

PLAN 2

PLANNING APPLICATION PLN-18-0169

32-34 CHURCH STREET, ROSS

ATTACHMENTS

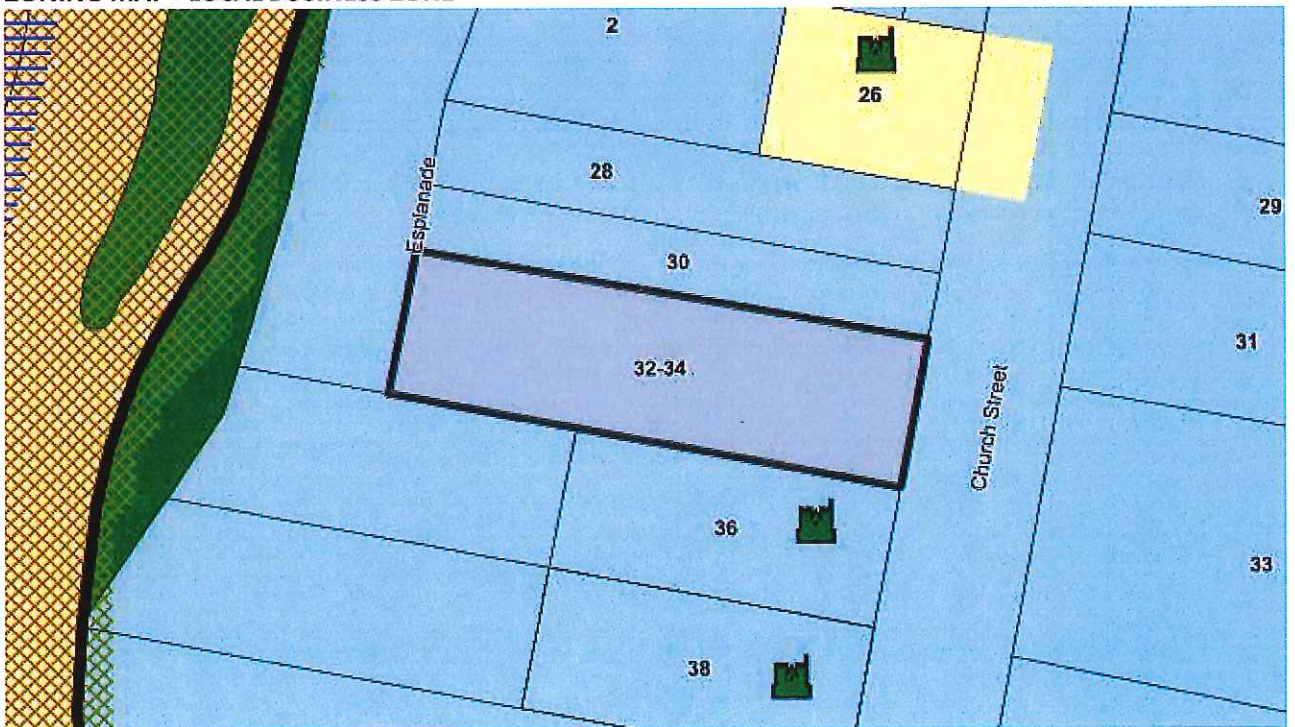
- A Application & plans, correspondence with applicant
- B Responses from referral agencies
- C Representations & applicant's response

PLN-18-0169

AERIAL PHOTOGRAPH & SERVICES MAP for 32-34 CHURCH STREET, ROSS



ZONING MAP - LOCAL BUSINESS ZONE



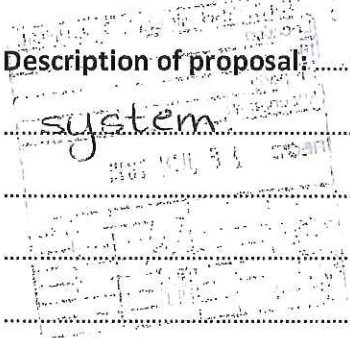


# PLANNING APPLICATION

## Proposal

Description of proposal:

Installation of a PV solar system



(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:

32-34 Church St

CT no: .....

Estimated cost of project

\$13,000

(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 .....

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

Shop & residence

(attach additional sheets if necessary)

Is any signage required?

NO

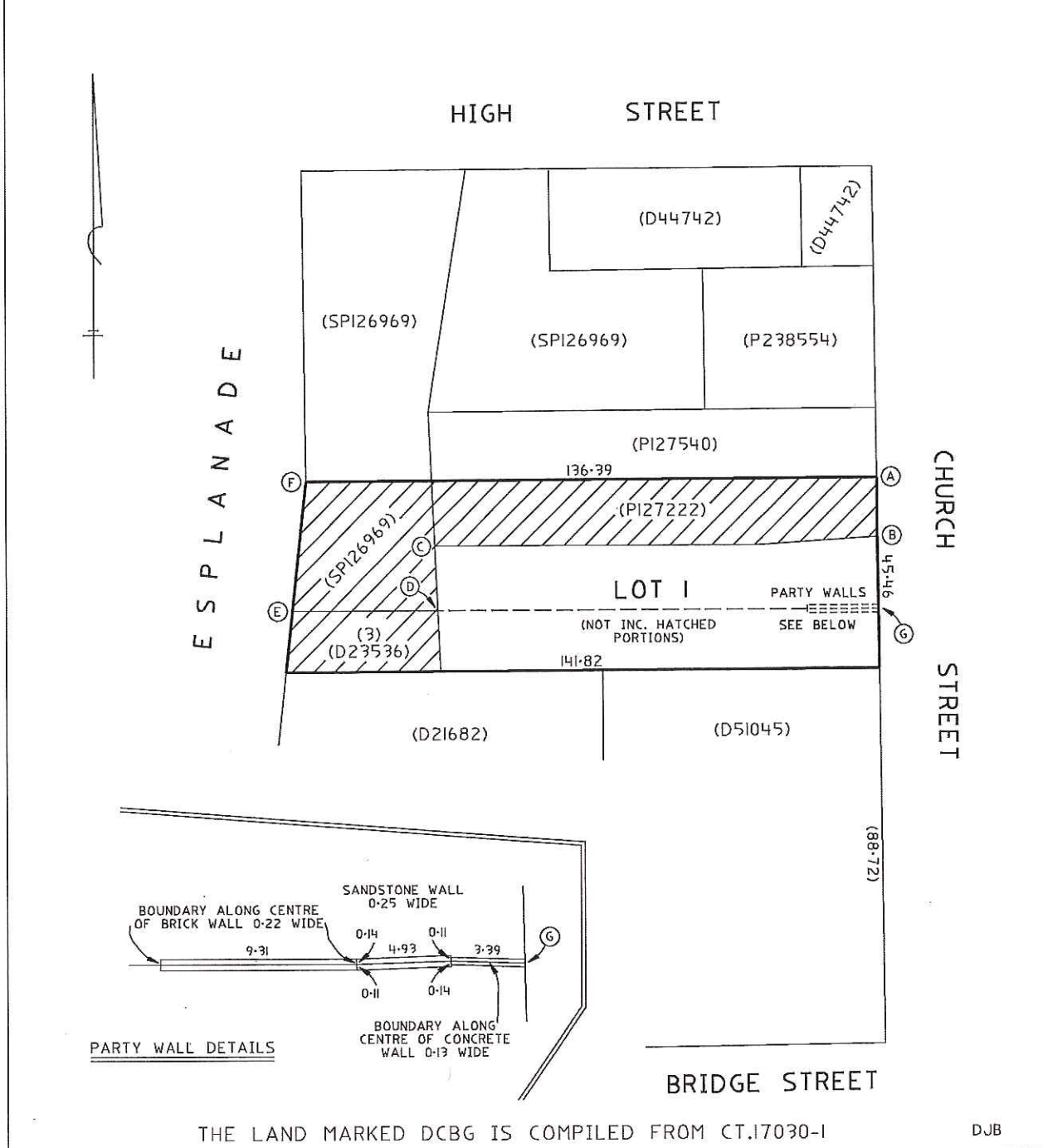
(if yes, provide details)

OWNER  FOLIO REFERENCE F/R 17030 - 1 F/R 103085 - 1  GRANTEE	PLAN OF TITLE  LOCATION TOWN OF ROSS (SEC. Q)  CONVERTED BY PLAN No. COMPILED BY LDRB  NOT TO SCALE LENGTHS IN METRES	Registered Number <b>P.139522</b>
		APPROVED 16 JUNE 2003 <i>Alice Kawa</i> Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 123 (5434-21)	LAST UPI No 6000776, 6000778	LAST PLAN No. SPI7030, DI03085	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
--	---------------------------------	-----------------------------------	--

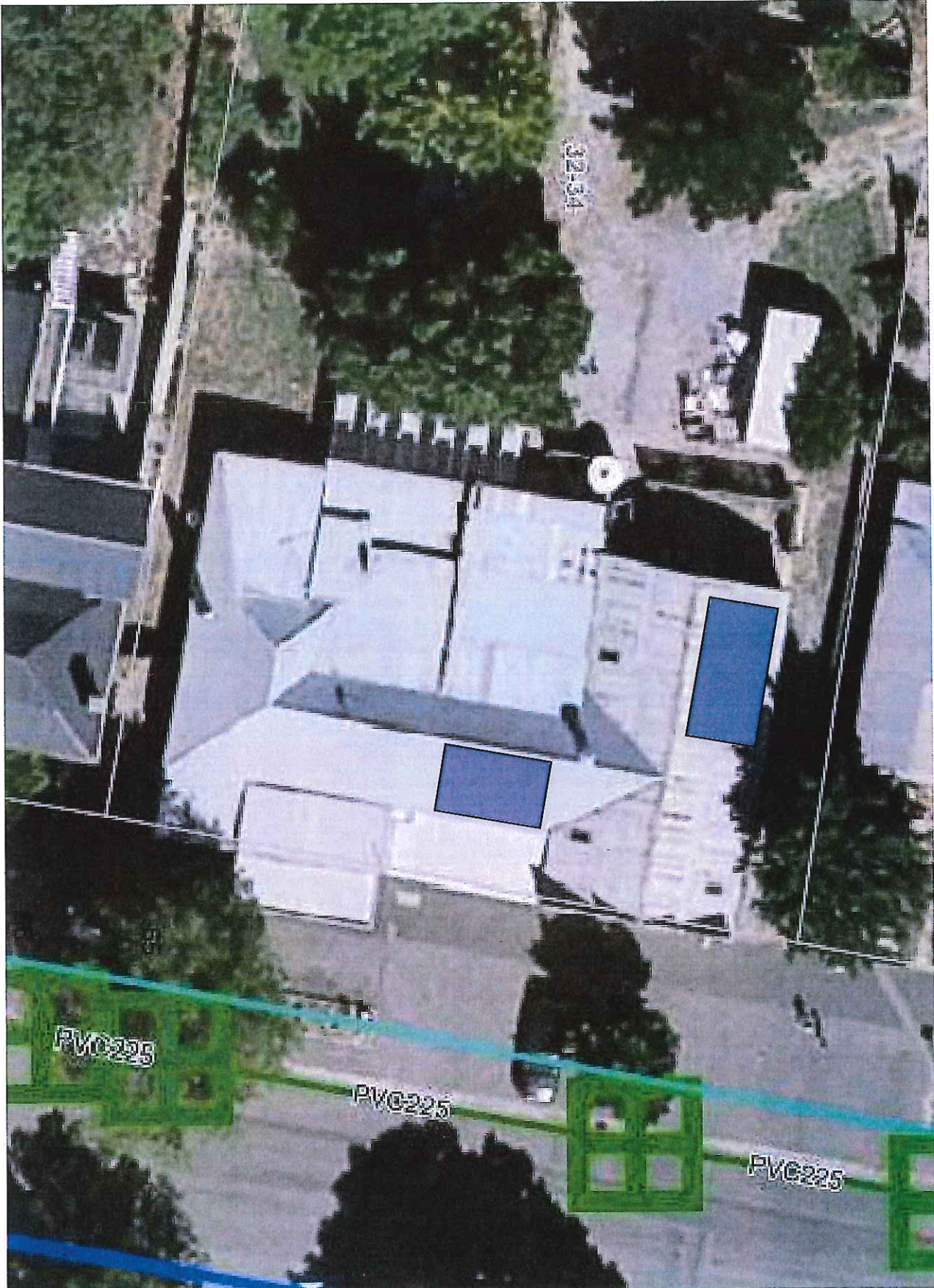
PORTION OF LOT 1 HEREON IS SKETCH BY WAY OF ILLUSTRATION ONLY  
DERIVED FROM CONV.19/8257

"EXCEPTED LANDS"  
LAND MARKED ABCDEF  
LOT 3, (548m<sup>2</sup>), D23536



THE LAND MARKED DCBG IS COMPILED FROM CT.17030-1 DJB





EXHIBITED

EXHIBITED



1-335

EXHIBITED

10 PV panels

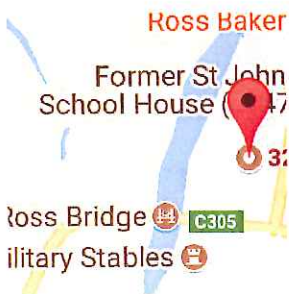


Image capture: Jun 2015 © 2018 Google

Ross, Tasmania

Google, Inc.

Street View - Jun 2015



10 panels 19.4 m<sup>2</sup>



1-336

EXHIBITED

Google Maps

34 Church St

8 PV panels

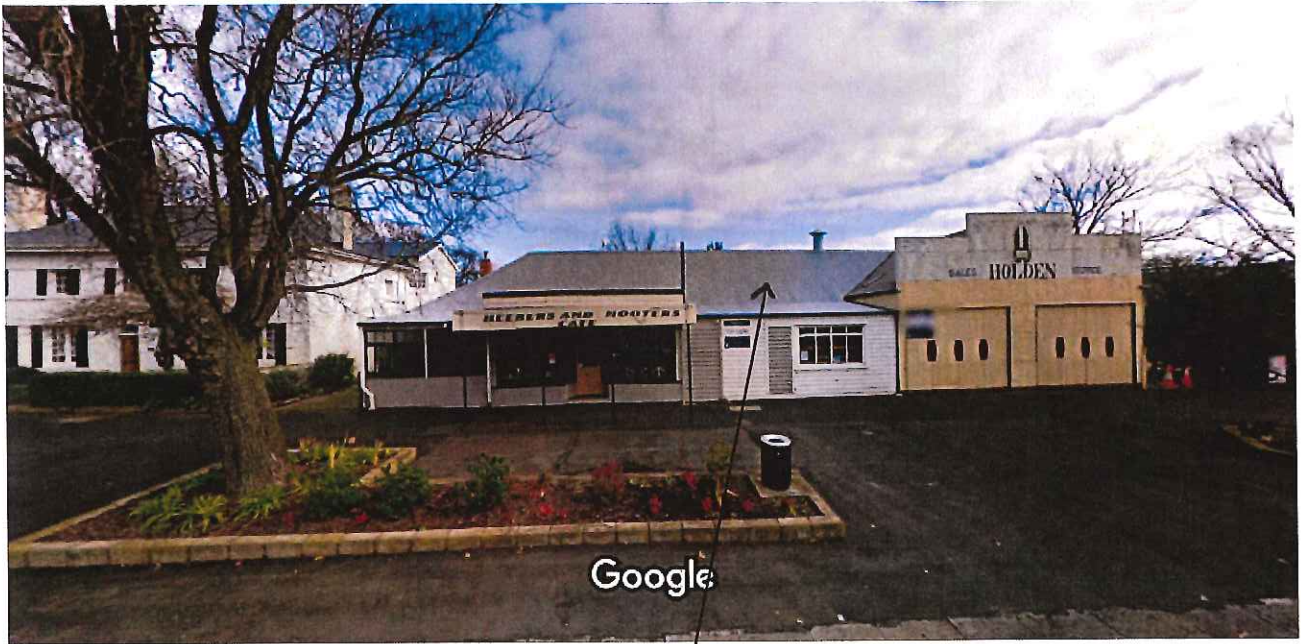


Image capture: Jun 2015 © 2018 Google

Ross, Tasmania

Google, Inc.

Street View - Jun 2015

Ross Baker

Former St John School House (47)

3:

Ross Bridge C305

Military Stables

8 panels

15.5 m<sup>2</sup>



Heating, Ventilation, Air  
Conditioning, Refrigeration,  
Electrical, Metal Fabrication

To whom it may concern,

I, Sam Stephens, have been engaged by Barry and Kay Morris, of 32-34 Church St Ross to install a PV solar system. Whilst the building in question is itself not heritage listed (State or local council), it is understood that property falls within a heritage precinct of the Northern Midlands Council. Therefore, careful consideration has been undertaken that the aesthetic qualities are not compromised. It may be argued that the introduction of solar panels would be no more visually offensive than existing advertising material or television/satellite devices.

The system comprises of 18 solar panels. The proposed layout is as follows – 10 panels are to be installed on northern end of the building (above original mechanics workshop). Panels are to be installed beginning from the western edge. Total area = 19.4m<sup>2</sup>

The remaining 8 panels are to be installed on the eastern side of the building. Total area = 15.5m<sup>2</sup>

All panels are to be installed in a symmetrical 'portrait' configuration. Please find accompanying documents.

If this proposal is deemed to be 'unacceptable', an alternative proposal would be to relocate the 8 panels from the eastern side to the western side.

We look forward to your response

Kind Regards

Sam Stephens

Offices in:

**Ulverstone**

2 Fairair Court  
Ulverstone Tasmania 7315  
P 03 6429 6800  
F 03 6429 6801

**Launceston**

4/13-17 Merino Street  
Kings Meadows Tasmania 7249  
P 03 6345 9600  
F 03 6345 9601

**Hobart**

2 Stanton Place  
Cambridge Tasmania 7170  
P 03 6277 5800  
F 03 6277 5801

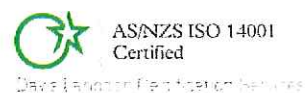
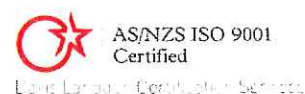
info@degreec.com.au

www.degreec.com.au

ABN 16 009 587 008

Occupational Contractors  
Licence No. 945105

Refrigerant Trading Authority  
No. AU01389





BY EMAIL

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

27th July 2018

Attention: Planning Department

Re: Planning Application P18-0169 – Installation of solar arrays within the Ross Village Heritage Precinct at 32-34 Church Street Ross

Dear Sir/Madam,

I wish to lodge a submission in relation to the application to install solar arrays within the Ross Village Heritage Precinct at 32-34 Church Street Ross.

I am not opposed to the use of solar power, as it will become a major source of renewable energy as other forms of power generation, such as coal fired power stations, are eventually phased out.

I do however have concerns regarding the solar arrays proposed for 32-34 Church Street Ross.

My concerns relate not so much to the installation of the solar arrays themselves, but as to where they will be located on the roof of the premises in question, as it is proposed to install a set of solar arrays on the eastern facing roof and another set on the northern facing roof.

By placing these two sets of solar arrays in these positions, they will be clearly visible from Church Street and will be at odds with the heritage appearance of the roof of the building, and other buildings within the heritage precinct.

In my opinion solar array panels are very unattractive and detract visually from any building on which they are installed, and in this particular instance will impact significantly on the heritage qualities of the Church Street streetscape.

The Northern Midlands Interim Planning Scheme 2013, Section E13, Local Historic Heritage Code page E13-12 reproduced below, states quite clearly that its Management Objectives are:-

“To ensure that new buildings, additions to existing buildings, and other developments which are within Heritage Precincts do not adversely impact on the heritage qualities of the streetscape, but contribute positively to the precinct.”

#### 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.

I am of the opinion that approval of the two solar arrays in the proposed eastern and northern facing positions, will have a dramatic and detrimental impact on the current Church Street streetscape, and ask that they not be approved in these positions.

As an alternative, is it possible that they could be located on the western facing roof of the building where they would not be visible from the Church Street streetscape ???

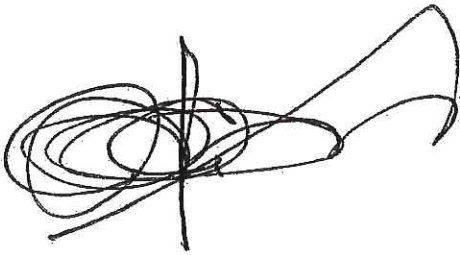
Another concern is that if this planning application is approved by the Northern Midlands Council, it will then set a precedent for the approval of other planning applications to install solar arrays on other heritage buildings within the Ross Heritage Precinct.

Do we really want other heritage buildings within the Ross Heritage Precinct to be covered with solar arrays which would be clearly visible from the Church Street streetscape ???

I think not, and now is a very good time to determine what the future roof positioning of solar arrays will be with this application, and any future applications of this nature within the Ross Heritage Precinct.



Sincerely,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Arthur Thorpe,  
42 Bridge Street,  
Ross,  
TAS 7209

**Rosemary Jones**

---

**From:** NMC Planning  
**Sent:** Monday, 30 July 2018 12:09 PM  
**To:** therossthorpes@inet.net.au  
**Subject:** Acknowledgement of Representation to PLN18-0169

**Categories:** Sent to ECM

Receipt is acknowledged of your representation for the following application:

**PLN-18-0169 - Solar array within heritage precinct**  
**32-34 CHURCH STREET, ROSS**

Your concerns will be forwarded to the applicant (names and addresses of representors are not disclosed until the matter goes to Council or mediation). A Council planner may contact you to discuss your concerns, otherwise you will be advised of progress of the matter in due course. The earliest Council meeting at which this application is likely to be considered is Monday, **20-Aug-2018**. Council Agendas are available on our website on Thursday in the week prior to the meeting. If you have any queries, contact the Planning Office on 6397 7301, or email [planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au)

*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](mailto:rosemary.jones@nmc.tas.gov.au) | W: [www.northernmidlands.tas.gov.au](http://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.



**Paul Godier**

---

**From:** Paul Godier  
**Sent:** Friday, 3 August 2018 10:34 AM  
**To:** 'barryandkay17@bigpond.com'  
**Subject:** PLN-18-0169 - solar panels, 32-34 Church St, Ross  
**Attachments:** Redacted rep 1.pdf  
**Categories:** Sent to ECM

Dear Mrs Morris,

I refer to the representation to your application provided on the 30<sup>th</sup> July.

The representation asks if both the panels could be located on the western facing roof of the building.

Can you please advise if this is possible and whether you would be willing to do so.

Kind regards,

*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:

- 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 Sheets located on our website at <http://northernmidlands.tas.gov.au>

Meetings can be arranged at other times by appointment.



**Paul Godier**

---

**From:** Arthur Thorpe <therossthorpes@inet.net.au>  
**Sent:** Sunday, 12 August 2018 3:01 PM  
**To:** NMC Planning  
**Subject:** Representation to PLN18-169, 32-34 Church Street Ross

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** Sent to ECM

**Thanks Rosemary.**

**Any solar panels placed anywhere on the northern facing roof of the Garage Building will be clearly visible from the Church Street Streetscape, as this photo I took yesterday plainly shows.**

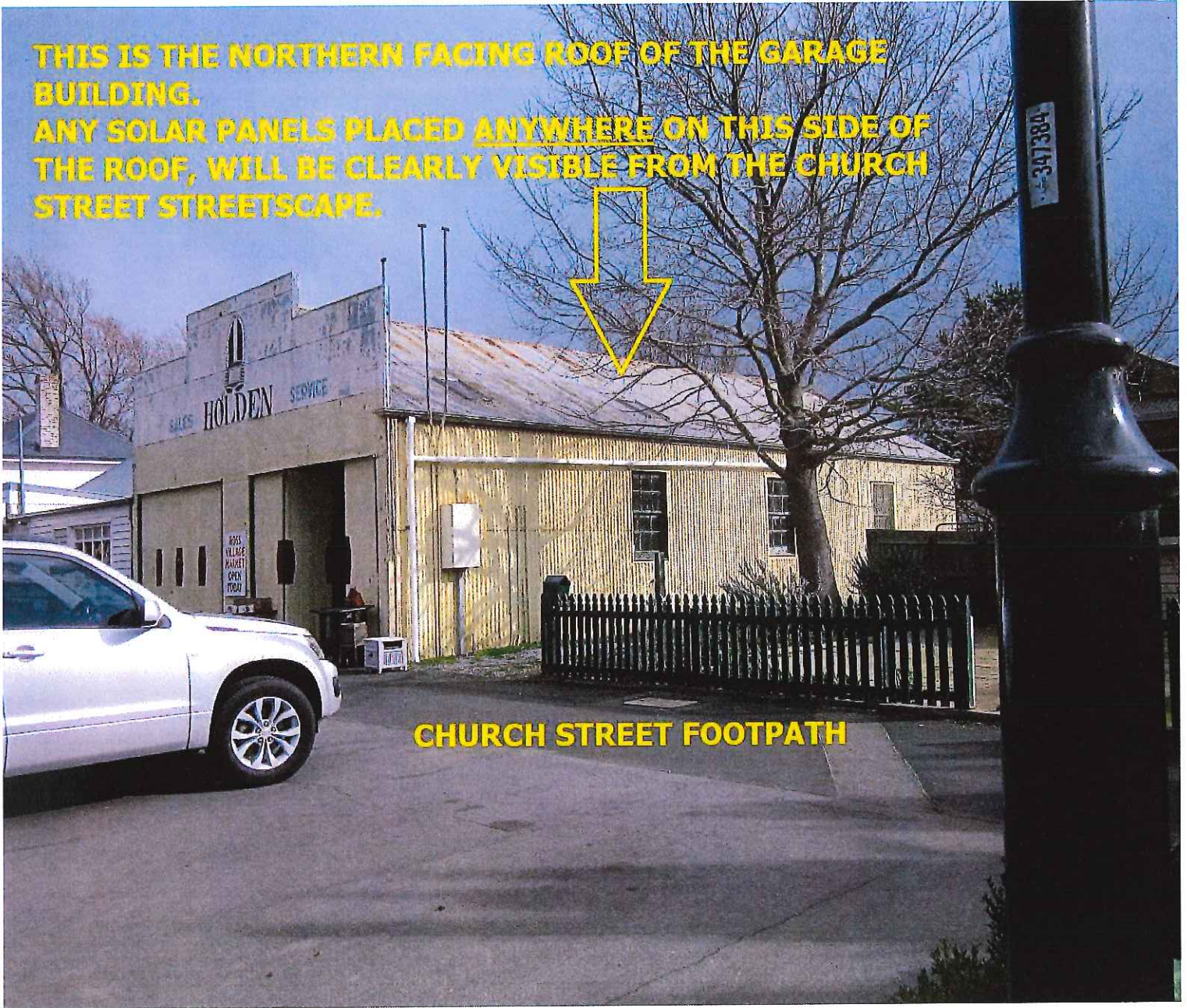
**However they would not be visible if they were placed on the reverse side of the northern facing roof.**

**Another alternative is a double row of panels facing west instead of a single row ???**

**Regards,  
Arthur.**



**THIS IS THE NORTHERN FACING ROOF OF THE GARAGE BUILDING. ANY SOLAR PANELS PLACED ANYWHERE ON THIS SIDE OF THE ROOF, WILL BE CLEARLY VISIBLE FROM THE CHURCH STREET STREETScape.**



**CHURCH STREET FOOTPATH**

**From:** NMC Planning [mailto:planning@nmc.tas.gov.au]  
**Sent:** Friday, 10 August 2018 5:03 PM  
**To:** therossthorpes@iinet.net.au  
**Subject:** RE: Re your representation to PLN18-169, 32-34 Church Street Ross

Good afternoon Mr Thorpe,

I'll confirm the answer to your query and get back to you asap. I believed they wished to place them on the north facing roof panel behind the garage façade, as far to the west as possible however your email has made me think again! I appreciate your willingness to look at the area today.

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](mailto:rosemary.jones@nmc.tas.gov.au) | W: [www.northernmidlands.tas.gov.au](http://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:** Arthur Thorpe <[therossthorpes@iinet.net.au](mailto:therossthorpes@iinet.net.au)>

**Sent:** Friday, 10 August 2018 1:28 PM

**To:** NMC Planning <[planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au)>

**Subject:** Re your representation to PLN18-169, 32-34 Church Street Ross

**Good afternoon Rosemary,**

**I have been to Church Street and reviewed the revised location of the solar panels.**

**I don't have any problem with the east facing panels being relocated behind the roof line of the shop to face west, as they will not be visible from Church Street.**

**In regards to the north facing panels, its not exactly clear from the hand drawn diagram whether the applicant intends to relocate the panels to the reverse side of the garage roof so they in fact face south.**

**I have marked X on the attached Word document, where I think the applicant is intending to relocate the north facing panels to.**

**If they were relocated to X on the garage roof facing south, then they would not be visible from Church Street.**

**Could you please clarify the location of these particular panels for me.**

**Best regards,  
Arthur.**

---

**From:** NMC Planning [<mailto:planning@nmc.tas.gov.au>]

**Sent:** Thursday, 9 August 2018 3:46 PM

**To:** [therossthorpes@iinet.net.au](mailto:therossthorpes@iinet.net.au)

**Subject:** Re your representation to PLN18-169, 32-34 Church Street Ross

Dear Mr Thorpe,

Regarding your representation to PLN18-169, 32-34 Church Street Ross:

The applicant has provided Council with a new plan for the siting of the solar panels, a copy for your comment is attached. Council's Heritage Advisor Mr David Denman has indicated that he is happy with the revised plan, as per his advice below:

*"I support the panels proposed to be located on the street facing roof face to be relocated to the rear roof face so they will not be visible from the street.*

*I also support the north facing panels being located as far back as possible from the street end of the roof face. If they are also positioned as low down the roof as possible, that will further screen them from the street"*

Mr Godier has requested I seek your comment on the revised plan. If you find it acceptable then Council would seek your consideration to withdraw your representation so that we are able to consider the application in light of this new layout. Please be in touch if you have any queries regarding my earlier phone message or this email.

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](mailto:rosemary.jones@nmc.tas.gov.au) | W: [www.northernmidlands.tas.gov.au](http://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*

**Northern Midlands Council Confidentiality Notice and Disclaimer:** The information in this transmission, including attachments, may be confidential (and/or protected by legal professional privilege), and is intended only for the person or persons to whom it is addressed. If you are not such a person, you are warned that any disclosure, copying or dissemination of the information is unauthorised. If you have received the transmission in error, please advise this office by return email and delete all copies of the transmission, and any attachments, from your records. No liability is accepted for unauthorised use of the information contained in this transmission. Any content of this message and its attachments that does not relate to the official business of the Northern Midlands Council must be taken not to have 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.

### Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd**, an innovator in Software as a Service (SaaS) for business. Providing a **safer** and **more useful** place for your human generated data. Specializing in; Security, archiving and compliance. To find out more [Click Here](#).

**Northern Midlands Council Confidentiality Notice and Disclaimer:** The information in this transmission, including attachments, may be confidential (and/or protected by legal professional privilege), and is intended only for the person or persons to whom it is addressed. If you are not such a person, you are warned that any disclosure, copying or dissemination of the information is unauthorised. If you have received the transmission in error, please advise this office by return email and delete all copies of the transmission, and any attachments, from your records. No liability is accepted for unauthorised use of the information contained in this transmission. Any content of this message and its attachments that does not relate to the official business of the Northern Midlands Council must be taken not to have 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.

### Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd**, an innovator in Software as a Service (SaaS) for business. Providing a **safer** and **more useful** place for your human generated data. Specializing in; Security, archiving and compliance. To find out more [Click Here](#).

**Rosemary Jones**

---

**From:** denmanarchitects@bigpond.com  
**Sent:** Tuesday, 7 August 2018 11:10 AM  
**To:** Rosemary Jones  
**Subject:** RE: Re Church St Ross solar

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** Sent to ECM

Thanks Rosemary,  
 Just looking at it now.

I support the panels proposed to be located on the street facing roof face to be relocated to the rear roof face so they will not be visible from the street.

I also support the north facing panels being located as far back as possible from the street end of the roof face. If they are also positioned as low down the roof as possible, that will further screen them from the street.

Trust these comments assist.

Regards,  
 David

David Denman & Assoc.  
 ARCHITECTS & Heritage Consultants

---

**From:** Rosemary Jones <rosemary.jones@nmc.tas.gov.au>  
**Sent:** Tuesday, 7 August 2018 10:10 AM  
**To:** denmanarchitects@bigpond.com  
**Subject:** Re Church St Ross solar

Hi David,

Sorry to harp – I know I only sent it to you yesterday, but an opinion on the church st solar has become urgent. Paul is away sick and I need to either mediate or send it through to the Council meeting – agenda closes tomorrow. Are you able to make it a priority?

With sincere thanks,

*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](mailto:rosemary.jones@nmc.tas.gov.au) | W: [www.northernmidlands.tas.gov.au](http://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

**Rosemary Jones**

---

**From:** Rosemary Jones on behalf of NMC Planning  
**Sent:** Monday, 6 August 2018 11:37 AM  
**To:** 'denmanarchitects@bigpond.com'  
**Subject:** request to alter location of solar panels - PLN18-0169.pdf  
**Attachments:** request to alter location of solar panels - PLN18-0169.pdf

Hi David,

**Re 32-34 Church Street Ross, solar panels**

In response to the representation and your own assessment of the local heritage precinct, the applicant has submitted the attached for your opinion.

Could you provide a written response (email is fine) at your earliest opportunity?

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.



NORTHERN MIDLANDS COUNCIL

REPORT FROM: HERITAGE ADVISER, DAVID DENMAN  
DATE: 13-Jul-2018  
REF NO: PLN-18-0169; 400600.08  
SITE: 32-34 Church Street, Ross  
PROPOSAL: Solar array within heritage precinct  
APPLICANT: Kay Morris  
REASON FOR REFERRAL: HERITAGE PRECINCT  
*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?

**I recommend that the 8 panels proposed for the east facing roof be located on the roof at the rear of the front hip roof, so they are not visible from the street.**


**The 10 panels proposed for the north facing roof slope will be screened by the existing large tree on the front right of the building and the adjoining north side property and will not be prominent within the streetscape.**

*Email referral as word document to David Denman - [denmanarchitects@bigpond.com](mailto:denmanarchitects@bigpond.com)  
Attach public exhibition documents  
Subject line: Heritage referral PLN18-0169 – 32-34 Church Street Ross*



David Denman (Heritage Adviser)

Date: 31/7/2018



<b>Assessment against E13.0 (Local Historic Heritage Code)</b>
--

**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.*

**Comment:**

The subject site is within a *Heritage Precinct*.

The subject place is heritage listed.



**E13.5 USE STANDARDS****E13.5.1 Alternative Use of heritage buildings**

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

Comment: N/a

**E13.6 DEVELOPMENT STANDARDS****E13.6.1 Demolition**

<i>Objective: To ensure that the demolition or removal of buildings and structures does not impact on the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 <i>Removal of non-original cladding to expose original cladding.</i>	<p>P1.1 <i>Existing buildings, parts of buildings and structures must be retained except:</i></p> <ul style="list-style-type: none"> <li>a) <i>where the physical condition of place makes restoration inconsistent with maintaining the cultural significance of a place in the long term; or</i></li> <li>b) <i>the demolition is necessary to secure the long-term future of a building or structure through renovation, reconstruction or rebuilding; or</i></li> <li>c) <i>there are overriding environmental, economic considerations in terms of the building or practical considerations for its removal, either wholly or in part; or</i></li> <li>d) <i>the building is identified as non-contributory within a precinct identified in Table E13.1: Heritage Precincts, if any; and</i></li> </ul> <p>P1.2 <i>Demolition must not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</i></p>

Comment: N/a

**E13.6.2 Subdivision and development density**

<i>Objective: To ensure that subdivision and development density does not impact on the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.</i>
--

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 No acceptable solution.	<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 of 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>

Comment: N/a

#### **E13.6.3 Site Cover**

*Objective: To ensure that site coverage is consistent with historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts, if any.*

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
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>

Comment: N/a

#### **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.*

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
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 detract from the historic heritage significance of the building; and</p> <p>P1.3 The height and bulk of any proposed buildings must</p>



	not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.
--	---

Comment: Satisfies the performance criteria.

**E13.6.5 Fences**

<i>Objective: To ensure that fences are designed to be sympathetic to, and not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 <i>New fences must be in accordance with the acceptable development criteria for fence type and materials within a precinct identified in Table E13.1: Heritage Precincts, if any.</i>	P1 <i>New fences must:</i> a) <i>be designed to be complementary to the architectural style of the dominant buildings on the site or</i> b) <i>be consistent with the dominant fencing style in the heritage precinct; and</i> c) <i>not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</i>

Comment: N/a

**E13.6.6 Roof Form and Materials**

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

Comment: The proposed solar panels are to be mounted on the existing roof and will therefore change the general appearance of the roof. Therefore, the panels should be located where they are not prominent element within the streetscape.

**E13.6.7 Wall materials**

<i>Objective: To ensure that wall materials are designed to be sympathetic to, and not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 <i>Wall materials must be in</i>	P1 <i>Wall material for new buildings and structures must:</i>

accordance with the acceptable development criteria for wall materials within a precinct identified in Table E13.1: Heritage Precincts, if any.	<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>
---	--

Comment: N/a

#### **E13.6.8 Siting of Buildings and Structures**

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

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
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>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 identified in Table E13.1: Heritage Precincts, if any.</p>

Comment: The panels can be defined as structures and are therefore required to meet P1 b) It is considered that the 10 panels facing north are acceptable however, the 8 panels facing the street will be highly visible from the street and will therefore detract from the heritage significance of the place.

#### **E13.6.9 Outbuildings and Structures**

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

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

Comment: N/a



**E13.6.10 Access Strips and Parking**

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

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

Comment: N/a

**E13.6.11 Places of Archaeological Significance**

*Objective: To ensure that places identified in Table E13.3 as having archaeological significance are appropriately managed.*

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A1 No acceptable solution.</p>	<p>P1 For works impacting on places listed in Table E13.3:</p> <p>a) it must be demonstrated that all identified archaeological remains will be identified, recorded and conserved; and</p> <p>b) details of survey, sampling and recording techniques technique be provided; and</p> <p>c) that places of identified historic heritage significance will not be destroyed unless there is no prudent and feasible alternative.</p>

Comment: N/a

**E13.6.12 Tree and Vegetation Removal**

*Objective: To ensure that the removal, destruction or lopping of trees or the removal of vegetation does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.*

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A1 No acceptable solution.</p>	<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>

Comment: N/a



**E13.6.13 Signage**

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

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 <i>Must be a sign identifying the number, use, heritage significance, name or occupation of the owners of the property not greater than 0.2m<sup>2</sup>.</i>	P1 <i>New signs must be of a size and location to ensure that:</i> a) <i>period details, windows, doors and other architectural details are not covered or removed; and</i> b) <i>heritage fabric is not removed or destroyed through attaching signage; and</i> c) <i>the signage does not detract from the setting of a heritage place or does not unreasonably impact on the view of the place from public viewpoints; and</i> d) <i>signage does not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</i>

Comment: N/a

**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**

*New materials and finishes used in the maintenance and repair of buildings match the materials and finishes that are being replaced.*

Comment: N/a

**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.*

**Existing Character Statement - Description and Significance****EVANDALE HERITAGE PRECINCT CHARACTER STATEMENT**

*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.

**ROSS HERITAGE PRECINCT CHARACTER STATEMENT**

*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.*

**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.*

**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.*

**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.*

**Comment: The 8 panels proposed to be located on the east facing roof face will be visible within the streetscape. The panels are a modern element with no historic reference and will therefore have an adverse impact on the heritage qualities of the streetscape. They will not contribute positively to the precinct. Therefore, do not meet the Management Objectives.**



<b>Assessment against F2.0 (Heritage Precincts Specific Area Plan)</b>
--

**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.*

Comment: **The subject site is within the Heritage Precincts Specific Area Plan.**



**F2.5 STANDARDS FOR DEVELOPMENT**

**F2.5.1 Setbacks**

*Objective: To ensure that the predominant front setback of the existing buildings in the streetscape is maintained, and to ensure that the impact of garages and carports on the streetscape is minimised.*

**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 &amp; 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"> <li>a) the cultural heritage values of the local heritage place, its setting and the precinct;</li> <li>b) the topography of the site;</li> <li>c) the size, shape, and orientation of the lot;</li> <li>d) the setbacks of other buildings in the surrounding area;</li> <li>e) the historic cultural heritage significance of adjacent places; and</li> <li>f) the streetscape.</li> </ul>
<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 house which it adjoins (refer Figure F2.3, &amp; F2.7).</p>	<p>P2 The setback of new carports and garages from the line of the front wall of the house which it adjoins 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"> <li>a) the cultural heritage values of the local heritage place, its setting and the precinct;</li> <li>b) the topography of the site;</li> <li>c) the size, shape, and orientation of the lot;</li> <li>d) the setbacks of other buildings in the surrounding area;</li> <li>e) the historic cultural heritage significance of adjacent places; and</li> <li>f) the streetscape.</li> </ul>
<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"> <li>a) the cultural heritage values of the local heritage place, its setting and the precinct;</li> <li>b) the topography of the site;</li> <li>c) the size, shape, and orientation of the lot;</li> <li>d) the setbacks of other buildings in the surrounding area;</li> <li>e) the historic cultural heritage significance of adjacent places; and</li> <li>f) the streetscape.</li> </ul>

Comment: N/a

**F2.5.2 Orientation**

*Objective: To ensure that new buildings, extensions, alterations and additions respect the established predominant orientation within the streetscape.*

**Acceptable Solutions & performance criteria**

<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, &amp; 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>
---	---

Comment: N/a

### **F2.5.3 Scale**

*Objective:* To ensure that all new buildings respect the established scale of buildings in the streetscape, adhere to a similar scale, are proportional to their lot size and allow an existing original main building form to dominate when viewed from public spaces.

#### **Acceptable Solutions (no performance criteria)**

A1 Single storey developments must have a maximum height from floor level to eaves of 3 metres (refer Figure F2.14).

A2 Where a second storey is proposed it must be incorporated into the roof space using dormer windows, or roof windows, or gable end windows, so as not to detract from original two storey heritage-listed buildings (refer Figure F2.13 & F2.15).

A3 Ground floor additions located in the area between the rear and front walls of the existing house must not exceed 50% of the floor area of the original main house.

Comment: N/a

### **F2.5.4 Roof Forms**

*Objective:* To ensure that the roof form and elements respect those of the existing main building and the streetscape.

#### **Acceptable Solutions & performance criteria**

A1.1 The roof form for new buildings,	P1 The roof form of all new buildings, extensions,
---------------------------------------	--



<p>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 &amp; 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>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 design, period of construction and materials of the dominant building on site;</p> <p>c) the dominant roofing style and materials in the setting; and</p> <p>d) the streetscape.</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>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.</p>	
<p>A4 Metal cowls must not be used where they will be seen from the street.</p>	

Comment: N/a

**F2.5.5 Plan Form**

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

Comment: Meets the Acceptable Solutions

Comment: Meets the Acceptable Solutions, but a condition is required.

Comment: Meets the Performance Criteria

**F2.5.6 External Walls**

<p><i>Objective: To ensure that wall materials used are compatible with the streetscape.</i></p>	
<p><b>Acceptable Solutions</b></p>	<p><b>Performance Criteria</b></p>
<p>A1.1 Materials used in additions must match those of the existing construction, except in additions to <u>stone or brick</u> 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>P1 Wall materials must be compatible with the historic cultural heritage significance of a local heritage place 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"> <li>• painted standard size bricks; or</li> <li>• standard size natural clay bricks that blend with the colour and size of the traditional local bricks; or</li> <li>• standard brickwork rendered in traditional style; or</li> <li>• if a heritage-listed building, second-hand traditional local bricks.</li> </ul> <p>Heavily-tumbled clinker bricks must not be used; or</p> <p>c) 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 used.</p>	<p>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>
---	--

Comment: N/a

**F2.5.7 Entrances and Doors**

<p><i>Objective: To ensure that the form and detail of the front entry is consistent with the streetscape.</i></p>	
<p><b>Acceptable Solutions &amp; performance criteria</b></p>	
<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>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>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>a) the cultural heritage values of the local heritage place, its setting and the precinct;</p>
<p>A1.3 Modern front doors with horizontal glazing or similar styles must not be used (refer Figure F2.21).</p>	<p>b) the design, period of construction and materials of the dominant building on site; and</p> <p>c) the streetscape.</p>

Comment: N/a

**F2.5.8 Windows**

<p><i>Objective: To ensure that window form and details are consistent with the streetscape.</i></p>	
<p><b>Acceptable Solutions &amp; performance criteria</b></p>	
<p>A1 Window heads must be a minimum of 300mm below the eaves line, or match the existing.</p>	
<p><b>Solid-void ratio</b></p>	
<p>A2 Front façade windows must conform to the solid/void ratio (refer Figure F2.24 &amp; F2.25).</p>	<p>P2 For commercial buildings, the solid/void ratio of front façade windows must be compatible with that of heritage-listed commercial buildings in the precinct.</p>
<p><b>Window sashes</b></p>	
<p>A3 Window sashes must be double hung, casement, awning or fixed appropriate to the period and</p>	



<i>style of the building (refer Figure F2.22 &amp; F2.23).</i>	
A4	<i>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.</i>
A5	<i>Horizontally sliding sashes must not be used.</i>
A6	<i>Corner windows to front facades must not be used.</i>
<b>Window Construction Materials</b>	
A7	<i>Clear glass must be used.</i>
A8	<i>Reflective and tinted glass and coatings must not be used where visible from public places.</i>
A9	<i>Additions to heritage-listed buildings must have timber window frames, where visible from public spaces.</i>
A10	<i>Painted aluminium must only be used where it cannot be seen from the street and in new buildings, or where used in existing buildings</i>
P10	<i>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.</i>
A11	<i>Glazing bars must be of a size and profile appropriate for the period of the building</i>
A12	<i>Stick-on aluminium glazing-bars must not be used</i>
A13	<i>All windows in brick or masonry buildings must have projecting brick or stone sills, or match the existing.</i>
<b>French Doors, Bay Windows and Glass Panelling</b>	
A14	<i>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.</i>
A15	<i>Where two bay windows are required, they must be symmetrically placed.</i>
A16	<i>Large areas of glass panelling must:</i>
a)	<i>Be divided by large vertical mullions to suggest a vertical orientation; and</i>
b)	<i>Be necessary to enhance the utility of the property or protect the historic fabric; and</i>
c)	<i>Not detract from the historic values of the original building.</i>

Comment: N/a

### **F2.5.9 Roof Covering**

*Objective:* To ensure that roof materials are compatible with the streetscape.

#### **Acceptable Solutions (no performance criteria)**

A1.1 *Roofing of additions, alterations and extensions must match that of the existing building; and*

A1.2 *Roof coverings must be:*

a) *corrugated iron sheeting in grey tones, brown tones, dark red, or galvanized iron*  
or

b) *slate or modern equivalents, shingle and low-profile tiles, where compatible with the style and period of the main building on the site and the setting. Tile colours must be:*

- *dark gray; or*
- *light grey; or*
- *brown tones; or*
- *dark red;*

or

c) *traditional metal tray tiles where compatible with the style and period of the main*

<p>building on the site.</p> <p>d) for additions, alterations and extensions, match that of the existing building.</p>
A2 Must not be klip-lock steel deck and similar high rib tray sheeting.

Comment: N/a

**F2.5.10 Roof Plumbing**

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

Comment: N/a

**F2.5.11 Verandahs**

Objective: To ensure that traditional forms of sun and weather protection are used, consistent with the streetscape.	
<b>Acceptable Solutions &amp; performance criteria</b>	
<b>Original Verandahs</b>	
A1 Original verandahs must be retained.	
<b>Replacement of Missing Verandahs</b>	
<p>A2.1 The replacement of a missing verandah must be consistent with the form and detail of the original verandah; or</p> <p>A2.2 If details of the original verandah are not available:</p> <p>a) The verandah roof must join the wall line below the eaves line of the building (refer Figure F2.19); and</p> <p>b) Verandah posts and roof profile must be consistent with that in use by the surrounding buildings of a similar period.</p>	<p>P2 Verandahs 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>
<b>New Verandahs</b>	
A3 A new verandah, where one has not previously existed, must be consistent with the design and period of construction of the dominant existing building on the site or, for vacant sites, those of the dominant design and period within the precinct.	

Comment: N/a

**F2.5.12 Architectural Details**

Objective: To ensure that the architectural details are consistent with the historic period and style of the main building on the site, and the streetscape.
<b>Acceptable Solutions (no performance criteria)</b>
<b>Original Detailing</b>
A1 Original details and ornaments, such as architraves, fascia's 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.*

**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*

A2.1 *Non-original elements must not detract from or dominate the original qualities of the building, nor should they suggest a past use which is not historically accurate.*

Comment: N/a

**F2.5.13 Outbuildings**

*Objective: To ensure that outbuildings do not reduce the dominance of the original building or distract from its period character.*

**Acceptable Solutions & performance criteria**

A1 *The roof form of outbuildings must, if visible from the street, be in the form of hip or gable, with a maximum span of 6.5m and a pitch between 22.5 – 40 degrees.*

P1 *The roof form of outbuildings, if visible from the street, 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;*
- c) *the dominant roofing style and materials in the setting; and*
- d) *the streetscape.*

A2 *Outbuildings must be designed, in both scale and appearance, to be subservient to the primary buildings on the site.*

A3 *Outbuildings must not be located in front of existing heritage-listed buildings, and must be setback a minimum of 3 metres behind the line of the front wall of the house that is set furthest back from the street (refer Figure F2.1 & F2.3).*

A4 *Any garage, including those conjoined to the main building, must be designed in the form of an outbuilding, with an independent roof form.*

A5 *Those parts of Outbuildings visible from the street must be consistent, in both materials and style, with those of any existing heritage-listed building on-site.*

A6 *Where visible from the street, the eaves height of outbuildings must not exceed 3m and the roof form and pitch must be the same as that of the main house.*

Comment: N/a

**F2.5.14 Conservatories**

*Objective: To ensure new conservatories respect traditional location, form and construction.*

**Acceptable Solutions (no performance criteria)**

A1 *Conservatories must not be located at the front of a building.*

A2 *The scale, form, materials, and colours of a conservatory addition must respect the established*

style and period of the existing building.

Comment: N/a

**F2.5.15 Fences and Gates**

*Objective: To ensure that original fences 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 A1.2 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. 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: a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the architectural style of the dominant building on the site; c) the dominant fencing style in the setting; and d) the original or previous fences on the site.</p>
<p>A2 Gates must match the fence, both in materials and design.</p>	
<p>A3 Screen fences used to separate the front garden from the rear of the house must be of timber or lattice.</p>	
<p>A4 Fences must not be: a) horizontal or diagonal timber slat fences; or b) plastic covered wire mesh; or c) flat metal sheet or corrugated sheets; or d) plywood and cement sheet.</p>	

Comment: N/a

**F2.5.16 Paint Colours**

*Objective: To ensure that new colour schemes maintain a sense of harmony with the street or area in which they are located.*

**Acceptable Solutions & performance criteria**

<p>A1.1 Colour schemes must be drawn from heritage-listed buildings within the precinct; or A1.2 Colour schemes must be drawn from the following: a) Walls – Off white, creams, beige, tans, fawn and ochre. b) Window &amp; Door frames – white, off white, Indian red, light browns, tans, olive green and deep Brunswick green. c) Fascia &amp; Barge Boards - white, off white Indian red, light browns, tans, olive green and deep Brunswick green d) Roof &amp; 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>
<p>A2 There must be a contrast between the wall colour and trim colours.</p>	



A3 *Previously unpainted brickwork must not be painted, except in the case of post-1960 buildings.*  
Comment: 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 (no performance criteria)**

A1 *Wiring or conduit to new lighting is not located on the front face of a building.*  
Comment: 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 (no performance criteria)**

*New materials and finishes used in the maintenance and repair of buildings match the materials and finishes that are being replaced.*

Comment: Meets the Acceptable Solutions  
Comment: Meets the Acceptable Solutions, but a condition is required.

**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.*

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 <i>No acceptable solution.</i>	<p>P1 <i>Notwithstanding Clause 8.9, a permit may be granted for any use of a building listed in table F2.1 where:</i></p> <p><i>a) it can be demonstrated that the proposed use will not adversely impact on the significance of a heritage place; and</i></p> <p><i>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</i></p> <p><i>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.</i></p>

Comment: N/a

**E15.0 Signs Code**

**E15.5.2 Heritage Precincts**

*Objective: To ensure that the design and siting of signs complement or enhance the streetscape of Heritage Precincts.*

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
-----------------------------	-----------------------------

<i>A1 No acceptable solution</i>	<i>P1 If within the Heritage Precincts Specific Area Plan, shall be consistent with the Character Statements.</i>
----------------------------------	---

Comment: N/a