

PLAN 4

PLANNING APPLICATION PLN-19-0117

11 RUSSELL STREET, EVANDALE

ATTACHMENTS

- A Application & plans, correspondence with applicant
- B Responses from referral agencies

PLANNING APPLICATION

Proposal

Description of proposal: ALTERATIONS & ADDITIONS TO EXIST. PUB -

GROUND FLOOR - EXTEND DINING AREA INTO REAR GARDEN -

RECONFIGURE UC'S - PROVIDE ACCESS W.C. - EXTEND KITCHEN AREA +

NEW KITCHEN FITOUT - PROVIDE GROUND FLOOR ACCESS SUITE - RECONFIG.

PARKING

FIRST FLOOR - NEW DINING AREA - RECONFIGURE FOR 4 ACCOMM. SUITES :

(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: 11 RUSSELL ST, EVANDALE, 7212.

CT no: 114-143

Estimated cost of project \$700,000 (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 HOTEL

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

REF PLANNING REPORT ATTACHED.

(attach additional sheets if necessary)

Is any signage required? No.

(if yes, provide details)

SEARCH OF TORRENS TITLE

VOLUME 114143	FOLIO 1
EDITION 6	DATE OF ISSUE 02-Apr-2012

SEARCH DATE : 13-Jun-2017

SEARCH TIME : 02.29 PM

DESCRIPTION OF LAND

Town of EVANDALE
 Lot 1 on Sealed Plan 114143
 Derivation : Part of 8A-3R-19Ps Gtd to R Russell
 Prior CT 47604/1

SCHEDULE 1

C726904 TRANSFER to ROBERT ARTHUR MCCUBBIN and ANGELA EILEEN
 MCCUBBIN Registered 29-Aug-2006 at 12.01 PM

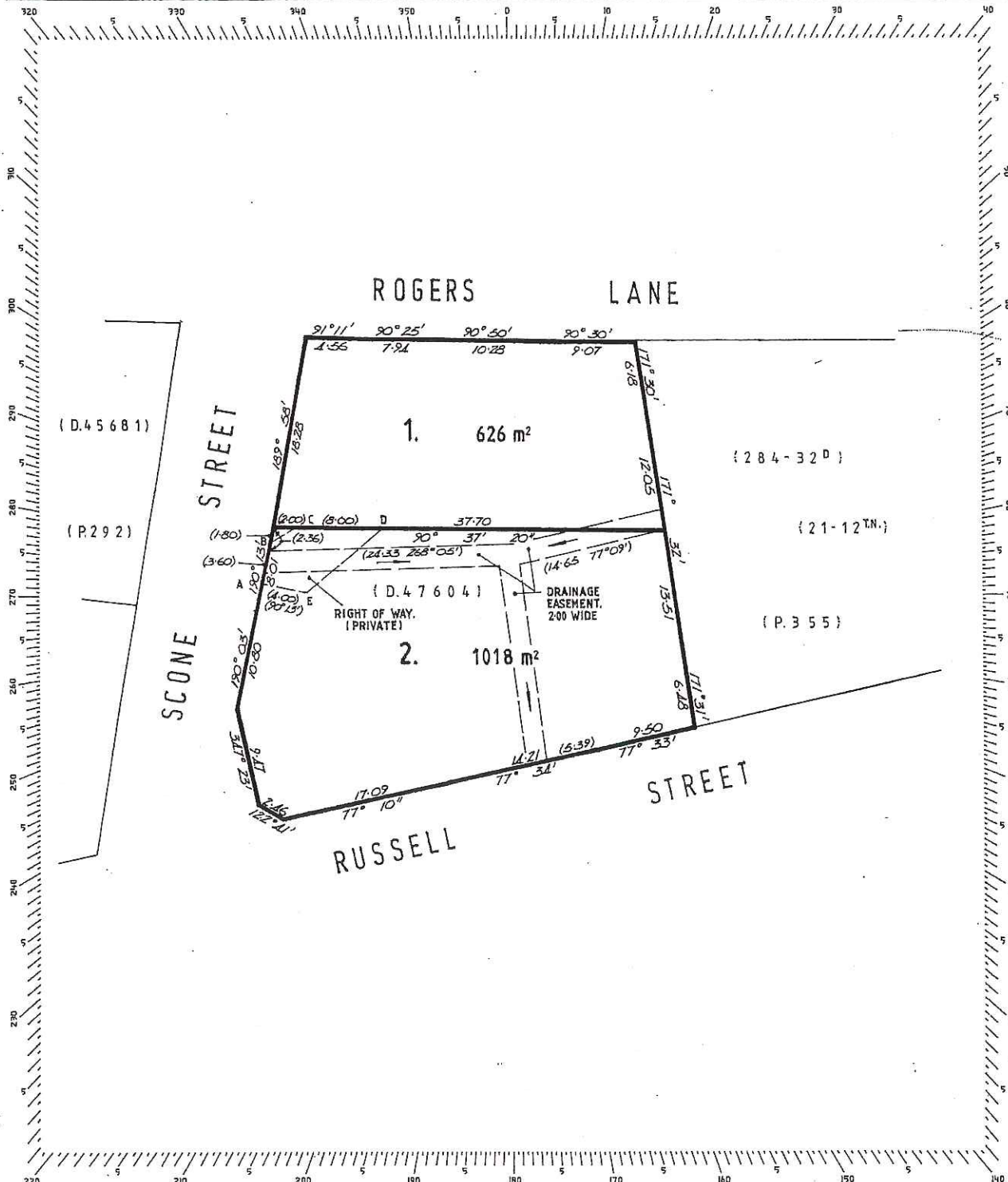
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP 114143 EASEMENTS in Schedule of Easements
 SP 114143 COVENANTS in Schedule of Easements
 D49257 MORTGAGE to Australia and New Zealand Banking Group
 Limited Registered 02-Apr-2012 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

M635705 PRIORITY NOTICE reserving priority for 60 days
 D/MORTGAGE ANZ BANKING GROUP LIMITED to ROBERT ARTHUR
 MCCUBBIN and ANGELA EILEEN MCCUBBIN
 TRANSFER ROBERT ARTHUR MCCUBBIN and ANGELA EILEEN
 MCCUBBIN to LYDIA OLGA NETTLEFOLD Lodged by R P A G
 on 26-May-2017 BP: M635705
 E6994 DISCHARGE OF MORTGAGE D49257 Lodged by R P A G on
 05-Jun-2017 BP: E6994
 M617852 TRANSFER to LYDIA OLGA NETTLEFOLD Lodged by R P A G
 on 05-Jun-2017 BP: E6994

OWNER <i>Maracona Pty. Ltd.</i>		PLAN OF SURVEY	REGISTERED NUMBER
FOLIO REFERENCE <i>C.T. 47604-1.</i>			SP114143
GRANTEE <i>Part of 8th 3rd 19th Gtd. to Robert Russell.</i>		BY SURVEYOR D.J. McCULLOCH-G.J. WALKEM & CO. P/L LAUNCESTON.	APPROVED
LOCATION TOWN OF EVANDALE.		SCALE 1:400. LENGTHS IN METRES	EFFECTIVE FROM 17 MAY 1995
			<i>M. Walkem</i> Recorder of Titles
STATE MUNICIPAL CODE No. 47	LAST UPI No. 737	LAST SURVEY PLAN No. D. 47604	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



SEARCH OF TORRENS TITLE

VOLUME 114143	FOLIO 2
EDITION 5	DATE OF ISSUE 02-Apr-2012

SEARCH DATE : 13-Jun-2017
SEARCH TIME : 02.26 PM

DESCRIPTION OF LAND

Town of EVANDALE
Lot 2 on Sealed Plan 114143
Derivation : Part of 8A-3R-19Ps Gtd to R Russell
Prior CT 47604/1

SCHEDULE 1

C726904 TRANSFER to ROBERT ARTHUR MCCUBBIN and ANGELA EILEEN MCCUBBIN Registered 29-Aug-2006 at 12.01 PM

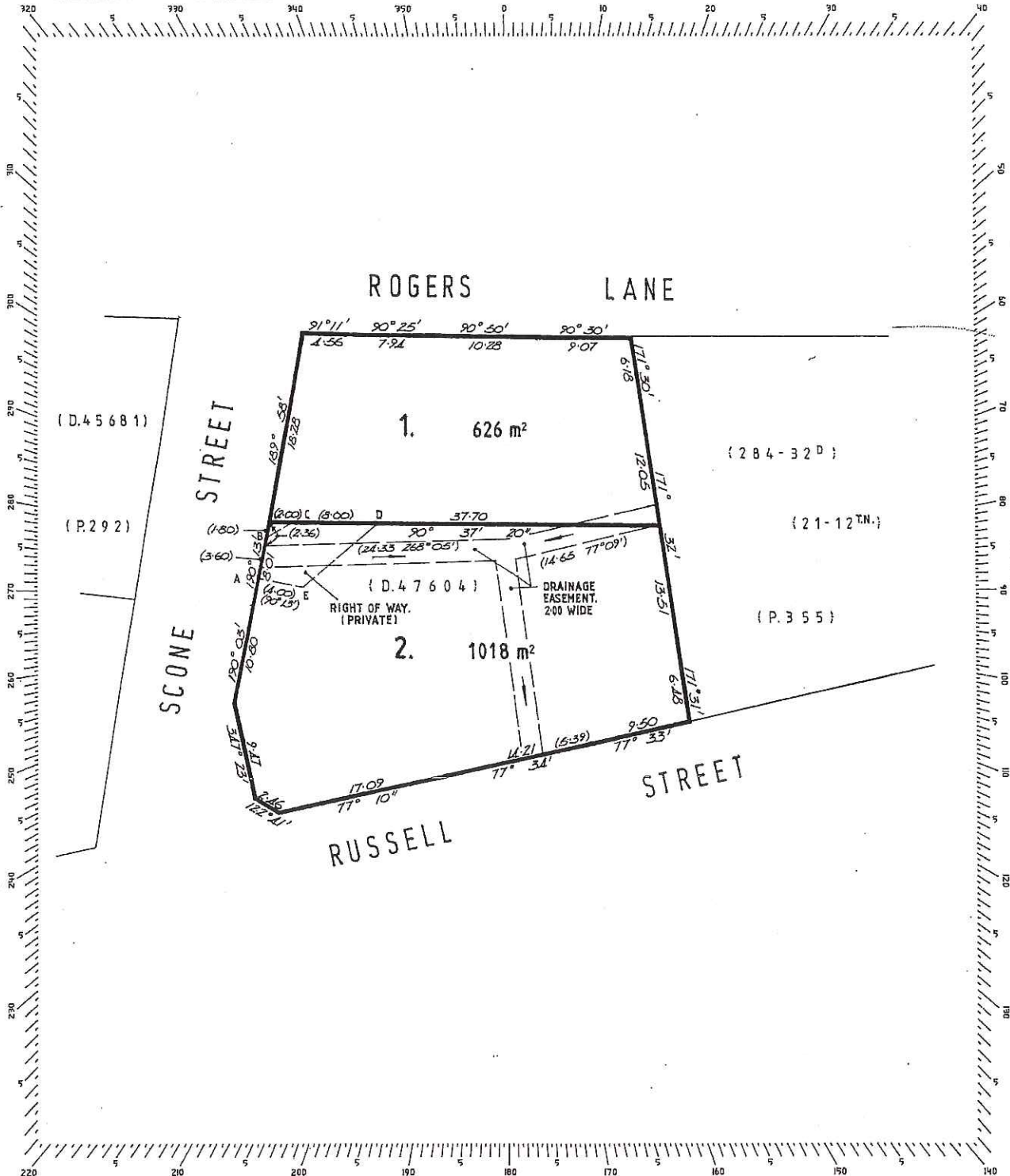
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LOCATION		TOWN OF EVANDALE.	EFFECTIVE FROM 17 MAY 1995
SCALE 1:400.		LENGTHS IN METRES	<i>M. J. Walker</i> Recorder of Titles
STATE MUNICIPAL CODE No. 47	LAST UPI No. 737	LAST SURVEY PLAN No. D.47604	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN





SCHEDULE OF EASEMENTS

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits à prendre described hereunder.

The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.

Easements

~~SEE OVER Lot 1 is TOGETHER WITH a right of way over the Lot 2 marked A B C D on the Plan.~~

~~Lot 2 is SUBJECT TO a right of way as appurtenant to Lot 1 marked A B C D on the Plan.~~

Lot 1 is TOGETHER WITH a right of drainage over the Drainage Easement 2.00 wide as shown on the Plan and subject to a right of drainage over the Drainage Easement 2.00 wide as appurtenant to the Northern Midlands Council.

Lot 2 is SUBJECT TO a right of drainage over the Drainage Easement 2.00 wide as shown on the Plan as appurtenant to Lot 1 and the Northern Midlands Council.

Covenants SEE OVER

~~The Owner of each and every Lot on the Plan covenants with the Northern Midlands Council and each other that no building, construction, maintenance or demolition will be carried out without the written approval of the National Trust of Australia (Tasmania) division.~~

~~The Owner of Lot 1 covenants with the Northern Midlands Council that ingress and egress to the Lot shall only be over the right of way marked A B C D on the Plan.~~

THE COMMON SEAL of Maracana)
Pty. Ltd. was hereto affixed)
in the presence of:)



THE AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED ACN 005 357 522 AS MORTGAGEE UNDER MORTGAGE NOS B409598A & B679888 HEREBY CONSENTS TO THIS SCHEDULE OF EASEMENTS.

AUSTRALIA AND NEW ZEALAND
BANKING GROUP LIMITED by
its Attorney General
Cyril Lloyd
17/11/2017
68/7581
in the presence of
[Signature]
Bank Officer, Hobart.

AUSTRALIA AND NEW ZEALAND
BANKING GROUP LIMITED
[Signature]
GENERAL BANKING MANAGER

EASEMENTS:

LOT 1 is TOGETHER WITH a right of carriageway over the Right of Way (Private) marked ABCDE shown on the Plan.

LOT 2 is SUBJECT TO a right of carriageway (appurtenant to Lot 1) over the Right of Way (Private) marked ABCDE shown on the Plan.

COVENANTS

The owners of each and every lot on the Plan covenants with the Northern Midlands Council and each other to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of every other lot on the Plan and with the Northern Midlands Council to observe the following stipulations:-

- (a) no building, construction, maintenance or demolition will be carried out without the written approval of the National Trust of Australia (Tasmania) division.

The owner of Lot 1 on the Plan covenants with the Northern Midlands Council to the intent that the burden of this covenant may run with and bind the covenantors lot, and every part thereof, and that the benefit thereof may be created in favour of Northern Midlands Council to observe the following stipulations:-

- (a) The ingress and egress to the Lot shall only be over the Right of Way marked ABCDE

This is the schedule of easements attached to the plan of
(Insert Subdivider's Full Name)
..... affecting land in
.....
(Insert Title Reference)

Sealed by on 19.....

Solicitor's Reference
Council Clerk/Town Clerk

05-K 0134

06 June 19


DAVID DENMAN
 +associates

 'old customs house'
 7/59 williams st
 launceston 7250
 t: 08 6334 4899
 f: 08 6334 6899
 e: denmanarchitects@bigpond.com

Planning Submission

Clarendon Arms Hotel Upgrade

Introduction

The proposed Clarendon Arms Hotel Upgrade has been designed to retain, restore and reconstruct the original fabric of the building whilst introducing contemporary kitchen and food prep facilities, contemporary bar and cold store facilities and new toilets, including disabled, that all meet current community and building standards. These improved facilities have been located to either replace non-heritage buildings or to occupy the service yard to allow the restoration of the existing Hotel in a manner that best demonstrates its original layout and heritage features, and to improve connection to the beer garden which boasts substantial heritage significance. The beer garden's original convict constructed brick garden walls and entrance gate, and large significant trees, represent an opportunity for residents and visitors to enjoy the unique character and heritage values of Evandale.

Area Calculations

Type	Existing	Proposed	Expansion
Public Area Net	890 m ²	965 m ²	75 m ²
(Public bar, dining areas, beer garden and public toilets)			
Accommodation	9 Bedrooms	5 bedrooms	Minus 4
Staff Areas			
(Kitchen and food prep areas, Cold and Dry Store, Beer Barrel Store, and utility rooms)			
Parking Spaces	7 cars	8 cars	1 cars

Car parking and Sustainable Transport Code

Table E6.1 Parking Space Requirements

Note 1 of Table E6.1 states that the number of parking spaces required is to be calculated on the basis of the *area of each* new or *expanded use* on the application site.

The measurements used for calculating parking spaces for Hotel Industry *use* is:

1. Net Public Area
2. Number of Bedrooms, and

3. 6 spaces for drive-in bottle shop (not applicable for this application)

The calculated **expanded use** for each area is:

Expanded net Public Area	- Approx. 75 m ² to be calculated at 1 space per 20m ²
Expanded number of Bedrooms	- minus 4, to be calculated at 1 space per bedroom
Drive-in bottle shop	- not applicable

An increase of 4 car spaces is required due to the expanded net public area of 75 m², whilst 4 fewer car parking spaces are required to service the accommodation rooms, giving a *theoretical* net required change of 0 (nil).

As shown in the Area Calculations Table above, one additional car space has been provided on-site.

New works will not add substantially to the existing parking load, but will provide an additional parking space on-site including one disabled parking space - please refer to the Traffic Impact Assessment (TIA) for a detailed assessment.

Road and Railway Assets Code

Please refer to the TIA for a detailed assessment.

Local Business Zone - Development Standards

The existing Clarendon Arms Hotel is located in the Local Business Zone and is classed as 'permitted' Hotel Industry use. The use standards A1 and A2.1 are operational conditions to be complied with as part of the day to day running of a Hotel and so are not covered in this report.

Siting, Design and Built Form (20.4.1)

A1 – The existing entrance is not being altered and is

- clearly visible from the road, and
- provides for safe access for pedestrians

A2 – New building heights do not exceed:

- 8m

A3.1 – The existing Clarendon Arms Hotel is a two storey brick building with no setback from Russell and Scone Streets.

A3.2 – The new buildings works do not reduce the existing Russell Street or Scone Street setbacks.

Local Historic Heritage Code - Development Standards (E13.6)

The existing Clarendon Arms Hotel is located in the Local Business Zone and is classed as permitted Hotel Industry use. The use standards A1 and A2.1 are operational conditions to be complied with as part of for the day to day running of Hotel and so are not covered in this report.

Demolition (13.6.1)

P1 a) the north facade lean-to and late 20th century outbuildings are in very poor condition and they are inconsistent with the cultural and heritage significance of the place. These buildings currently conceal the original façade fabric and the original brick stair way to the original hotel cellar.

P1 b) It is necessary to demolish the north facade of the lean-to and the late 20th century outbuildings to allow restoration of fabric of high significance on the original north façade, the original cellar and brick stair access.

Site Cover (E13.6.3)

P1 a) There is an increase in site area coverage, however, new buildings are located subservient to the existing heritage building, set back from both street frontages, and are placed to retain the garden setting of the existing beer garden. Further, the new buildings are designed to enhance the garden setting and the relationship between the building and the gardens, rather than obscure it.

Height and Bulk (E13.6.4)

The height and bulk of the proposed buildings are sympathetic to the character and appearance of the Clarendon Arms Hotel and entirely single story and take the form of traditional outbuildings, verandahs, and conservatory spaces. There is a clear delineation between the new and existing fabric and visual separation has been carefully considered in order to not detract from the historic heritage significance of the original building.

Fences (13.6.5)

There are no new boundary fences proposed. A new garden wall is proposed to separate the carpark from the beer garden and has been introduced to increase child safety allowing families to enjoy dining at the hotel and beer garden with secure separation from the car park. The fences have been designed as garden walls in keeping with the existing walled beer garden.

Roof Form and Materials (13.6.6)

The skillion / hip roof and galvanised roof sheeting are designed in the tradition of outbuildings and are sympathetic to period of construction of the dominant existing buildings on the site.

Wall Materials (13.6.7)

The wall materials for the new buildings are complimentary to the wall materials of the dominant building on the site and comprise brick, timber and glass.

Siting of Building and Structures (13.6.8)

The front setback of the new buildings is designed to sit behind the existing garden wall, and slightly behind the existing Hotel building to respect the heritage significance of the place by ensuring the existing Hotel and its perimeter wall remain the dominant built forms on the site and in the streetscape.

Outbuildings and Structures (E13.6.9)

A1 The new Dining Room structure has a setback from the principal frontage marginally greater than the principal hotel building – 300mm.

Access Strips and Parking (E13.6.10)

A1 The car parking area is located behind the primary hotel building.

One additional car (Dis.) can be accommodated on the site without adversely affecting the important functioning beer garden. Further increase in on-site parking will have a significant impact on the highly significant setting of the place.

Tree and Vegetation Removal (E13.6.12)

There is no proposed removal of vegetation. The design maintains the garden setting of the place.

Signage (E13.6.13)

No new signage is proposed.

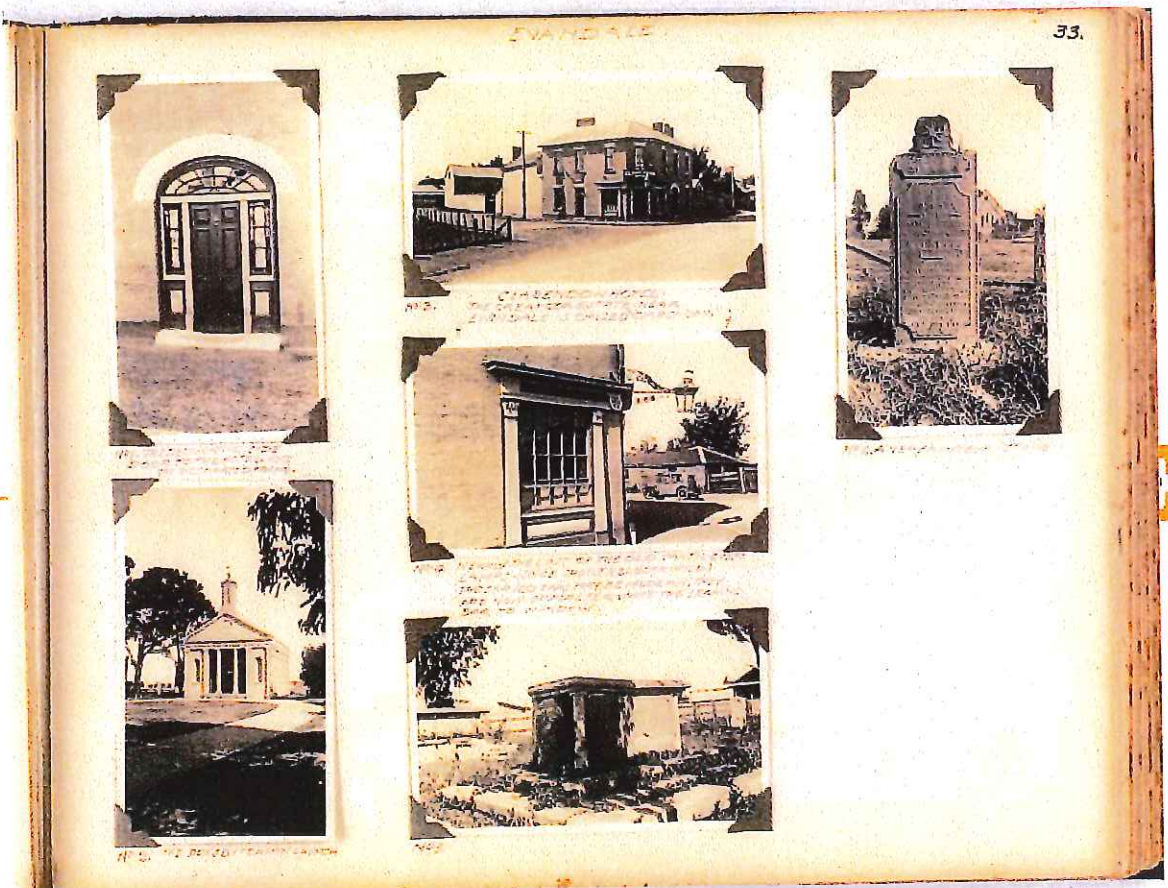
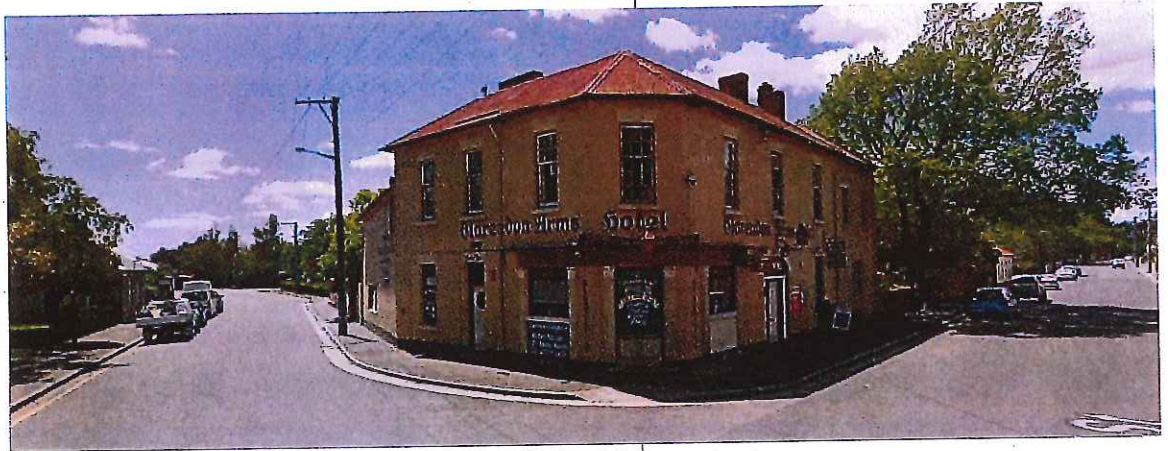
Heritage Precincts Specific Area Plan – Development Standards

The existing Clarendon Arms Hotel is heritage listed on the Tasmanian Heritage Register and is located in the Evandale Heritage Precincts Specific Area Plan.



Design Statement (F2.4)

The subject site is known as the Clarendon Arms Hotel. The hotel is circa 1847, the site originally served as a watch house with convict cells beneath, these cells now form the



cellar of the Clarendon Arms Hotel. The hotel is a brick two storey Georgian building that wraps the corner of Russell Street and Scone Street Evandale. The hotel possesses a double hip roof, brick walls and timber doors and window frames. The original windows are double hung. There are two main entrance doors that mirror each other, one providing access from Russell Street and one from the rear courtyard, both are double doors with side lights and a fan light over, these doors serve the main hall and stair case of the hotel

EXHIBITED

and was most likely the delineation between the public and guest rooms. The corner of the hotel is chamfered 45 degrees at the corner of Russell and Scone Street to provide another street entrance. This entrance served as the public entrance to perhaps a general store or bar/drinking area. The entrance is made up of double doors and larger shop front style windows which are largely original with some modifications over the years with a cantilevered coach lamp that hangs over the doorway. The cantilevered lamp was removed sometime between 1940 – 1960, and during this same period an addition to the eastern end of the hotel was built that replaced an early gable roofed conservatory/ garden room. The addition is sympathetic to the original hotel building in form and scale but does not replicate the window type or proportions of the original hotel building. A timber lean-to was added to the north façade of the hotel around the same time and could have replaced a north facing veranda that was common for buildings of this period but there is no photographic evidence of this. The corner entrance lamp was restored and reinstated after the 1960's.

The internal spaces of the hotel feature Georgian rectilinear proportions and period cornices, skirtings and fire places, although there have been several alterations over the years that have negatively affected the integrity of these period features. There is a cellar that was originally used to store goods. The original brick stair access has been covered over by late 20th century outbuildings that function as the food prep area, store, cool room and toilet amenities, these outbuilding were likely built between the 1960's or 1970's and have no heritage value.

There is a distinct kink in the boundary of Scone street, this change in orientation delineates the end of the hotel building and the start of an adjoining two storey outbuilding. This outbuilding would have served as the original kitchen and contains a large bread oven and chimney at the end of the north gable. Although two storeys, the outbuilding is subservient to the hotel in height and in detail. This outbuilding was part of a group of two storey outbuildings that formed a secure brick perimeter facing inward around a rear service courtyard. These buildings would have included stables, store and kitchen. A fire destroyed the outbuildings that formed the northern boundary in 1992 but the remnants of the brick walls remain as a 2m high brick garden wall. There were two entrances to the property which remain in good original condition. These entrances are flanked by 2m high brick walls, the walls facing Russell Street provide the visitor entrance to the main garden and are more substantial than the walls flanking the service entry. Given that the site is either bounded by buildings or brick walls the nature of the site is inward looking and this is reflected in the large and breathtaking beer garden that served as the outdoor recreation for the hotel guests. There are two large trees each side of the Russell Street entrance gates, their size and location immediately demonstrate the age and continuing use of this unique Evandale landmark site.

There is only one property that adjoins the Clarendon Arms Hotel; 11-13 Russell Street. The rest of the Clarendon Arms property is surrounded by road reserve. Number 11 is a vacant block that forms part of number 13's garden which contributes to the Clarendon Arms Hotel garden setting. Number 13 Russell Street is a rendered brick Georgian single storey cottage with a hip roof and has a zero lot alignment.

The property directly opposite the subject site is number 12 Russell Street. It is a 1950's weatherboard cottage setback from the street with a hip roof and a flat veranda roof in front. The properties adjoining number 12 Russell street are Number 10 & 14 Russell Street. Number 10 is a brick Georgian single storey cottage with a hip roof and a zero lot alignment. Number 14 is a contemporary brick Georgian Style single storey building with a zero lot alignment.

The dominant setback in the street is a zero lot alignment. The dominant building in the street is the Clarendon Arms Hotel.



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Tas. No 17 CLARENDON ARMS
HOTEL 6 POSTCARDS





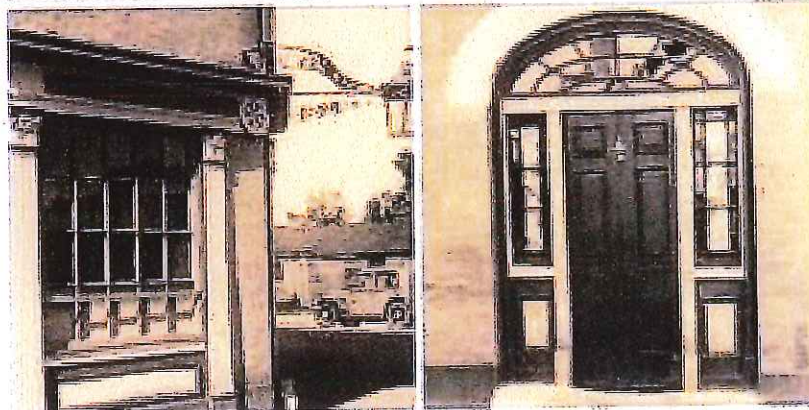
Norfolk Plains Northern Tasmania Family History added 3 new photos.

18 March 2015 at 03:41

Clarendon Hotel, Evandale

Built in 1847 on the site of the old watch house and convict cells. It was licensed to Thomas Fall.

It has been a tourist attraction since 1978 when artist Arne Brewster began depicting important events in the life of the town in murals on the pub's interior walls. His art makes the dining room a fascinating place to enjoy a meal.



Setbacks (F2.5.1)

A1 The dominant front alignment of buildings on the street is further increased for the proposed new buildings and extensions.

EXHIBITED



A1 The existing heritage buildings have a zero setback, and as such form a 'corner building' at the Russell Street / Scone Street intersection. The proposed new works are set behind the existing garden wall on the primary (Russell Street) frontage by approximately 300mm, and in accordance with Figure F2.7 'Appropriate Building Setbacks'. These proposed new works are designed to open up the beer garden both to the street and to the hotel.

The new building will 'relate' to the beer garden, and have a cohesive effect, rather than dividing it into distinct parts. The new building will also reinforce the original aspect and disposition of the building and the grounds.

Orientation (F2.5.2)

A1 a) The new Dining Room and Kitchen building located to the east and north-east of the heritage buildings is oriented perpendicular to the street frontage, in accordance with F2.5.2a, and is therefore parallel and perpendicular to the existing Pub building, this open addition 'frames' the beer garden. The new garden walls between the beer garden and carpark form the back of this Function Room, and represent a continuation of the orienting walls of the existing pub building, and of Russell Street.

Scale (F2.5.3)

A1 The new addition has been designed with a height from floor level to eaves of 2.9 metres. This places the eave lines of the addition well below the eave lines of the historic fabric. These consistently low eaves ensure that the new uses are read as rooms in the garden, appropriately scaled, leaving the more internally arranged heritage building to be interpreted in contrast, and to dominate in accordance with F2.5.3. This low level horizontal line is also reflected in the part-height brick walls that contain the car park, and form the 'service' side of the buildings.

Roof Forms (F2.5.4)

A1.1 The new roof forms are skillions and hips (Dining Room and Kitchen) with an 8 degree pitch. The new built form and roof replaces the existing run-down brick extension and mediates the connection between the historic fabric of the pub building, and the beer garden.

A1.2 There is no more than a 300mm overhang to the eaves.

Plan Form (F2.5.5)

A1.1 Restoration and Upgrade of the existing hotel floor plan maintains the original rectilinear plan form.

A1.2 The new conservatory (Dining) addition maintains the rectangular plan form of the hotel building and is sympathetic to the design, dimensions and orientations of the hotel and bakery buildings.

The new kitchen is an extension of this conservatory, and wraps the NE corner of the original fabric.

External Walls (F2.5.6)

A1.1 The materials of the new additions match the existing construction (F2.5.6, A1.1); and

A1.2 Including Brickwork Painted, Timber Painted and Clear Glass in Timber Frames Painted.

Entrance Doors (F2.5.7)

A1.1 The position, shape and size of the original doors and window openings are retained throughout.

A1.2 The original front entrance is to be retained and used as the primary entrance for the Accommodation use.

Windows (F2.5.8)

A1 Window heads are 2700 above floor level, and are designed to support the impression and function of 'conservatory'.

A2. There is no alteration to the existing front façade windows.

A3 All new windows have been designed to be appropriate to the period and style of the building.

A7 Clear glass is to be used in all windows, with the exception of the existing stained glass windows.

A9 New window frames are to be timber for paint finish - refer to drawings.

A13 Refer to drawings for brick sills

A16 a) Refer to drawings for division of large areas of glass to the Conservatory (Dining) Room

b) The large areas of glass to the Dining Room are necessary to enhance the utility of the beer garden to create indoor/outdoor spaces for patrons and provide open sightlines for staff and for parents with children.

c) Large areas of glass to the Dining Room act to maintain the open garden setting of the beer garden and preserve its historic value.

Roof Covering (F2.5.9)

A1.1 New roofing is of a 'custom orb' profile, to match the existing buildings.

A1.2 Refer to the drawings for Finishes

Roof Plumbing (F2.5.10)

A1.1 New gutter profiles will be half round.

A1.2 New downpipes will be PVC round painted.

Verandas (F2.5.11)

NA

Architectural Details (F2.5.12)

A1 Refer to drawings.

A2 Refer to drawings for non-original detailing.

Outbuildings (F2.5.13)

NA

Conservatories (F2.5.14)

The Conservatory Dining Room is not located to face the Russell Street frontage as well as the Beer Garden.

The Conservatory Dining Room is of materials, scale and colour designed to respect the heritage value of the established hotel building and to enhance the relationship between the heritage use and the beer garden.

Fences and Gates (F2.5.15)

A1. No front fences are affected by the works.

A2b. Fences and gates within the property, that is, dividing the beer garden from the car park, are designed in accordance with P1, compatible with the historic cultural heritage, reflecting the prevalence of 'walled gardens', the dominant fencing style of the previous and existing fences on site. Gates will be vertical timber palings.

Paint Colours (F2.5.16)

A1 Paint colours have been selected to meet the requirements of this clause. Refer to schedule of paint colours below.

The proposed colours for the existing building represent a neutral palette of 'Stone Harbor' (Dulux) for the walls, 'Basalt' (Colorbond) for the roof, and with specific highlights of 'Vivid White' (Dulux) to window frames and trims.

The wall colour of 'Stone Harbor' is in the beige range, in accordance with F 2.5.16 A1.2 (a)

Window frames of 'White' are in accordance with F 2.5.16 A1.2 (b)

Roofing, gutters and downpipes are Colorbond 'Basalt', a dark grey, in accordance with F 2.5.16 A1.2 (d)

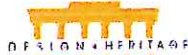


Basalt



Vivid White Stone Harbor

New work will consist largely of 'conservatory' type construction, and will consist generally of a mix of Vivid White and Basalt, and employing 'Stone Harbor' in small areas of masonry, proportioned approximately as indicated above.



Lighting (F2.5.17)

All wiring, fixings and fittings will be concealed from the street.



Traffic Assessment

Proposed Clarendon Arms Hotel Refurbishment & Additions Russell Street, Evandale



SUBMITTED BY:

TERRY EATON
Traffic Engineer

29 Carey's Road
Bridgenorth Tas 7277

TEL/FAX: (03) 6330 1510

AUGUST 2017

EXHIBITED

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ATTACHMENTS

- Proposed Development - Site Plan
- Access, Signs and Markings - Concept Plan

EXHIBITED

1. Introduction

A proposal is being advanced to refurbish and extend the Hotel facilities for the Clarendon Arms Hotel, Russell Street, Evandale.

The Northern Midlands Interim Planning Scheme requires that a traffic assessment to the satisfaction of the road authority (the Council) be provided as a prerequisite to the planning authorities consideration of the proposal. This report, prepared by Terry Eaton, an experienced traffic engineer, is provided for that purpose.

Preparation of the report has included discussions with the designer, a site visit and traffic surveys

2. The Site

The site is the existing Clarendon Arms Hotel on the north eastern corner of Russell Street and Scone Street, Evandale. It is understood that the building surrounds and enclosing brick wall on the Scone Street frontage are heritage listed.

The hotel of some two storeys plus basement with floor area of some 470m² is developed with a bar, lounge, dining area and storage space on the ground floor with basement store and 6 upstairs bedrooms. To the east of the building is a formal outdoor area of some 600m² with tables and seats (42).

To the rear of the building accessed from Scone Street is a hardstand area with parking space for 6 cars.

The driveway access to Scone Street is some 3.5 metres wide located some 32 metres from the Russell Street kerb-line. Sight distance to the south is some 8 metres and some 7 metres to the north if vehicles are parked either side close to the driveway.

A formal driveway is located to the outdoor space to the east of the hotel buildings but is in use as pedestrian access only.

The net public area within the building of the bar and dining areas of some 120m² with formal outdoor garden area of some 600 m², total 720m².

EXHIBITED

Uses in close proximity to the site includes parkland to the north and on the opposite side of Scone Street, residential properties opposite on Russell Street and abutting to the east, further east and opposite is a grocery shop.

3. The Proposal

The proposal is to refurbish and add to the hotel by changing the layout by:

- Relocating the bar and replace that area by a reception / waiting area
- Relocate the office
- Extend the existing small dining room
- Extend the existing large dining room area by some 24m². Note a reduction of 14m² for the inclusion of a bar service area
- Add an outdoor formal dining area some 32m²
- Add a reception room (some 85m²) with outdoor deck (some 85m²)
- Formalise the 6 space car park area with access via the existing driveway to Scone Street
- Refurbish the first floor to provide 5 guest rooms
- Refurbish the rear two storey area at Scone Street to provide a self contained unit
- Refurbish the cellar as a micro brewery, some 60m²

The net public area:

- (i) buildings of reception area, dining rooms, function room, micro brewery, toilets and access ways - some 380m²
- (ii) open areas of outdoor dining 32m² deck to function room, 85m² and formal outdoor garden area some 280m² - some 400m²

Total 780m²

EXHIBITED

4. Street Network

- ***Russell Street***

This street connects between High Street and extends as Logan Road toward the Blessington area. Consideration of the main functions of the route generally to provide for farm property access with some log transport suggests the road is similar in use to a Category 5 road in the State Road Hierarchy.

In proximity to the site Russell Street is constructed with a kerb to kerb road width of 8.7 metres with kerb and channel and footpaths on both sides.

The road is straight from just west of Scone Street to past the hotel to just east of Macquarie Street a distance of some 160 metres. The street is relatively flat in profile.

- ***Scone Street***

This street is a short minor residential street some 107 metres long that links between Russell Street and Murray Street. The street is constructed with a kerb to kerb width of some 8.3 metres with footpaths on both sides, parking restrictions (yellow line) are installed at both kerbs for a distance of some 22 metres from Russell Street. An indented bus stop is located on the east side in close proximity to Murray Street.

The road alignment is curved with a relatively flat profile.

On street parking is available for 10 spaces.



EXHIBITED

5. Traffic Data

- **Russell Street**

No historical traffic data is available for this street. However, a sample traffic count suggests an estimated Average Daily Traffic (ADT) value of some 2,300 to 2,400 vehicles as realistic.

- **Scone Street**

No historical traffic data is available for this street. However, a sample traffic count suggests an estimated ADT value up to some 320 vehicles as realistic.

- **Hotel**

Perusal of traffic generation rates for Hotels suggests a wide variation in daily generation rates dependant on the location, building facilities, building standard and provision of support services. Technical data suggests realistic values for the site uses at:

- Maximum daily vehicle trip number at 40 per 100m², with average daily trips at 25 per 100m² of building public facility areas.

Taking in to consideration the traffic generation generally relates to the building, an allowance of say 40% of the building value for the formal outdoor areas is considered appropriate.

i)

Existing Average Daily Generation		Daily Trips	Proposed Development Average Daily Generation		Daily Trips
Restaurant & Bar Area	120m ²	30	Dining & Bar Area	87m ²	22
Formal Outdoor Space	600m ²	60	Bar Area	14m ²	4
			Reception Room	85m ²	21
			Micro Brewery	60m ²	15
			Formal Outdoor Space	400m ²	40
Total		90	Total		102

ii) Bedroom Units

6 units at 3 trips daily 18 18

Note, this assessment indicates an average daily traffic movement increase from some 108 vehicle trips per day to 120 trips per day.

EXHIBITED

6. Assessment

Assessment in accord with Section E4, the Road and Railway Assets Code of the Northern Midlands Interim Planning Scheme indicates:

E4.6.1 A2 The proposal includes redevelopment of the car park area for the present 6 space number. The site management plan is to limit site parking to hotel staff and staying guests. Based on an average car space generation of 3 two-way trips per day indicates daily traffic to/from the site at 18, i.e. less than the limiting value of 40 vehicles. - Complies

E4.7.1 Not applicable

E4.7.2 A1 The proposal is to limit use of the present driveway and proposed new car park to service vehicles, staff and residential unit guests. Restricting driveway use to these vehicles only is not seen as materially increasing the present use of the driveway.

Assessment is that the minor use of the driveway to the short length and minor use of Scone Street suggests a relatively low speed environment such that the existing safety of the street should not be compromised.

It is not intended to change the present driveway width (wall opening) due to the heritage classification of the site. However, in the interest of access safety it is suggested that the driveway be signed:

- To face the street, "No Entry, Service Vehicles, Staff & Unit Guests Excepted"
- To face toward the property, "Watch for Pedestrians, Exit With Care"
- Pavement surface marking within the property, "Keep Clear"

Note, DSG crash data indicates no reported crashes on Scone Street in the last 5 years. - Deemed to comply

E4.7.3 Not applicable

E4.7.4 P1 Sight distance at the existing access to Scone Street is quite low when vehicles are parked close to the driveway, but with crash records indicated no reported accidents at the location.

Removing parking from close to the driveway by extending the existing yellow line from Russell Street by 9 metres to the driveway with a 7 metre line north from the driveway will extend the sight distance to some 16 metres to the north and 24 metres to the south, providing stopping sight distance for a 26 km/h approach speed from the north and some 35 km/h approach speed from the south. Increasing the yellow line "No Standing" length to some 18 metres to the north would increase the stopping sight distance for a vehicle approaching at some 40 km/h from that direction.

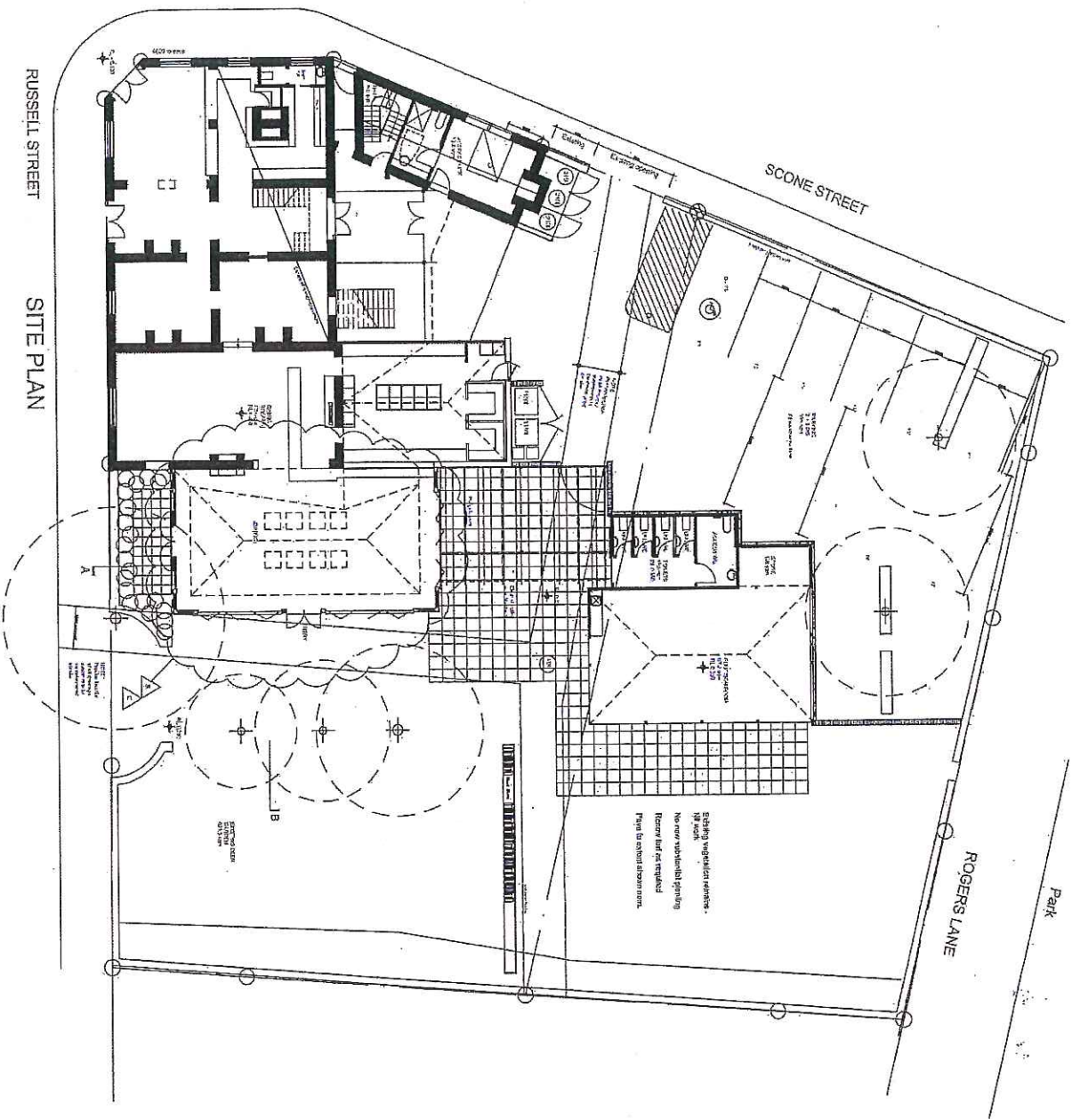
Stopping sight distance is considered as the acceptable criteria for access to residential streets. Taking in to consideration the minor use of both Scone Street and the hotel access, the street width which limits traffic speed with the narrow through trafficable lane with parking at both kerbs suggests limiting the "No Standing" length to 7 metres north of the hotel access may provide an acceptable level of safety at this location.

- Complies

7. Conclusion

A traffic assessment for the proposed refurbishment and additions to the Clarendon Arms Hotel, Russell Street, Evandale indicates compliance with Section E4.0 of the Northern Midlands Interim Planning Scheme provided consideration is given to the access management, signing and "No Standing" extensions as outlined in this report.

Terry Eaton



RUSSELL STREET

SITE PLAN

SCONE STREET

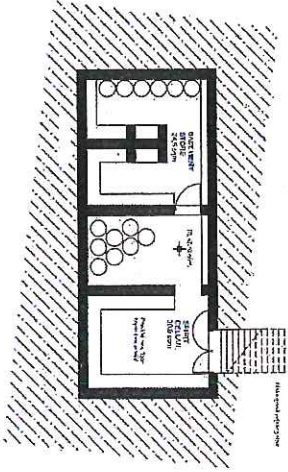
ROGERS LANE

Park

Existing vinyl clad windows -
1/2" x 6"
No new vinyl clad fenestration
Remove but as required
Refer to exterior elevations

PROPOSED AREAS - GROUND FLOOR

NO.	AREA	AREA	AREA
101	101	101	101
102	102	102	102
103	103	103	103
104	104	104	104
105	105	105	105
106	106	106	106
107	107	107	107
108	108	108	108
109	109	109	109
110	110	110	110
111	111	111	111
112	112	112	112
113	113	113	113
114	114	114	114
115	115	115	115
116	116	116	116
117	117	117	117
118	118	118	118
119	119	119	119
120	120	120	120



PROPOSED BASEMENT
Sprints Tasting

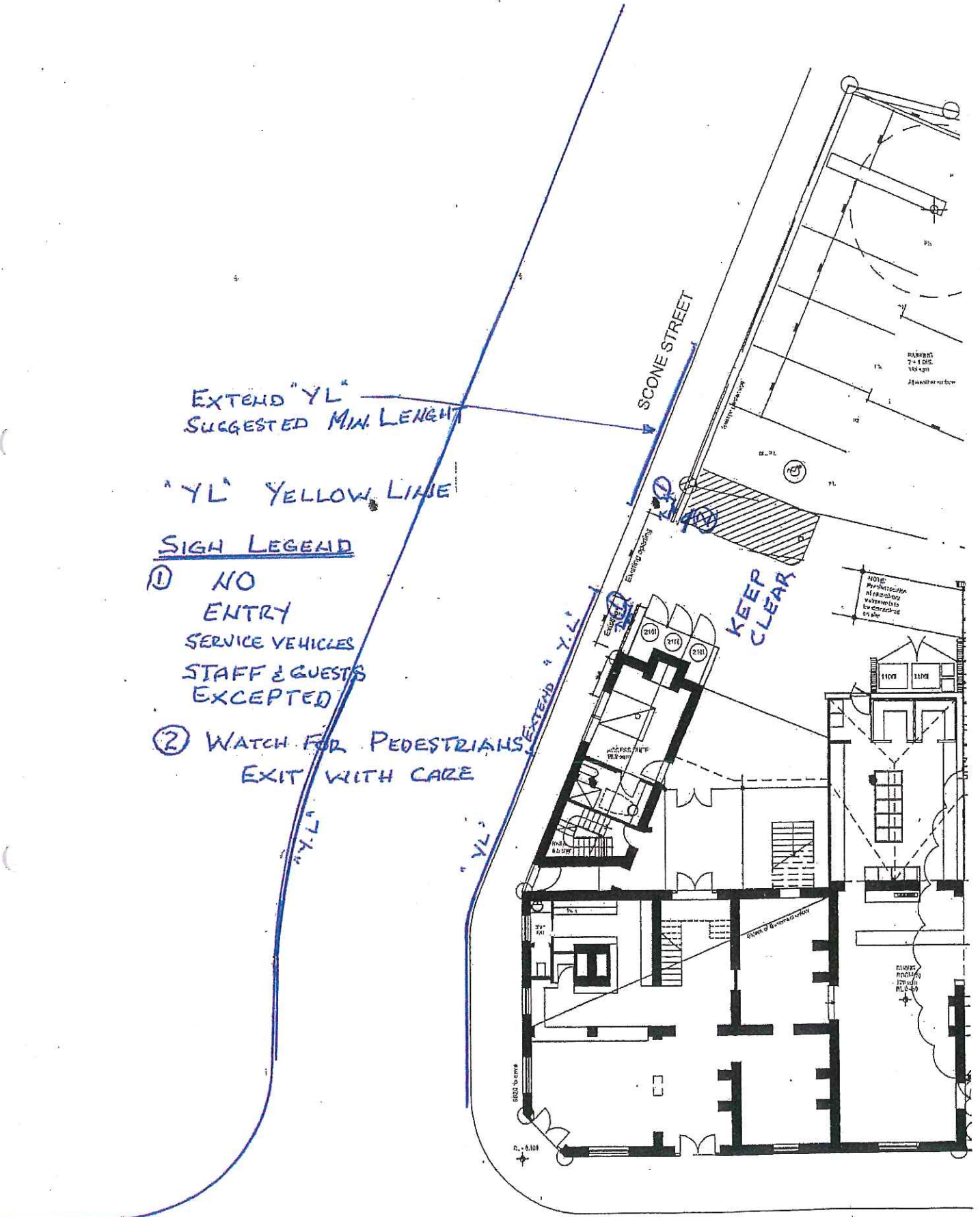
Work in Progress	Revision ID	Description	Date
NOT FOR CONSTRUCTION	A	Preliminary Submission	09/20/17
	B	Planning Team Stakeout Approved	10/05/17
	C	Design Team Approved to allow for adjustment	2/1/2018

PROJECT: Chisenden Arms Rehabilitation
ADDRESS: 11 Russell Street, Evandale
CLIENT: Rehalford

Drawings: Site Plan
Scale: 1:200 @ A3
Date: 20/04/17

718 WILLIAM STREET
DUNDEE ON T7230
Phone: 01334 477777
www: www.rehalford.co.uk

ARCHITECTS
REHALFORD
11 RUSSELL STREET
EVANDALE
DUNDEE DD1 1JL
01334 477777
www.rehalford.co.uk



SIGN LEGEND

- ① NO ENTRY
SERVICE VEHICLES
STAFF & GUESTS
EXCEPTED
- ② WATCH FOR PEDESTRIANS
EXIT WITH CARE

SCALE 1:200

RUSSELL STREET

EXHIBITED

SIGNS & MARKINGS - PLAN

Clarendon Arms Hotel Upgrade Evandale

1-319

Drawing Schedule

Page No.	Page Title	Issue	Date
A00	Cover Page	A	03.06.19
A01	Locality Plan	A	03.06.19
A02	Demolition - Ground Floor	A	03.06.19
A03	Demolition - First Floor	A	03.06.19
A04	Demolition - Elevations	A	03.06.19
A05	Extent of New - Refurbish Work	A	03.06.19
A06	Site Plan	A	03.06.19
A07	Proposed Ground Floor Plan	A	03.06.19
A08	Proposed First Floor Plan	A	03.06.19
A09	Basement Plan	A	03.06.19
A10	Dining Room Elevations	A	03.06.19
A11	Kitchen Elevations	A	03.06.19

Issue ID	Revision ID	Description	Date
A	-	Planning Submission	03.06.19

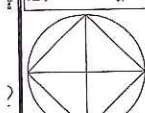
PROJECT: Clarendon Arms Refurbishment
 ADDRESS: 11 Russell Street, Evandale
 CLIENT: Netfield

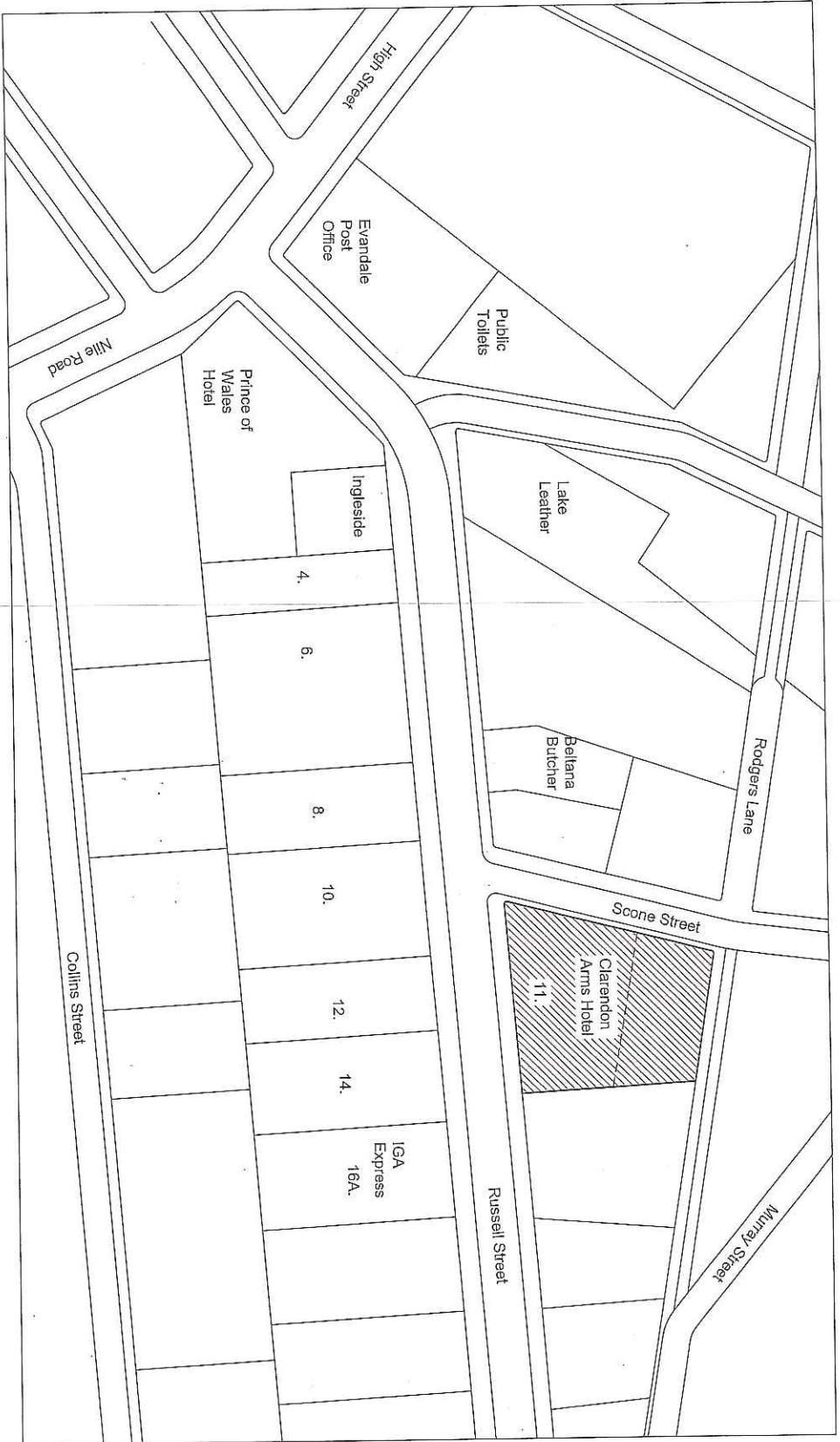
drawing: Cover Page
 scale: -
 date: 03.06.19
 dwg #: A00 A

7/59 WILLIAM STREET
 LANUNCESTON, TAS 7250
 phone: 03 6334 4889
 email: pd@demman.studio
 www: demman.studio

ARCHITECTS
 + HERITAGE CONSULTANTS

EXHIBITED





EXHIBITED

Work in Progress
NOT FOR CONSTRUCTION

Issue ID	Revision ID	Description	Date
A		Planning Submission	03.06.19

PROJECT: Clarendon Arms Refurbishment
ADDRESS: 11 Russell Street, Evandale
CLIENT: Nettiefield

drawing: Locality Plan
scale: Not to Scale
date: 03.06.19

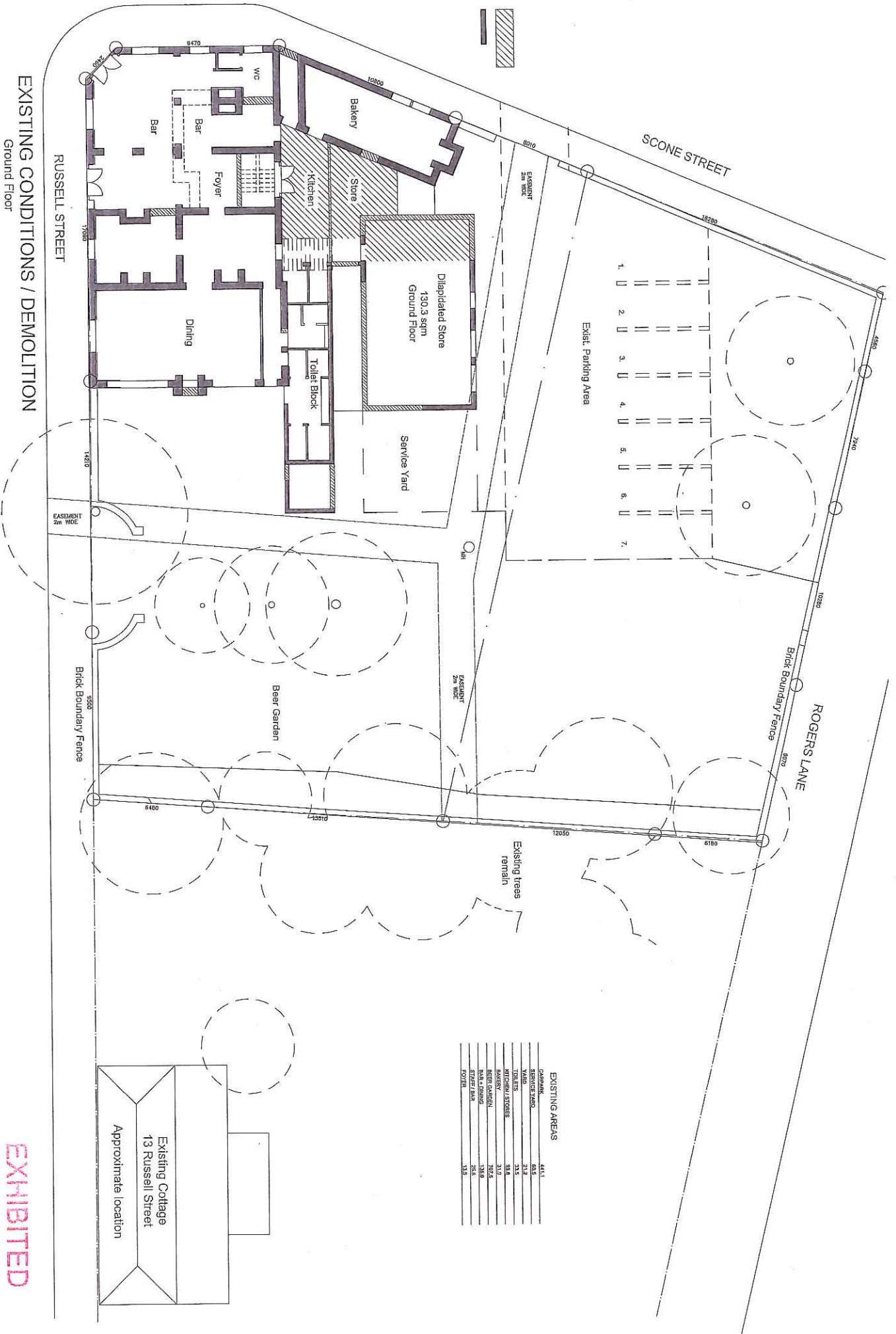
7/89 WILLIAM STREET
LAWRENCEVILLE NSW 2780
PHONE: 02 5220 7299
EMAIL: david@hermanstudio.com.au
WWW: HERMANSTUDIO.COM.AU

A01 A



1-321

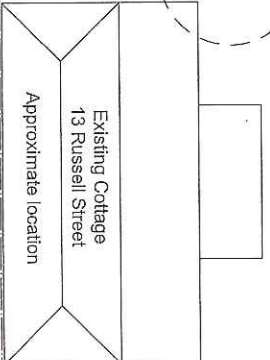
Demolish
Retain
Nil cut / fill



EXISTING CONDITIONS / DEMOLITION
Ground Floor

EXISTING AREAS

CHAMPARK	441.1
SERVICE YARD	69.5
YARD	212
W.C.	14.4
KITCHEN/STORES	88.8
BAKERY	31.0
BREAK ROOM	707.6
BAR / DINING	138.0
STORAGE / BUNK	25.6
FLOORS	18.0



EXHIBITED

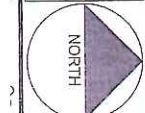
Work in Progress
NOT FOR CONSTRUCTION

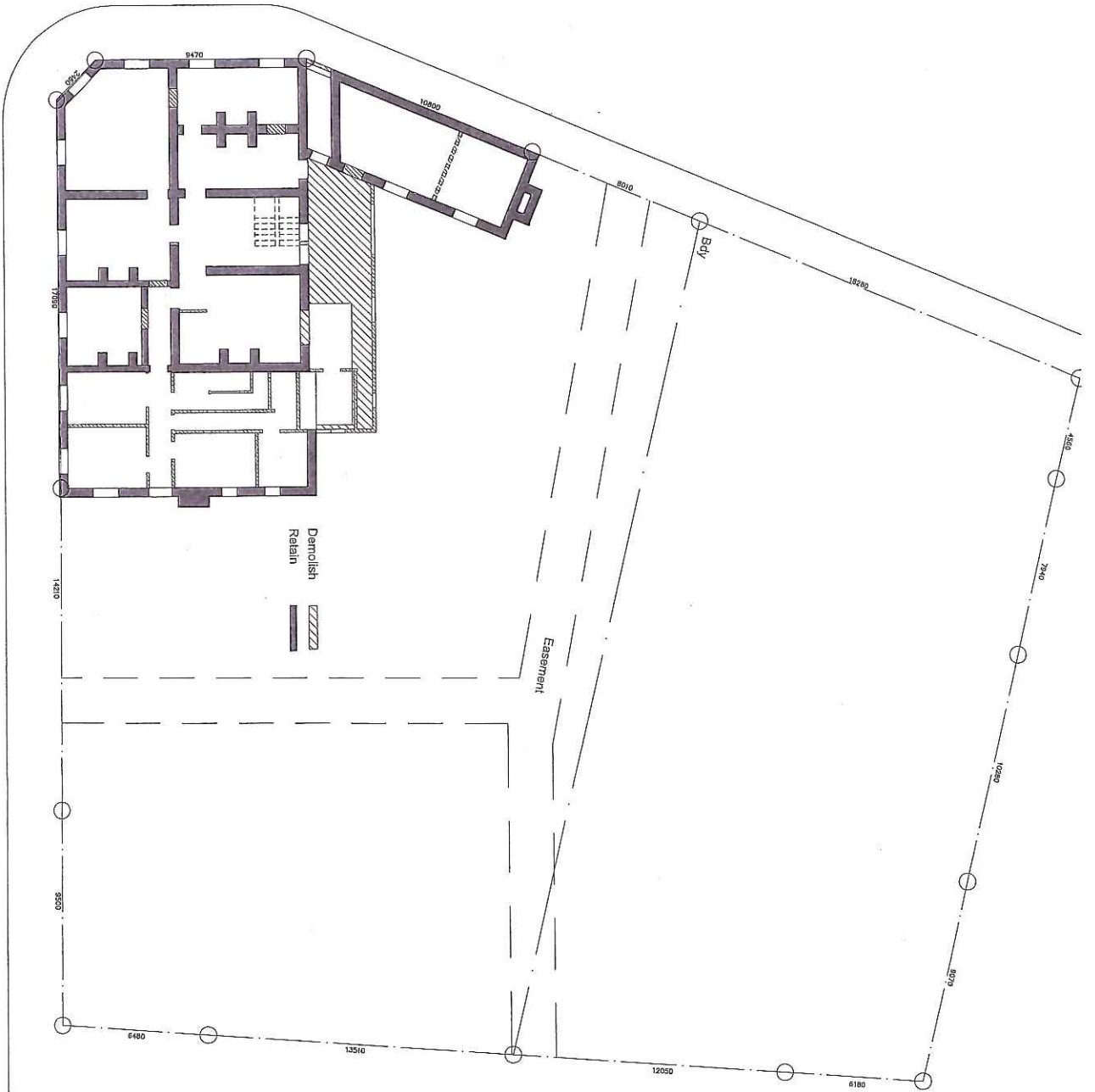
Issue ID	Revision ID	Description	Date
A		Planning Submission	04.04.18

PROJECT: Charendon Arms Refurbishment
ADDRESS: 11 Russell Street, Evandale
CLIENT: Netfield

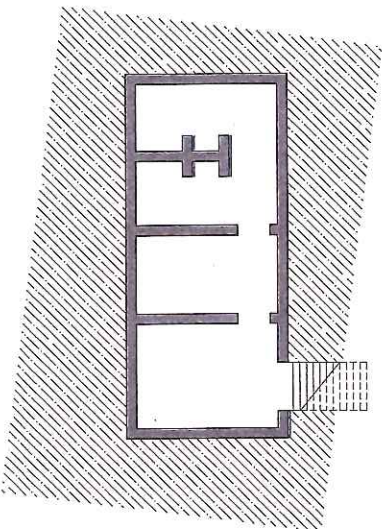
drawing: Demolition - Ground Floor
scale: 1:200 @ A3
date: 03.06.19

7/59 WILLIAM STREET
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EXISTING CONDITIONS - DEMOLITION
First Floor



EXISTING CONDITIONS
Basement

EXHIBITED

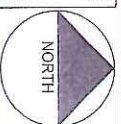
Work In Progress
NOT FOR CONSTRUCTION

Issue ID	Revision ID	Description	Date
A		Issued for submission	04.08.19

PROJECT: Clarendon Arms Refurbishment
ADDRESS: 11 Russell Street, Eumundale
CLIENT: Nettlefold

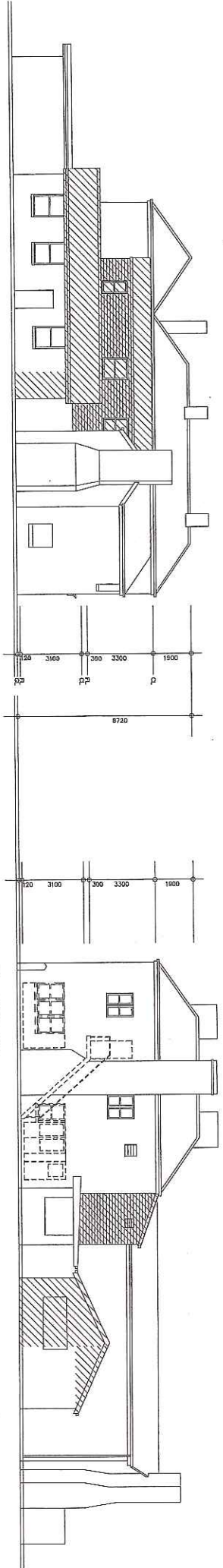
drawing: Demolition - First Floor
scale: 1:200 @ A3
date: 03.06.19
dwg #: A03 A

7/59 WILLIAM STREET
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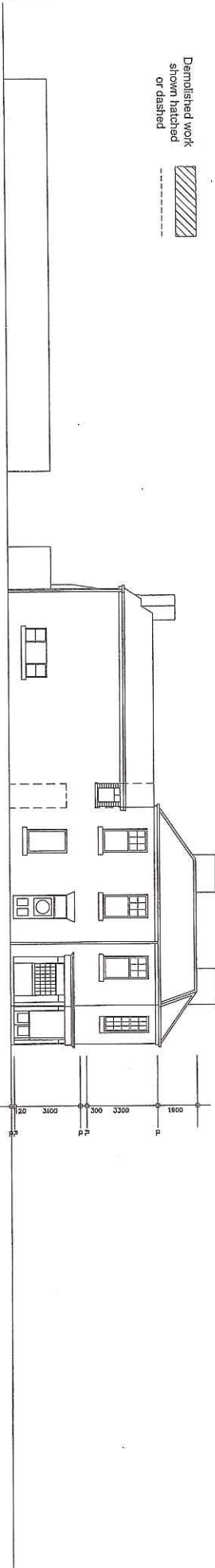


1-323

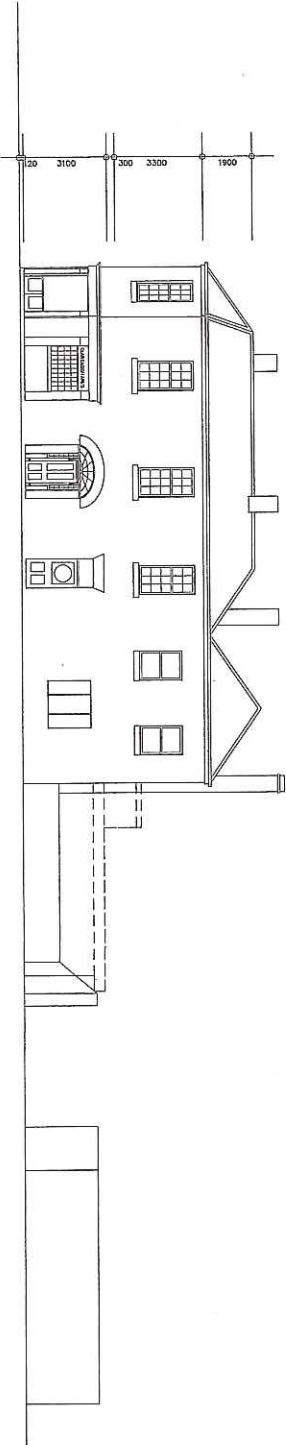
North Elevation
Carpark



West Elevation
Score Street



South Elevation
Russell Street



Demolished work
shown hatched
or dashed

Work in Progress
NOT FOR CONSTRUCTION

Issue ID	Elevation ID	Description	Date
A	-	Planning Submission	04.04.19

PROJECT: Clandon Arms Refurbishment
ADDRESS: 11 Russell Street, Ewandale
CLIENT: Nettelfold

drawing: Demolition - Elevations
scale: 1:200 @ A3
date: 03.06.19
dwg #: A04 A

7/50 WILLIAM STREET
LAUNCESTON TAS 7250
phone: 03 6384 4699
email: admin@fermanstudio
www: fermanstudio

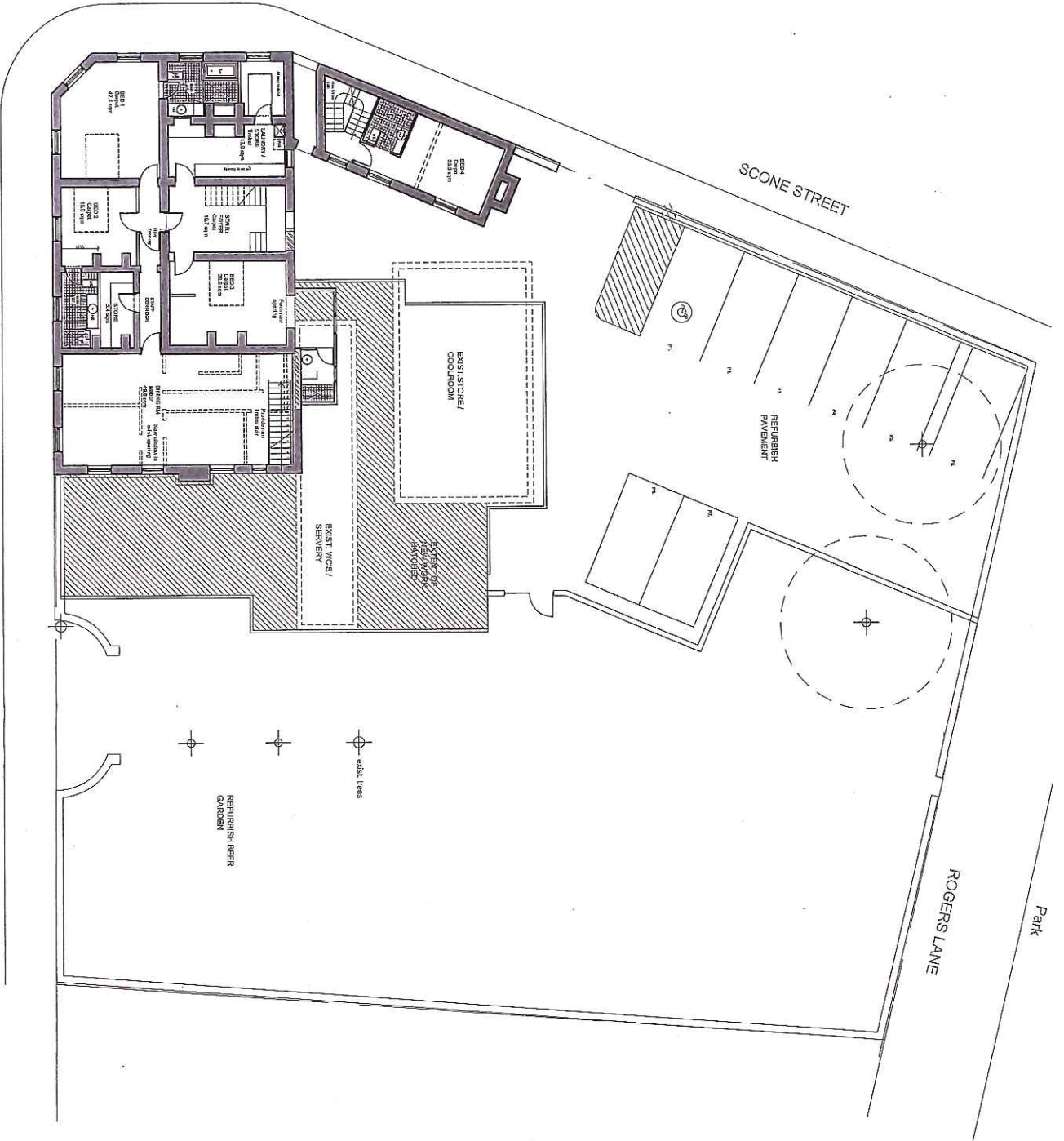
ARCHITECTS
+ landscape consultants

EXHIBITED

Work in Progress
NOT FOR CONSTRUCTION

RUSSELL STREET

FIRST FLOOR



Issue ID	Revision ID	Description	Date
A		Planning Submission	03.06.19

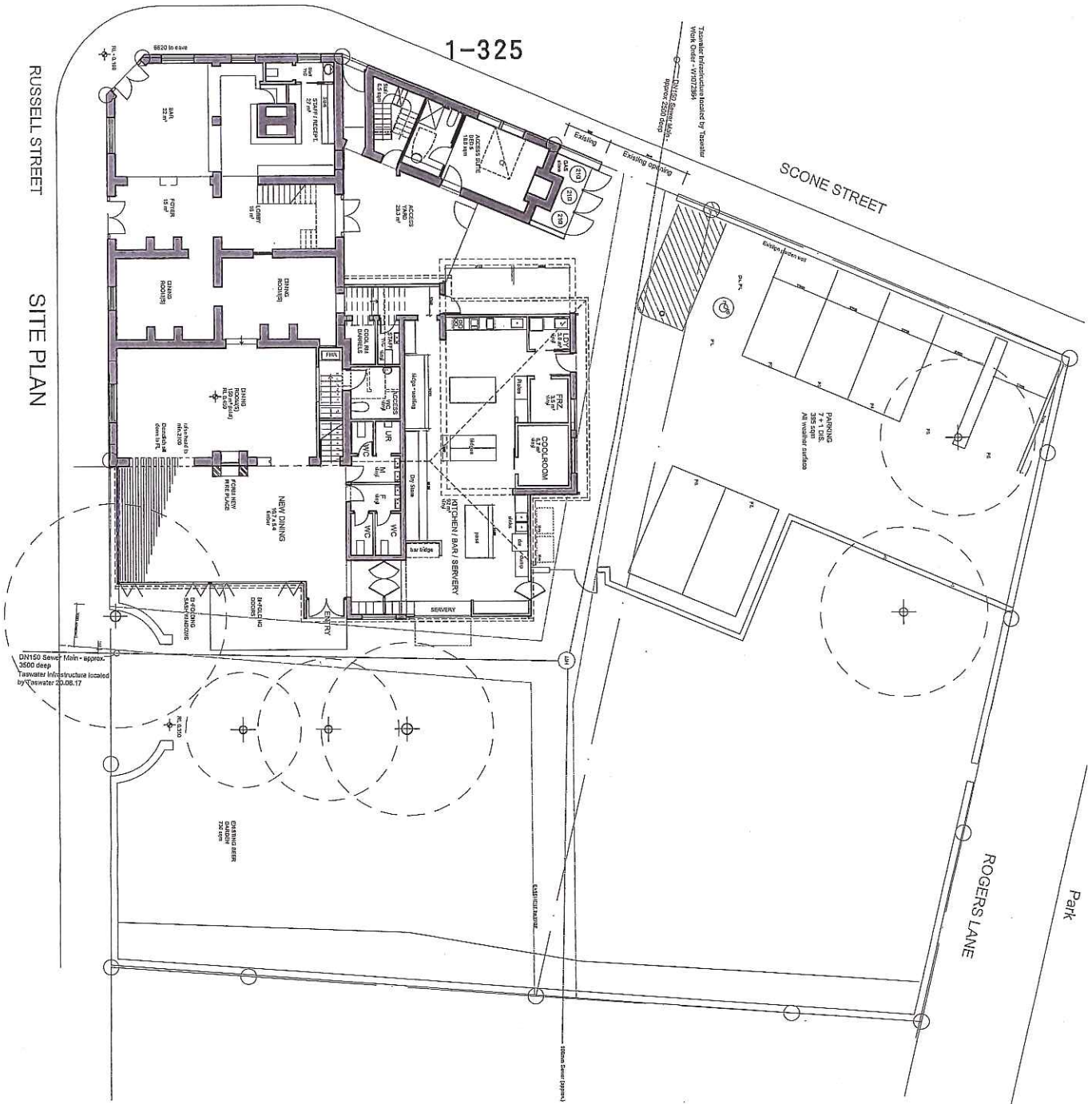
PROJECT: Clarendon Arms Refurbishment
 ADDRESS: 11 Russell Street, Evendale
 CLIENT: Neillfield

drawing: Extent of New / Refurbish Work
 scale: 1:200 @ A3
 date: 03.06.19
 dwg #: A05 A

7/59 WILLIAM STREET
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 www: demna.studio

EXHIBITED





1-325

RUSSELL STREET

SITE PLAN

SCONE STREET

ROGERS LANE

Park

D1150 Sewer Main - approx. 3500 deep
 Trawaler Infrastructure located by Trawaler 20.06.17

PROPOSED AREAS - GROUND FLOOR

ROOM NAME	AREA	FINISH AREAS
DINING	140.0 m ²	139.0 m ²
KITCHEN/COOL/SERVENY/LOBBY	104.0 m ²	
BAR	22.0 m ²	22.0 m ²
STAFF OFFICE/	27.0 m ²	
RECEPTION	16.0 m ²	
FOYER	45.0 m ²	
TOILETS	23.0 m ²	23.0 m ²
STORE	2.5 m ²	
CARPARK/SERVICE YARD	394.0 m ²	
BEER GARDEN	720.0 m ²	
ACCESS YARD	37.7 m ²	
ACCESS SUITE	19.0 m ²	
PROPOSED AREAS - FIRST FLOOR		
BED 1	18.0 m ²	
BED 2	18.0 m ²	
BED 3	29.0 m ²	
BED 4	18.0 m ²	
DINING	49.0 m ²	49.0 m ²
STORAGE	17.0 m ²	
STAIR/FOYER	19.7 m ²	
TOTAL		959 m²

Work in Progress
 NOT FOR CONSTRUCTION

Issue ID	Revision ID	Description	Date
A		Final Submission	03.06.19

PROJECT: Clarendon Arms Refurbishment
 ADDRESS: 11 Russell Street, Ervendale
 CLIENT: Nettlefield

Drawing: Site Plan
 Scale: 1:200 @ A3
 Date: 03.06.19
 DWG #: A06 A

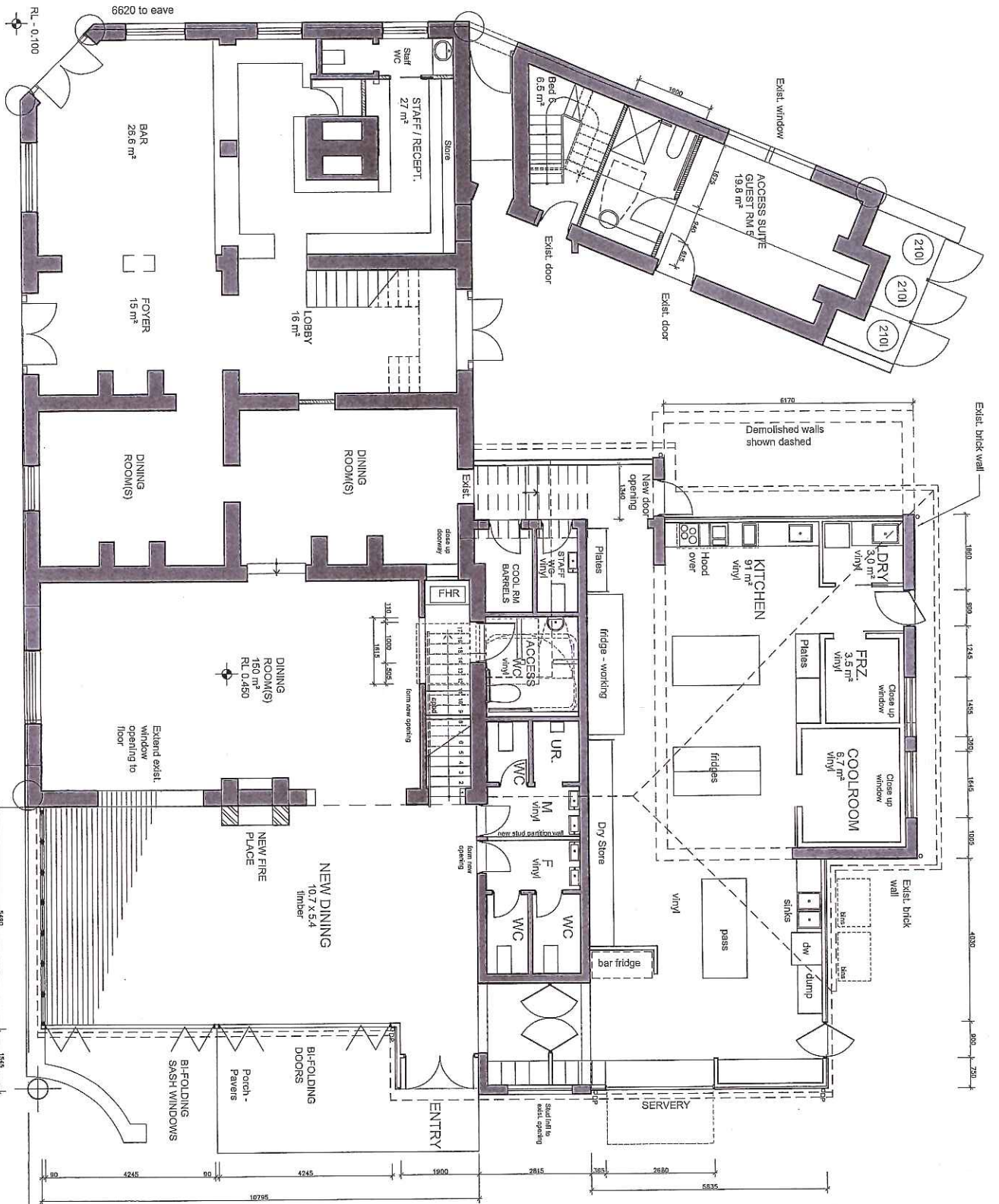
7/181 WILLIAM STREET
 LANCASTER, TAS 7250
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 EMAIL: admin@demman.studio
 WWW: demman.studio



EXHIBITED



GROUND FLOOR PLAN



Work in Progress
NOT FOR CONSTRUCTION

Issue ID	Revision ID	Description	Date
A		Printing Submission	02/08/19

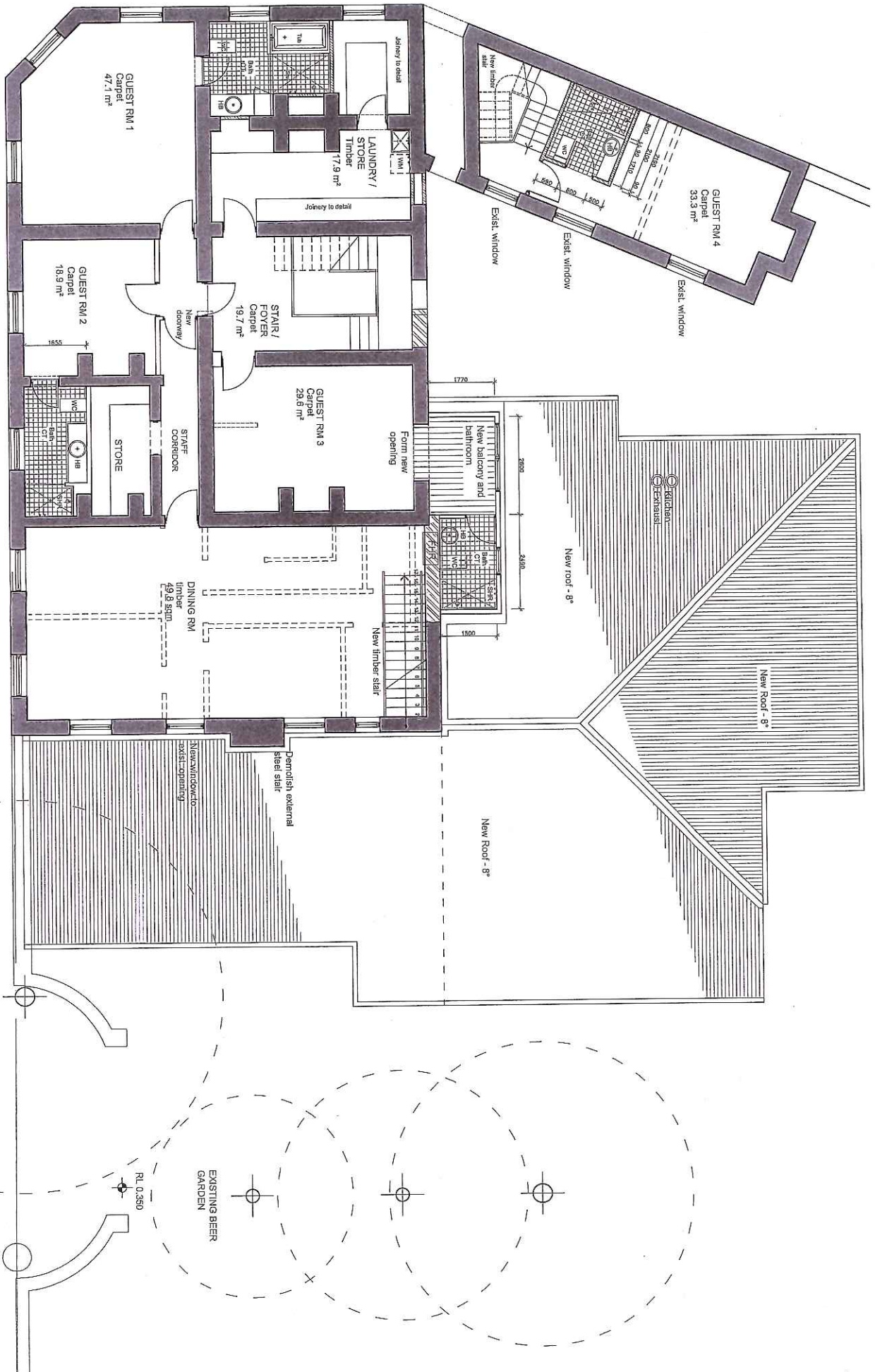
PROJECT: Clarendon Arms Refurbishment
ADDRESS: 11 Russell Street, Erandale
CLIENT: Netfield

drawing: Proposed Ground Floor Plan
scale: 1:100 @ A3
date: 03.06.19
dwg #: A07 A

EXHIBITED

ARCHITECTS + HERITAGE CONSULTANTS
DAVID BENTLEY
A NORTH SOUTH ARCHITECTS

FIRST FLOOR PLAN



EXHIBITED

Work in Progress
NOT FOR CONSTRUCTION

Issue ID	Revision ID	Description	Date
A		Planning Submission	02.06.19

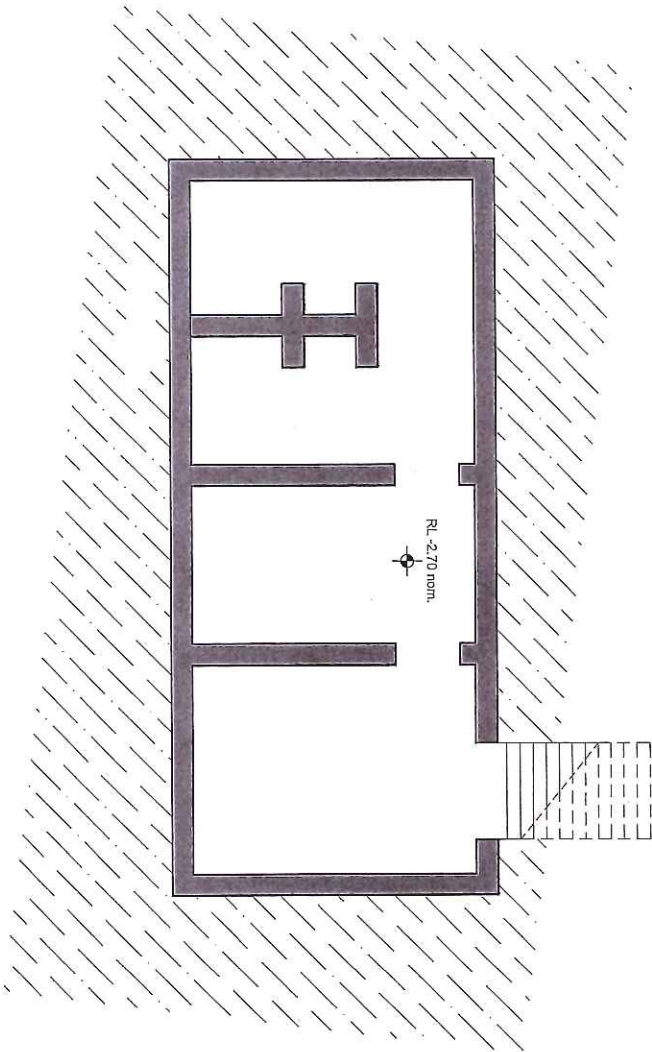
PROJECT: Clarendon Arms Refurbishment
ADDRESS: 11 Russell Street, Exendale
CLIENT: Nettield

drawing: Proposed First Floor Plan
scale: 1:100 @ A3
date: 03.06.19

7/59 WILLIAM STREET
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A08 A





BASEMENT PLAN
NII Work

Issue ID	Revision ID	Description	Date
A		Finishing Submittal	02.08.19

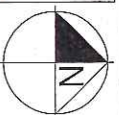
PROJECT: Cleverdon Arms Refurbishment
 ADDRESS: 11 Russell Street, Eyandale
 CLIENT: Nettieford

drawing: Basement Plan
 scale: 1:100 @ A3
 date: 03.06.19
 dwg #: A09 A

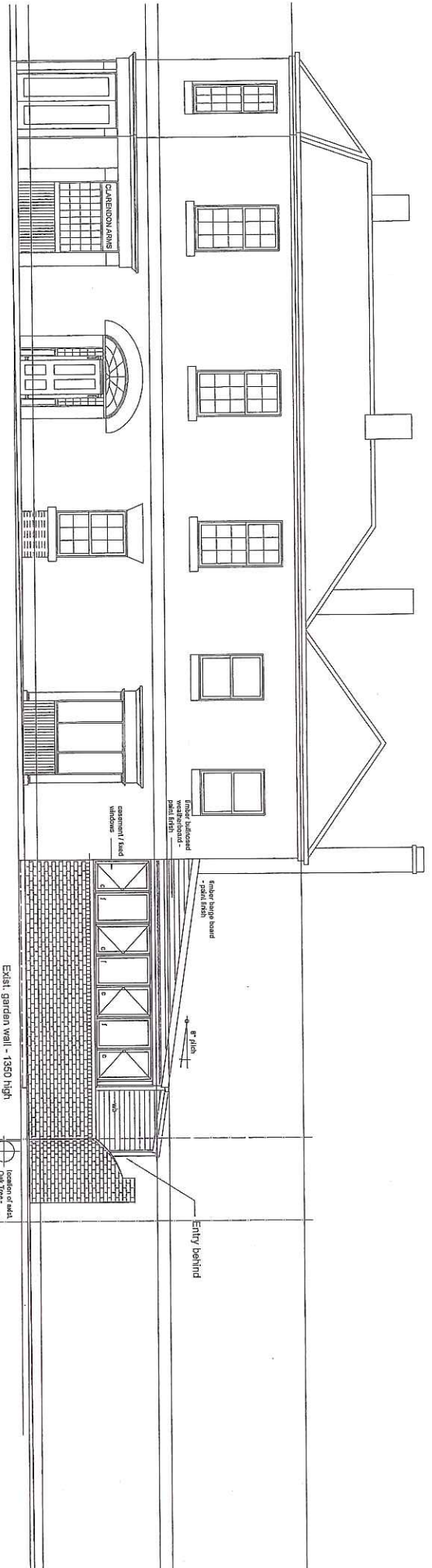
7/58 WILLIAM STREET
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 email: admin@demianstudio
 www: demianstudio

ARCHITECTS
 + INTERIORS CONSULTANTS

DAVID DEMIAN

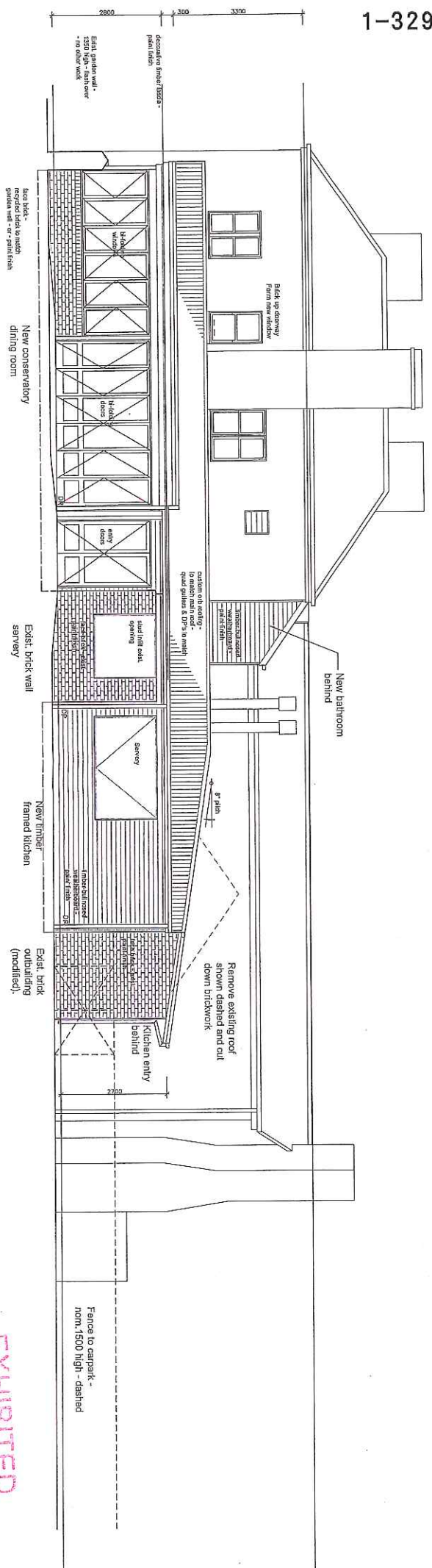


EXHIBITED



RUSSELL STREET

ELEVATION - SOUTH



ELEVATION - EAST

Work In Progress
NOT FOR CONSTRUCTION

Issue ID	Revision ID	Description	Date
A		Issued for construction	03/06/19

PROJECT: Clarendon Arms Refurbishment
ADDRESS: 11 Russell Street, Evandale
CLIENT: Netfield

drawing: Dining Room Elevations
scale: 1:100 @ A3
date: 03.06.19

7/159 WILLIAM STREET
LAUNCESTON, TAS 7250
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email: admin@clarendonstudio.com.au
www: clarendonstudio.com.au

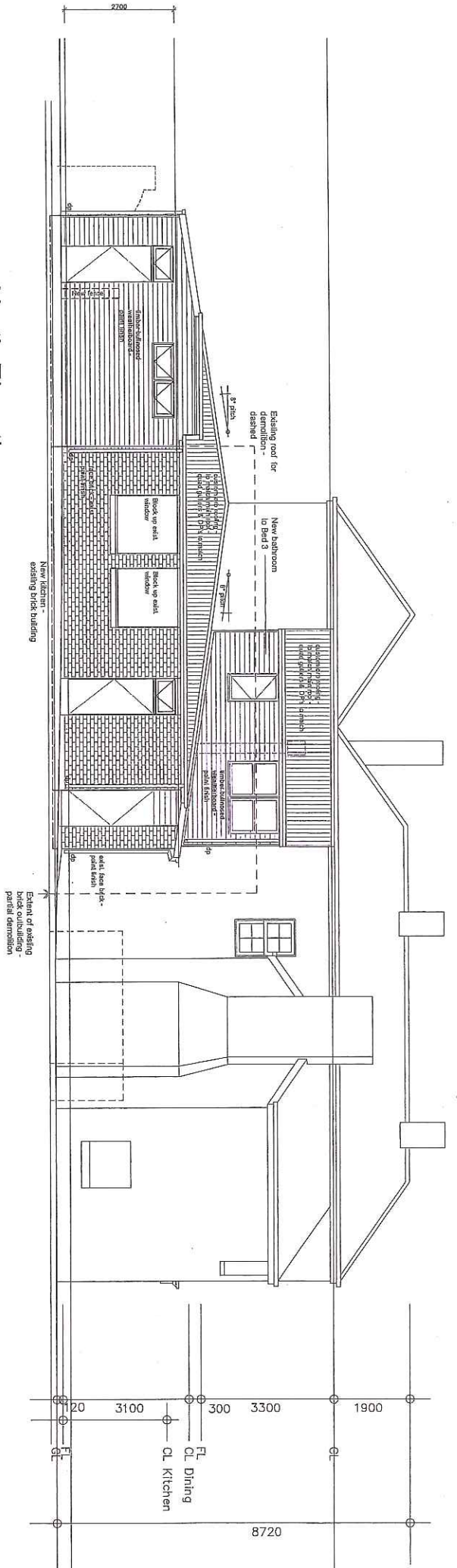
ARCHITECTS
HERITAGE CONSULTANTS

DAVID BISHOP

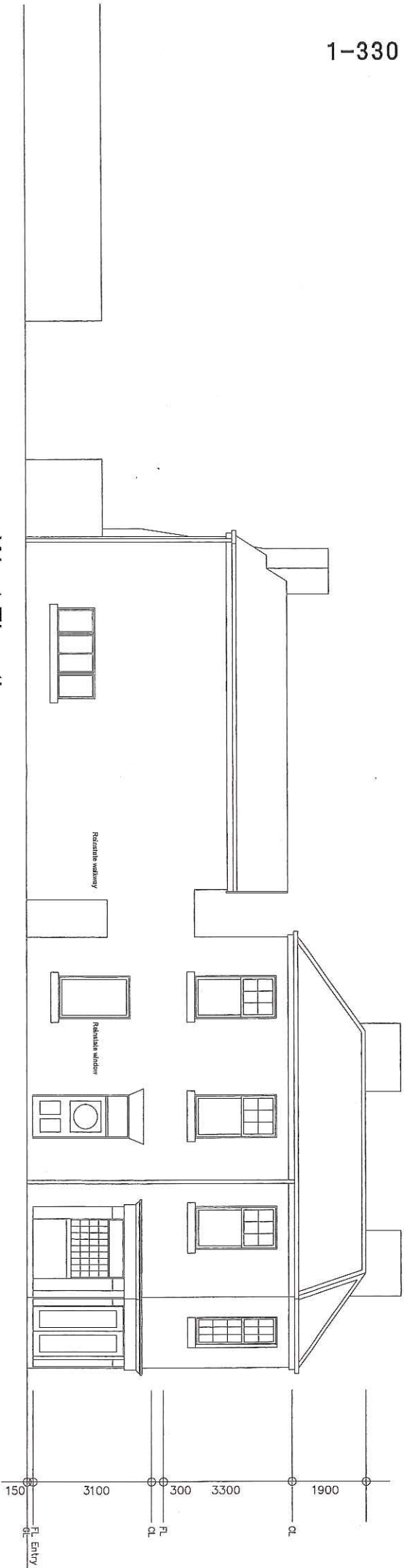
EXHIBITED

1-330

North Elevation
Carpark



West Elevation
Score Street



EXHIBITED

Work in Progress
NOT FOR CONSTRUCTION

Issue ID	Revision ID	Description	Date
A		Preliminary Submission	01/26/19

PROJECT: Charendon Arms Refurbishment
ADDRESS: 11 Russell Street, Evandale
CLIENT: Nettelfold

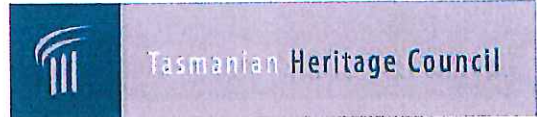
drawing: Kitchen Elevation
scale: 1:100 @ A3
date: 03/06/19

7/19 WILLIAM STREET
LAUNCESTON TAS 7250
phone: 03 6351 1093
email: adam@dermanstudio.com
www: dermanstudio.com

dwg #: A11A

ARCHITECTS
& HERITAGE CONSULTANTS

DAVID BISHMAN



Tasmanian Heritage Council
GPO Box 618 Hobart Tasmania 7000
Level 3, 200 Collins St, Hobart Tasmania 7000
Tel: 1300 850 332
enquiries@heritage.tas.gov.au
www.heritage.tas.gov.au

PLANNING REF: PLN-19-0117
THC WORKS REF: #5968
REGISTERED PLACE NO: #5044
FILE NO: 15-19-67THC
APPLICANT: David Denman + Associates
DATE THC RECEIVED: 11 July 2019
DATE OF THIS NOTICE: 12 July 2019

NOTICE OF INTEREST

(Historic Cultural Heritage Act 1995)

The Place: Clarendon Arms Hotel, 11 Russell Street, Evandale.
Proposed Works: Alterations and additions to existing hotel.

Under s36(3)(b) of the *Historic Cultural Heritage Act 1995* the Tasmanian Heritage Council provides notice that it wishes to be involved in determining the discretionary permit application.

We confirm that we do not require any additional information to assess this application. We would appreciate if you could advise of the date on which this application is to be advertised.

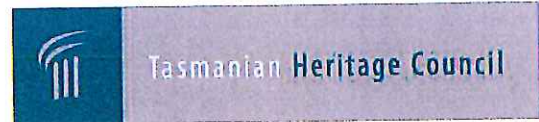
Please contact the undersigned on 1300 850 332 if you would like to discuss any matters relating to this application or this notice.

A handwritten signature in blue ink, appearing to read "Chris Bonner".

Chris Bonner

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

EXHIBITED



Tasmanian Heritage Council
 GPO Box 618 Hobart Tasmania 7000
 Tel: 1300 850 332
 enquiries@heritage.tas.gov.au
 www.heritage.tas.gov.au

PLANNING REF: PLN-19-0117
 THC WORKS REF: #5968
 REGISTERED PLACE NO: #5044
 FILE NO: 15-19-67THC
 APPLICANT: David Denman & Associates + Associates
 DATE: 2 August 2019

NOTICE OF HERITAGE DECISION

(Historic Cultural Heritage Act 1995)

The Place: Clarendon Arms, 11 Russell Street, Evandale.
 Proposed Works: Alterations and additions to existing hotel.

Under section 39(6)(b) of the *Historic Cultural Heritage Act 1995*, the Heritage Council gives notice that it consents to the discretionary permit being granted in accordance with the documentation submitted with Development Application PLN-19-0117, advertised on 13/07/2019, subject to the following conditions:

1. (i) **The three historic window openings to the first floor northern wall of the hotel must be retained insitu:**
 - (a) **The modified window / door opening between the new Guest Room 3 & New Balcony Bathroom must not be widened;**
 - (b) **The existing window opening to the new Laundry / Store must not be blocked up.**
- (ii) **Amended plans must be prepared to show the openings retained insitu.**

Reason for condition

To retain the historic fenestration, and minimise physical impact on the historic fabric of the place.

2. **The new wet areas within the heritage structure must be designed and built in a manner that (a) minimises damage to original walls and timber floors, and (b) does not result in the transfer of moisture into the walls or floor.**

Reason for condition

To minimise physical impact on the historic fabric of the place.

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Please ensure the details of this notice, including conditions, are included in any permit issued, and forward a copy of the permit or decision of refusal to the Heritage Council for our records.

Should you require clarification of any matters contained in this notice, please contact Mr Chris Bonner on 1300 850 332.



Ian Boersma

Works Manager – Heritage Tasmania

Under delegation of the Tasmanian Heritage Council

NORTHERN MIDLANDS COUNCIL

REPORT FROM: HERITAGE ADVISER, Tony Purse
DATE: 26 July 2019
REF NO: PLN-19-0117; 204300.27
SITE: 11 Russell Street, Evandale
PROPOSAL: Alterations & additions to Hotel (heritage listed property within heritage precinct)
APPLICANT: David Denman & Associates
REASON FOR REFERRAL: HERITAGE PRECINCT
HERITAGE-LISTED PLACE
Local Historic Heritage Code
Heritage Precincts Specific Area Plan

Do you have any objections to the proposal: Yes No

Do you have any other comments on this application?

This proposal incorporates an appropriate low-level addition that suitably unifies & brings order to a potentially eclectic service area associated with the premise's function. The adopted simplistic forms and supportive fenestration appear to sit cohesively with the existing heritage fabric without significant impact upon of the predominant building form in addition to minimal disruption of vistas to & from the site.



Tony Purse (Heritage Adviser)

Date: 26 July 2019



Assessment against E13.0 (Local Historic Heritage Code)

E13.1 Purpose

E13.1.1 The purpose of this provision is to:

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

E13.2 Application of the Code

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

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

E13.3 Use or Development Exempt from this Code

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

- a) works required to comply with an Emergency Order issued under Section 162 of the Building Act 2000;
- b) electricity, optic fibre and telecommunication cables and gas lines to individual buildings;
- 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>	
Acceptable Solutions	Performance Criteria
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"> a) <i>it can be demonstrated that the proposed use will not adversely impact on the significance of a heritage place; and</i> 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> 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>

Comment: Satisfies the performance criteria.

E13.6 DEVELOPMENT STANDARDS

E13.6.1 Demolition

<i>Objective: To ensure that the demolition or removal of buildings and structures does not impact on the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.</i>	
Acceptable Solutions	Performance Criteria
A1 <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"> 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> b) <i>the demolition is necessary to secure the long-term future of a building or structure through renovation, reconstruction or rebuilding; or</i> 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> d) <i>the building is identified as non-contributory within a precinct identified in Table E13.1: Heritage Precincts, if any; and</i> <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

<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>	
Acceptable Solutions	Performance Criteria

<p>A1 No acceptable solution.</p>	<p>P1 Subdivision must:</p> <ul style="list-style-type: none"> a) be consistent with and reflect the historic development pattern of the precinct or area; and b) not facilitate buildings or a building pattern unsympathetic to the character or layout of buildings and lots in the area; and 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 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 e) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.
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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.

Acceptable Solutions	Performance Criteria
<p>A1 Site coverage must be in accordance with the acceptable development criterion for site coverage within a precinct identified in Table E13.1: Heritage Precincts, if any.</p>	<p>P1 The site coverage must:</p> <ul style="list-style-type: none"> a) be appropriate to maintaining the character and appearance of the building or place, and the appearance of adjacent buildings and the area; and b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: Satisfies the performance criteria.

E13.6.4 Height and Bulk of Buildings

Objective: To ensure that the height and bulk of buildings are consistent with historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
<p>A1 New building must be in accordance with the acceptable development criteria for heights of buildings or structures within a precinct identified in Table E13.1: Heritage Precincts, if any.</p>	<p>P1.1 The height and bulk of any proposed buildings must not adversely affect the importance, character and appearance of the building or place, and the appearance of adjacent buildings; and</p> <p>P1.2 Extensions proposed to the front or sides of an existing building must not detract from the historic heritage significance of the building; and</p> <p>P1.3 The height and bulk of any proposed buildings must not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>

Comment: Satisfies the performance criteria.

E13.6.5 Fences

Objective: To ensure that fences are designed to be sympathetic to, and not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

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

Comment: N/a

E13.6.6 Roof Form and Materials

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.

Acceptable Solutions	Performance Criteria
A1 Roof form and materials must be in accordance with the acceptable development criteria for roof form and materials within a precinct identified in Table E13.1: Heritage Precincts, if any.	P1 Roof form and materials for new buildings and structures must: <ol style="list-style-type: none"> a) be sympathetic to the historic heritage significance, design and period of construction of the dominant existing buildings on the site; and b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: Satisfies the performance criteria.

E13.6.7 Wall materials

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.

Acceptable Solutions	Performance Criteria
A1 Wall materials must be in accordance with the acceptable development criteria for wall materials within a precinct identified in Table E13.1: Heritage Precincts, if any.	P1 Wall material for new buildings and structures must: <ol style="list-style-type: none"> a) be complementary to wall materials of the dominant buildings on the site or in the precinct; and b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: Satisfies the performance criteria.

E13.6.8 Siting of Buildings and Structures

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

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

Comment: Satisfies the performance criteria.

E13.6.9 Outbuildings and Structures

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

Acceptable Solutions	Performance Criteria
A1 Outbuildings and structures must be: <ul style="list-style-type: none"> a) set back an equal or greater distance from the principal frontage than the principal buildings on the site; and b) in accordance with the acceptable development criteria for roof form, wall material and site coverage within a precinct identified in Table E13.1: Heritage Precincts, if any. 	P1 New outbuildings and structures must be designed and located; <ul style="list-style-type: none"> a) to be subservient to the primary buildings on the site; and b) to not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: Satisfies the performance criteria.

E13.6.10 Access Strips and Parking

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

Acceptable Solutions	Performance Criteria
A1 Car parking areas for non-residential purposes must be: <ul style="list-style-type: none"> a) located behind the primary buildings on the site; or b) in accordance with the acceptable development criteria for access and 	P1 Car parking areas for non-residential purposes must not: <ul style="list-style-type: none"> a) result in the loss of building fabric or the removal of gardens or vegetated areas where this would be detrimental to the setting of a building or its historic heritage significance; and

parking as within a precinct identified in Table 1: Heritage Precincts, if any.	b) detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.
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Comment: Meets acceptable solution (non-residential car parking located behind the building line). Satisfies the performance criteria.

E13.6.11 Places of Archaeological Significance

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

Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	<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: Satisfies the performance criteria.

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.

Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	<p>P1 The removal of vegetation must not:</p> <p>a) unreasonably impact on the historic cultural significance of the place; and</p> <p>b) detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>

Comment: N/a

E13.6.13 Signage

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

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

	d) signage does not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.
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Comment: N/a

E13.6.14 Maintenance and Repair

<p>Objective 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>Acceptable Solution</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: Satisfies the performance criteria.

Table E13.1: Local Heritage Precincts

For the purpose of this table, Heritage Precincts refers to those areas listed, and shown on the Planning Scheme maps as Heritage Precincts.

<p>Existing Character Statement - Description and Significance</p>
<p>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.</p>
<p>Management Objectives</p>
<p>To ensure that new buildings, additions to existing buildings, and other developments which are within the Heritage Precincts do not adversely impact on the heritage qualities of the streetscape, but contribute positively to the Precinct. To ensure developments within street reservations in the towns and villages having Heritage Precincts do not to adversely impact on the character of the streetscape but contribute positively to the Heritage Precincts in each settlement.</p>

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

Assessment against F2.0 (Heritage Precincts Specific Area Plan)
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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 not within the Heritage Precincts Specific Area Plan.

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

Comment: **The subject site is within the Heritage Precincts Specific Area Plan and a design statement was provided.**

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 & F2.8).</p>	<p>P1 The front setback must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <ul style="list-style-type: none"> a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the topography of the site; c) the size, shape, and orientation of the lot; d) the setbacks of other buildings in the surrounding area; e) the historic cultural heritage significance of adjacent places; and f) the streetscape.
<p>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, & 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"> a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the topography of the site; c) the size, shape, and orientation of the lot; d) the setbacks of other buildings in the surrounding area; e) the historic cultural heritage significance of adjacent places; and f) the streetscape.
<p>A3 Side setback reductions must be to one boundary only, in order to maintain the appearance of the original streetscape spacing.</p>	<p>P3 Side setbacks must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <ul style="list-style-type: none"> a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the topography of the site; c) the size, shape, and orientation of the lot; d) the setbacks of other buildings in the surrounding area; e) the historic cultural heritage significance of adjacent places; and f) the streetscape.

Comment: Meets the Acceptable Solutions.

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, & 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>
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Comment: Meets the Acceptable Solutions.

F2.5.3 Scale

<p><i>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.</i></p>
<p>Acceptable Solutions (no performance criteria)</p>
<p>A1 Single storey developments must have a maximum height from floor level to eaves of 3 metres (refer Figure F2.14).</p>
<p>A2 Where a second storey is proposed it must be incorporated into the roof space using dormer windows, or roof windows, or gable end windows, so as not to detract from original two storey heritage-listed buildings (refer Figure F2.13 & F2.15).</p>
<p>A3 Ground floor additions located in the area between the rear and front walls of the existing house must not exceed 50% of the floor area of the original main house.</p>

Comment: Meets the Acceptable Solutions.

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

<p>A1.1 The roof form for new buildings, extensions, alterations, and additions must, if visible from the street, be in the form of hip or gable, with a pitch between 25 – 40 degrees (refer Figure F2.14 & F2.18), or match the existing building, and</p>	<p>P1 The roof form of all new buildings, extensions, alteration or additions must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <p>a) the cultural heritage values of the local heritage place, its setting and the precinct;</p>
<p>A1.2 Eaves overhang must be a maximum of 300mm excluding guttering, or match the existing building.</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: Meets the Performance Criteria

F2.5.5 Plan Form

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.

Acceptable Solutions	Performance Criteria
<p>A1.1 Alterations and additions to pre-1940 buildings must retain the original plan form of the existing main building; or</p> <p>A1.2 The plan form of additions must be rectilinear or consistent with the existing house design and dimensions.</p>	<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 Performance Criteria

F2.5.6 External Walls

Objective: To ensure that wall materials used are compatible with the streetscape.

Acceptable Solutions	Performance Criteria
<p>A1.1 Materials used in additions must match those of the existing construction, except in additions to stone or brick buildings; and</p> <p>A1.2 External walls must be clad in:</p>	<p>P1 Wall materials must be compatible with the historic cultural</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;</p> <p>b) brickwork, with mortar of a natural colour and struck flush with the brickwork (must not be deeply raked), including:</p> <ul style="list-style-type: none"> • painted standard size bricks; or • standard size natural clay bricks that blend with the colour and size of the traditional local bricks; or • standard brickwork rendered in traditional style; or • if a heritage-listed building, second-hand traditional local bricks. <p>Heavily-tumbled clinker bricks must not be used; or</p> <p>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>heritage significance of a local heritage place or precinct, having regard to:</p> <p>a) the cultural heritage values of the local heritage place, its setting and the precinct;</p> <p>b) the design, period of construction and materials of the dominant building on site;</p> <p>c) the dominant wall materials in the setting; and</p> <p>d) the streetscape.</p>
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Comment: Meets the Performance Criteria

F2.5.7 Entrances and Doors

<i>Objective: To ensure that the form and detail of the front entry is consistent with the streetscape.</i>	
Acceptable Solutions & performance criteria	
<p>A1.1 The position, shape and size of original door and window openings must be retained where they are prominent from public spaces; and</p> <p>A1.2 The front entrance location must be in the front wall facing the street, and be located within the central third of the front wall of the house; and</p> <p>A1.3 Modern front doors with horizontal glazing or similar styles must not be used (refer Figure F2.21).</p>	<p>P1 Entrances and doors must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <p>a) the cultural heritage values of the local heritage place, its setting and the precinct;</p> <p>b) the design, period of construction and materials of the dominant building on site; and</p> <p>c) the streetscape.</p>

Comment: Meets the Performance Criteria

F2.5.8 Windows

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

A3	<i>Window sashes must be double hung, casement, awning or fixed appropriate to the period and style of the building (refer Figure F2.22 & F2.23).</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>	
Window Construction Materials		
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>	
French Doors, Bay Windows and Glass Panelling		
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: Meets the Performance Criteria

F2.5.9 Roof Covering

<i>Objective: To ensure that roof materials are compatible with the streetscape.</i>
Acceptable Solutions (no performance criteria)
A1.1 <i>Roofing of additions, alterations and extensions must match that of the existing building; and</i>
A1.2 <i>Roof coverings must be:</i>
a) <i>corrugated iron sheeting in grey tones, brown tones, dark red, or galvanized iron</i>
or
b) <i>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:</i>
• <i>dark gray; or</i>
• <i>light grey; or</i>
• <i>brown tones; or</i>
• <i>dark red;</i>
or

<p>c) traditional metal tray tiles where compatible with the style and period of the main building on the site.</p> <p>d) for additions, alterations and extensions, match that of the existing building.</p>
<p>A2 Must not be klip-lock steel deck and similar high rib tray sheeting.</p>

Comment: Meets the Performance Criteria

F2.5.10 Roof Plumbing

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

Comment: Meets the Acceptable Solutions.

F2.5.11 Verandahs

<p>Objective: To ensure that traditional forms of sun and weather protection are used, consistent with the streetscape.</p>	
<p>Acceptable Solutions & performance criteria</p>	
<p>Original Verandahs</p>	
<p>A1 Original verandahs must be retained.</p>	
<p>Replacement of Missing Verandahs</p>	
<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>
<p>New Verandahs</p>	
<p>A3 A new verandah, where one has not previously existed, must be consistent with the design and period of construction of the dominant existing building on the site or, for vacant sites, those of the dominant design and period within the precinct.</p>	

Comment: Meets the Performance Criteria

F2.5.12 Architectural Details

<p>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.</p>
<p>Acceptable Solutions (no performance criteria)</p>
<p>Original Detailing</p>

A1	<i>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.</i>
Non-original Detailing	
A2.1	<i>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</i>
A2.1	<i>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.</i>

Comment: Meets the Acceptable Solutions

F2.5.13 Outbuildings

<i>Objective: To ensure that outbuildings do not reduce the dominance of the original building or distract from its period character.</i>	
Acceptable Solutions & performance criteria	
A1	<i>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.</i>
P1	<i>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:</i> <ul style="list-style-type: none"> a) <i>the cultural heritage values of the local heritage place, its setting and the precinct;</i> b) <i>the design, period of construction and materials of the dominant building on site;</i> c) <i>the dominant roofing style and materials in the setting; and</i> d) <i>the streetscape.</i>
A2	<i>Outbuildings must be designed, in both scale and appearance, to be subservient to the primary buildings on the site.</i>
A3	<i>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).</i>
A4	<i>Any garage, including those conjoined to the main building, must be designed in the form of an outbuilding, with an independent roof form.</i>
A5	<i>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.</i>
A6	<i>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.</i>

Comment: Meets the Performance Criteria

F2.5.14 Conservatories

<i>Objective: To ensure new conservatories respect traditional location, form and construction.</i>	
Acceptable Solutions (no performance criteria)	
A1	<i>Conservatories must not be located at the front of a building.</i>

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

A1.1 Replacement of front fence must be in the same design, materials and scale; or	P1 Fences must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:
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.	a) the cultural heritage values of the local heritage place, its setting and the precinct;
b) Side and rear fences must be vertical timber palings to a maximum height of 1800mm.	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.
A2 Gates must match the fence, both in materials and design.	
A3 Screen fences used to separate the front garden from the rear of the house must be of timber or lattice.	
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.	

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

A1.1 Colour schemes must be drawn from heritage-listed buildings within the precinct; or	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.
A1.2 Colour schemes must be drawn from the following:	
a) Walls – Off white, creams, beige, tans, fawn and ochre.	
b) Window & Door frames – white, off white, Indian red, light browns, tans, olive green and deep Brunswick green.	
c) Fascia & Barge Boards - white, off white Indian red, light browns, tans, olive green and deep Brunswick green	
d) Roof & Gutters – deep Indian red, light and dark grey.	
A2 There must be a contrast between the wall colour and trim colours.	
A3 Previously unpainted brickwork must not be painted, except in the case of post-1960 buildings.	

Comment: Meets the Performance Criteria

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

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

F2.6 USE STANDARDS

F2.6.1 Alternative Use of heritage buildings

Objective: To ensure that the use of heritage buildings provides for their conservation.

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

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.

Acceptable Solutions	Performance Criteria
A1 No acceptable solution	P1 If within the Heritage Precincts Specific Area Plan, shall be consistent with the Character Statements.

Comment: N/a