET OUT PLAN	Revised
RSSL10-05	EXTERNAL SERVICES	
RSSL10-06	INTERIOR PLUMBING	
RSSL10-07	ELECTRICAL/CEILING PLAN	
RSSL10-08	ROOF PLAN	
RSSL10-09	ELEVATIONS NORTH/SOUTH	
RSSL10-10	ELEVATIONS EAST/WEST	
RSSL10-11	SECTION 11A	
RSSL10-12	SECTIONS 12A & 12B	
RSSL10-13	DETAILS	
RSSL10-14	WINDOW AND DOOR SCHEDULES	
RSSL10-15	CONSTRUCTION NOTES 1	
RSSL10-16	CONSTRUCTION NOTES 2	
RSSL10-17	LANDSCAPE PLAN	
RSSL10-18	PARKING PLAN	
ATTACHMENTS		



AMENDED

N

United

NOTES:
 -NO BUILDINGS TO BE DEMOLISHED
 -NO CONTIGUOUS SHOWN, LESS THAN 500mm FALL

	MITCHELL LLOYD ACC # CC6320 ABN: 71 615 812 747 MOB: 0409 252 183 E: mitch@designlive.com.au	Client/s: P.J. & A.M. ROUTLEY	DRAWING SITE PLAN	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.	COPYRIGHT: This is the sole property of Design to Live, and may not be used in whole, or in part without written or formal content from Design to Live. Legal action will be taken against any person infringing the copyright.	REV. DATE DESCRIPTION R2 06/03/2018 F.L.R. R3 21/03/2018 F.L.R. R4 03/04/2018 F.L.R. R5 13/04/2018 F.L.R.	DESIGNER DRAWN	M.L. L.S.	JOB NUMBER DRAWING	RSSL10 2/18
	Site Address: 10 RUSSELL STREET, EVANDALE 7212.	SIGNATURE: SIGNATURE:	DATE: DATE:	CHECKED M.L. SCALE (@A3)	DATE: DATE:	CHECKED M.L. SCALE (@A3)	1-200			



DESIGN
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EVANDALE 7212.

DRAWING
GROUND
PLAN

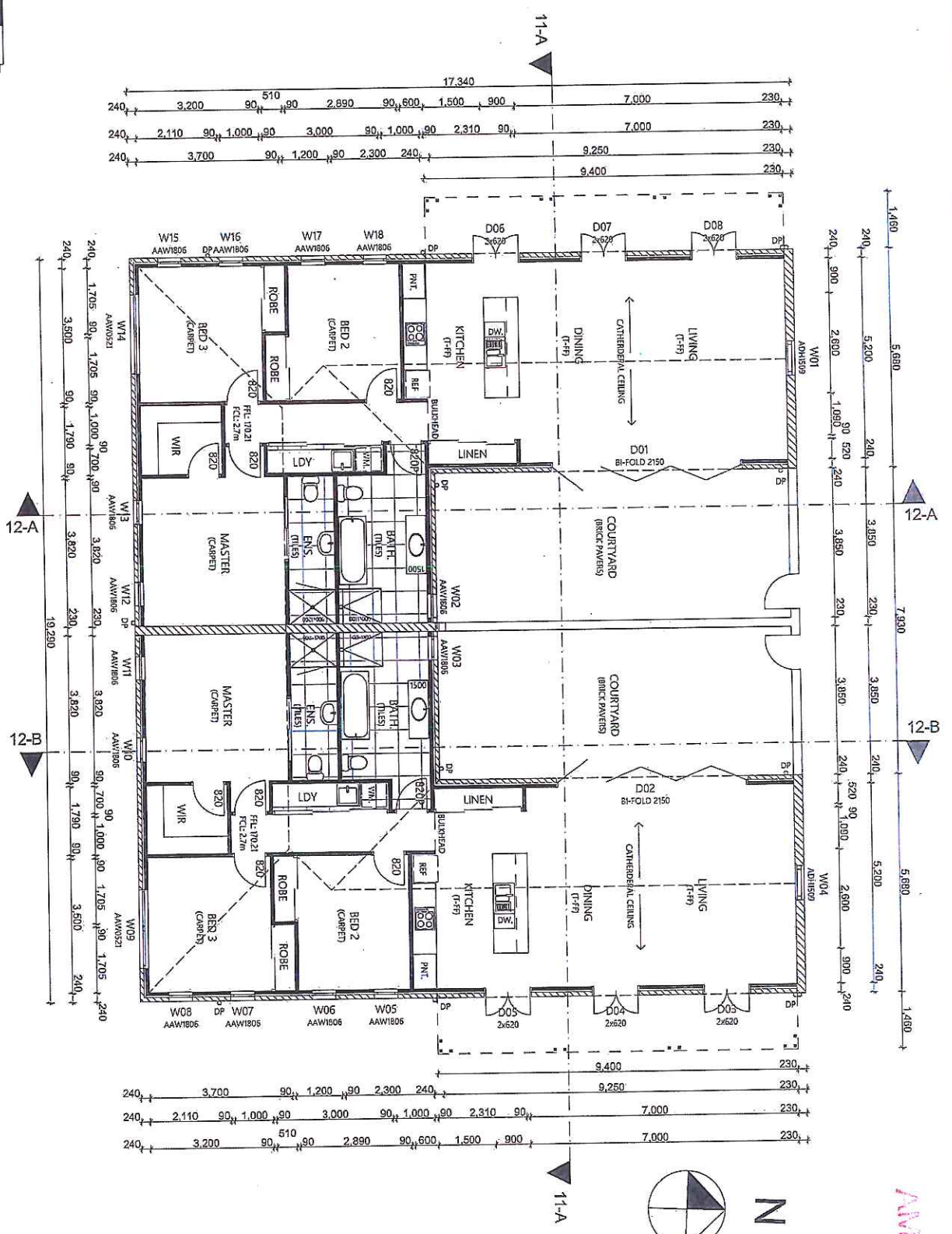
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DESIGNER	M.L.	JOB NUMBER	RSSL10
DRAWN	L.S.	DRAWING	3/18
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LEGEND

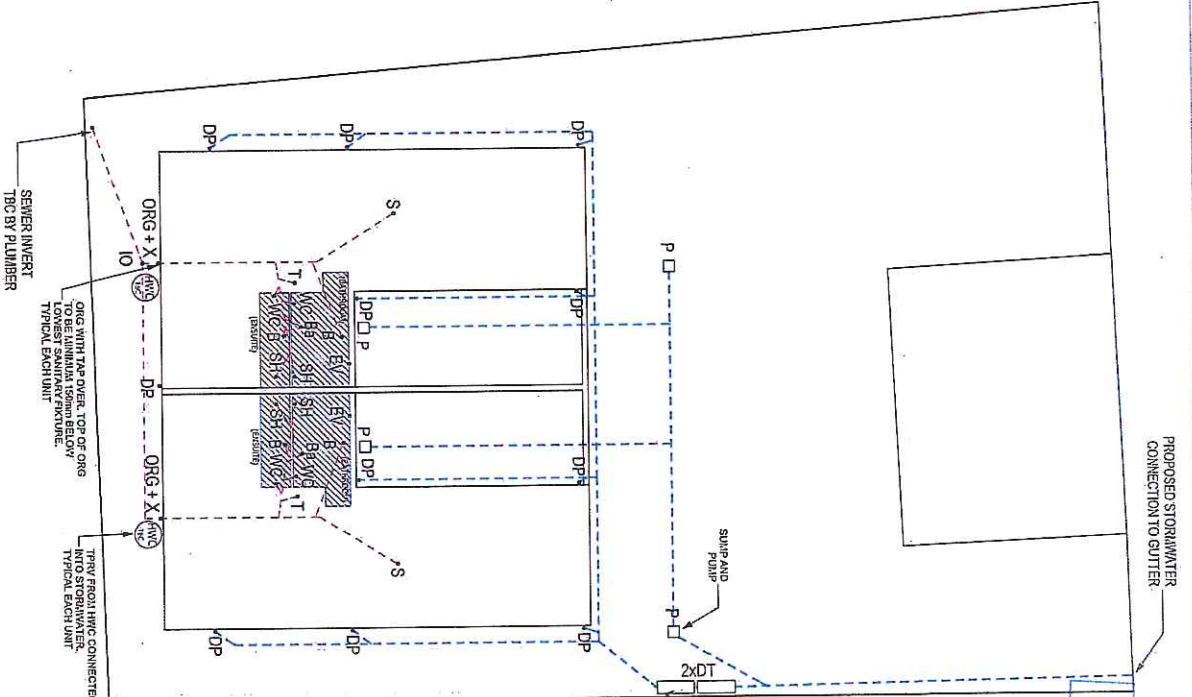
- B - BASIN
- Ba - BATH
- S - SINK (65Ø)
- T - LAUNDRY TUB (65Ø)
- SH - SHOWER
- WC - WATER CLOSET
- FW - FLOOR WASTE
- EV - VENT (THROUGH TO ROOF)
- IO - INSPECTION OPENING
- RE - RODDING EYE
- HW - HOT WATER CYLINDER
- X - EXTERNAL TAP
- P - DRAINAGE PIT (SERIES 450 SHALLOW)
- DP - DOWNPIPE (90 Ø)
- DT - DETENTION TANK

WET AREAS

- STORMWATER LINE (100mm PVC)
- SEWER LINE (100mm PVC)

ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA WSA 03-2011-3.1 VERSION 3.1 MRWA EDITION V2.0 AND SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES CODE WSA 02-2002 VERSION 2.3 MRWA EDITION 1.0 AND TASFATER'S SUPPLEMENTS TO THESE CODES.

ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH AS - 3500 AND LOCAL PLUMBING CODE AND SHOULD BE CARRIED OUT BY A LICENSED PLUMBER.



Proposed
AMENDED

INSTALL INSPECTION OPENINGS AT MAJOR BENDS FOR STORMWATER AND ALL LOW POINTS OF DOWNPIPES. PROVIDE SURFACE DRAIN TO BACK OF BULK EXCAVATION TO DRAIN LEVELLED PAD PRIOR TO COMMENCING FOOTING EXCAVATION.

SERVICES
THE HEATED WATER SYSTEM MUST BE DESIGNED AND INSTALLED WITH PART B2 OF THE NCC VOLUME THREE- PLUMBING CODE OF AUSTRALIA.

THERMAL INSULATION FOR HEATED WATER PIPING MUST:
 A) BE PROTECTED AGAINST THE EFFECTS OF WEATHER AND SUNLIGHT, AND
 B) BE ABLE TO WITHSTAND THE TEMPERATURES WITHIN THE PIPING, AND
 C) USE THERMAL INSULATION IN ACCORDANCE WITH AS/NZS 4859.1

HEATED WATER PIPING THAT IS NOT WITHIN A CONDITIONED SPACE MUST BE THERMALLY INSULATED AS FOLLOWS:

1. INTERNAL PIPING
 - a) ALL FLOW AND RETURN INTERNAL PIPING THAT IS:
 - i) WITHIN AN UNVENTILATED WALL SPACE
 - ii) WITHIN AN INTERNAL FLOOR BETWEEN STOREYS; OR
 - iii) BETWEEN CEILING INSULATION AND A CEILING

2. PIPING LOCATED WITHIN A VENTILATED WALL SPACE, AN ENCLOSED BUILDING SUBFLOOR OR A ROOF SPACE
 - a) ALL FLOW AND RETURN PIPING
 - b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM,

3. PIPING LOCATED OUTSIDE THE BUILDING OR IN AN UNENCLOSED BUILDING SUBFLOOR OR ROOF SPACE
 - a) ALL FLOW AND RETURN PIPING
 - b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM

ALL PIPING WITHIN AN INSULATED TIMBER FRAMED WALL SUCH AS THAT PASSING THROUGH A WALL STUD IS CONSIDERED TO COMPLY WITH THE ABOVE INSULATION REQUIREMENTS.

DESIGN
T O L L I E

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EVANDALE, 7212.

DRAWING
EXTERNAL
SERVICES

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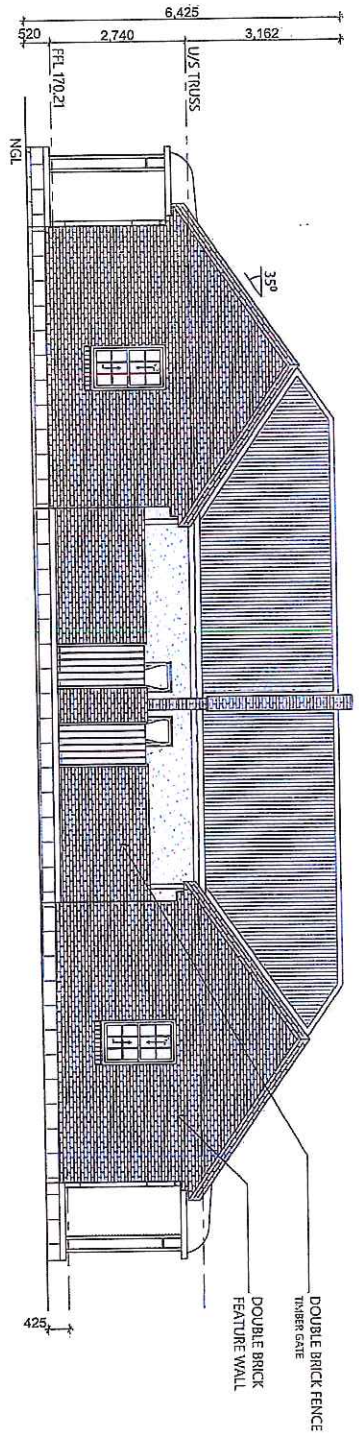
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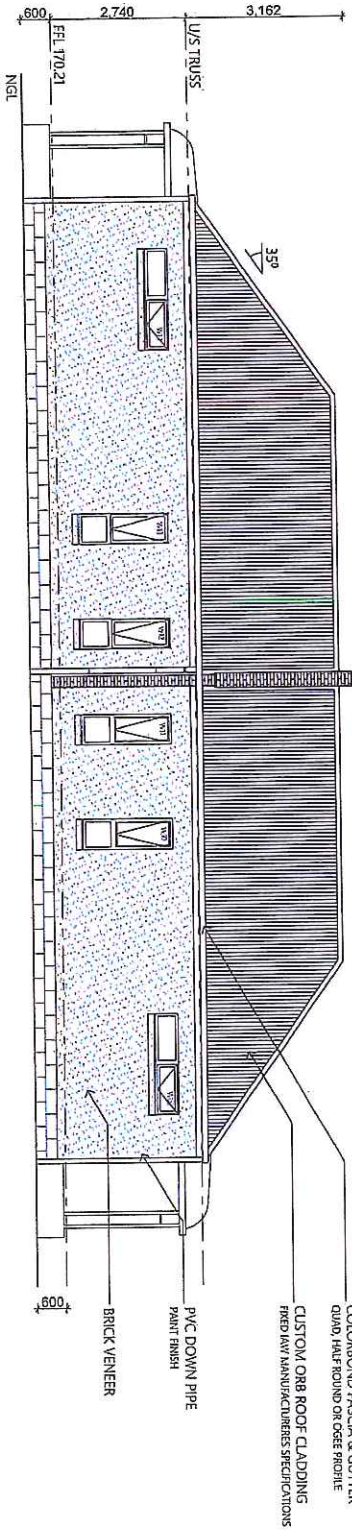
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R3	21/03/2018	E.L.R.	DRAWN	L.S.	DRAWING	5/18
R4	03/04/2018	E.L.R.	CHECKED	M.L.	SCALE (A3)	1:200
R5	13/04/2018	E.L.R.				



NORTHERN ELEVATION



SOUTHERN ELEVATION



DESIGN
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Client/s:
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10 RUSSELL STREET,
EVANDALE, 7212.

DRAWING
ELEVATIONS
NTH-STH

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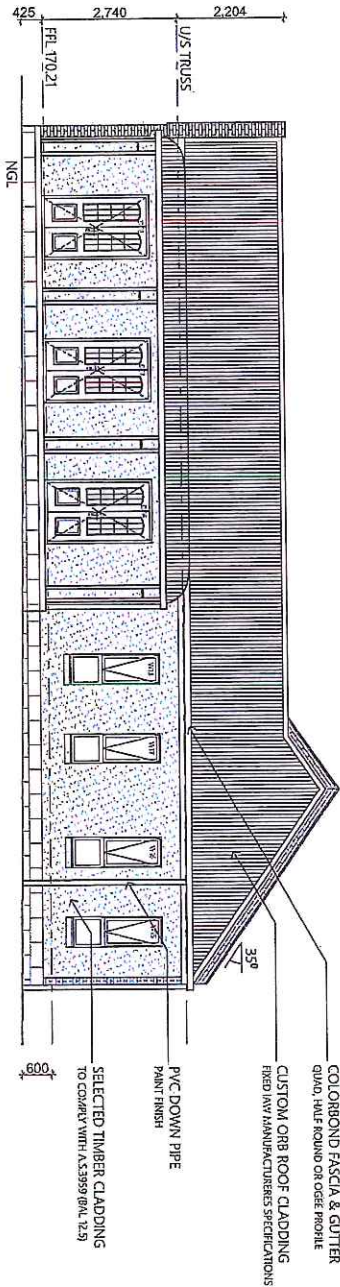
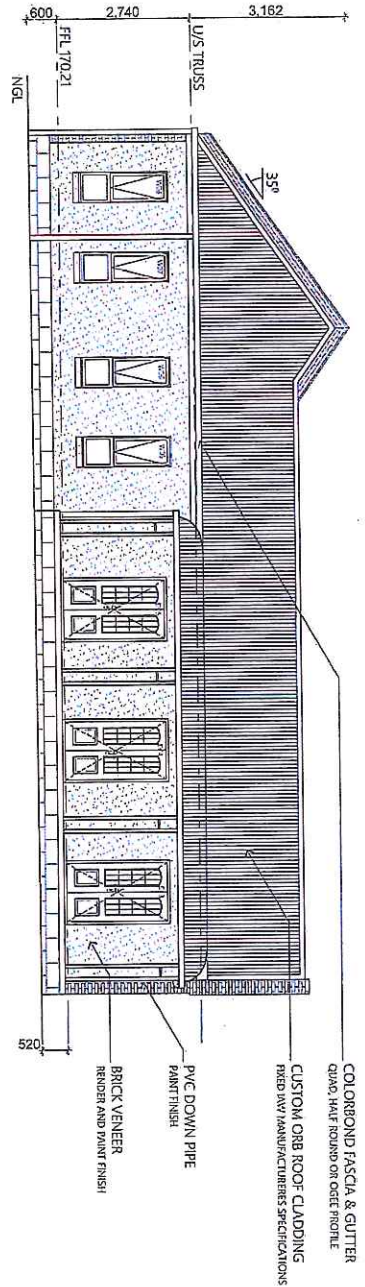
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R5	13/04/2018	E.L.R.

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AMENDED

AMENDED

EASTERN ELEVATION



WESTERN ELEVATION

AMENDED

REVISED



DESIGN TO LIVE

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 E: mitch@designolive.com.au

Client/s:
 P.J. & A.M. ROULEY

Site Address:
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 EVANDALE, 7212.

DRAWING ELEVATIONS
EST-WST

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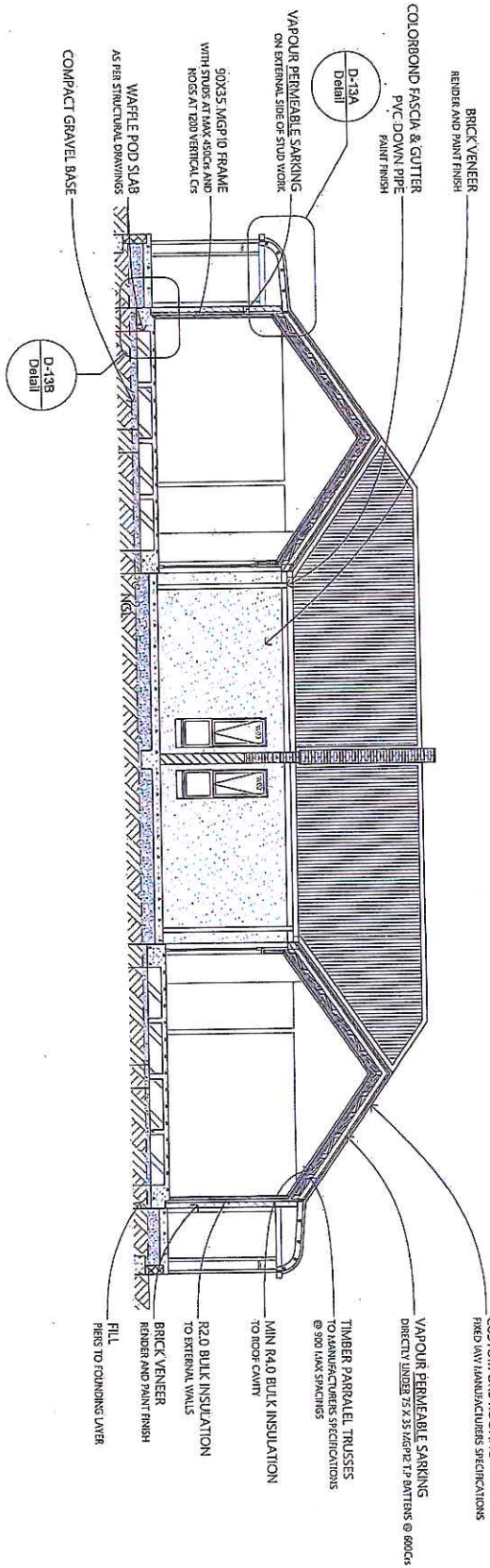
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SECTION 11 A-A

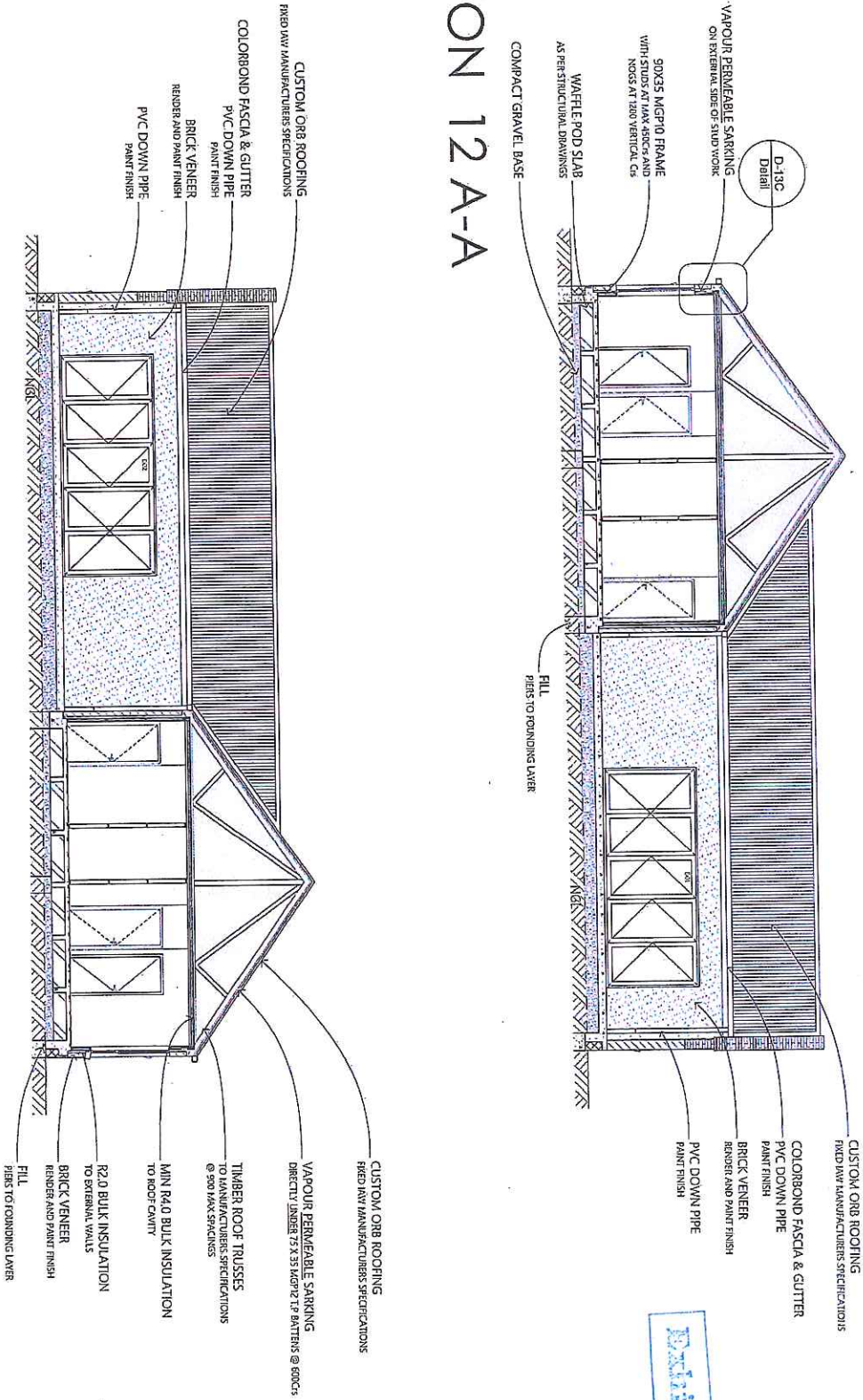


Revised

AMENDED

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SECTION 12 A-A



SECTION 12 B-B

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Client/s:
 P.J. & A.M. ROULEY
Site Address:
 10 RUSSELL STREET,
 EVANDALE 7212.

DRAWING SECTIONS
 12A & 12B

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DATE:

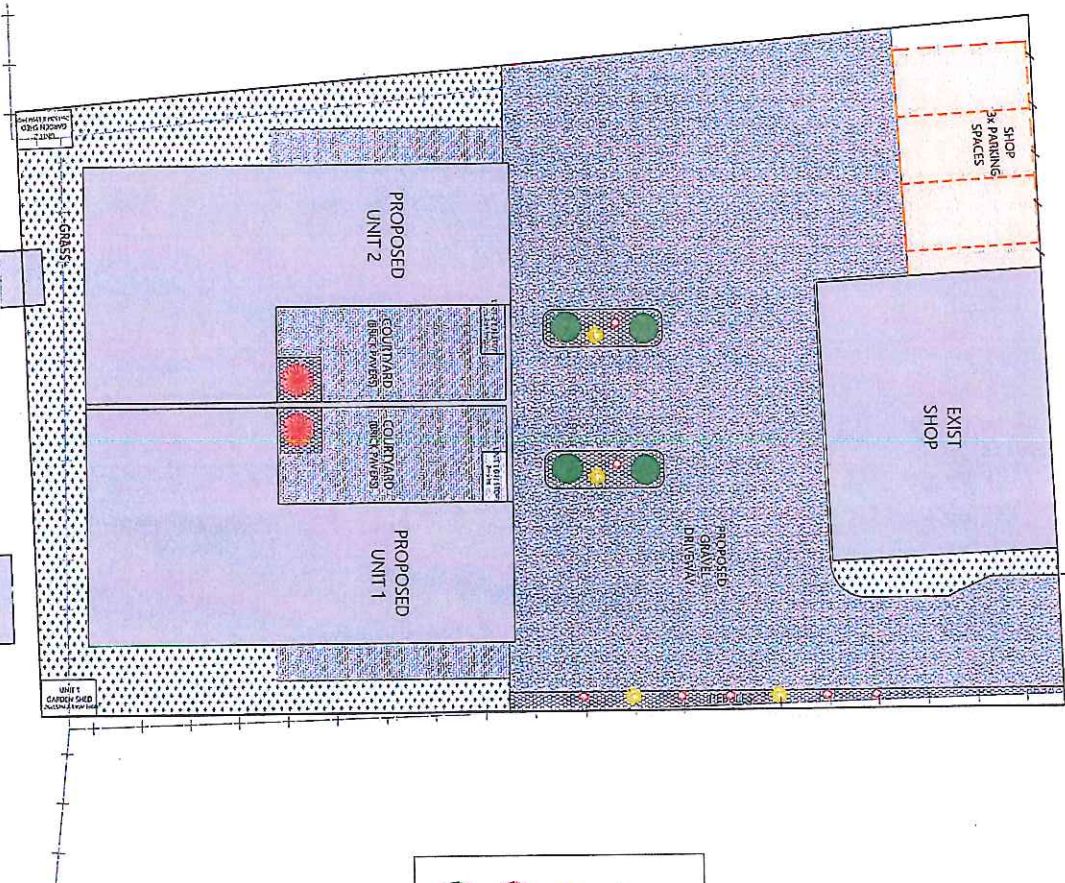
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R3	21/03/2018 F.I.R.					
R4	03/04/2018 F.I.R.					
R5	13/04/2018 F.I.R.					

CHECKED M.L. **SCALE (@A3)** 1:100

AMENDED

Exhibited



KEY

- CORDYLINE BANKSII
max mature height 2m
- CORDYLINE 'Red Star'
Max mature height 2m
- LEPTOSPERNUM LAEVIGATUM 'FORESHORE'
Max mature height 1m
- CONTINUIS COGGYGRIA 'GRACE'
Mature Height 2-4m Height x 2-4m wide



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Client/s:
P.J. & A.M. ROULEY

Site Address:
10 RUSSELL STREET,
EVANDALE, 7212.

DRAWING
LANDSCAPE
PLAN

I/WE APPROVE THESE DRAWING TO BE
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R4	03/04/2018	E.L.R.				
R5	13/04/2018	E.L.R.				

Our ref: P18-037
Enquiries: Paul Godier



**NORTHERN
MIDLANDS
COUNCIL**

6 April 2018

Design to Live
PO Box 464
KINGS MEADOWS 7249
via email: lyndon@designtolive.com.au

Dear Mr Stubbs

Additional Information Required for Planning Application P18-037 - Develop and Use Two Multiple Dwellings, retaining wall within 1.5m of side and rear boundaries (Local Historic Heritage Code, Heritage Precincts Specific Area Plan) (variation to requirement for impervious all weather sealed carpark and access) at 10 Russell Street, EVANDALE

I refer to my letter of 29 March 2018 and the revised plans dated 3 April 2018. The following information is still required:

- Details of the retaining wall at the southern and eastern boundaries.

Therefore, in accordance with Section 54 of the *Land Use Planning and Approvals Act 1993*, the statutory period for processing the application will not recommence until the requested information has been supplied to the satisfaction of the Planning Authority.

Engineering Review of amended design

Council's engineers have reviewed the information provided and concerned with the impact that the retaining wall will have on natural surface water flows.

With the current design refusal will be recommended.

Stormwater Detention

The stormwater detention needs to be located to also detain stormwater from the carpark. The following will be a requirement of a permit, if approved, and should be considered in the design now.

Stormwater detention is to be provided to limit the peak rate of piped stormwater discharge and overland flows from the property to the permissible site discharge (PSD). The PSD is the 1/5 ARI flow generated by the complete title developed to a level of 50% impervious or by the site at its current level of development, whichever is greater. If the Rational Method is used to calculate the PSD then a minimum time of concentration of 10 minutes must be used. The detention storage system is to be designed by a professional engineer with experience in hydraulic design, for storm events in the range of 1/5 ARI to 1/20 ARI and catering for overland bypass flow between the 1/20 ARI and 1/100 ARI storm events. If the overland flow path is to an adjoining property the system is to be designed to cater for the 1/5 ARI to 1/100 ARI storm events.

The plans and calculations are to be submitted with the plumbing application to the Manager Engineering Services for approval. On completion an "As Constructed" plan complete with levels, is to be submitted with a certification that the storage has been constructed in accordance with the approved design.

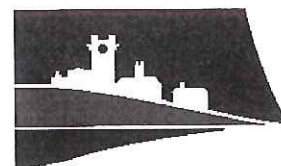
Please contact me on 6397 7303 or email planning@nmc.tas.gov.au if you have any questions.

Yours sincerely

A handwritten signature in black ink, appearing to read "P. Godier".

Paul Godier
Senior Planner

Our ref: P18-037
Enquiries: Paul Godier



NORTHERN
MIDLANDS
COUNCIL

29 March 2018

Design to Live
PO Box 464
KINGS MEADOWS 7249
via email: lyndon@designtolive.com.au

Dear Mr Stubbs

Additional Information Required for Planning Application P18-037 - *Develop and Use Two Multiple Dwellings (Local Historic Heritage Code, Heritage Precincts Specific Area Plan) (variation to requirement for impervious all weather sealed carpark and access) at 10 Russell Street, EVANDALE*

Thank you for the revised plans showing a spoon drain along the western boundary. In order to assess this the following information is required:

- Invert and surface levels of stormwater pits
- Details of how the spoon drain will connect to the public stormwater system at the north-western corner.
- Cross-section across the lot detailing the fill/spoon drain at the lot boundaries.

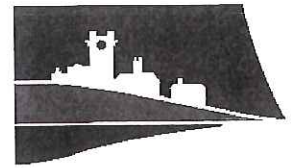
Therefore, in accordance with Section 54 of the *Land Use Planning and Approvals Act 1993*, the statutory period for processing the application will not recommence until the requested information has been supplied to the satisfaction of the Planning Authority. It is a requirement of the Planning Authority that all correspondence, if emailed, is sent to Planning@nmc.tas.gov.au and referenced with the planning application number P18-037. If you have any queries, please contact Council's Planning Section on 6397 7301, or e-mail Planning@nmc.tas.gov.au.

Yours sincerely

A handwritten signature in black ink that reads "P. Godier".

Paul Godier
Senior Planner

Our ref: 204300.06; P18-037; Design to Live
Enquiries: Paul Godier



**NORTHERN
MIDLANDS
COUNCIL**

21-Mar-2018

Design to Live
PO Box 464
KINGS MEADOWS 7249
via email: lyndon@designtolive.com.au

Dear Mr Stubbs

Additional Information Required for Planning Application P18-037 - *Develop and Use Two Multiple Dwellings (Local Historic Heritage Code, Heritage Precincts Specific Area Plan) (variation to requirement for impervious all weather sealed carpark and access) at 10 Russell Street, EVANDALE*

I refer to the abovementioned application, which has been referred both to Council's Engineering Officer and Consultant Engineer. In order to assess the application, Engineering Officer (Jonathan Galbraith) requires the following information:

- A review of the contour plan for the site has indicated that the proposed filling of the site may interfere with overland stormwater flow from the west and lead to ponding of surface water in neighbouring properties. Please review the plan and provide another solution which does not interfere with surface water flow in the area.

Therefore, in accordance with Section 54 of the *Land Use Planning and Approvals Act 1993*, the statutory period for processing the application will not recommence until the requested information has been supplied to the satisfaction of the Planning Authority. It is a requirement of the Planning Authority that all correspondence, if emailed, is sent to Planning@nmc.tas.gov.au and referenced with the planning application number P18-037. If you have any queries, please contact Council's Planning Section on 6397 7301, or e-mail Planning@nmc.tas.gov.au.

Yours sincerely

A handwritten signature in cursive script, appearing to read 'Rosemary Jones'.

Rosemary Jones
Administration Officer

Our ref: P18-037
Enquiries: Paul Godier

27 February 2018

Design to Live
PO Box 464
KINGS MEADOWS 7249

via email: lyndon@designtolive.com.au



**NORTHERN
MIDLANDS
COUNCIL**

Dear Mr Stubbs

**Additional Information Required for Planning Application P18-037
Two Multiple Dwellings (Heritage Precinct) at 10 Russell Street, Evandale**

I refer to the abovementioned application, which has been reviewed by Council's Planners. The following information is required under Section 51 of the *Land Use Planning and Approvals Act 1993* to compose a valid application under the *Northern Midlands Interim Planning Scheme 2013*:

- Fees of \$1,580 (\$1,245 for multiple dwellings and \$335 engineering inspection and assessment). These may be paid over the phone to our receptionist if preferred.
- Owner's postal address.

The following information is requested under Section 54 of the *Land Use Planning and Approvals Act 1993* to allow consideration of your application under the *Northern Midlands Interim Planning Scheme 2013*.

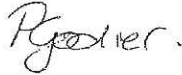
- A Parking Plan showing:
 - Details of the proposed surface treatment of the access and parking – size and colour of gravel;
 - 3 car parking spaces for the existing shop including 1 disabled space adjacent to the shop;
 - 3 car parking spaces for each dwelling;
 - Wheel stops where parking spaces are against a wall or fence;
 - 1 bicycle parking space for each dwelling;
 - 1 taxi drop-off/pick-up space;
 - 1 motorbike parking space;
 - Access 4.5m wide for the first 7m, and at least 3m wide after that.
- Plans showing:
 - Contours with AHD levels;
 - Elevations showing depth of fill and height of slab;
 - Elevations showing wall and roof heights;
 - Any buildings to be demolished;
 - Any trees to be removed;
 - External walls and eaves of existing building;
 - Floor area of existing building.

- Landscape plan amended in accordance with the above.
- Drawing 2/17 showing one northern title boundary distance.
- A heritage design statement in accordance with clause F2.4:
 - 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.

In accordance with Section 54 of the *Land Use Planning and Approvals Act 1993*, the statutory period for processing the application does not commence until the requested information has been supplied to the satisfaction of the Planning Authority.

All correspondence, if emailed, is to be sent to Planning@nmc.tas.gov.au. If you have any queries, please contact Council's Planning Section on 6397 7301, or e-mail Planning@nmc.tas.gov.au.

Yours sincerely



Paul Godier
Senior Planner

REFERRAL OF DEVELOPMENT APPLICATION P18-037 TO WORKS DEPARTMENT

Property/Subdivision No: 204300.06

Date: 20-Apr-2018

Applicant: Design to Live

Proposal: Develop & use two multiple dwellings (Local Historic Heritage Code, Heritage Precincts Specific Area Plan) (variation to requirement for impervious all weather sealed access & carpark)

Location: 10 Russell Street, EVANDALE

W&I referral P18-037, 10 Russell Street, EVANDALE

Planning admin: W&I fees paid.

Jonathan - if you require further information, advise planning section as soon as possible – there are only 14 days from receipt of Permitted applications and 21 days from receipt of Discretionary applications to stop the clock.

Please inspect the property and advise regarding stormwater/drainage, access, traffic, and any other engineering concerns.

Is there is a house on one of the lots?	Yes (shop)
Is it connected to all Council services?	Yes
Are any changes / works required to the house lot?	No
Are the discharge points for stormwater, infrastructure that is maintained by Council? (This requires a check to ensure the downstream infrastructure is entirely owned, maintained, operated by Council and have been taken over as Council assets.)	Yes

Stormwater:

Does the physical location of stormwater services match the location shown on the plan? (Requires an on-site inspection)	Yes
Is the property connected to Council's stormwater services?	Yes
If so, where is the current connection/s?	Connects to kerb in Russell St
Can all lots access stormwater services?	Yes
If so, are any works required?	Yes, as per plan
Stormwater works required:	
Works to be in accordance with Standard Drawing SW 25 – a 100mm stormwater connection.	
Is there kerb and gutter at the front of the property?	Yes
Are any kerb-and-gutter works required?	No

Road Access:

Does the property have access to a made road?	Yes
If so, is the existing access suitable?	Yes
Does the new lot/s have access to a made road?	Yes
If so, are any works required?	No
Is off-street parking available/provided?	Yes
Road / access works required:	
Works to be in accordance with TSD R09 - concrete driveway crossover & hotmix sealed apron from the edge of Russell Street to the property	
Is an application for vehicular crossing form required?	Yes

Is a footpath required?	No
Extra information required regarding driveway approach and departure angles	No
Are any road works required:	No
Are street trees required?	No
Additional Comments:	An Engineer's design is required.

Engineer's comment:

Council's Works department recommend refusal for this development for the following reasons:

1. The rear of the block is lower than the kerb and it is not possible to drain water to the street by means of a gravity system
2. The applicant is proposing filling the property to improve drainage. This may potentially interfere with overland flow and cause ponding of water in neighbouring properties.
3. Even with the proposed fill it will still not be possible to drain the entire property to the street.
4. The applicant is proposing a pump to for surface water that cannot be drained to the street. Pumps are considered to be a high risk in an urban environment because there is a higher likelihood of a power failure during a rainfall event and if the pump fails water may overflow into a neighbouring property.

If Council choose to accept this application against the recommendation of Council's Works Department the following conditions should be applied.

WORKS DEPARTMENT CONDITIONS

STANDARD CONDITIONS FOR MULTIPLE DWELLINGS

W.1 Stormwater

- a) Each dwelling must be provided with a connection to the Council's stormwater system, constructed in accordance with Council standards and to the satisfaction of Council's Works Department.
- b) Stormwater detention is to be provided to limit the peak rate of piped stormwater discharge and overland flows from the property to the permissible site discharge (PSD). The PSD is the 1/5 ARI flow generated by the complete title developed to a level of 50% impervious or by the site at its current level of development, whichever is greater. If the Rational Method is used to calculate the PSD then a minimum time of concentration of 10 minutes must be used. The detention storage system is to be designed by a professional engineer with experience in hydraulic design, for storm events in the range of 1/5 ARI to 1/20 ARI and catering for overland bypass flow between the 1/20 ARI and 1/100 ARI storm events. If the overland flow path is to an adjoining property the system is to be designed to cater for the 1/5 ARI to 1/100 ARI storm events.
- c) The plans and calculations are to be submitted with the plumbing application to the Manager Engineering Services for approval. On completion an "As Constructed" plan complete with levels, is to be submitted with a certification that the storage has been constructed in accordance with the approved design.
- d) Concentrated stormwater must not be discharged into neighbouring properties
- e) Landscaping and hardstand areas must not interfere with natural stormwater run-off from neighbouring properties.

- f) All driveways and hardstand areas must be designed to allow stormwater run-off to be adequately drained to the Council stormwater system.
- g) Prior to the issue of a building permit, or the commencement of development authorised by this permit, the applicant must design and provide plans for underground stormwater drainage to collect stormwater from the driveways and roofed area of buildings. The system must connect through properly-jointed pipes to the stormwater main, inter-allotment drainage or other lawful point of discharge to the satisfaction of the Plumbing Inspector.
- h) A plumbing permit is required prior to commencing any plumbing or civil works within the property.

W.2 Access

- a) A concrete driveway crossover and hotmix sealed apron must be constructed for each dwelling from the edge of Russell Street to the property boundary in accordance with Council standards.
- b) Access works must not commence until an application for vehicular crossing has been approved by Council.
- c) All works must be done in accordance with Council Standard Drawing TSD-R09 and to the satisfaction of the Works Manager.

W.3 Municipal standards & approvals

Unless otherwise specified within a condition, all works must comply with the Municipal Standards including specifications and standard drawings. All works must be constructed to the satisfaction of Council. Where works are required to be designed prior to construction, such designs and specifications must be approved by Council prior to commencement of any *in situ* works.

W.4 Works in Council road reserve

- a) Works must not be undertaken within the public road reserve, including crossovers, driveways or kerb and guttering, without prior approval for the works by the Works Manager.
- b) Twenty-four (24) hours notice must be given to the Works Department to inspect works within road reserve, and before placement of concrete or seal. Failure to do so may result in rejection of the vehicular access or other works and its reconstruction.

W.5 Pollutants

- a) The developer/property owner must ensure that pollutants such as mud, silt or chemicals are not released from the site.
- b) Prior to the commencement of development authorised by this permit the developer/property owner must install all necessary silt fences and cut-off drains to prevent soil, gravel and other debris from escaping the site. Material or debris must not be transported onto the road reserve (including the naturestrip, footpath and road pavement). Any material that is deposited on the road reserve must be removed by the developer/property owner. Should Council be required to clean or carry out works on any of their infrastructure as a result of pollutants being released from the site the cost of these works may be charged to the developer/property owner.

W.6 Works damage bond

- a) Prior to the issue of a building permit, or the commencement of development authorised by this permit, a \$1000 bond must be provided to Council, which will be refunded if Council's infrastructure is not damaged.
- b) This bond is not taken in place of the Building Department's construction compliance bond.
- c) The nature strip, crossover, apron and kerb and gutter and stormwater infrastructure must be reinstated to Council's standards if damaged.

- d) The bond will be returned after building completion if no damage has been done to Council's infrastructure and all engineering works are done to the satisfaction of the Works Department.

W.7 Naturestrips

Any new naturestrips, or areas of naturestrip that are disturbed during construction, must be topped with 100mm of good quality topsoil and sown with grass. Grass must be established and free of weeds prior to Council accepting the development.

Jonathan Galbraith (Works Officer) 24/4/18

Recommendation for refusal discussed with Leigh McCullagh (Works Manager) and Cam Oaskley (Consultant) 23/4/18

Paul Godier

From: Jonathan Galbraith
Sent: Thursday, 10 May 2018 3:38 PM
To: Paul Godier
Cc: Leigh McCullagh
Subject: RE: 10 Russell Street - referral

Paul,

I don't think this really changes things significantly. Point 2 of our reasons for recommending refusal states that it may cause ponding on neighbouring properties. If they only fill the footprint of the dwelling it is more likely that ponding will occur within 10 Russell St, which is not an ideal scenario anyway and as has been noted in our discussion on this it is very hard to predict what will happen during a rainfall event and it is still possible that there could be impacts on neighbouring properties.

Leigh, do you have any further comments?

Regards,

Jonathan Galbraith



Engineering Officer | Northern Midlands Council
Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301
T: (03) 6397 7303 | M: 0400 935 642 | F: (03) 6397 7331
E: jonathan.galbraith@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au

T a s m a n i a ' s H i s t o r i c H e a r t

From: Paul Godier
Sent: Thursday, 10 May 2018 3:30 PM
To: Jonathan Galbraith <jonathan.galbraith@nmc.tas.gov.au>
Subject: 10 Russell Street - referral

Jonathan, can you please review your referral taking into account that they are now only filling the footprint of the dwellings.

Thanks, Paul

Paul Godier



Senior Planner | Northern Midlands Council
Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301
T: (03) 6397 7303 | F: (03) 6397 7331
E: paul.godier@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au

T a s m a n i a ' s H i s t o r i c H e a r t

Please note that due to the high volume of enquiries received, officers will be available for phone and face to face appointments to discuss building and planning matters at the following times:

Submission to Planning Authority Notice

Council Planning Permit No.	P18-037	Council notice date	20/04/2018
TasWater details			
TasWater Reference No.	TWDA 2018/00603-NMC	Date of response	8/05/2018
TasWater Contact	David Boyle	Phone No.	6345 6323
Response issued to			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
Development details			
Address	10 RUSSELL ST, EVANDALE	Property ID (PID)	6397299
Description of development	Multiple dwellings		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Design to Live	Exnternal Services RSSL10 Dwg 5	R5	13/04/2018
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> 1. A suitably sized water supply with metered connection / sewerage system and connection for this multiple unit development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to use of the development, any water connection utilised for construction must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. <p>DEVELOPMENT ASSESSMENT FEES</p> <ol style="list-style-type: none"> 4. The applicant or landowner as the case may be, must pay a development assessment fee to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date they are paid to TasWater, as follows: <ol style="list-style-type: none"> a. \$206.97 for development assessment. <p>The payment is required within 30 days of the issue of an invoice by TasWater.</p> 			
Advice			
General			
<p>For information on TasWater development standards, please visit http://www.taswater.com.au/Development/Development-Standards</p> <p>For application forms please visit http://www.taswater.com.au/Development/Forms</p>			

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

NORTHERN MIDLANDS COUNCIL

REPORT FROM: HERITAGE ADVISER, DAVID DENMAN
DATE: 20-Apr-2018
REF NO: P18-037; 204300.06
SITE: 10 Russell Street, EVANDALE
PROPOSAL: Develop & use two multiple dwellings (Local Historic Heritage Code, Heritage Precincts Specific Area Plan) (variation to requirement for impervious all weather sealed access & carpark)
APPLICANT: Design to Live
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: Yes

Do you have any other comments on this application?

The building style is generally acceptable, however, the proposed buildings bulk, form, and location. in relations to setbacks and car parking is not considered acceptable and with therefore not be compatible with the adjoining historic character.

Email referral as word document to David Denman - denmanarchitects@bigpond.com

Attach public exhibition documents

Subject line: Heritage referral P18-037 - 10 Russell Street, EVANDALE

David Denman (Heritage Adviser)

Date: 14/5/2018

E13.6.3 Site Cover

<p>Objective</p> <p>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.</p>	
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> <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>
There is no acceptable development criterion in Table E13.1. Must address the performance criteria.	<p>Heritage Adviser's Comment:</p> <p><i>The location of the car parking and vehicle circulation space is at the rear of the existing building. This has caused the new building to occupy a large portion of the rear space of the lot resulting in setbacks of less than 3.0m to most of the three boundaries. This is not compatible with the adjacent buildings.</i></p>

E13.6.4 Height and Bulk of Buildings

<p>Objective</p> <p>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.</p>	
Acceptable Solutions	Performance Criteria
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.	<p>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</p> <p>P1.2 Extensions proposed to the front or sides of an existing building must not</p>

	<p>detract from the historic heritage significance of the building; and</p> <p>P1.3 The height and bulk of any proposed buildings must not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>
<p>There is no acceptable development criterion in Table E13.1. Must address the performance criteria.</p>	<p>Heritage Adviser's comment:</p> <p><i>The height and bulk of the proposed building would be acceptable if the location and setbacks were more constant with the adjacent buildings.</i></p>

E13.6.6 Roof Form and Materials

<p>Objective</p> <p>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.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1 Roof form and materials must be in accordance with the acceptable development criteria for roof form and materials within a precinct identified in Table E13.1: Heritage Precincts, if any.</p>	<p>P1 Roof form and materials for new buildings and structures must:</p> <ul style="list-style-type: none"> 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.
<p>There is no acceptable development criterion in Table E13.1. Must address the performance criteria.</p>	<p>Heritage Adviser's comment:</p> <p><i>The materials are acceptable. However, the roof form is a combination of gable and hip forms which is not consistent with traditional building forms.</i></p>

E13.6.7 Wall materials

<p>Objective</p> <p>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.</p>	
Acceptable Solutions	Performance Criteria
<p>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.</p>	<p>P1 Wall material for new buildings and structures must:</p> <p>a) be complementary to wall materials of the dominant buildings on the site or in the precinct; and</p> <p>b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>
<p>There is no acceptable development criterion in Table E13.1. Must address the performance criteria.</p>	<p>Heritage Adviser's comment:</p> <p><i>The exterior wall materials are acceptable in brick, subject to the colour and being laid with traditional jointing.</i></p>

E13.6.8 Siting of Buildings and Structures

<p>Objective</p> <p>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.</p>	
Acceptable Solutions	Performance Criteria
<p>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.</p>	<p>P1 The front setback for new buildings or structure must:</p> <p>a) be consistent with the setback of surrounding buildings; and</p> <p>b) be set at a distance that does not detract from the historic heritage significance of the place; and</p> <p>c) not detract from meeting the management objectives of a precinct</p>

	<p>identified in Table E13.1: Heritage Precincts, if any.</p>
<p>There is no acceptable development criterion in Table E13.1. Must address the performance criteria.</p>	<p>Heritage Adviser's comment:</p> <p><i>The proposed building will present as a large U shaped single house around a central courtyard. Traditionally this form of building would not be sited within 2048 – 2657mm of the rear boundary.</i></p> <p><i>The six car parking spaces are located directly in front of the proposed building.</i></p> <p><i>Not proposed at this stage. It is likely that a roof cover will be required at some point in the future. This would seriously detract from the northern (street) façade of the building.</i></p>

E13.6.10 Access Strips and Parking

<p>Objective</p> <p>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.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<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>
<p>Does not comply. Parking for the existing shop is proposed to be located between the front and back walls of the shop. Must address the performance criteria.</p>	<p>Heritage Adviser's comment:</p> <p><i>There are 7 car parking spaces located directly in front of the proposed building. This will detract from the street front of the proposed building and provide no opportunity to soften the impact of the building with traditional style landscaping.</i></p>

	<i>It is also not consistent with the historic character of the precinct.</i>
--	---

E13.6.12 Tree and Vegetation Removal

<p>Objective</p> <p>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.</p>	
Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	<p>P1 The removal of vegetation must not:</p> <p>a) unreasonably impact on the historic cultural significance of the place; and</p> <p>b) detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>
Must address the performance criteria.	<p>Heritage Adviser's comment:</p> <p><i>The design of the proposed building requires the only tree on the site to be removed.</i></p> <p><i>It is not proposed to replace the tree or provide any substantial landscaping between the new building and the street, consistent with the landscape character of the adjoining properties.</i></p>

F2.5.1 Setbacks

<p>Objective</p> <p>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.</p>	
Acceptable Solutions	Performance Criteria
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).	P1 The front setback must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:

	<ul style="list-style-type: none"> a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the topography of the site; c) the size, shape, and orientation of the lot; d) the setbacks of other buildings in the surrounding area; e) the historic cultural heritage significance of adjacent places; and f) the streetscape.
<p>Does not comply. Buildings are predominantly built on the front boundary. These buildings are proposed 21-22m from the front boundary. Must address the performance criteria.</p>	<p>Heritage Adviser's comment:</p> <p><i>The setbacks are not compatible with the general setbacks of adjoining buildings, given the form and size of the new building.</i></p>

F2.5.2 Orientation

<p>Objective</p> <p>To ensure that new buildings, extensions, alterations and additions respect the established predominant orientation within the streetscape.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1 All new buildings, extensions, alterations or additions must be orientated:</p> <ul style="list-style-type: none"> 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). 	<p>P1 Orientation of all new buildings, extensions, alteration or additions must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <ul style="list-style-type: none"> a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the topography of the site; c) the size, shape, and orientation of the lot; d) the setbacks of other buildings in the surrounding area;

	<p>e) the historic cultural heritage significance of adjacent places; and</p> <p>f) the streetscape.</p>
Does not comply. Is at an angle of approximately 92 degrees to the street. Must address the performance criteria.	<p>Heritage Adviser's comment:</p> <p><i>The orientation of the proposed building is acceptable.</i></p>

F2.5.7 Entrances and Doors

<p>Objective</p> <p>To ensure that the form and detail of the front entry is consistent with the streetscape.</p>	
Acceptable Solutions	Performance Criteria
<p>A1.1 The position, shape and size of original door and window openings must be retained where they are prominent from public spaces; and</p> <p>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</p> <p>A1.3 Modern front doors with horizontal glazing or similar styles must not be used (refer Figure F2.21).</p>	<p>P1 Entrances and doors must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <p>a) the cultural heritage values of the local heritage place, its setting and the precinct;</p> <p>b) the design, period of construction and materials of the dominant building on site; and</p> <p>c) the streetscape.</p>
<p>The front entrance is not in the front wall of the house. Must address the performance criteria.</p>	<p>Heritage Adviser's comment:</p> <p><i>There is no front door in the wall facing the street. However, this is considered acceptable, given the building is not the primary street facing building.</i></p>

New Verandahs	
<p>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.</p>	<p>P3 No performance criteria</p>

<p>Heritage Adviser's comment:</p> <p><i>The bullnose verandah style is not appropriate for the style of the building. A straight verandah similar to that shown on the applicant's 3D image is more acceptable.</i></p> <p><i>The verandah should start below the fascia line and not be an extension of the main roof line.</i></p>	N/A
--	-----

Paul Godier

From: Mitchell Lloyd <mitch@designtolive.com.au>
Sent: Friday, 4 May 2018 10:00 AM
To: Paul Godier
Subject: 10 Russell Street
Attachments: DESIGN TO LIVE RSSL10 1.1 MEDIATION OPTION.PDF

Good Morning Paul,

Please see attached a revised site plan for 10 Russell street, which we hope will reduce some of the concerns of the representatives.

The existing shop has been operating for many years without onsite parking, the proposal will still add a handicap spot and motorcycle parking spot. We have also removed one of the guest parking spots, so there is 2 per unit and 1 guest. This allows us to soften the site by adding more garden area and leave the hedge and existing access for the neighboring dwelling on the western boundary. Is this something council would support?

Regards

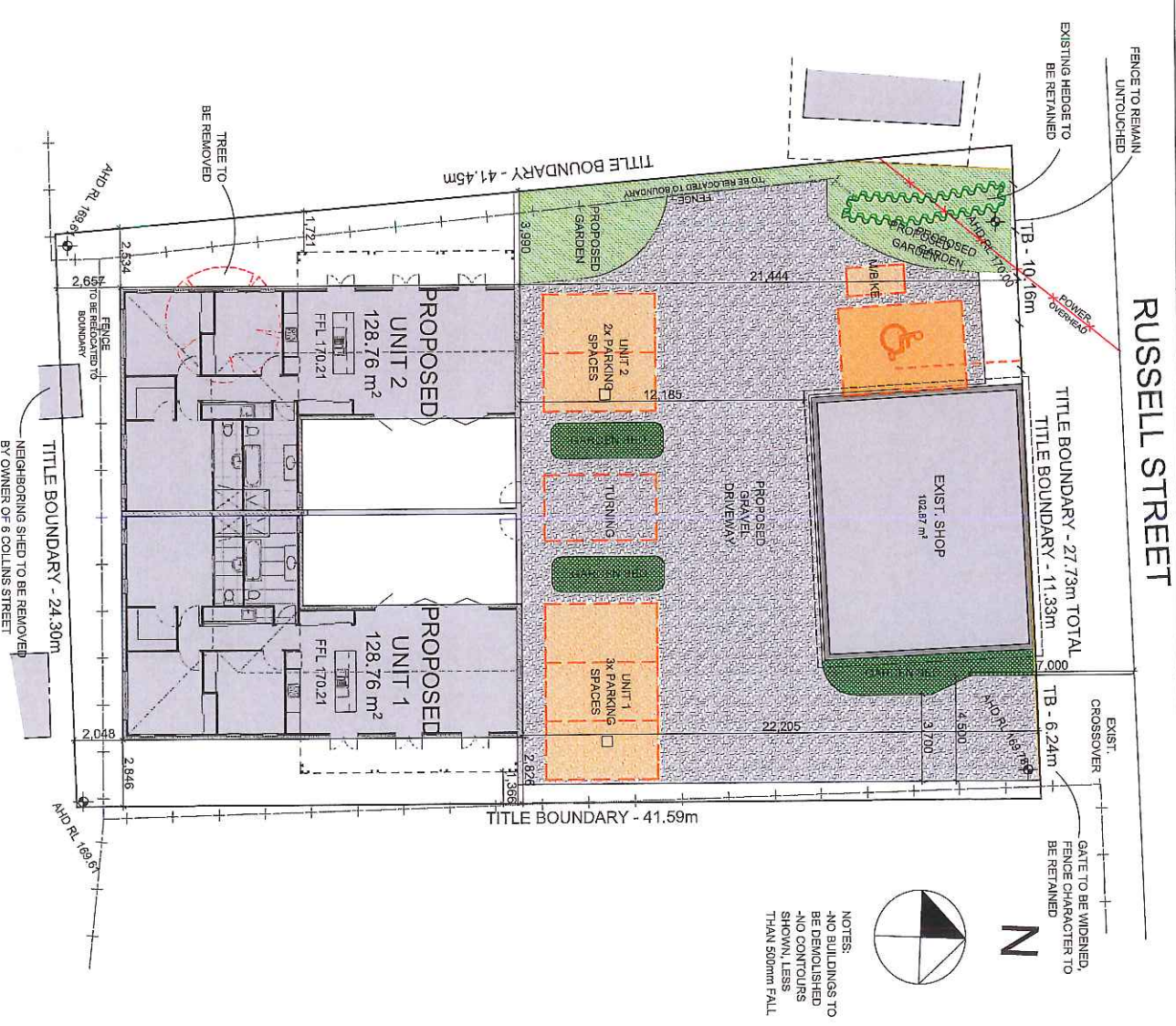
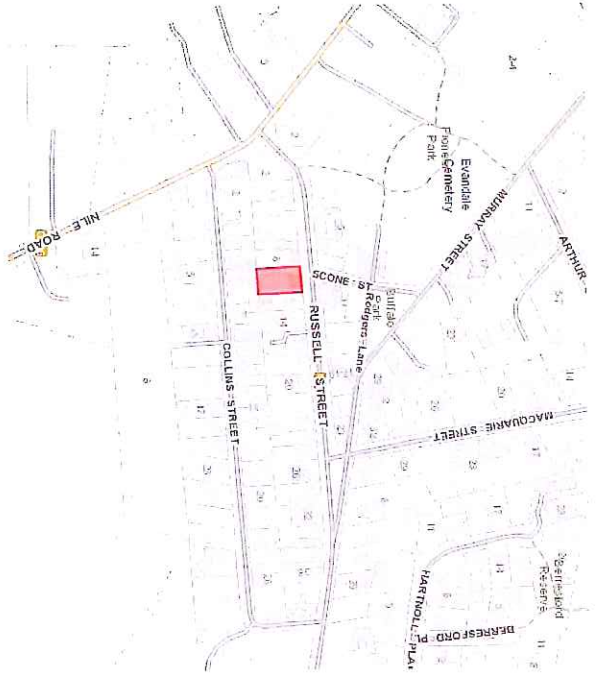
Mitch Lloyd (B.EvnDes, M.Arch)
Managing Director - Design To Live

M.0409 252 183
FB. www.facebook.com/designtolivetas
W. www.designtolive.com.au

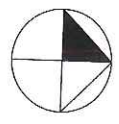


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NOTES:
- NO BUILDINGS TO BE DEMOLISHED
- NO CONTOURS SHOWN LESS THAN 500mm FALL



N

<p>DESIGN TO LIVE</p>	<p>MITCHELL LLOYD ACC # CC6320 ABN: 71 615 812 747 MOB: 0409 252 183 E: mitch@designtolive.com.au</p>	<p>Client/s: P.J. & A.M. ROULEY</p>	<p>DRAWING SITE PLAN</p>	<p>I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.</p>	<p>COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.</p>																														
	<p>Site Address: 10 RUSSELL STREET, EVANDALE, 7212.</p>	<p>SIGNATURE:</p>		<p>DATE:</p>																															
					<table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>DESIGNER</th> <th>M.L.</th> <th>JOB NUMBER</th> </tr> </thead> <tbody> <tr> <td>R2</td> <td>06/03/2018</td> <td>F.I.R.</td> <td></td> <td></td> <td>RSSL10</td> </tr> <tr> <td>R3</td> <td>21/03/2018</td> <td>F.I.R.</td> <td></td> <td></td> <td></td> </tr> <tr> <td>R4</td> <td>03/04/2018</td> <td>F.I.R.</td> <td></td> <td></td> <td></td> </tr> <tr> <td>R5</td> <td>13/04/2018</td> <td>F.I.R.</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	R2	06/03/2018	F.I.R.			RSSL10	R3	21/03/2018	F.I.R.				R4	03/04/2018	F.I.R.				R5	13/04/2018	F.I.R.			
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1-316

NORTHERN MIDLANDS COUNCIL					
Location					
File No.					
Property					
Attachments					
REC'D 27 APR 2018					
		I	A		
GM				MYE	
P&DM				CRS	
CSM				PLAN	
E&DM				BLD	
WM				HLT	
HR					

26 April 2018
R & W Wittholz
12 Russell St
Evandale Tas
7212

Ref: DA15/1668

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

To Whom It May Concern'

Re: Development Application No P18-037

Submission of Concerns in relation to the development of the site situated at No 10 Russell Street, Evandale.

We believe that the Plans submitted for a Multi Dwelling development to be totally unsatisfactory for this site.

There appears to be no Green Space (Gardens) whatsoever on the proposed plans, and yet there are parking spaces for no less than 9 vehicles.

As we share a boundary fence with this property we are concerned about

privacy issues. The plans show a total of 7 windows and doors that open onto our garden. As for the Vehicle Parking, it is difficult enough to leave our property as it is, but according to the plans it is showing only one entry/exit driveway for upto 9 cars.

We are concerned about access for Emergency Service Vehicles, (should any be required), about the noise issues and about the congestion that this driveway will cause.

In our opinion, building two dwellings is an overdevelopment of this site. Nothing about this development will add to the Character or Historical Ambience of our town centre.

We would like All of these issues addressed before any permission is given

to development of this property.

We can be contacted at anytime for further discussion about this matter.

Sincerely Yours
Roland & Wendy Wittholz

Ph 0419173372.

Rosemary Jones

From: Kathy Nolan <kathandjohn@bigpond.com>
Sent: Tuesday, 1 May 2018 7:54 AM
To: NMC Planning
Subject: Objection to Development Application No. P18 - 037
Attachments: 10 Russell Submission add.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Sent to ECM

Dear Sir or Madam,

Please find attached our submission in relation to the above development application for proposed multi dwelling development at 10 Russell Street, Evandale.

This submission replaces our previous submission dated 25 April 2018.

Regards,

John and Kathleen Pedder

30 April 2018

John and Kathleen Pedder
6 Collins Street
Evandale TAS 7212

Your Ref: DA15/1668

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

Dear Sir or Madam,

Re: Objection to Development Application No. P18 - 037

Please accept this submission in relation to the above development application for proposed multi dwelling development at 10 Russell Street, Evandale. It replaces our submission dated 25 April 2018.

This development is out of character with the location, is out of character with the heritage precinct, does not meet the key objectives of the zone and, if it were to proceed, would cause significant detrimental impacts upon the privacy and amenity of our home at 6 Collins Street, and we believe should be refused.

As discretionary development in the local business zone, the proposal is clearly an overdevelopment of the site and a direct result of poor design and site analysis.

An alternate development proposal for the site designed within the parameters of the required setbacks may provide a solution however we would argue that the existing site context requires an approach which retains the essential site characteristics of buildings within a garden (or soft landscape) setting and more importantly respects the heritage qualities of the Evandale Town Centre.

Zone Purpose and Local Area Objectives

8.10.2 *In determining an application for a permit for a discretionary use the planning authority must, in addition to the matters referred to in subclause 8.10.1, have regard to:*

- (a) *the purpose of the applicable zone;*
- (b) *any relevant local area objective or desired future character statement for the applicable zone;*
- (c) *the purpose of any applicable code; and*
- (d) *the purpose of any applicable specific area plan.*

but only insofar as each such purpose is relevant to the particular discretion being exercised.

This proposal demonstrates a total disregard for the purpose of the zone and the local area objectives, and clearly should be refused.

Local Business Zone	Complies	Comments
20.1.1.1 To provide for business, professional and retail services which meet the convenience needs of a local area.	No.	There is no proposal to integrate the new dwellings with the commercial nature of the zone or the use of the existing building. Typically dwellings within a business zone add vitality and life to the

		streetscape and the environment however this proposal lacks any integrated thought as to how the uses could contribute to the zone's purpose.
20.1.1.2 To limit use and development that would have the effect of elevating a centre to a higher level in the retail and business hierarchy. Limits are imposed on the sizes of premises to ensure that the established hierarchy is not distorted.	N/a	N/a
20.1.1.3 To maintain or improve the function, character, appearance and distinctive qualities of each of the identified local business centres of Avoca, Cressy, Evandale and Ross and to ensure that the design of development is sympathetic to the setting and compatible with the character of each of the local business centres in terms of building scale, height and density.	No.	<p>The proposed development neither maintains or improves the function, character, appearance and distinctive qualities of the business centre but does the opposite.</p> <p>Clearly changing the nature of the site in this location from a building within an open landscape setting to a fully concreted and built out site, will detract from the quality of the high street nature of Russell Street.</p> <p>The design is unsympathetic to the setting; is poorly sited; and ignores the key characteristics of the location in terms of the relationship between the built form to landscaped setting.</p>
20.1.1.4 To minimise conflict between adjoining commercial and residential activities.	No.	The proposal's poor siting and design establishes significant amenity impacts with the neighbouring residential environment to the south.
20.1.1.5 To ensure that vehicular access and parking is designed so that the environmental quality of the local area is protected and enhanced.	No.	The design of the car parking and vehicle access neither protects or enhances the environmental quality of the local area. Again the opposite is achieved. This proposal is so poor that rather than seek to provide a solution that contributes to the heritage character it ignores the setting and paves the whole of the site.
20.1.1.6 To provide for community interaction by encouraging developments such as cafes, restaurants, parks and community meeting places.	No.	No proposed use or development is proposed to support this aim.
Local Area Objective		
In Evandale and Ross to manage development in the Local business zone so as to conserve and enhance the quality of the Heritage Precincts in these villages.	No.	The proposed development is inappropriate for this site, and significantly detracts rather than enhance which is what this objective requires – from the Heritage Precinct.

Concerns in relation to privacy, building bulk and scale

Privacy and amenity:

The siting of the proposed development is completely inconsistent with the pattern of development in the local area, located within what should be the rear setback for the site, and which should remain unbuilt upon.

The siting of the two substantial new dwellings within the rear setback creates both (1) significant privacy and amenity impacts on the use and enjoyment of our living rooms and private open spaces; and (2) an unreasonable sense of enclosure in a location where development should provide an openness and a landscaped outlook.

Given that we live in a heritage precinct, characterised by buildings within an open and generous landscaped setting, and what is a very low density environment, we would expect that new development around us can be achieved while maintaining appropriate separation distances and privacy to all neighbours.

A site this large and the scale of the existing building should enable any new additions to be contained within the required setbacks of a residential environment, and sited in a manner that creates no further impacts on our privacy and quality of life.

It appears that no effort has been made to consider the likely impacts on our privacy or amenity. The orientation of our main private open space, and the main living spaces including the kitchen where we spend significant periods of time, are both subject to overshadowing and overlooking from the only proposed windows from the bedrooms of the proposed development.

Building size and location:

The elevation of the southern façade facing our back yard is at an effective height of 6 metres given the steepness of the roof pitch. This will create an unreasonable sense of enclosure to our private open space.

In relation to siting, design and built form, the Northern Midlands Interim Planning Scheme 2013 requires clause 20.4.1 that "development is visually compatible with surrounding area. development is visually compatible with surrounding area". This does not achieve that objective. The consistent pattern of development in the wider street block is characterised by large, vegetated rear yards containing in many locations outbuildings. An exception is a relatively new development at No.14 Russell Street, however in that instance the rear setback to the dwelling house is greater than 4 metres. This proposal is clearly inconsistent with that very established pattern.

The building setback requirements are to ensure the efficient use of the site, and are to be consistent with the established setbacks within the immediate area. This proposal does neither and for that reason a discretionary development should be refused.

The aims of the zone whereby development should complement the heritage setting and be compatible with the site conditions are not achieved. In building out the rear yard, which should retain its openness, the quality of the environment changes to something you would anticipate in much more dense environment. The resulting scale and bulk would have an adverse impact on the quality and amenity of our private open space, but is also incompatible with the scale and character of the area which is directly inconsistent with the objectives of the heritage precinct.

The proposal fails to comply with the setback controls that would typically apply in a residential zone. As indicated above the proposed dwellings sits within the 4.0m rear setback

control established as suitable residential controls for the whole state. As discretionary development, the minimum standards expected for residential development must be achieved.

Other deficiencies with the application:

There are no shadow diagrams. The Northern Midlands Interim Planning Scheme 2013 requires at clause 8.1 an application to provide:

...
(vii) shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites;
 ...

We would make the point that the shadow diagrams if provided would clearly indicate the unreasonableness of the proposal in relation to the neighbouring development and in particular our principal private open space.

There is no proposal for subdivision and it is unclear how the site would operate.

The open space provided for each dwelling is poorly located and would create significant internal amenity issues.

The proposed use is residential and it is discretionary in a Local Business zone. Any residential use in that zone should be supportive of the business activities on the site, not be completely separate with no connection to the business. By developing the site to the extent proposed, the potential for further development for local business purposes is completely precluded.

Clause 20.4.1 A1 of the planning scheme requires:

A1 The entrance of a building must: a) be clearly visible from the road or publically accessible areas on the site; and b) provide a safe access for pedestrians.

The entrance to the 2 units is not clearly visible from the road although it is not clear if the driveway and turning areas will be publicly accessible. More importantly, there is no separate pedestrian access to the units. They must share the space with vehicles associated with the other unit and with the business premises at the front. It is questionable if that could be regarded as safe. There is no discretion to vary those requirements.

Heritage issues under the Heritage Code of the planning scheme exist. The simplistic design of the units mimicking the perceived form and construction of existing buildings in the Heritage Precinct is completely inappropriate. It is contrary to the purposes of the Heritage Code in clause E13.1.1(a) and (d). Clause 13.6.3 refers to site cover although it also relates that factor to the acceptable development criterion for site coverage within a precinct identified in Table E13.1. That table does not seem to provide any specific criteria.

The proposal includes car parking adjacent to the front fence and gate on the western side of the building which is contrary to clause E13.6.10 A1(a) and P1(a). There is also no detail of how the gate on the eastern side is to be widened and the "fence character" will be maintained. Without that detail, the heritage impact cannot be fully assessed.

In reviewing the proposal against standards and principles established for assessing the impact on neighbours, the proposal also fails each of the established tests:

Revised planning principle: criteria for assessing impact on neighbouring properties	
How does the impact change the amenity of the affected property? How much sunlight, view or privacy is lost as well as how much is retained?	Our privacy is significantly impacted with minimal setbacks to the rear boundary to our north, and creates direct overlooking from the living space and bedroom into the principal

	<p>living areas and private open space of 6 Collins Street. This is a direct result of poor design and site analysis. Development within the parameters of the required setbacks may provide a solution however we would argue that the existing building, given it is so large, and already out of character with the location, should be able to contain any reasonable alterations.</p>
<p>How vulnerable to the impact is the property receiving the impact? Would it require the loss of reasonable development potential to avoid the impact?</p>	<p>Clearly the property receiving the impacts would be severely impacted. As to whether the proponent would require the loss of reasonable development potential to avoid the loss, the answer is no.</p> <p>A reasonable development on the site could potentially be achieved by utilising unbuilt upon areas to the north, maintaining large areas of landscape and integrating more meaningfully with the existing commercial building.</p>
<p>How reasonable is the proposal causing the impact?</p>	<p>The development is discretionary in the zone, and should only be permitted where it has clearly demonstrated in design, siting, context, and heritage character that it has addressed the key considerations of the zone purpose and local area objectives. This area of Evandale is a significant part of what makes up the heritage setting for the town centre and inappropriate development will significantly impact on the townscape and heritage qualities.</p>
<p>Does the impact arise out of poor design? Could the same amount of floor space and amenity be achieved for the proponent while reducing the impact on neighbours?</p>	<p>Yes, this is clearly a poor site design for the location. The scale, bulk, orientation and footprint do not respond to the environmental qualities of the locality nor the development controls and would have an adverse impact on the locality.</p> <p>Floor space could be distributed elsewhere on the site with minimal impacts.</p>
<p>Does the proposal comply with the planning controls? If not, how much of the impact is due to the non-complying elements of the proposal?</p>	<p>No. In addition to the question of permissibility, and as stated above the proposal fails the rear setback control for residential development.</p> <p>The proposal does not meet the scheme objectives and of the non-compliances contributes considerably to the impacts of the proposal on the use and enjoyment of our property.</p>

Boundary dispute

Further, there is a fundamental flaw with the application in that it proposes removal of fences to not only our property but those on either side. These proposed boundary adjustments are very much in dispute.

The development proposal relies on these adjustments to the boundary being made. Those boundaries or fence lines have been in place for over 30 years. The Developer has not sought to resolve that issue at all and it is fundamental to the proposal. Council is being asked to approve a development, when an issue going to the heart of the project has not even been raised and resolved with affected parties. The Developer has placed the cart before the horse. This issue need to be resolved, before the Application before Council should even be considered.

Summary

Based on the unreasonable and significant impacts on our privacy and long standing boundaries; the detrimental impacts on the use and enjoyment of our main living spaces and open space; and the impacts on the heritage quality of the locality we believe this application demonstrates no planning merit and should not be approved.

I would be happy to discuss this submission at any time and could meet with your assessing officer at our home to enable them to better understand the implications on our property.

Yours faithfully

John & Kathleen Pedder

The General Manager
Planning@nmc.tas.gov.au

Dear Sir

RE: OPPOSED DEVELOPMENT APPLICATION FOR NUMBER 10 RUSSELL STREET

YOUR REFERENCE: PAT-037

I would be grateful if you would note my submission objecting to the Proposed Development Application for 10 Russell Street, Evandale.

My wife and I are the owners of Solomon House, a nearby business and residence in Evandale.

I have also visited the proposed site and viewed the Planning Application on the Norther Midlands website.

Please note my principle objection is that the zoning is Local Business and what is proposed is essentially a profit making residential development.

My understanding of the planning purposes and local area objectives is to ensure that development is appropriate to the area and satisfies a number of criteria.

On the premise that local businesses should be supported, encouraged and facilitated the proposed development appears at variance with those principles.

The business precinct of Evandale is very small, however, it does have a distinct characteristic of openness and potential.

The residential premises within the business zone are either attached and integral to the businesses already established or have been in place for many years. A new development, especially one that appears congested and awkwardly designed, will not in anyway enhance the business zone. Utilising land within the business zone for residential purposes will invariably lead to reducing the possibility of businesses expanding or new businesses developing. With respect, the planning must be visionary when exercising its discretion. If Evandale is to maintain its village character and not simply become a residential suburb, the integrity of a business centre must be maintained. A preference should be provided to businesses in the business zone, although there may be no other development application pending. The potential for such development in the future is essential if the town is to progress. The irony in this development is that by turning Evandale into a residential suburb, the very elements that attract people to the town to live will be eroded. There has been the temptation and practice in the past to use previous commercial premises for residential purposes only such as the former library, but this development is proposed for vacant land in the heart of the business zone. The amount of vacant land at 10 Russell Street is a tantalising proposition for an entrepreneur and business, it would devalue the amenity of the town and its viability to use this opportunity for simply another speculative residential development. The town needs more businesses not less opportunity for businesses and there are

alternative areas for residential development but there are no alternative areas for business development.

My second objection is that the development appears totally inappropriate with multiple units which require parking and entrance and exit points in the heart of a commercial area invariably leads to problems with existing businesses and the general public who are in the area for commercial entertainment and tourist orientated purposes. I fear that rather than minimising conflict between adjoining commercial and residential activities such a development will cultivate conflict. Two residences in close proximity will generate quite understandably private and personal actions that have no correlation with the community interaction that is required for a business zone. It cannot be assumed the occupants of these two residences will be retired unobtrusive or elderly people quietly conducting their personal affairs. The occupants could be young people with families and all the necessary trappings of their lifestyle including bikes, cars, trailers, pets, vegetable plots and hobbies. If each residence was to have two occupants with a vehicle the area would quickly resemble a parking lot and or a private backyard except all the activities would be on public display. In addition I cannot work out how the plans indicate a turning circle in what appears to be an area that is otherwise described as a private court yard. Also, I am unable to establish from the plan whether the windows will be timber or some other material.

However, I return to my principle concern that this development is not appropriate for the business zone and is contrary to the objectives of the planning discretionary guidelines.

Yours faithfully

Peter Briffa

Solomon House

1 High Street

EVANDALE TAS

Rosemary Jones

From: Peter Briffa <solomonhouse1@gmail.com>
Sent: Wednesday, 2 May 2018 3:13 PM
To: NMC Planning
Subject: Fwd: FW: OPPOSED DEVELOPMENT APPLICATION FOR NUMBER 10 RUSSELL STREET - YOUR REFERENCE: PAT-037

The General Manager

Planning@nmc.tas.gov.au

Dear Sir

RE: OPPOSED DEVELOPMENT APPLICATION FOR NUMBER 10 RUSSELL STREET

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However, I return to my principle concern that this development is not appropriate for the business zone and is contrary to the objectives of the planning discretionary guidelines.

1-329

Yours faithfully

Peter Briffa

Solomon House

1 High Street

EVANDALE TAS

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

2 May 2018

The General Manager
Northern Midlands Council
13 Smith Street
INGFORD TAS 7301 By email

Dear Sir,

Re: P18 - 037 Development at 10 Russell Street EVANDALE

We refer to the advertised notice in The Examiner newspaper.

The cultural heritage values of Evandale rely heavily on retaining and improving landscape, particularly when there is an application for new buildings and uses as infill developments.

This proposed development entails the construction of two new dwellings and the construction of a 9 vehicle car park which is excessive and verging on a non-ancillary use.

The design of suitably successful infill developments requires particular professional skills not so necessary in developments that are ordinarily designed on lowest common denominator principles.

The pattern of development in Evandale demonstrates early town planning principles and the adaption of English precedents to a colonial setting. At the street frontages, hedgerows and high fences can provide screening and privacy for residents, particularly where there are adjacent non-residential or commercial developments.

Notable points of disharmony are:-

- Poor example of infill design within a heritage precinct;
- Poorly designed roof forms;
- Inconsistent window fenestration;
- Ill-conceived bull-nosed verandah forms that do not express the eaves line;
- No provision for carports/garages or shading of vehicles;
- Inappropriate presentation of out-of scale car park are to street views;
- Abject lack of meaningful landscaping and trees;
- No regard to privacy/amenity or quiet enjoyment of adjacent gardens;
- Poor planning layout denying solar gain/amenity of bedrooms in favour of bathrooms;
- Inappropriate alignment (out of square) to Russell Street.

Accordingly, we recommend that Council firmly refuses this application, and thereby protects the value and importance of the established cultural amenity of the area.

Yours faithfully

P. W. Reynolds

Public Officer, For and on behalf of
HERITAGE PROTECTION SOCIETY (TASMANIA) INC.

From: Northern Midlands Council
Sent: Mon, 7 May 2018 09:16:04 +1000
To: Register Email in ECM
Subject: FW: 10 Russell St Evandale
Attachments: HPST Inc representation P18 037 Russell St Evandale.doc

#ecmall
#qap default
#silent

From: li82303 li82303 <li82303@bigpond.net.au>
Sent: Friday, 4 May 2018 8:31 AM
To: Northern Midlands Council <council@nmc.tas.gov.au>
Subject: 10 Russell St Evandale

Please see attached correspondence

Rosemary Jones

From: NMC Planning
Sent: Tuesday, 8 May 2018 9:10 AM
To: 'li82303 li82303'
Subject: RE: Re Representation to P18-037, 10 Russell Street Evandale

Categories: Sent to ECM

Good morning Mr Morrell,

Thank you for your email. I sent it through to Council's General Manager, Des Jennings, for his approval to distribute to Councillors. Mr Jennings has advised that it will be referenced in the assessment of the application and supplied to each of the Councillors as an attachment to the report for the Council meeting.

Kind regards,

Rosemary Jones



Administration Officer - Community & Development | Northern Midlands Council
Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301
T: (03) 6397 7303 | F: (03) 6397 7331
E: rosemary.jones@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au

T a s m a n i a ' s H i s t o r i c H e a r t

Please note that due to the high volume of enquiries received, officers will be available for phone and face to face appointments to discuss building and planning matters at the following times:

- Monday – between 9:00am and 12:00pm
- Wednesday – between 2:00pm and 5:00pm
- Friday – between 9:00am and 12:00pm

For general enquiries please refer to the Fact Sheet located on our website at <http://northernmidlands.tas.gov.au>

Meetings can be arranged at other times by appointment.

From: li82303 li82303 <li82303@bigpond.net.au>
Sent: Monday, 7 May 2018 3:35 PM
To: NMC Planning <planning@nmc.tas.gov.au>
Subject: Re: Re Representation to P18-037, 10 Russell Street Evandale

Attention Ms Rosemary Jones

Dear Ms Jones,

Thankyou for your advice.

Please forward our letter to each Councillor.

Regards

Lionel Morrell

President HPS(T) Inc.

----- Original Message -----

On Monday, 7 May, 2018 At 3:13 PM, NMC Planning<planning@nmc.tas.gov.au> wrote:

1-333

been sent or endorsed by it or its officers unless expressly stated to the contrary. No warranty is made that the email or attachment(s) are free from computer viruses or other defects.

29 Cambock Lane
PO Box 138
Evandale TAS 7212
Jacinta.sinclair@gmail.com

5 May 2018

The General Manager
Northern Midlands Council
13 Smith Street
Longford TAS 7301

To the General Manager,

Re Development Application P18-037

I write regarding Development Application P18-037 for 10 Russell Street, Evandale. I appreciate that my letter is being written outside the timeframe for feedback to the Council on this development application, however I hope that my correspondence will nevertheless be considered.

From conversations around Evandale, I am aware that a couple of residents have expressed concerns about this application. I understand that the large part of their concerns are around preserving the heritage identity and feel of the Evandale village and I share this concern for heritage and identity. I differ with those concerned, however, in my interpretation of the designs in the application.

I base this differentiation on my observations of Mr D Routley's work in Cambock Lane in Evandale, where I live adjacent to units being built by Mr D Routley, the son of the applicants named in the above planning application. I understand that Mr D Routley will be building the proposed buildings should they be approved by Council.

I believe that the units currently being built at 31 Cambock Lane are an indication of the quality of workmanship and care for heritage that Mr D Routley brings to his practice. As indicative of his work, I feel confident that the units to be built at 10 Russell Street (P18-037) will be sympathetic to the existing heritage of the surrounding buildings, whilst also providing much needed suitable housing for older Evandale residents.

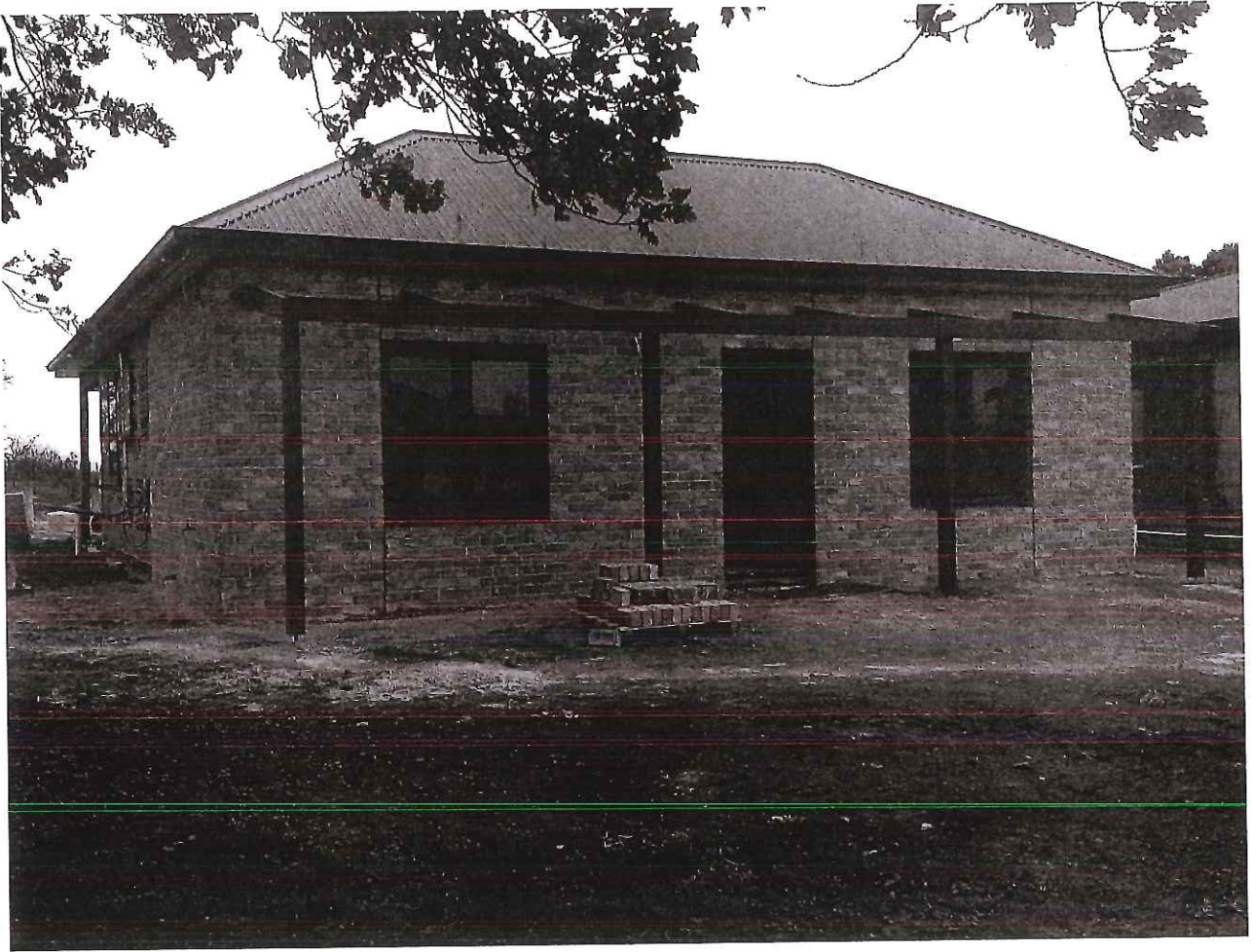
I attach a photo of the unfinished units being built at 31 Cambock Lane, to give yourself and the Council an awareness of Mr Routley's building style for your consideration.

Thank you for your work in seeking to preserve the heritage and liveability of our village.

Yours sincerely,

Jacinta Sinclair

1-335



Rosemary Jones

From: Rosemary Jones
Sent: Wednesday, 9 May 2018 2:34 PM
To: 'Jacinta Sinclair'
Subject: RE: Development Application P18-037

Categories: Sent to ECM

Good afternoon Jacinta,

Thank you for your email. As you mentioned, it is unfortunately outside of the public exhibition period and therefore does not make a valid representation under the Land Use Planning and Approvals Act 1993 however a planner will review it as part of their assessment of the application and refer to it in their report to Council.

Kind regards,

Rosemary Jones



Administration Officer - Community & Development | Northern Midlands Council
Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301
T: (03) 6397 7303 | F: (03) 6397 7331
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T a s m a n i a ' s H i s t o r i c H e a r t

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Meetings can be arranged at other times by appointment.

From: Jacinta Sinclair <jacinta.sinclair@gmail.com>
Sent: Wednesday, 9 May 2018 1:36 PM
To: NMC Planning <planning@nmc.tas.gov.au>
Subject: Development Application P18-037

Please find attached a letter for your consideration.

E13 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;
- c) internal alterations to buildings if the interior is not included in the historic heritage significance of the place or precinct;
- d) maintenance and repairs that do not involve removal, replacement or concealment of any external building fabric;
- e) repainting of an exterior surface that has been previously painted, in a colour similar to that existing;
- f) the planting, clearing or modification of vegetation for safety reasons where the work is required for the removal of dead, or treatment of disease, or required to remove unacceptable risk to the public or private safety, or where vegetation is causing or threatening to cause damage to a building or structure; and

- g) the maintenance of gardens, unless there is a specific listing for the garden in Table E13.1 or Table E13.2.

E13.4 Definition of Terms

Acceptable development criteria	means a precinct specific measure that demonstrates an acceptable solution for that design element in that specific precinct.
Conservation plan	means a plan prepared by a heritage professional in accordance with: Kerr, J. S. & National Trust of Australia (New South Wales) 1990, <i>The conservation plan: a guide to the preparation of conservation plans for places of European cultural significance</i> / James Semple Kerr, National Trust New South Wales, Sydney.
Existing character	means the existing character statement set out in Table E13.1 which is intended to describe each of the management units. The existing character consists of the units unique or important public view corridors, vistas or natural or built features.
Heritage precinct	means an area described in Table E13.1 Local Heritage Precincts to this code as an area of special aesthetic, historic, scientific (including archaeological), spiritual or social value in which it is desirable to preserve or enhance the streetscape, townscape and/or notable character and significant features of the area.
Heritage professional	means a person with tertiary qualifications in a recognised field of direct relevance to the matter under consideration.
Historic heritage significance	means in relation to a local heritage place or heritage precinct, and its aesthetic, historic, scientific (including archaeological), social or spiritual value.
Local heritage place	means a place entered on the Local Heritage List contained in Table E13.2: Local Heritage Places outside precincts to this code.
Place of archaeological significance	means a place entered on the local archaeological heritage list contained in Table E13.3: Archaeologically significant sites.
Precinct management objective	means a precinct-specific statement of objective used to assist in decision making for discretionary use and development within a precinct.

E13.5 Use Standards

E13.5.1 Alternative Use of heritage buildings

<p>Objective</p> <p>To ensure that the use of heritage buildings provides for their conservation.</p>	
Acceptable Solutions	Performance Criteria
<p>A1 No acceptable solution.</p>	<p>P1 Notwithstanding Clause 8.9, a permit may be granted for any use of a locally listed heritage place where:</p> <p>a) it can be demonstrated that the proposed use will not adversely impact on the significance of a heritage place; and</p> <p>b) the amenity impacts of both the proposed use on the surrounding areas and from the surrounding area on the proposed use are considered acceptable; and</p> <p>c) a report by heritage professional states that it is necessary for conservation purposes or the continued maintenance of the building or where there is an overriding public benefit.</p>
<p>N/A – does not proposed an alternative use of a heritage building.</p>	<p>N/A – does not proposed an alternative use of a heritage building.</p>

E13.6 Development Standards

E13.6.1 Demolition

<p>Objective</p> <p>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.</p>	
Acceptable Solutions	Performance Criteria
<p>A1 Removal of non-original cladding to expose original cladding.</p>	<p>P1.1 Existing buildings, parts of buildings and structures must be retained except:</p>

	<p>a) where the physical condition of place makes restoration inconsistent with maintaining the cultural significance of a place in the long term; or</p> <p>b) the demolition is necessary to secure the long-term future of a building or structure through renovation, reconstruction or rebuilding; or</p> <p>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> <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>
<p>N/A – does not proposed demolition.</p>	<p>N/A – does not proposed demolition.</p>

E13.6.2 Subdivision and development density

<p>Objective</p> <p>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.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1 No acceptable solution.</p>	<p>P1 Subdivision must:</p> <p>a) be consistent with and reflect the historic development pattern of the precinct or area; and</p> <p>b) not facilitate buildings or a building pattern unsympathetic to the character or layout of buildings and lots in the area; and</p> <p>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</p>

	<p>d) not require the removal of vegetation, significant trees or garden settings where this is assessed as detrimental to conserving the historic heritage significance of a place or heritage precinct; and</p> <p>e) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>
N/A – does not proposed subdivision	N/A – does not proposed subdivision

E13.6.3 Site Cover

<p>Objective</p> <p>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.</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>
<p>There is no acceptable development criterion in Table E13.1. Must address the performance criteria.</p>	<p>Heritage Adviser's Comment:</p> <p><i>The location of the car parking and vehicle circulation space is at the rear of the existing building. This has caused the new building to occupy a large portion of the rear space of the lot resulting in setbacks of less than 3.0m to most of the three boundaries. This is not compatible with the adjacent buildings.</i></p>

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.

Acceptable Solutions	Performance Criteria
<p>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.</p>	<p>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</p> <p>P1.2 Extensions proposed to the front or sides of an existing building must not detract from the historic heritage significance of the building; and</p> <p>P1.3 The height and bulk of any proposed buildings must not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>
<p>There is no acceptable development criterion in Table E13.1. Must address the performance criteria.</p>	<p>Heritage Adviser's comment: <i>The height and bulk of the proposed building would be acceptable if the location and setbacks were more constant with the adjacent buildings.</i></p>

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 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> <ul style="list-style-type: none"> 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.

N/A – new fence not proposed	N/A – new fence not proposed
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E13.6.6 Roof Form and Materials

<p>Objective</p> <p>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.</p>	
Acceptable Solutions	Performance Criteria
<p>A1 Roof form and materials must be in accordance with the acceptable development criteria for roof form and materials within a precinct identified in Table E13.1: Heritage Precincts, if any.</p>	<p>P1 Roof form and materials for new buildings and structures must:</p> <ul style="list-style-type: none"> 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.
<p>There is no acceptable development criterion in Table E13.1. Must address the performance criteria.</p>	<p>Heritage Adviser’s comment:</p> <p><i>The materials are acceptable. However, the roof form is a combination of gable and hip forms which is not consistent with traditional building forms.</i></p>

E13.6.7 Wall materials

<p>Objective</p> <p>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.</p>	
Acceptable Solutions	Performance Criteria
<p>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.</p>	<p>P1 Wall material for new buildings and structures must:</p> <ul style="list-style-type: none"> 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.
There is no acceptable development criterion in Table E13.1. Must address the performance criteria.	Heritage Adviser's comment: <i>The exterior wall materials are acceptable in brick, subject to the colour and being laid with traditional jointing.</i>

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.
There is no acceptable development criterion in Table E13.1. Must address the performance criteria.	Heritage Adviser's comment: <i>The proposed building will present as a large U shaped single house around a central courtyard. Traditionally this form of building would not be sited within 2048 – 2657mm of the rear boundary.</i> <i>The six car parking spaces are located directly in front of the proposed building.</i> <i>Not proposed at this stage. It is likely that a roof cover will be required at some point in the future. This would seriously detract from the northern (street) façade of the building.</i>

E13.6.9 Outbuildings and Structures

<p>Objective</p> <p>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.</p>	
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>
<p>N/A – no outbuildings or structures are proposed.</p>	<p>N/A – no outbuildings or structures are proposed.</p>

E13.6.10 Access Strips and Parking

<p>Objective</p> <p>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.</p>	
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>
<p>Does not comply. Parking for the existing shop is proposed to be located between the</p>	<p>Heritage Adviser's comment:</p>

front and back walls of the shop. Must address the performance criteria.	<p><i>There are 7 car parking spaces located directly in front of the proposed building. This will detract from the street front of the proposed building and provide no opportunity to soften the impact of the building with traditional style landscaping.</i></p> <p><i>It is also not consistent with the historic character of the precinct.</i></p>
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E13.6.11 Places of Archaeological Significance

<p>Objective</p> <p>To ensure that places identified in Table E13.3 as having archaeological significance are appropriately managed.</p>	
Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	<p>P1 For works impacting on places listed in Table E13.3:</p> <ul style="list-style-type: none"> a) it must be demonstrated that all identified archaeological remains will be identified, recorded and conserved; and b) details of survey, sampling and recording techniques technique be provided; and c) that places of identified historic heritage significance will not be destroyed unless there is no prudent and feasible alternative.
N/A – the place is not identified in Table E13.1	N/A – the place is not identified in Table E13.1

E13.6.12 Tree and Vegetation Removal

<p>Objective</p> <p>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.</p>	
Acceptable Solutions	Performance Criteria

<p>A1 No acceptable solution.</p>	<p>P1 The removal of vegetation must not:</p> <ul style="list-style-type: none"> a) unreasonably impact on the historic cultural significance of the place; and b) detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.
<p>Must address the performance criteria.</p>	<p>Heritage Adviser's comment:</p> <p><i>The design of the proposed building requires the only tree on the site to be removed.</i></p> <p><i>It is not proposed to replace the tree or provide any substantial landscaping between the new building and the street, consistent with the landscape character of the adjoining properties.</i></p>

E13.6.13 Signage

<p>Objective</p> <p>To ensure that signage is appropriate to conserve the historic heritage significance of local heritage places and precincts.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<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> <ul style="list-style-type: none"> a) period details, windows, doors and other architectural details are not covered or removed; and b) heritage fabric is not removed or destroyed through attaching signage; and 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 d) signage does not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.
<p>N/A – signage is not proposed.</p>	<p>N/A – signage is not proposed.</p>

E13.6.14 Maintenance and Repair

Objective	
To ensure that maintenance and repair of buildings is undertaken to be sympathetic to, and not detract from the historic cultural heritage significance of local heritage places and precincts.	
Acceptable Solution	Performance Criteria
New materials and finishes used in the maintenance and repair of buildings match the materials and finishes that are being replaced.	No performance criteria.
N/A – does not proposed maintenance and repair	N/A – does not proposed maintenance and repair

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>1 EVANDALE HERITAGE PRECINCT CHARACTER STATEMENT</p> <p>The Evandale Heritage Precinct is unique because it is the core of an intact nineteenth century townscape, with its rich and significant built fabric and village atmosphere. Its historic charm, tree lined streets and quiet rural setting all contribute to its unique character. Its traditional buildings are an impressive mix of nineteenth and early twentieth century architectural styles while its prominent elements are its significant trees, the Water Tower and the Church spires. The original street pattern is an important setting for the Precinct, with views along traditional streetscapes, creating an historic village atmosphere that is still largely intact. Period residential buildings, significant trees, picket fences, hedgerows and cottage gardens are all complementary, contributing to the ambience of a nineteenth century village. The main roads into and out of Evandale create elevated views to the surrounding countryside which give context to the town and the Precinct, and contribute to its character. The quiet village feel of the town is complemented by a mix of businesses meeting local needs, tourism and historic interpretation. Evandale's heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the village.</p> <p>2 ROSS HERITAGE PRECINCT CHARACTER STATEMENT</p> <p>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 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.</p>

3 PERTH HERITAGE PRECINCT CHARACTER STATEMENT

The Perth Heritage Precinct is unique because it is still the core of a small nineteenth century riverside town, built around the thoroughfare from the first bridge to cross the South Esk River, and which retains its historic atmosphere. It combines significant colonial buildings, compact early river's edge residential development, and retains the small-scale commercial centre which developed in the nineteenth century at the historic crossroads and river crossing for travel and commerce between Hobart, Launceston and the North West. Perth's unique rural setting is complemented by its mix of businesses still serving local and visitor's needs. Perth's heritage ambience is acknowledged by many of those who live in or visit the town, and will be enhanced by the eventual construction of the Midland Highway bypass.

4 LONGFORD HERITAGE PRECINCT CHARACTER STATEMENT

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.

5 CAMPBELL TOWN HERITAGE PRECINCT CHARACTER STATEMENT

The Campbell Town Heritage Precinct is unique because it is the core of a substantially intact nineteenth century townscape, with its significant built fabric, and its atmosphere of a traditional resting place on the main road between the north and south. Its wide main street, historic buildings and resting places for travellers all contribute to its unique character. High Street has remained as the main commercial focus for the town, continuing to serve the needs of residents, visitors and the agricultural community. The War Memorial to the north marks the approach to the business area which terminates at the historic bridge over the Elizabeth River; a significant landscape feature. Traditional buildings in the Precinct include impressive examples of colonial architecture. The historic Valentine's Park is the original foreground for 'The Grange' and provides a public outdoor resting place for visitors and locals at the heart of the town. Campbell Town's heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the town.

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.

F2 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.

F2.2.2 The following development is exempt from this Specific Area Plan:

- a) works required to comply with an Emergency Order issued under section 162 of the *Building Act 2000*;
- b) electricity, optic fibre and telecommunications cables, and water, sewerage, drainage connections and gas lines to individual buildings;
- c) maintenance and repairs that do not involve removal, replacement or concealment of any external building fabric;
- d) repainting of an exterior surface that has been previously painted, in a colour similar to that existing;
- e) the planting, clearing or modification of vegetation for safety reasons where the work is required for the removal of dead wood, or treatment of disease, or required to remove unacceptable risk to the public or private safety, or where vegetation is causing or threatening to cause damage to a building or structure; and
- f) the maintenance of gardens, unless there is a specific listing for the garden in Table E13.1 or Table E13.2.

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.

F2.5 Standards for Development

F2.5.1 Setbacks

<p>Objective</p> <p>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.</p>	
Acceptable Solutions	Performance Criteria
<p>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).</p>	<p>P1 The front setback must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <ul style="list-style-type: none"> a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the topography of the site; c) the size, shape, and orientation of the lot; d) the setbacks of other buildings in the surrounding area; e) the historic cultural heritage significance of adjacent places; and f) the streetscape.
<p>Does not comply. Buildings are predominantly built on the front boundary. These buildings are proposed 21-22m from the front boundary.</p>	<p>Heritage Adviser's comment:</p> <p><i>The setbacks are not compatible with the general setbacks of adjoining buildings, given the form and size of the new building.</i></p>
<p>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</p>	<p>P2 The setback of new carports and garages from the line of the front wall of the house which it adjoins</p>

<p>house which it adjoins (refer Figure F2.3, & F2.7).</p>	<p>must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <ul style="list-style-type: none"> a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the topography of the site; c) the size, shape, and orientation of the lot; d) the setbacks of other buildings in the surrounding area; e) the historic cultural heritage significance of adjacent places; and f) the streetscape.
<p>N/A – does not propose new carports or garages.</p>	<p>N/A – does not propose new carports or garages.</p>
<p>A3 Side setback reductions must be to one boundary only, in order to maintain the appearance of the original streetscape spacing.</p>	<p>P3 Side setbacks must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <ul style="list-style-type: none"> a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the topography of the site; c) the size, shape, and orientation of the lot; d) the setbacks of other buildings in the surrounding area; e) the historic cultural heritage significance of adjacent places; and f) the streetscape.
<p>N/A - Does not propose a side setback reduction.</p>	<p>N/A - Does not propose a side setback reduction.</p>

F2.5.2 Orientation

<p>Objective</p> <p>To ensure that new buildings, extensions, alterations and additions respect the established predominant orientation within the streetscape.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>

<p>A1 All new buildings, extensions, alterations or additions must be orientated:</p> <p>a) perpendicular to the street frontage (refer Figure F2.5, F2.6, & F2.8); or</p> <p>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</p> <p>c) A new building must not be on an angle to an adjoining heritage-listed building (refer Figure F2.5).</p>	<p>P1 Orientation of all new buildings, extensions, alteration or additions must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <p>a) the cultural heritage values of the local heritage place, its setting and the precinct;</p> <p>b) the topography of the site;</p> <p>c) the size, shape, and orientation of the lot;</p> <p>d) the setbacks of other buildings in the surrounding area;</p> <p>e) the historic cultural heritage significance of adjacent places; and</p> <p>f) the streetscape.</p>
<p>Does not comply. Is at an angle of approximately 92 degrees to the street. Must address the performance criteria.</p>	<p>Heritage Adviser's comment: <i>The orientation of the proposed building is acceptable.</i></p>

F2.5.3 Scale

<p>Objective</p> <p>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.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1 Single storey developments must have a maximum height from floor level to eaves of 3 metres (refer Figure F2.14).</p>	<p>P1 No performance criteria</p>
<p>Complies.</p>	<p>N/A</p>
<p>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).</p>	<p>P2 No performance criteria.</p>
<p>N/A</p>	<p>N/A</p>

<p>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.</p>	<p>P3 No performance criteria.</p>
<p>N/A</p>	<p>N/A</p>

F2.5.4 Roof Forms

<p>Objective To ensure that the roof form and elements respect those of the existing main building and the streetscape.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1.1 The roof form¹ for new buildings, extensions, alterations, and additions must, if visible from the street, be in the form of hip or gable, with a pitch between 25 – 40 degrees (refer Figure F2.14 & F2.18), or match the existing building, and</p> <p>A1.2 Eaves overhang must be a maximum of 300mm excluding guttering, or match the existing building.</p>	<p>P1 The roof form of all new buildings, extensions, alteration or additions must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <ul style="list-style-type: none"> a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the design, period of construction and materials of the dominant building on site; c) the dominant roofing style and materials in the setting; and d) the streetscape.
<p>Complies.</p>	<p>N/A</p>
<p>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).</p>	<p>P2 No performance criteria</p>

¹ Roofs are often the most crucial aspect of the design of new buildings in historic areas. Although many other elements of a new building can be disguised or screened by planting, roofs remain dominant. Roofscape is an important visual element of historic villages, where the roofs of some buildings may be seen as prominently as the front walls.

Massive roof forms are not acceptable. A multi-hipped roof was a traditional technique to reduce the height of hipped roofs and maintain a uniform ridge line, reducing roof mass. Traditional elements such as dormer windows and chimneys help to punctuate the expanse of a roof.

Most buildings constructed prior to 1900 have simple small roof forms, with hips or gables spanning about 6.5m. If the building was wider or longer, another hip, gable or skillion was added rather than raising the ridge line and trying to span a greater distance under one roof.

N/A	N/A
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.	P3 No performance criteria
N/A	N/A
A4 Metal cowls must not be used where they will be seen from the street.	P4 No performance criteria
Complies	Complies

F2.5.5 Plan Form

<p>Objective</p> <p>To ensure that new buildings, alterations, additions and extensions respect the setting, original plan form², shape and scale of the existing main building on the site or of adjoining heritage-listed buildings.</p>	
Acceptable Solutions	Performance Criteria
<p>A1.1 Alterations and additions to pre-1940 buildings must retain the original plan form of the existing main building; or</p> <p>A1.2 The plan form of additions must be rectilinear or consistent with the existing house design and dimensions.</p>	P1 Original main buildings must remain visually dominant over any additions when viewed from public spaces.
N/A	N/A
A2 The plan form of new buildings must be rectilinear (refer Figure F2.9).	P2 No performance criteria
Complies	N/A

² Heritage houses normally present a simple front wall to the street. Where there is a variation it is usually filled in by a verandah, thereby producing basic rectangular or square plan forms. The main entry is usually located in the centre of the house with front rooms both sides.

The choice of plan form directly affects the roof shape. Complex plan forms usually result in multiple ridge lines of varying heights and are unsympathetic with the simple roof form common to most heritage buildings. Equal squares and rectangles in the plan can achieve this satisfactorily.

Use of modern materials and construction methods can result in stress on the original fabric and finishes, and may contribute to accelerated deterioration.

The siting and orientation of additions will be influenced by the existing structure. The use of traditional proportions for walls and openings will produce the most successful results.

F2.5.6 External Walls

Objective	
To ensure that wall materials used are compatible with the streetscape.	
Acceptable Solutions	Performance Criteria
<p>A1.1 Materials used in additions must match those of the existing construction, except in additions to stone or brick buildings; and</p> <p>A1.2 External walls must be clad in:</p> <p>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</p> <p>b) brickwork, with mortar of a natural colour and struck flush with the brickwork (must not be deeply raked), including:</p> <ul style="list-style-type: none"> • painted standard size bricks; or • standard size natural clay bricks that blend with the colour and size of the traditional local bricks; or • standard brickwork rendered in traditional style; or • if a heritage-listed building, second-hand traditional local bricks. <p>Heavily-tumbled clinker bricks must not be used; or</p> <p>e) concrete blocks specifically chosen to blend with local dressed stone, or rendered and painted;</p> <p>d) concrete blocks in natural concrete finish must not be used.</p> <p>A1.3 Cladding materials designed to imitate traditional materials such as brick, stone and weatherboards must not be used³.</p>	<p>P1 Wall materials must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <p>a) the cultural heritage values of the local heritage place, its setting and the precinct;</p> <p>b) the design, period of construction and materials of the dominant building on site;</p> <p>c) the dominant wall materials in the setting; and</p> <p>d) the streetscape.</p>
Complies. Brick front walls and rendered brick side and rear walls are proposed.	N/A

³ Acrylic paints reduce the period required for repainting weatherboards when applied properly. Second-hand bricks may be acceptable in some circumstances, although the use of early bricks in short supply should be restricted to alterations and additions to historic buildings.

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	Performance Criteria
<p>A1.1 The position, shape and size of original door and window openings must be retained where they are prominent from public spaces; and</p> <p>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</p> <p>A1.3 Modern front doors with horizontal glazing or similar styles must not be used (refer Figure F2.21).</p>	<p>P1 Entrances and doors must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <ul style="list-style-type: none"> a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the design, period of construction and materials of the dominant building on site; and c) the streetscape.
<p>The front entrance is not in the front wall of the house. Must address the performance criteria.</p>	<p>Heritage Adviser's comment:</p> <p><i>There is no front door in the wall facing the street. However, this is considered acceptable, given the building is not the primary street facing building.</i></p>

F2.5.8 Windows

Objective To ensure that window form and details ⁴ are consistent with the streetscape.	
Acceptable Solutions	Performance Criteria
<p>A1 Window heads must be a minimum of 300mm below the eaves line, or match the existing.</p>	<p>P1 No performance criteria.</p>
Solid-void ratio	
<p>A2 Front façade windows must conform to the solid/void ratio (refer Figure F2.24 & F2.25).</p>	<p>P2 For commercial buildings, the solid/void ratio of front façade windows must be compatible with that of heritage-listed</p>

⁴ Windows are an important design element and care must be taken in selection and design. Heritage buildings normally have windows with a strong vertical orientation which should be repeated in new buildings or extensions.

	commercial buildings in the precinct.
Complies	N/A
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).	P3 No performance criteria
Complies.	N/A
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.	P4 No performance criteria.
Complies	N/A
A5 Horizontally sliding sashes must not be used.	P5 No performance criteria.
Complies	N/A
A6 Corner windows to front facades must not be used.	P6 No performance criteria.
Complies	N/A
Window Construction Materials	
A7 Clear glass must be used.	P7 No performance criteria.
Condition required	N/A
A8 Reflective and tinted glass and coatings must not be used where visible from public places.	P8 No performance criteria.
Condition required	N/A
A9 Additions to heritage-listed buildings must have timber window frames, where visible from public spaces.	P9 No performance criteria.
N/A	N/A
A10 Painted aluminium must only be used where it cannot be seen from the street and in new buildings, or where used in existing buildings	P10 Window frames must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to the cultural heritage values of the

	local heritage place, its setting and the precinct.
Complies	N/A
A11 Glazing bars must be of a size and profile appropriate for the period of the building	P11 No performance criteria.
Complies	N/A
A12 Stick-on aluminium glazing-bars must not be used	P12 No performance criteria.
Condition required	N/A
A13 All windows in brick or masonry buildings must have projecting brick or stone sills, or match the existing	P13 No performance criteria.
Condition required	N/A
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.	P14 No performance criteria
Complies	N/A
A15 Where two bay windows are required, they must be symmetrically placed.	P15 No performance criteria
N/A	N/A
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.	P16 No performance criteria
N/A	N/A

F2.5.9 Roof Covering

Objective To ensure that roof materials are compatible with the streetscape.	
Acceptable Solutions	Performance Criteria
<p>A1.1 Roofing of additions, alterations and extensions must match that of the existing building; and</p> <p>A1.2 Roof coverings must be:</p> <p>a) corrugated iron sheeting in grey tones, brown tones, dark red, or galvanized iron or</p> <p>b) slate or modern equivalents, shingle and low profile tiles, where compatible with the style and period of the main building on the site and the setting. Tile colours must be:</p> <ul style="list-style-type: none"> • dark gray; or • light grey; or • brown tones; or • dark red; <p>or</p> <p>c) traditional metal tray tiles where compatible with the style and period of the main building on the site</p> <p>d) for additions, alterations and extensions, match that of the existing building.</p>	P1 No performance criteria
Corrugated sheeting proposed – condition required regarding colour.	N/A
A2 Must not be klip-lock steel deck and similar high rib tray sheeting.	P2 No performance criteria
Custom orb sheeting proposed – complies	N/A

F2.5.10 Roof Plumbing

Objective To ensure that roof plumbing and fittings are compatible with the streetscape.	
Acceptable Solutions	Performance Criteria
<p>A1.1 Gutters must be OG, D mould, or Half Round profiles (refer Figure F2.26), or match the existing guttering; and</p> <p>A1.2 Downpipes must be zincalume natural, colorbond round, or PVC round painted.</p>	P1 No performance criteria

A2 Downpipes must not be square-line gutter profile or rectangular downpipes (refer Figure F2.27), or match the existing downpipes.	P2 No performance criteria
Complies	N/A

F2.5.11 Verandahs

Objective To ensure that traditional forms of sun and weather protection are used, consistent with the streetscape ⁵ .	
Acceptable Solutions	Performance Criteria
Original Verandahs	
A1 Original verandahs must be retained.	P1 No performance criteria
N/A	N/A
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.	P2 Verandahs must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to: a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the design, period of construction and materials of the dominant building on site; and c) the streetscape.
N/A	N/A
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.	P3 No performance criteria

⁵ Sun and weather protection can be achieved by the use of verandahs. Where they have been enclosed they should be restored back to their original condition. Entrance porticos, pergolas and window hoods are also acceptable means of providing summer sun protection.

	N/A
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F2.5.12 Architectural Details

<p>Objective</p> <p>To ensure that the architectural details are consistent with the historic period and style of the main building on the site, and the streetscape.</p>	
Acceptable Solutions	Performance Criteria
Original Detailing	
A1 Original details ⁶ 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.	P1 No performance criteria
Complies	N/A
Non-original Detailing	
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	P2 No performance criteria
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.	

F2.5.13 Outbuildings

N/A – does not propose an outbuilding

F2.5.14 Conservatories

N/A – does not propose a conservatory

F2.5.15 Fences and Gates

Objective

⁶ When restoring or altering buildings, original materials should be retained wherever possible. Repair is preferred to replacement. If it is necessary to replace missing or irretrievably deteriorated material, duplicate the size, shape, texture and finish of the original material as closely as possible.

To ensure that original fences⁷ are retained and restored where possible and that the design and materials of any replacement complement the setting and the architectural style of the main building on the site.

Acceptable Solutions	Performance Criteria
<p>A1.1 Replacement of front fence must be in the same design, materials and scale; or</p> <p>A1.2</p> <p>a) Front fence must be a timber vertical picket, masonry to match the house, heritage style woven wire, galvanized tubular fencing, other than looped, or iron palisade fence with a maximum height of 1500mm.</p> <p>b) Side and rear fences must be vertical timber palings to a maximum height of 1800mm.</p>	<p>P1 Fences must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <p>a) the cultural heritage values of the local heritage place, its setting and the precinct;</p> <p>b) the architectural style of the dominant building on the site;</p> <p>c) the dominant fencing style in the setting; and</p> <p>d) the original or previous fences on the site.</p>
Condition required	N/A
A2 Gates must match the fence, both in materials and design.	P2 No performance criteria
Condition required	N/A
A3 Screen fences used to separate the front garden from the rear of the house must be of timber or lattice.	P3 No performance criteria
N/A	N/A
<p>A4 Fences must not be:</p> <p>a) horizontal or diagonal timber slat fences; or</p> <p>b) plastic covered wire mesh; or</p> <p>c) flat metal sheet or corrugated sheets; or</p> <p>d) plywood and cement sheet.</p>	P4 No performance criteria
Complies	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.

⁷ Fences and their gates are important to the style and character of a historic house and the streetscape.

Acceptable Solutions	Performance Criteria
<p>A1.1 Colour schemes must be drawn from heritage-listed buildings within the precinct; or</p> <p>A1.2 Colour schemes must be drawn from the following:</p> <p>a) Walls – Off white, creams, beige, tans, fawn and ochre.</p> <p>b) Window & Door frames – white, off white, Indian red, light browns, tans, olive green and deep Brunswick green.</p> <p>c) Fascia & Barge Boards - white, off white Indian red, light browns, tans, olive green and deep Brunswick green</p> <p>d) Roof & Gutters – deep Indian red, light and dark grey.</p>	<p>P1 Colour schemes must be compatible with the local historic heritage significance of the local heritage place or precinct having regard to the character and appearance of the existing place or precinct.</p>
Condition required	N/A
A2 There must be a contrast between the wall colour and trim colours.	P2 No performance criteria
Condition required	N/A
A3 Previously unpainted brickwork must not be painted, except in the case of post-1960 buildings.	P3 No performance criteria
Complies	N/A

F2.5.17 Lighting

Objective	
To ensure that modern domestic equipment and wiring do not intrude on the character of the streetscape	
Acceptable Solutions	Performance Criteria
A1 Wiring or conduit to new lighting is not located on the front face of a building.	P1 No performance criteria
Condition required.	N/A

F2.5.18 Maintenance and Repair

Objective

To ensure that maintenance and repair of buildings is undertaken to be sympathetic to, and not detract from the historic cultural heritage significance of heritage precincts.	
Acceptable Solution	Performance Criteria
New materials and finishes used in the maintenance and repair of buildings match the materials and finishes that are being replaced.	No performance criteria.
N/A – does not propose maintenance and repair	N/A – does not propose maintenance and repair

F2.6 Use Standards

F2.6.1 Alternative Use of heritage buildings

Objective To ensure that the use of heritage buildings provides for their conservation.	
Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	<p>P1 Notwithstanding Clause 8.9, a permit may be granted for any use of a building listed in table F2.1 where:</p> <ul style="list-style-type: none"> a) it can be demonstrated that the proposed use will not adversely impact on the significance of a heritage place; and b) the amenity impacts of both the proposed use on the surrounding areas and from the surrounding area on the proposed use are considered acceptable; and c) a report by heritage professional states that it is necessary for conservation purposes or the continued maintenance of the building or where there is an overriding public benefit.
N/A	N/A