

PLAN 3

PLANNING APPLICATION PLN-19-0033

6A COLLINS STREET, EVANDALE

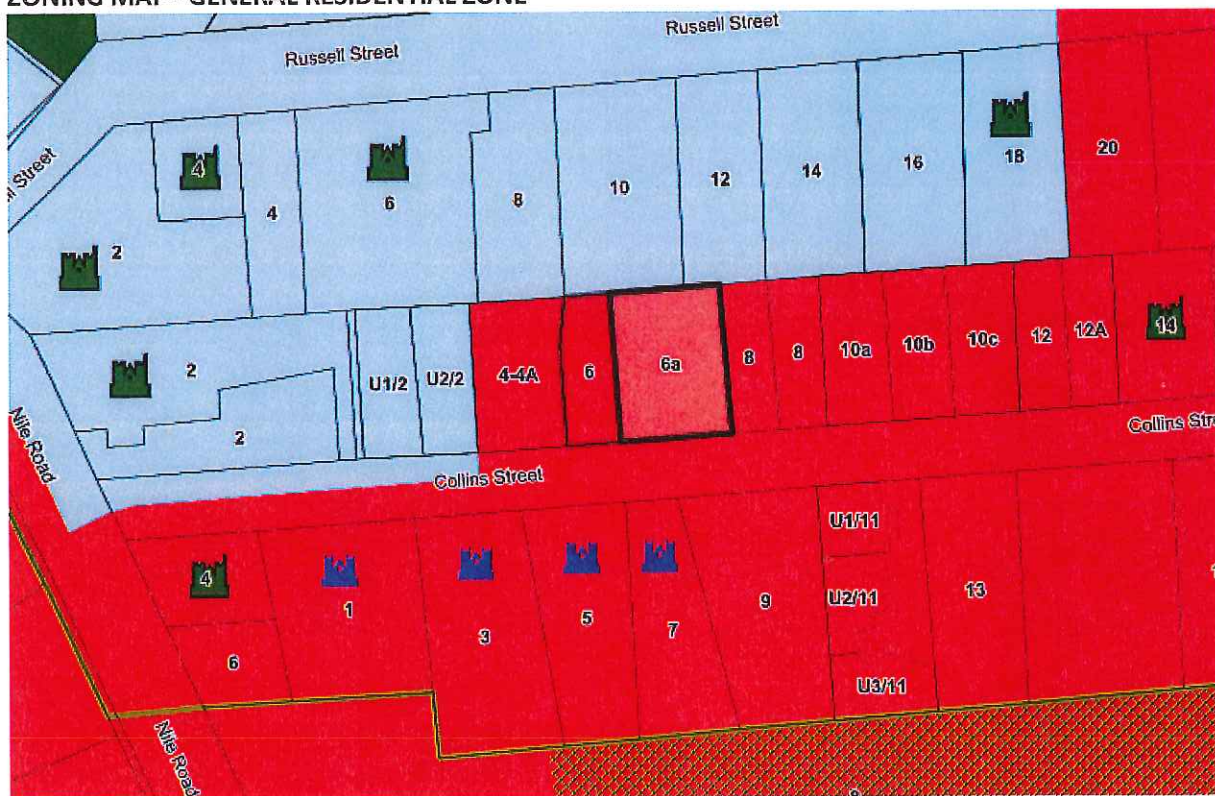
**ATTACHMENTS**

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

AERIAL PHOTOGRAPH & SERVICES MAP for 6A COLLINS STREET, EVANDALE



ZONING MAP - GENERAL RESIDENTIAL ZONE



EXHIBITED

CITY/TOWN SUBURB/LOCALITY EVANDALE FOLIO REFERENCE 164740/2 SITE COMPRISES THE WHOLE OF LOT 2 ON PLAN No. SP.164740		<b>STRATA PLAN</b> SHEET 1 OF 3 SHEETS (D.3814)		Registered Number <b>56290</b>
NAME OF STRATA SCHEME 6 & 6a COLLINS STREET EVANDALE		STRATA TITLES ACT 1998 REGISTERED 27-MAR-1991 <i>M. J. Nolan</i> Recorder of Titles.		
MAPSHEET MUNICIPAL CODE No. 123	LAST UPI No. FBC 30	SCALE 1 : 300	LENGTHS IN METRES	

**NEW SHEET 1**

Notes:  
(i) ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1.  
(ii) BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1.

STAGED/COMMUNITY DEVELOPMENT SCHEME No. (IF APPLICABLE)

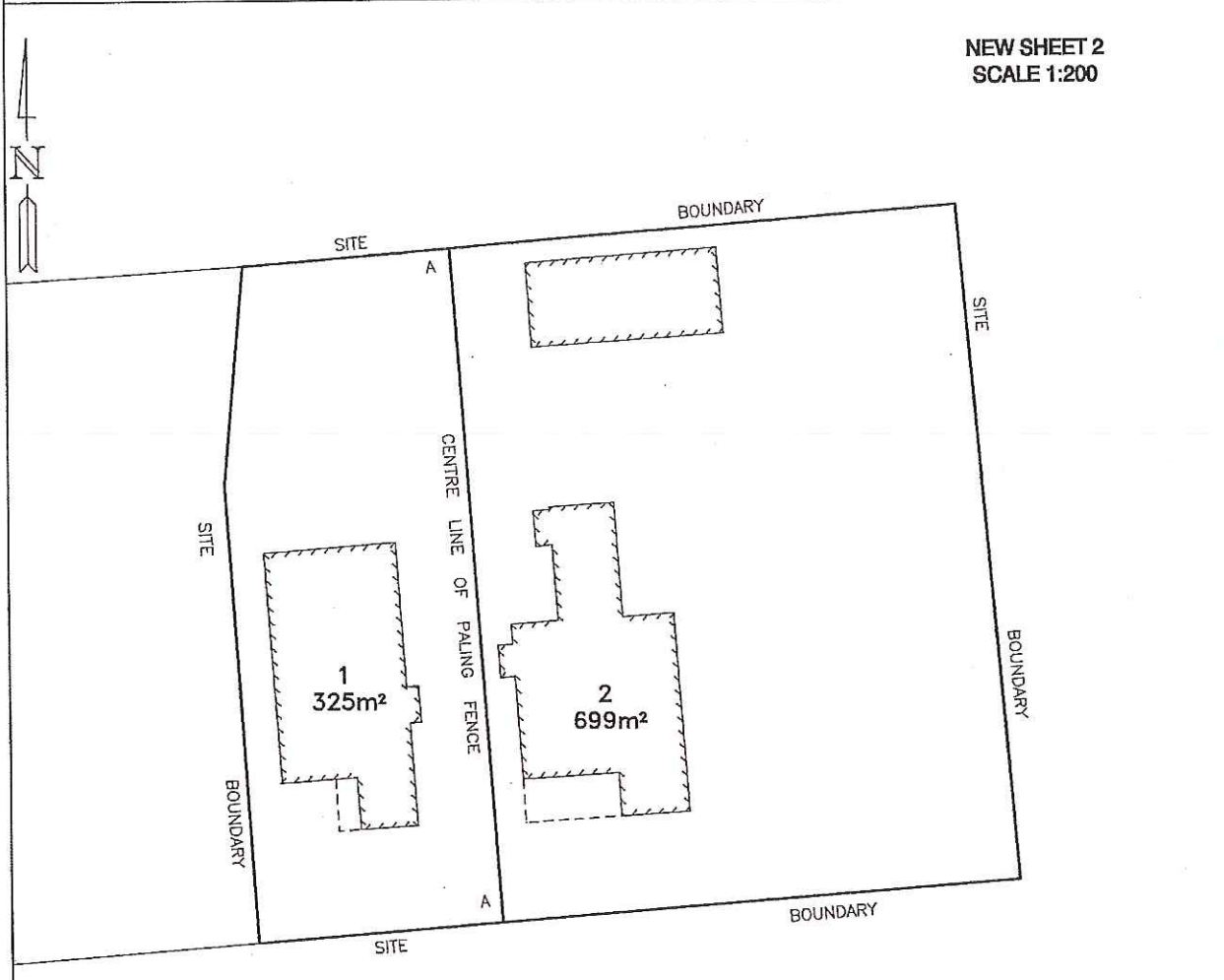
COUNCIL DELEGATE: *[Signature]* 16.8.08 DATE  
REGISTERED LAND SURVEYOR: *[Signature]* 17/08/12 DATE

LODGED BY **K. NOLAN & J. PEDDER**

48/55 (6385) 28/5/2012 16:28

EXHIBITED

<p><b>STRATA PLAN</b></p> <p>SHEET 2 OF 3 SHEETS</p>	<p>STRATA TITLES ACT 1998</p>	<p>Registered Number</p>
	<p><i>[Signature]</i></p> <p>Council Delegate</p>	<p>16.8.08</p> <p>Date</p>



THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY:

SITE BOUNDARIES

CENTRE LINE OF PALING FENCE LABELLED AA.

MEASUREMENT WHERE BOUNDARY IS OPEN.

MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY.

THE VERTICAL LOT BOUNDARIES EXTEND FROM 0.5 METRES BELOW GROUND LEVEL TO 15.00 METRES ABOVE GROUND LEVEL.

<p><i>[Signature]</i></p> <p>REGISTERED LAND SURVEYOR</p>	<p>17/08/12</p> <p>DATE</p>
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**EXHIBITED**



48/55 (6386) 28/5/2012 16:28

<b>STRATA PLAN</b>	STRATA TITLES ACT 1998	Registered Number <b>56290</b>
SHEET 3 OF 3 SHEETS		

STRATA CORPORATION No. 56290  
6 & 6a COLLINS STREET, EVANDALE

NAME OF BODY CORPORATE:

ADDRESS FOR THE SERVICE OF NOTICES: 6 & 6a COLLINS STREET, EVANDALE, 7212

<p style="text-align: center;"><b>SURVEYORS CERTIFICATE</b></p> <p>I, JOHN RICHARD DAVEY of LAUNCESTON a registered land surveyor under the Land Surveyors Act 2002 certify that the building or buildings erected on the site and drawn on sheet 1 of this plan are within the site boundaries of the folio stated on sheet 1 and any encroachment beyond those boundaries is properly authorised according to law.</p> <p style="text-align: right;"> 30/07/2012 48/53 (6386) Registered Land Surveyor Date Ref No.</p>	<p style="text-align: center;"><b>COUNCIL CERTIFICATE</b></p> <p>I certify that the NORTHERN MIDLANDS Council has:</p> <p>(a) approved the lots shown in this plan and (b) issued this certificate of approval in accordance with section 31 of the Strata Titles Act 1998.</p> <p style="text-align: right;"> 16/AUG/08 P12-091 Council Delegate Date Ref No.</p>
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**GENERAL UNIT ENTITLEMENTS**

LOT	UNIT ENTITLEMENT
1	1
2	1
TOTAL	2

EXHIBITED

# PLANNING APPLICATION Proposal

Description of proposal: extension to existing dwelling and shed.

(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: 69 Collins St, Evandale

CT no: .....

Estimated cost of project \$100,000 est. (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 dwelling

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

(attach additional sheets if necessary)

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

**EXHIBITED**



PO Box 7647, Launceston  
admin@urbantas.com.au  
(03) 6334 4089

VZ Designs Pty Ltd ABN 50 110 377 421

21<sup>st</sup> March, 2019

Erin Boer  
Northern Midlands Council  
PO Box 156  
LONGFORD TAS 7301

Dear Erin,

**RE: 6A COLLINS STREET, EVANDALE**

We write in reply to your letter dated 15<sup>th</sup> of March.

The plans have been updated to show bull nose weather boards will be installed on the new building. The plans have also been updated to show sympathetic bullnose weather board overlay on the proposed shed to ensure the shed remains in keeping with the surrounding buildings.

Colours will be from the Haymes Heritage Range – Gaucho for weatherboards with trim in Imperial Ivy Green – all intended to match the existing colours.

The new garage is replacing an existing garage in the same location which has not caused Heritage concern in the past. The proposed garage has been sited partly behind the proposed renovation to give the impression from the street that it is associated with the dwelling without separation. With the established trees to remain on the property we believe the visual impact of this proposal to be minimal.

The roof form for the shed has been designed with similar pitch to the general lean-to's off dwellings in the area as the owners intention was not to take away or detract from the heritage buildings themselves. In the immediate vicinity there are at least 20 other buildings, outbuildings, sheds leans-to's and the like with low pitch roofs associated with nearby village buildings and the siting of the shed has been proposed to ensure the existing significant trees on the site can be retained. We believe that to put a steep roof on it would detract from the pure heritage buildings in the vicinity.

John, our client, received an award from the Historical Places Trust for his last renovation of a heritage dwelling in the area of Waihi in New Zealand. He certainly wants to retain the heritage values of the area and has researched the history of the house. From the owner's investigations, the building is not original to the village and was transported to Evandale from Epping Forest in 1921. Of the council wish to find out more details regarding the history of the building we suggest the council contact John direct and he will be more than happy to walk to you

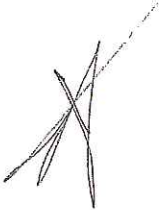
**EXHIBITED**

1-213

—around the history of the building. It would be worth asking John the story about how the house came to be in Evandale as it has been interesting to us while working on the job.

We hope this give you some more information on the project however please contact either our office or John direct should you require anything further.

Regards,

A handwritten signature in black ink, appearing to read 'JASON VAN ZETTEN', written over a faint horizontal line.

**JASON VAN ZETTEN**

**DIRECTOR- URBAN DESIGN SOLUTIONS**

**EXHIBITED**



**AMENDED**  
24/3

**PROPOSED EXTENSION  
FOR: J. ALLWOOD  
LOT: 2, No. 6a  
COLLINS STREET  
EVANDALE**

sheet no.	of	of	cover sheet
01	of	12	cover sheet
02	of	12	survey plan extract
03	of	12	site / plumbing plan
04	of	12	floor plan
05	of	12	elevations
05b	of	12	shed elevations
06	of	12	section plan / window schedule
07	of	12	reflected ceiling / insulation / en
08	of	12	roof plan / section A - A
09	of	12	section enlargement
10	of	12	general notes
11	of	12	wet area construction details
12	of	12	wet area construction details

job no. 6563

attachments	description
	wind class - "N2"
	engineering design - "IMG"
	certificate of title - SP 56290/2

corrosion environment	moderate (to BCA)
BAL rating	BAL low (refer to report by UDS)
climate zone	7 (to BCA)
property ID	7682809
municipality	zone - General Residential

areas	land size	659m <sup>2</sup>
floor area - dwelling	48.94m <sup>2</sup>	
floor area - porches / decks	11.10m <sup>2</sup>	
site cover	8.59 % (approx)	

1-214

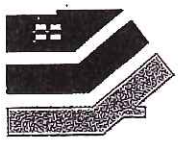
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23 JAN 2019



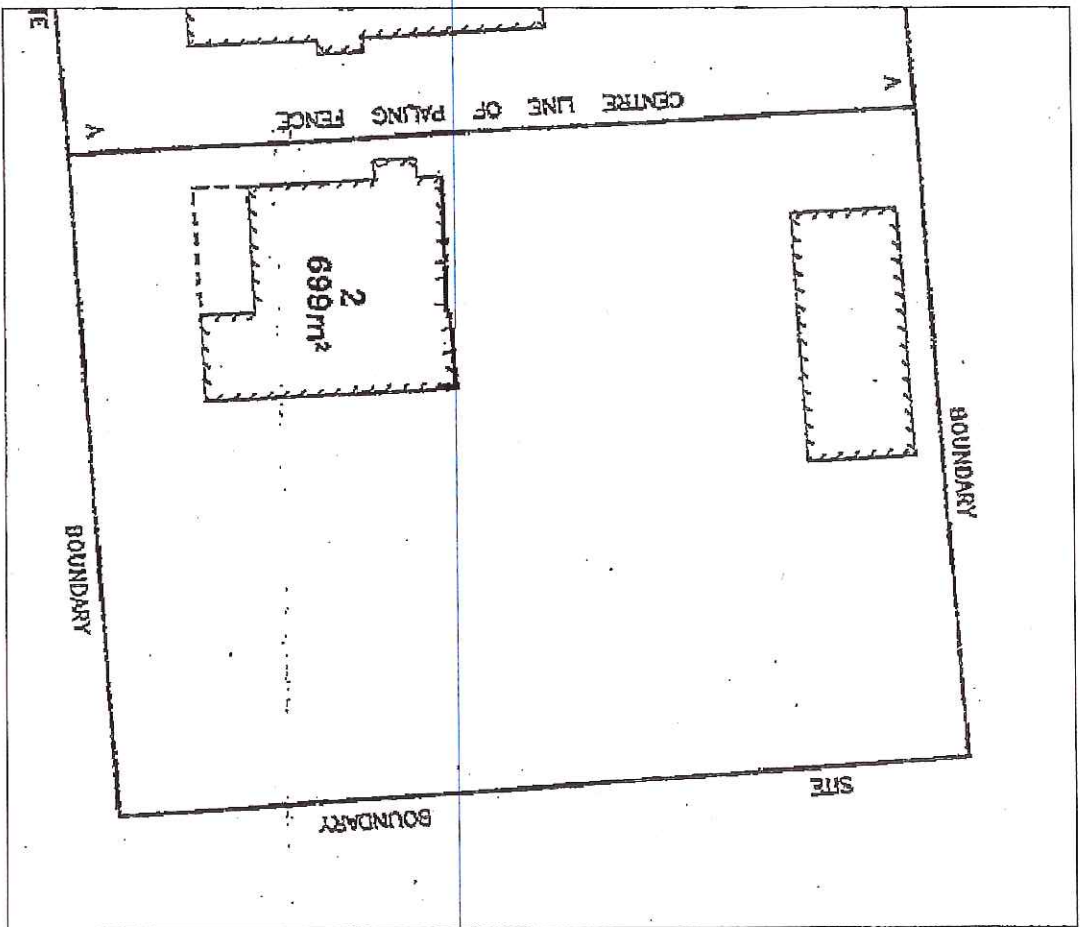
HIA member  
**EXHIBITED**

P1



Urban design solutions  
Laneway Office Phone (03) 93 341 089  
PO BOX 7617, Laneway 7250  
Email: info@urbansolutions.com.au  
www.urbansolutions.com.au

**SURVEY EXTRACT**  
 THE SURVEY EXTRACT ON THIS SHEET IS AS RECEIVED AT THE TIME OF THESE PLANS. IT IS THE RESPONSIBILITY OF THE OWNER & BUILDER TO CLARIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS ON SITE.  
 IF ANY DOUBT - CONTACT A SUITABLY QUALIFIED LAND SURVEYOR. ALL SETOUT DIMENSIONS ARE TO BOUNDARIES ONLY. DO NOT SETOUT FROM FENCES, DRIVEWAYS, ROADWAYS ETC.



THESE DIMENSIONS ARE PROTECTED BY LAW AND ARE NOT TO BE COPIED OR REPRODUCED IN ANY FORM, OR USED FOR ANY PURPOSES, INCLUDING WITHOUT LIMITATION, REPRODUCTION OR TRANSMISSION, IN ANY MANNER, WITHOUT THE WRITTEN PERMISSION OF JACOBS VANDERSTEEUW.	
amendment	
1.	
2.	
3.	
4.	

**PROPOSED EXTENSION**  
 FOR: J. ALLWOOD  
 LOT: 2, No. 6a  
 COLLINS STREET  
 EVANDALE

dwg no.	6563	version -	01
sheet:	02	of	12
date	January 2019	print date	
scale	1:100		
date	2	3	JAN 2011
drawn:	JVZ		

**SURVEY EXTRACT**

**EXHIBITED**



**urban design solutions**  
 Jacqui Van Zelm Jacobs  
 Landscaping Office Phone (03) 63 344 089  
 PO BOX 7167, LAUNCESTON 7250  
 Email admin@urbanideas.com.au  
 www.urbanideas.com.au

**AMENDED**  
 2/1/5

AMENDED  
26/15

NOTE: ALL SITE DIMENSIONS ARE TO CURB/PAVEMENT UNLESS OTHERWISE NOTED  
 CONTROL ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS  
 ALL SITE PREPARATION IS TO COMPLY WITH THE BCA  
 BEFORE FINISHING FLOOR LEVEL IS WITH 150mm ABOVE FINISHED GROUND LEVEL  
 FINISH FLOOR LEVEL OF A CONCRETE SLAB IS POSITIONED SO THAT THE OSG IS 150mm BELOW THE LOWEST FINISHING FLOOR AND ABOVE THE GROUND  
 THE BUILDER IS TO PROVIDE PROTECTION TO ALL EXISTING ADJACENT BUILDINGS IN ACCORDANCE WITH THE BUILDING REGULATIONS  
 UNPROTECTED BARRIERS/RAILINGS TO EXISTING BALCONIES OR BCA VOL. 2, PART 5.1  
 DANGER BACK  
 LESS THAN 45 deg  
 DIRECT ALL STORMWATER RUN-OFF AWAY FROM FOOTINGS VIA SPHON DRAIN

NOTE: ALL NEIGHBOURING BUILDING LOCATIONS ARE TO BE CONSIDERED IN THE DESIGN OF THE PROPOSED EXTENSION  
 THE LEVEL INFORMATION PROVIDED ON THESE PLANS IS LIMITED ONLY AND ONLY TO BE USED FOR THE PURPOSES STATED  
 IF FURTHER INFORMATION IS REQUIRED CONSULT SURVEYOR  
 OUTDOOR CLOTHES DRYING AREA TO BE LOCATED ADJACENT AND ACCESSIBLE FROM LAUNDRY  
 ALL OTHER MATTERS NOT SPECIFICALLY MENTIONED ARE TO COMPLY WITH THE BCA  
 - IF IN DOUBT ASK

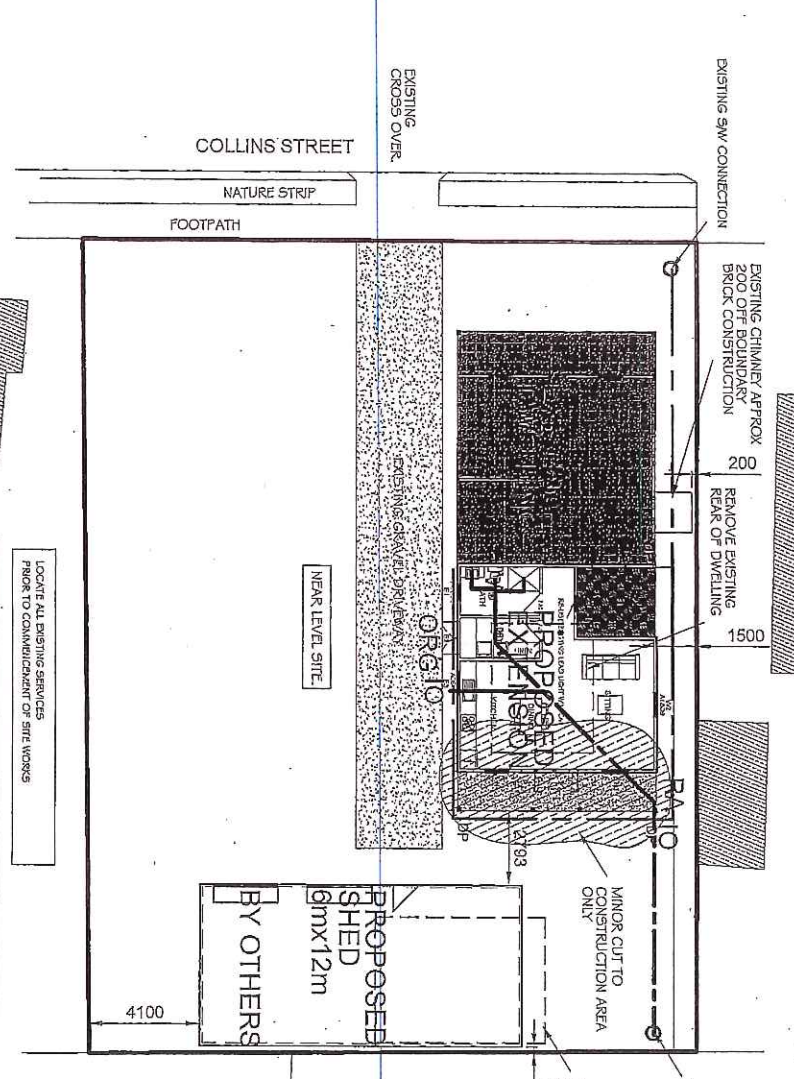
1-215  
 CONCRETE OR PAVED DRIVEWAY TO ALL ACCESS ROADS TO DWELLING  
 ALL DRIVEWAYS, PATIOS & PATHS ARE TO BE CONSTRUCTED TO DIRECT SW AWAY FROM DWELLING @ 1:50 MINIMUM GRADE AND HAVE A MAX STP HEIGHT OF 150mm  
 DO NOT SCALE. IF IN DOUBT ASK

**COLD WATER**  
 FROM WATER TO HOUSE USE  
 INSIDE HOUSE USE ZONE CLASS 'B' RETAIN OSG TO WITH 12mm CLAS BY RETAIN OR BRANCH LINES.  
 AT THE PROPERTY BOUNDARY AN APPROVED BACKFLOW PROTECTION VALVE IS TO BE FITTED BEFORE ENTERING THE DOMESTIC SUPPLY TO THE DWELLING.

**HOT WATER**  
 FROM HEATER USE ZONE RETAIN CLASS 'B' WITH 15mm RETAIN BRANCH LINES TO PUMPS, INSTANT HEAT OR EQUAL TEMPERING VALVE SET TO 50C.

**LEGEND OF DIAMETERS**  
 TROUGH = 50mm  
 SINK = 50mm  
 BATH = 40mm  
 BLEAN = 40mm  
 SHOWER = 50mm  
 WC = 100mm  
 SEWER = 100mm  
 STORMWATER = 50mm @ 1/2" VC  
 DOWN PIPE = 90mm PVC TP

DIRECT SEWER & STORMWATER RUN-OFF TO CATCH BASIN CONNECTION POINTS TO CATCH BASIN RECOMMENDED & ASSURED  
 FINISH FLOOR LEVEL OF CONCRETE SLAB IS POSITIONED SO THAT THE OSG IS 150mm BELOW THE LOWEST FINISHING FLOOR AND 75mm ABOVE THE GROUND



CONTROLS ARE INDICATIVE ONLY, GENERATED FROM LEGIS SPECIFICALLY TAKEN FOR THE PROPOSED BUILDING IN ITS PROPOSED LOCATION.  
 THE CONTROLS DO NOT ALLOW FOR LOCAL VARIATIONS, IF FOR ANY REASON THE DWELLING DOES NOT SUIT THE LEVEL INFORMATION SHOWN, THE PROJECT MANAGER IS TO NOTIFY THE DESIGNER AND BUILDING SURVEYOR AT THE TIME THIS IS DETRAINED.

LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF SITE WORKS  
 LOCATION OF DRAINAGE CONNECTION POINTS APPROXIMATE ONLY. ALL SERVICE LOCATIONS WITH CONSIDERATION TO GRADIENT / FALL, SHOULD BE CONTRIBUTED BEFORE COMMENCING ON SITE.  
 BUILDER RESPONSIBLE FOR LOCATION OF EXISTING IN GROUND SERVICES ON SITE. COMPLETE A DIAL BEFORE YOU DIG PRIOR TO COMMENCING ON SITE.

THE LOCATIONS OF SERVICES INDICATED ON THIS DRAWING ARE INDICATIVE ONLY AND ALL SERVICE LOCATIONS SHOULD BE CONTRIBUTED PRIOR TO STARTING ON SITE.

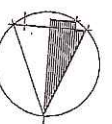
emendment	description
1	These drawings comply with the Building Code of Australia (BCA) and the National Construction Code (NCC) for any alterations to the existing building.
2	These drawings comply with the Building Code of Australia (BCA) and the National Construction Code (NCC) for any alterations to the existing building.
3	These drawings comply with the Building Code of Australia (BCA) and the National Construction Code (NCC) for any alterations to the existing building.
4	These drawings comply with the Building Code of Australia (BCA) and the National Construction Code (NCC) for any alterations to the existing building.

PROPOSED EXTENSION  
 FOR: J. ALLWOOD  
 LOT: 2, No. 6a  
 COLLINS STREET  
 EVANDALE

SCALE: 1:200

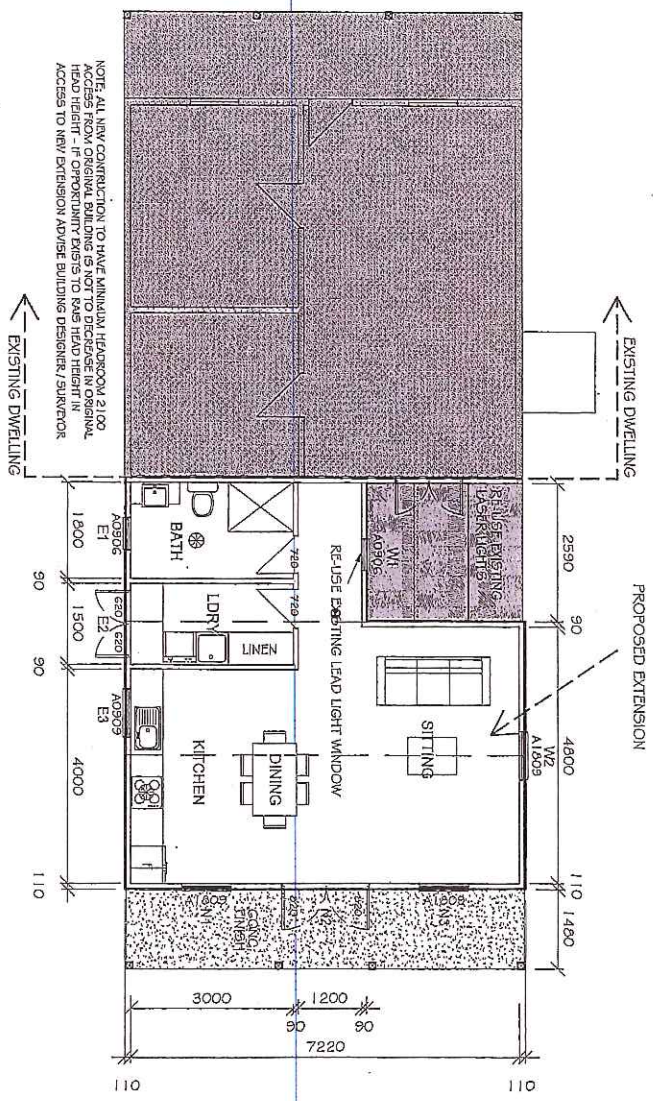
**urban design solutions**  
 design solutions  
 1st Floor, 100 Collins Street  
 PO BOX 7517, LAMINGTON 2750  
 Email: admin@urbansolutions.com.au  
 WWW.URBANSOLUTIONS.COM.AU





**NOTES**  
 ALL SITE DIMENSIONS ARE TO OUTSIDE CLADDING UNLESS NOTED DO NOT SCALE. IF IN DOUBT ASK.  
 ENSURE FINISHED FLOOR LEVEL IS MINIMUM 150mm ABOVE FINISHED GROUND LEVEL.  
 CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS. THE BUILDER IS TO PROVIDE PROTECTION TO ADJOINING PROPERTIES AND BUILDINGS IN ACCORDANCE WITH THE BUILDING REGULATIONS.  
 THE DOOR OF A FULLY ENCLOSED SANITARY COMPARTMENT MUST OPEN OUTWARDS, SLIDE OR BE REMOVALY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1200mm BETWEEN THE CLOSET PAN WITHIN THE SANITARY COMPARTMENT AND ROOFST PANT OF THE DOORWAY.  
 ALL OTHER MATTERS NOT SPECIFICALLY MENTIONED ARE TO COMPLY WITH THE BCA - IF IN DOUBT ASK.  
 LOCATION OF HARD-WIRED SMOKE ALARMS, SUPPLY AND FIT WHERE INDICATED ON PLAN, SMOKE ALARMS MUST BE INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM.  
 CONCRETE OR PAVED PATH ADJACENT TO ALL ACCESS DOORS TO DWELLING. ALL DRIVEWAYS, PATIOS & PATHS ARE TO BE CONSTRUCTED TO DIRECT SW/ WINDY ROAD DWELLING @ 1:50 MINIMUM GRADE AND HAVE A MAX SLOPE HEIGHT OF 180mm.  
 EXHAUST FAN DUCTED TO BUILDING EXTERIOR. FAN MUST BE FITTED WITH A SELF-CLOSING DAMPER WHERE THE FAN IS THE ONLY SOURCE OF VENTILATION IN A ROOM, AND CONNECT TO LEFT SWITCH, AND FINISH 15mm NOM. OFF BOTTOM OF DOOR.  
 NOTE: ALL NEW CONSTRUCTION TO HAVE MINIMUM HEADROOM 2.100. HEAD HEIGHT - IF OPPORTUNITY EXISTS TO RAISE HEAD HEIGHT IN ACCESS TO NEW EXTENSION ADVISE BUILDING DESIGNER/ SURVEYOR.

1-217



EXTENSION 48.94m<sup>2</sup> (5.33 sq)  
 PORCH AREA 11.10m<sup>2</sup>

**FLOOR PLAN**

SCALE: 1:100

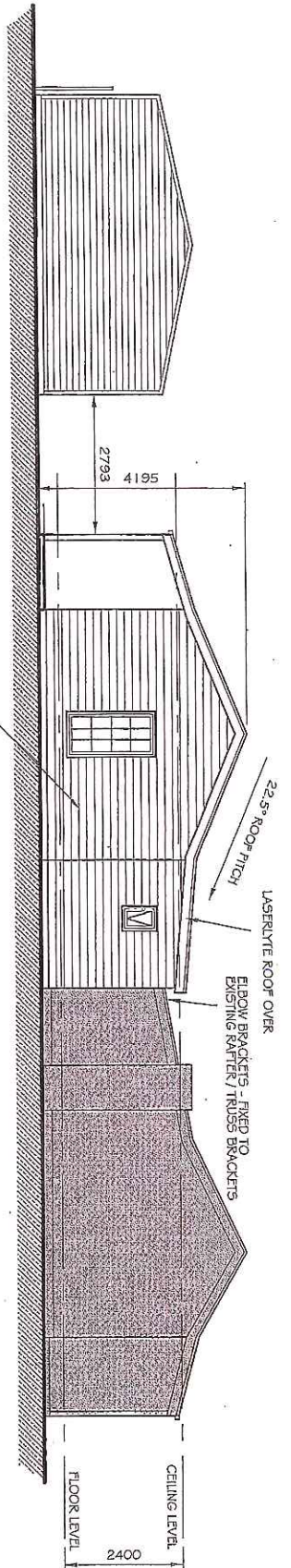
04

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amendment	
1.	
2.	
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PROPOSED EXTENSION  
 FOR : J. ALLWOOD  
 LOT : 2, No. 6a  
 COLLINS STREET  
 EVANDALE

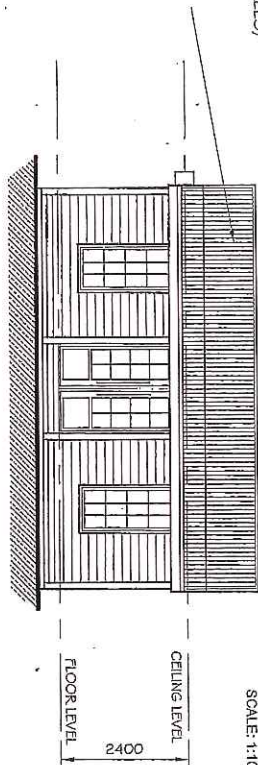
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date	January 2019	print date	23 JAN 20
scale	1:100		
ball	low		

**urban**  
 design solutions  
 Megan Van Zellen *m.vanzellen@urbansolutions.com.au*  
 Raunston Office Phone (09) 63 344 089  
 PO BOX 7847 Laureston 7259  
 Email *edna@urbansolutions.com.au*  
 www.urbansolutions.com.au



**WEST ELEVATION**  
SCALE: 1:100

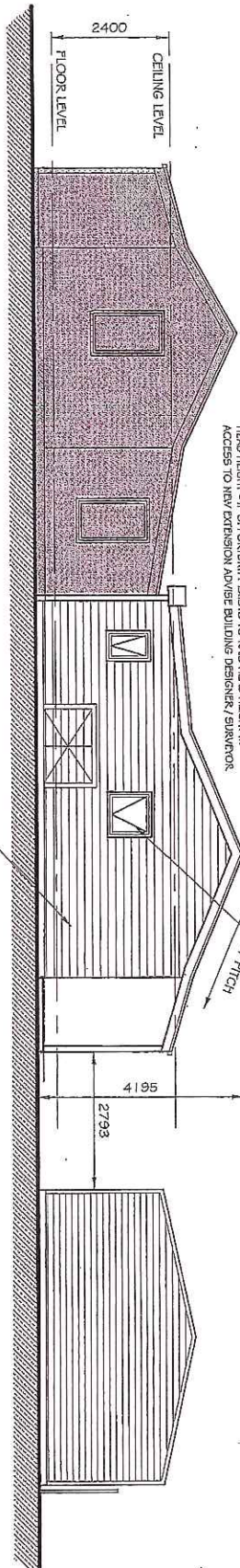
**ROOF FRAMING (GREATER THAN 5 DEGREES)**  
CUSTOM ORB OR SIMILAR APPROVED SHEET ROOFING COLORBOND COLOUR TO SELECTION. OVER ROOF BATTENS TO AS1684.2 AND APPROVED ROOF TRUSSES INSTALLED STRICTLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. ALL FINING DETAILS TO BE ADHERED TO. ISOLATE ROOF FLOOR TO STRUCTURE TO PREVENT LOADS ARE TO BE DISTRIBUTED TO PERIMETER WALLS ONLY - UNLESS OTHERWISE SPECIFIED REFER TO ENGINEERS DETAILS FOR ALL LIMIT SIZES



**NORTH ELEVATION**  
SCALE: 1:100

NOTE: ALL NEW CONSTRUCTION TO HAVE MINIMUM HEADROOM 2.100 METRES FROM ORIGINAL BUILDING IS NOT TO DECREASE IN ORIGINAL HEAD HEIGHT - IF OPPORTUNITY EXISTS TO RAISE HEAD HEIGHT IN ACCESS TO NEW EXTENSION ADVISE BUILDING DESIGNER/SURVIVOR

**WINDOWS & DOORS**  
SELECTED TIMBER FRAMED WINDOWS & DOORS SLIDING OR AWWING STYLE (CONTRAST WITH OWNERS) SELECTED MOP REVIVALS & TRIMS  
INSTALL TO MANUFACTURERS SPECIFICATIONS  
& AS2047 - GLAZING TO BCA PART 3.6 & AS1288.  
VENTILATION TO BCA 9.4.5



**EAST ELEVATION**  
SCALE: 1:100

NGL: ——— NATURAL GROUND LEVEL  
FGL: ——— FINISHED GROUND LEVEL

**ELEVATIONS**  
SCALE: 1:100

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1	amendments
2	
3	
4	

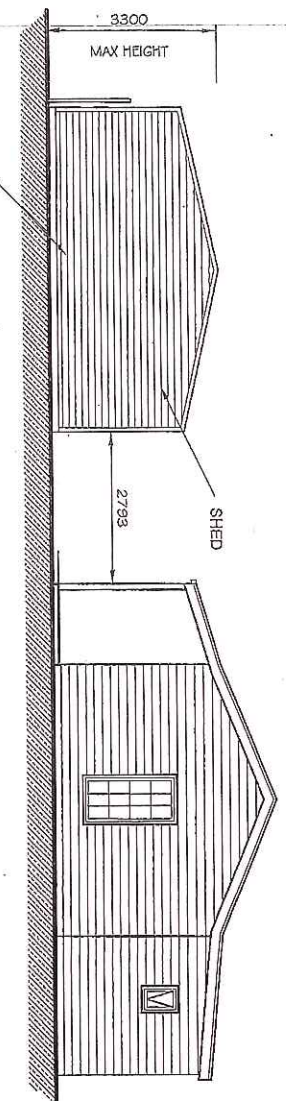
**PROPOSED EXTENSION**  
FOR: J. ALLWOOD  
LOT: 2, No. 6a  
COLLINS STREET  
EVANDALE

dwg no.	6563	version	01
date	05 of 12	print date	
date	January 2019		
scale	1:100		
drawn by	JWZ		



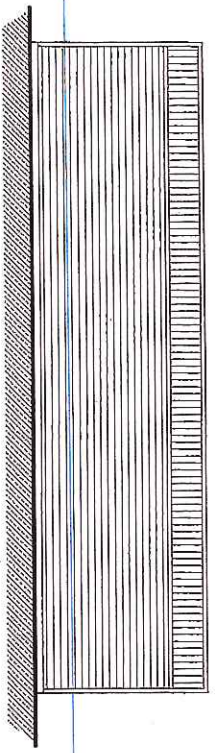
**urban design solutions**  
Jason Van Zeller Assoc 1552x  
Barracoon Office Phone (03) 93 944 098  
PO BOX 7597 Launceston 7250  
Email: admin@urbans.com.au  
www.urbantas.com.au

AMENDED  
24/3

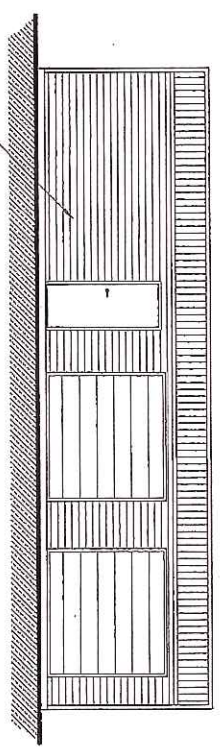


WALL CLADDING  
MULTIPOSE WEATHERBOARDS  
OVER PFC - FABRICATED SHED CLADDING  
INSTALLED STRICTLY TO MANUFACTURERS SPECIFICATION

WEST ELEVATION  
SCALE: 1:100

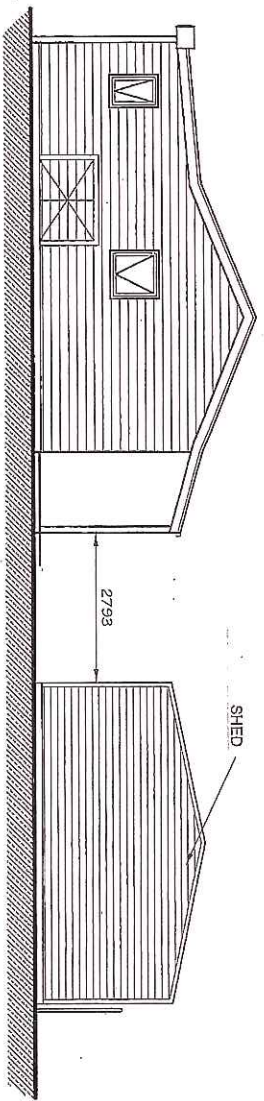


NORTH ELEVATION  
SCALE: 1:100



WALL CLADDING  
MULTIPOSE WEATHERBOARDS  
OVER PFC - FABRICATED SHED CLADDING  
INSTALLED STRICTLY TO MANUFACTURERS SPECIFICATION

SOUTH ELEVATION  
SCALE: 1:100



EAST ELEVATION  
SCALE: 1:100

NCL: — NATURAL GROUND LEVEL  
FGL: — FINISHED GROUND LEVEL

SHED ELEVATIONS  
SCALE: 1:100  
EXHIBITED  
pic



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amendment	1
	2
	3
	4

PROPOSED EXTENSION  
FOR: J ALLWOOD  
LOT: 2, No. 6a  
COLLINS STREET  
EVANDALE

diag no.	6563	version	01
sheet	05b	of	12
date	January 2019	print date	23 JAN 2019
scale	1:100		
bal	low	drawn	VZ

urban design solutions  
Jaren Van Zellen Accredited  
Landscape Office Phone (03) 93 341 099  
PO BOX 7647, Lamington 7250  
Email admin@urbansolutions.com.au  
www.urbansolutions.com.au

**NOTES**

ALL SITE DIMENSIONS ARE TO OUTSIDE CLADDING UNLESS NOTED DO NOT SCALE, IF IN DOUBT ASK

FINISH FLOOR LEVEL IS MINIMUM 150mm ABOVE FINISHED GROUND LEVEL

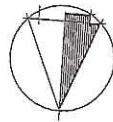
CONSIDER ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS. THE BUILDER IS TO PROVIDE PROTECTION TO ADJOINING PROPERTIES AND BUILDINGS IN ACCORDANCE WITH THE BUILDING REGULATIONS

ALL SITE PREPARATION IS TO COMPLY WITH THE BCA

ENSURE FINISHED FLOOR LEVEL OF A CONCRETE SLAB IS POSITIONED SO THAT THE CRG IS 150mm BELOW THE LOWEST FLOORING FINISH AND ABOVE THE GROUND

THE BUILDING MATERIALS SELECTED FOR USE IN THIS PROJECT NEED TO MEET THE RELEVANT CORROSION RESISTANT REQUIREMENTS FOR THE SURROUNDING ENVIRONMENT AND COMPATIBILITY OF MATERIALS

ALL OTHER MATTERS NOT SPECIFICALLY MENTIONED ARE TO COMPLY WITH THE BCA - IF IN DOUBT ASK



**GLASS WINDOWS & DOORS**

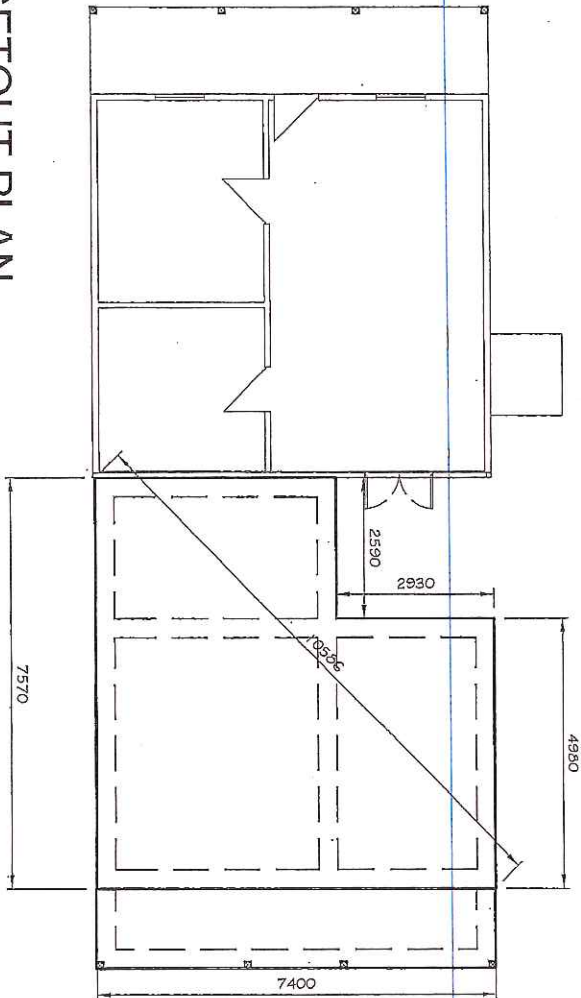
SELECTED TIMBER FRAMED WINDOWS & DOORS SELECTED MAY PROVIDE & TRIMS INSTALLED TO MANUFACTURERS SPECIFICATIONS A MINIMUM 150mm ABOVE FINISHED GROUND LEVEL

WINDOWS TO BE CONSTRUCTED TO SHG-1 U-VALUES AS SHOWN ON THE ENERGY RATING REPORT.

THE BUILDER TO PROVIDE / COMPLY A SPECIFIC WINDOW SCHEDULE WITH THE GLAZER PRIOR TO MAKE

ENSURE GLAZER IS SUPPLIED WITH FULL SET OF DRAWINGS, ENERGY RATING AND WIND CLASSIFICATION

SEE WINDOW SCHEDULE BY OTHERS.



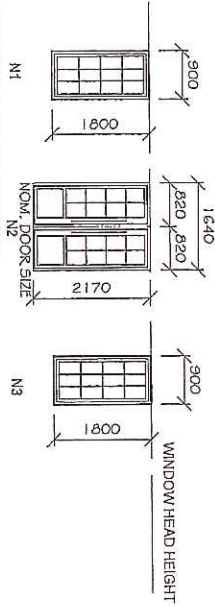
**SETOUT PLAN**  
SCALE: 1:100

THESE DRAWINGS ARE PROVIDED BY ANY PARTY OR USED FOR ANY PURPOSES (INCLUDING REPRODUCTION) WITHOUT THE PERMISSION OF URBAN SOLUTIONS

amendment	
1.	
2.	
3.	
4.	

PROPOSED EXTENSION FOR: J ALLWOOD  
LOT: 2, No. 6a COLLINS STREET EVANDALE

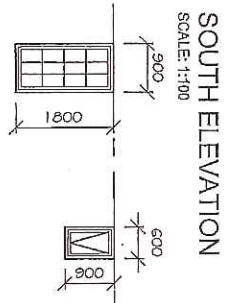
GLAZING: SINGLE GLAZED  
STYLE: SAXON SPIRAL DOUBLE HUNG



**NORTH ELEVATION**  
SCALE: 1:100



**EAST ELEVATION**  
SCALE: 1:100



**SOUTH ELEVATION**  
SCALE: 1:100



**WEST ELEVATION**  
SCALE: 1:100

**WINDOW SCHEDULE**  
EXHIBITED

dxg no.	6563	version	- 01
sheet	06	of	12
date	January 2019	print date	
scale	1:100		
ball	low		

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AMENDED  
24/3

NORTHERN MIDLANDS COUNCIL

REPORT FROM: HERITAGE ADVISER, DAVID DENMAN  
DATE: 29.03.19  
REF NO: PLN-19-0033; 201000.04  
SITE: 6a Collins Street, Evandale  
PROPOSAL: Dwelling addition & replacement shed (6m x 12m) - vary rear setback (Heritage Precinct)  
APPLICANT: Urban Design Solutions  
REASON FOR REFERRAL: HERITAGE PRECINCT  
*Local Historic Heritage Code*  
*Heritage Precincts Specific Area Plan*

Do you have any objections to the proposal: No

Do you have any other comments on this application?

The existing house is not heritage listed. Therefore, the relevant issue with this proposal is what impact the additions and new garage will have on the streetscape.

The additions are at the rear of the existing house and will not be prominent from the street.

The proposed garage outbuilding is located at the rear of the site and will not be prominent from the street.

The scale, forms, materials and architectural detailing are contextual within the precinct.

I have no objections to the proposal.

*Email referral as word document to David Denman – [david@denman.studio](mailto:david@denman.studio)*

*Attach public exhibition documents*

*Subject line: Heritage referral PLN19-0033 6a Collins Street Evandale*



David Denman (Heritage Adviser)

Date: 13/5/2019





11 April 2019

K. Nolan and J. Pedder  
6 Collins Street  
Evandale TAS 7212

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



Dear Sir,

**Re Objection to Planning Application No. PLN-19-0033**

Please accept this submission in relation to the above planning application for proposed dwelling addition and shed replacement at 6A Collins Street, Evandale.

**Re: Dwelling addition:**

We object to the roof height of the proposed dwelling extension. We have discussed our concerns with Mr Allwood. He said he would amend the plans by lowering the roofline. However, it appears unchanged in this proposal. The height of the roof will overshadow our backyard for a large part of the year.

Council in exercising its discretion must have regard to the Northern Midlands Interim Planning Scheme 2013 clause 8.10.2. We would ask that the Council consider the following.

The NMIPS requires at 8.3.1 (b) an application to provide:

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

The application does not provide a shadow diagram. It appears that no effort has been made to consider the likely impacts on our private open space amenity. The orientation of our main private open space at 6 Collins Street, and the main living spaces including the kitchen where we spend significant periods of time, are both subject to overshadowing from the roofline of the proposed development.

The NMIPS provides as an objective at 10.4.2:

*(d) Provide separation between dwellings on adjacent sites to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.*

This is further borne out by performance criteria P3 – scale of dwellings must not cause unreasonable loss of amenity. Performance criteria (a) (i) (ii) and (iv) are not met.

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

Revised planning principle: criteria for assessing impact on neighbouring properties	
How does the impact change the amenity of the affected property? How much sunlight, view or privacy is lost as well as how much is retained?	Our sunlight is significantly impacted with minimal setbacks to the boundary to our east. This is a direct result of poor design and site analysis. We would argue that reducing the roof height should be possible, and is a reasonable alteration.
How vulnerable to the impact is the property receiving the impact? Would it require the loss of reasonable development potential to avoid the impact?	Clearly the property receiving the impacts would be severely impacted. As to whether the proponent would require the loss of reasonable development potential to avoid the loss, the answer is no.
Does the impact arise out of poor design? Could the same amount of floor space and amenity be achieved for the proponent while reducing the impact on neighbours?	Yes, this is clearly a poor site design for the location. The scale, bulk, orientation and footprint do not respond to the environmental qualities of the locality nor the development controls and would have an adverse impact on the neighbours. Reducing the roof height would not impact the floor space of the proposed extension.
Does the proposal comply with the planning controls? If not, how much of the impact is due to the non-complying elements of the proposal?	The proposal does not meet the scheme objectives and the non-compliances contribute considerably to the impacts of the proposal on the use and enjoyment of our property.

The NMIPS part F2 requires new buildings to be a positive contribution to streetscape.

F.2.4.3 requires the design statement

*...must address the subject site and the two properties on both sides...*

The application does not address this.

F.2.5.A1 Performance criteria P1

*Original main buildings must remain visually dominant over any additions when viewed from public spaces.*

is not met, as the addition appears to be the same size as the original building. The addition to the rear would be clearly visible from the footpath and road of Collins Street, both east and south of 6A.

Based on the unreasonable and significant impacts on our amenity; the detrimental impacts on the use and enjoyment of our main living spaces and open space; we believe this application demonstrates no planning merit and should not be approved, without the parties having the opportunity to effectively mediate an acceptable outcome that limits the proposals' impact upon our amenity.

**Re: Shed replacement:**

The roof height of the proposed shed replacement will not adversely affect our amenity and enjoyment of our private open space, as it is much lower than the roof of the proposed dwelling extension.


We note that alterations have already commenced to the shed, the alterations do not correspond to the proposed alterations on the planning application. The carport has been enclosed with metal cladding.

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We further note that 6 and 6A Collins Street are on Strata Plan 164740. We believe written consent from the body corporate is required for substantial alteration to buildings on a Strata Plan. We are unable to provide such written consent to the current proposal.

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

Yours faithfully

 For on behalf of  
Kathy Nolan and John Pedder