

PLAN 2

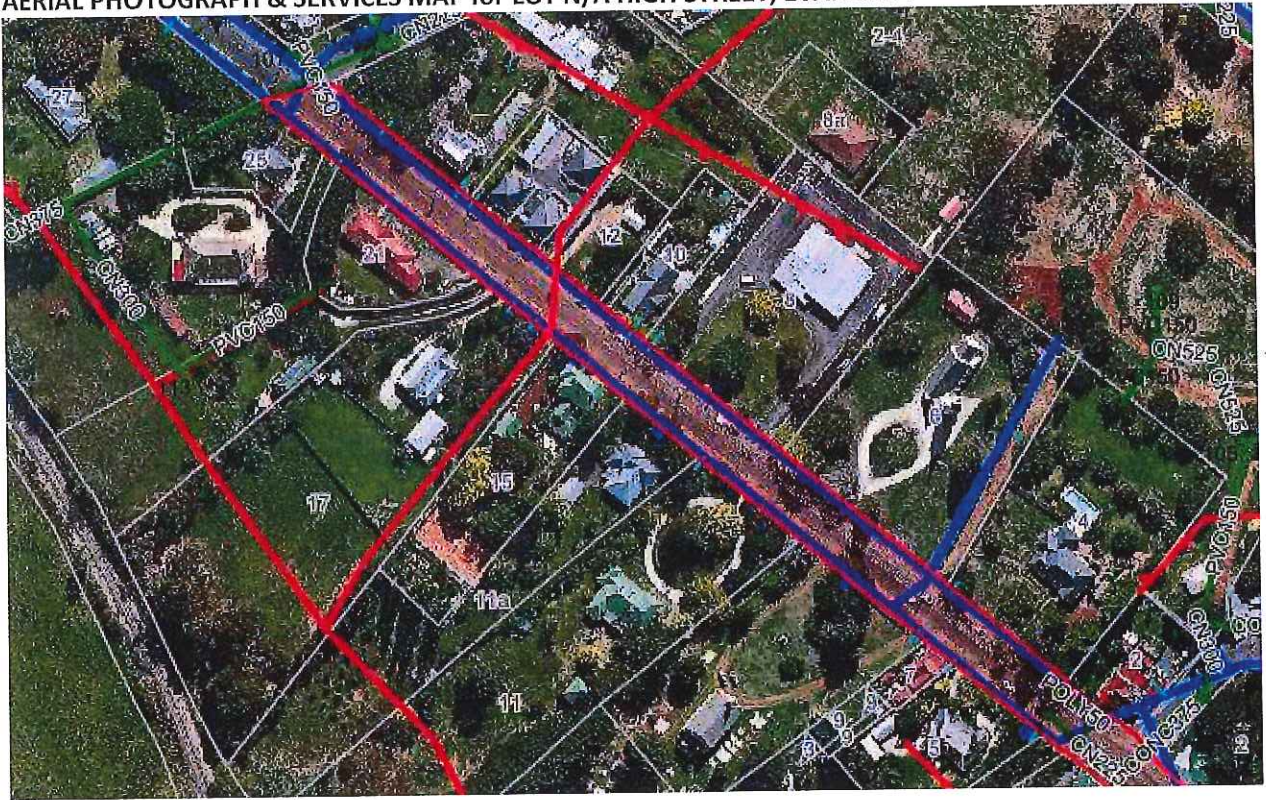
PLANNING APPLICATION PLN-18-0201

HIGH STREET, EVANDALE

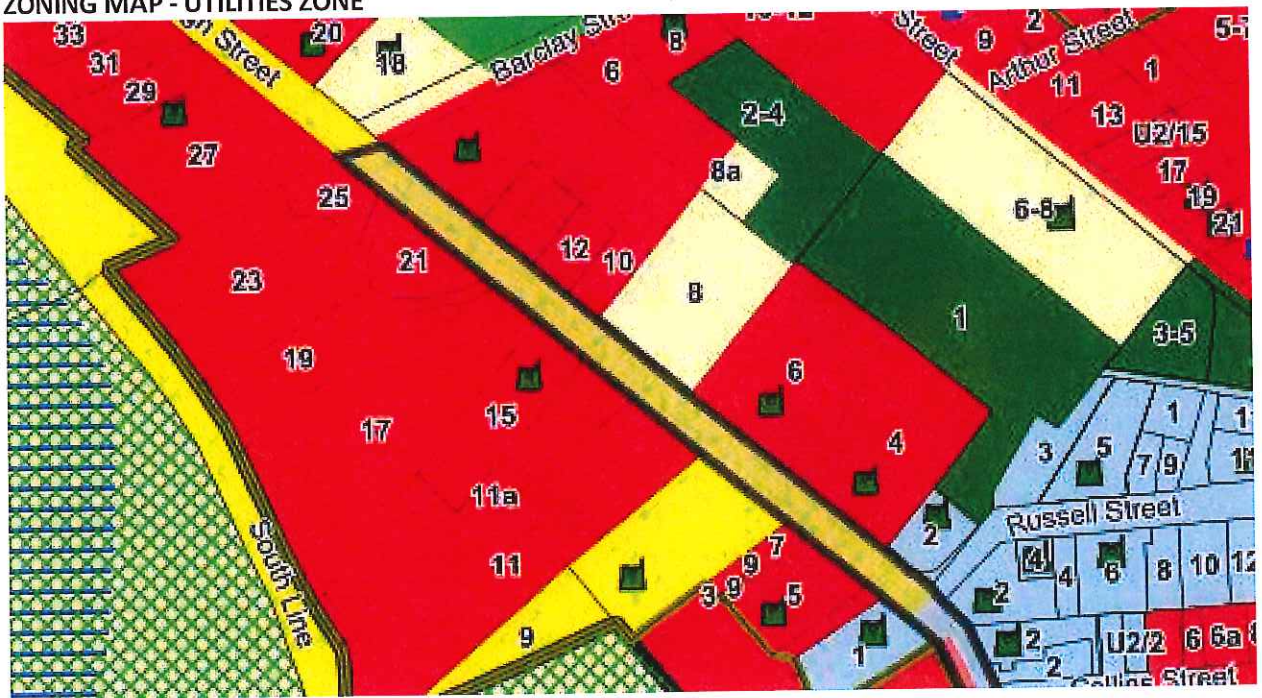
ATTACHMENTS

- A Application & plans
- B Responses from referral agencies
- C Representation

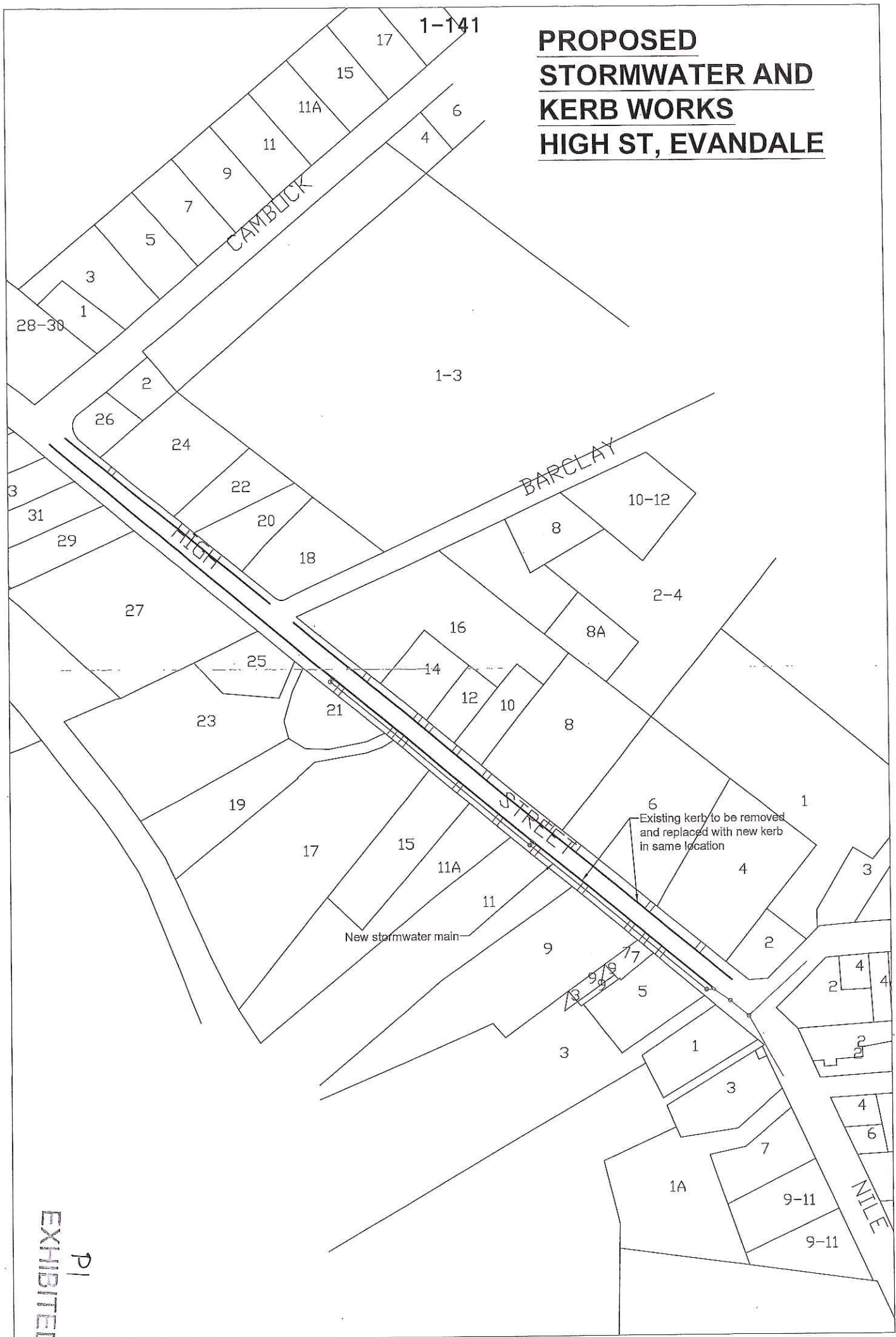
AERIAL PHOTOGRAPH & SERVICES MAP for LOT N/A HIGH STREET, EVANDALE



ZONING MAP - UTILITIES ZONE

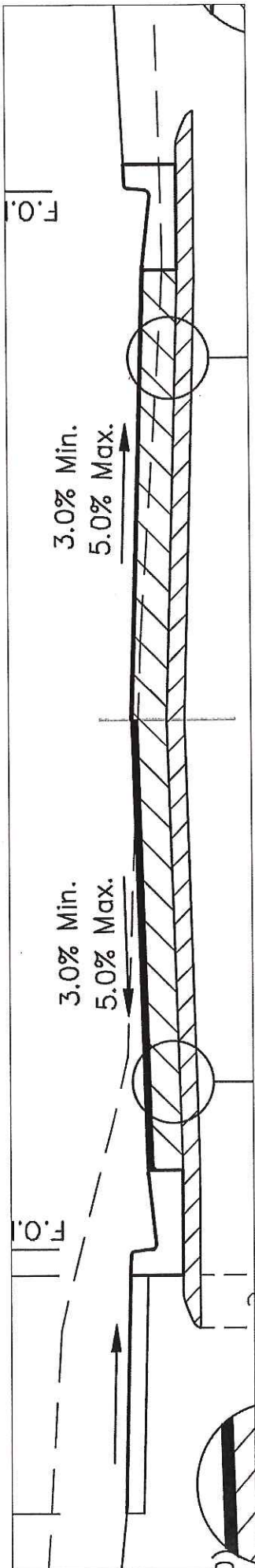


**PROPOSED**  
**STORMWATER AND**  
**KERB WORKS**  
**HIGH ST, EVANDALE**



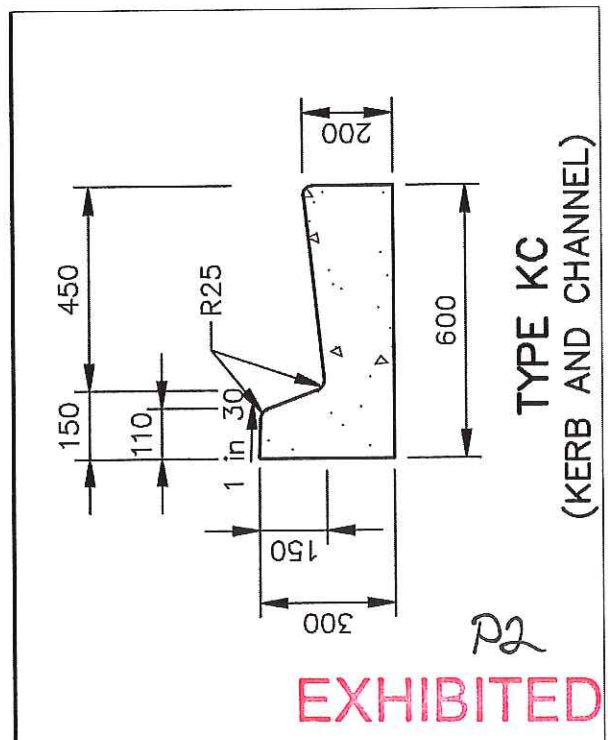
EXHIBITED  
P1

**HIGH ST KERB RECONSTRUCTION -  
TYPICAL CROSS SECTIONS**



**NOTES**

All works to be carried out in accordance with the LGAT Municipal standard drawings.  
New kerb to be installed at same level as existing. Top of kerb and footpath levels will remain the same. The current kerb varies in height from 300 to 150mm, meaning that in some areas road crossfall and kerb height will be reduced to comply with Municipal Standards.



**EXHIBITED**

## Submission to Planning Authority Notice

Council Planning Permit No.	PLN-18-0201	Council notice date	27/08/2018
<b>TasWater details</b>			
TasWater Reference No.	TWDA 2018/01407-NMC	Date of response	05/09/2018
TasWater Contact	Amanda Craig	Phone No.	03) 6345 6318
<b>Response issued to</b>			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
<b>Development details</b>			
Address	HIGH ST, EVANDALE	Property ID (PID)	
Description of development	Works within road reserve - stormwater main & kerb replacement		
<b>Schedule of drawings/documents</b>			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Norther Midlands Council	Proposed Stormwater and Kerb Works High St, Evandale	--	--
<b>Conditions</b>			
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:			
<b>PROPOSED STORMWATER INFRASTRUCTURE WORKS</b>			
1. Minimum clearance between the existing TaWater DN150 AC water main and the proposed stormwater main must be achieved in accordance with table 5.5 of the Water Supply Code of Australia WSA 03-2011-3.1 v 2.0.			
<b>DEVELOPMENT ASSESSMENT FEES</b>			
2. The applicant or landowner as the case may be, must pay a development assessment fee of \$211.63 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date they are paid to TasWater.			
The payment is required within 30 days of the issue of an invoice by TasWater.			
<b>Advice</b>			
<b>General</b>			
For information on TasWater development standards, please visit <a href="http://www.taswater.com.au/Development/Development-Standards">http://www.taswater.com.au/Development/Development-Standards</a>			
For application forms please visit <a href="http://www.taswater.com.au/Development/Forms">http://www.taswater.com.au/Development/Forms</a>			
<b>Service Locations</b>			
Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.			
A copy of the GIS is included in email with this notice and should aid in updating of the documentation. The location of this infrastructure as shown on the GIS is indicative only.			
<ul style="list-style-type: none"> <li>A permit is required to work within TasWater's easements or in the vicinity of its infrastructure.</li> </ul>			



Further information can be obtained from TasWater

- TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit [www.taswater.com.au/Development/Service-location](http://www.taswater.com.au/Development/Service-location) for a list of companies
- TasWater will locate residential water stop taps free of charge
- Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

#### Declaration

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

#### Authorised by

A handwritten signature in black ink, appearing to read "J. Taylor".

**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: 24-Aug-2018  
REF NO: PLN-18-0201;  
SITE: High Street between Cambock Lane and Russell Street,  
EVANDALE  
PROPOSAL: Works within road reserve - stormwater main & kerb  
replacement (heritage precinct)  
APPLICANT: NMC  
REASON FOR REFERRAL: HERITAGE PRECINCT  
HERITAGE-LISTED PLACE  
*Local Historic Heritage Code*  
*Heritage Precincts Specific Area Plan*

Do you have any objections to the proposal: No

Do you have any other comments on this application?

**This work will have no unacceptable impact on the heritage values of the streetscape, because it involves underground infrastructure include replacing kerb and channel in the same location as the existing kerbs.**

*Email referral as word document to David Denman - [denmanarchitects@bigpond.com](mailto:denmanarchitects@bigpond.com)*


*Attach public exhibition documents*

*Subject line: Heritage referral PLN18-0201 – High Street between Cambock Lane and Russell Street, Evandale*



David Denman (Heritage Adviser)

Date: 10/9/2018



<b>Assessment against E13.0 (Local Historic Heritage Code)</b>
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**E13.1 Purpose**

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

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

**E13.2 Application of the Code**

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

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

**E13.3 Use or Development Exempt from this Code**

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

- a) *works required to comply with an Emergency Order issued under Section 162 of the Building Act 2000;*
- b) *electricity, optic fibre and telecommunication cables and gas lines to individual buildings;*
- 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.**

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



Comment: N/a

**E13.6 DEVELOPMENT STANDARDS**

**E13.6.1 Demolition**

*Objective: To ensure that the demolition or removal of buildings and structures does not impact on the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.*

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A1 <i>Removal of non-original cladding to expose original cladding.</i></p>	<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: Satisfies the performance criteria.

**E13.6.2 Subdivision and development density**

Comment: N/a

**E13.6.3 Site Cover**

Comment: N/a

**E13.6.4 Height and Bulk of Buildings**

Comment: N/a

**E13.6.5 Fences**

Comment: N/a

**E13.6.6 Roof Form and Materials**

Comment: N/a

**E13.6.7 Wall materials**

Comment: N/a

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

Comment: N/a

**E13.6.9 Outbuildings and Structures**

Comment: N/a

**E13.6.10 Access Strips and Parking**

Comment: N/a

**E13.6.11 Places of Archaeological Significance**

Comment: N/a

**E13.6.12 Tree and Vegetation Removal**

Comment: N/a

**E13.6.13 Signage**

Comment: N/a

**E13.6.14 Maintenance and Repair**

<p><i>Objective</i></p> <p>To ensure that maintenance and repair of buildings is undertaken to be sympathetic to, and not detract from the <u>historic cultural heritage significance</u> of local heritage places and precincts.</p>
<p><b>Acceptable Solution</b></p> <p>New materials and finishes used in the maintenance and repair of buildings match the materials and finishes that are being replaced.</p>

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.

<p><b>Existing Character Statement - Description and Significance</b></p> <p><b>EVANDALE HERITAGE PRECINCT CHARACTER STATEMENT</b></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</p>
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*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.*

#### **Management Objectives**

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

*To ensure developments within street reservations in the towns and villages having Heritage Precincts do not to adversely impact on the character of the streetscape but contribute positively to the Heritage Precincts in each settlement.*

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

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

##### **F2.1 Purpose of Specific Area Plan**

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

##### **F2.2 Application of Specific Area Plan**

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

*F2.2.2 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: Although the subject site is within the Heritage Precincts Specific Area Plan, the proposal will not have an adverse effect on the streetscape.

**From:** humphreyb.bear  
**Sent:** Thu, 30 Aug 2018 22:29:43 +1000  
**To:** council@nmc.tas.gov.au  
**Subject:** Alterations to kerb High street, Evandale.

To whom it may concern,

I write as a resident of Evandale concerned with any alteration or change to the uniqueness of our wonderful town. Whilst the existing kerb and channel may be in more 'modern' thinking be a little on the steep side, this is part of the general appeal of the town we live in and should remain. We believe that any perceived difficulties with regard to the depth, or fall of the current road camber and kerb setting is part of what helps this town stamp an impression on the traveler and provides part of the personality of the town we are happy to call home. There appears to be no pressing issues with regard to safety issues, which also begs the question why spend \$300+k for negligible positive outcomes.

Yours Sincerely,  
Greg and Heather Maxfield,  
25 Arthur st,  
Evandale.

Sent from Samsung tablet.