

PLAN 2

PLANNING APPLICATION PLN-19-0131

42 MARLBOROUGH STREET, LONGFORD

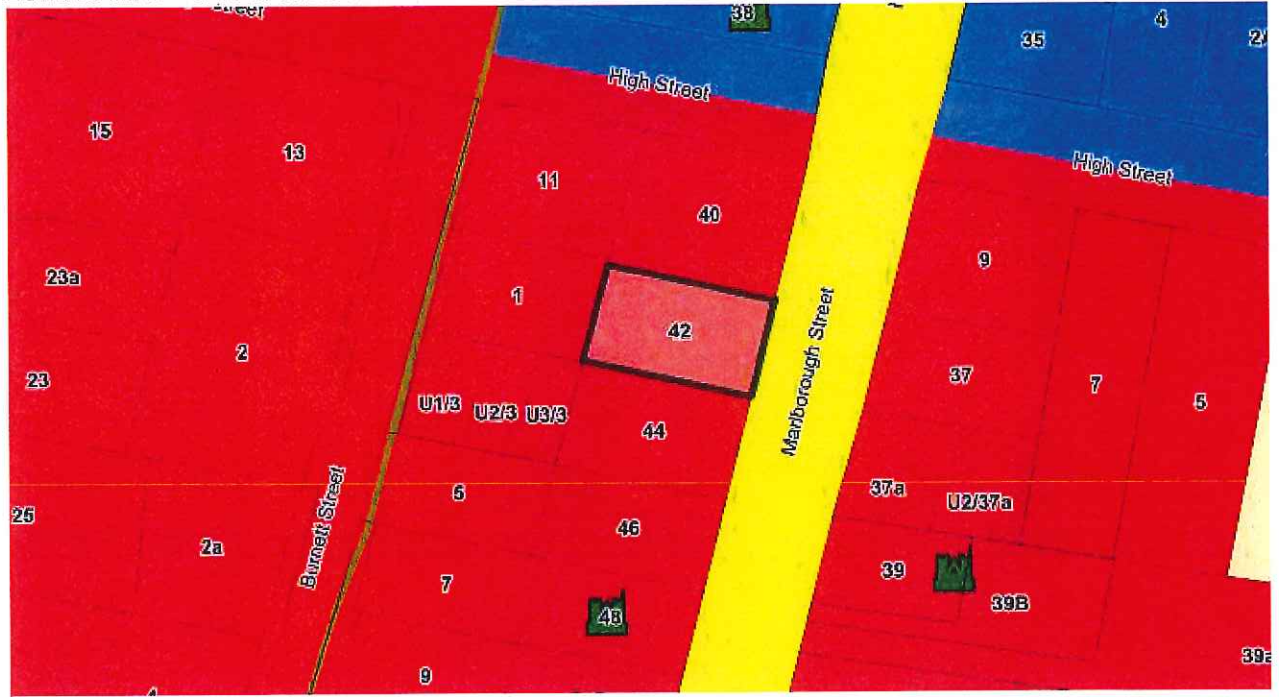
ATTACHMENTS

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

AERIAL PHOTOGRAPH & SERVICES MAP for 42 MARLBOROUGH STREET, LONGFORD



ZONING MAP - GENERAL RESIDENTIAL ZONE



EXHIBITED

PLANNING APPLICATION  
Proposal

Description of proposal: dwelling on vacant site  
and remove existing hedge

(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: 42 Marlborough St, Longford

CT no: 168149/2

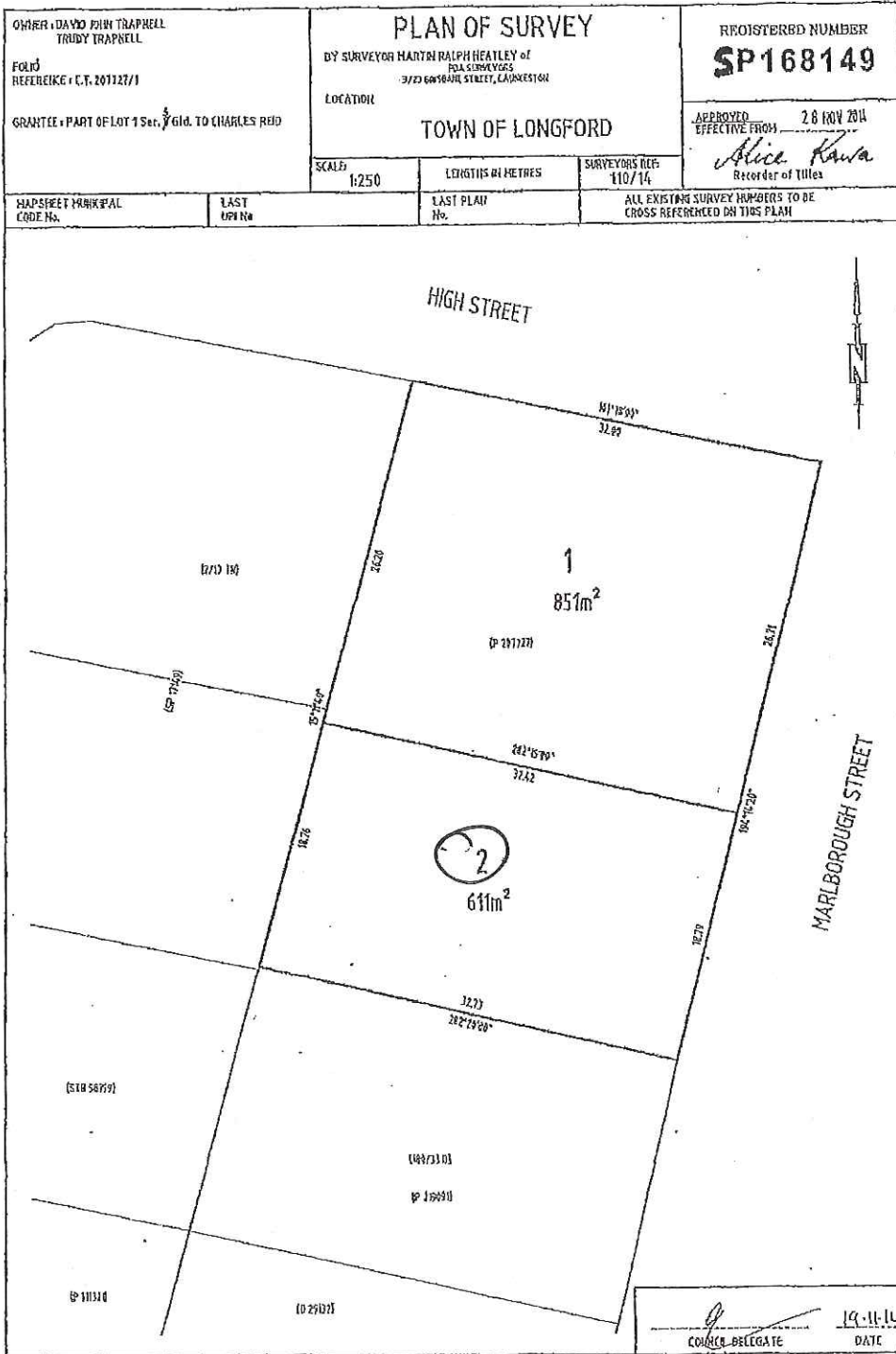
Estimated cost of project \$ 500k est (include cost of landscaping, car parks etc for commercial/industrial uses)

Are there any existing buildings on this property? Yes /  No  
If yes - main building is used as .....

If variation to Planning Scheme provisions requested, justification to be provided:  
.....  
.....  
.....  
.....  
.....  
(attach additional sheets if necessary)

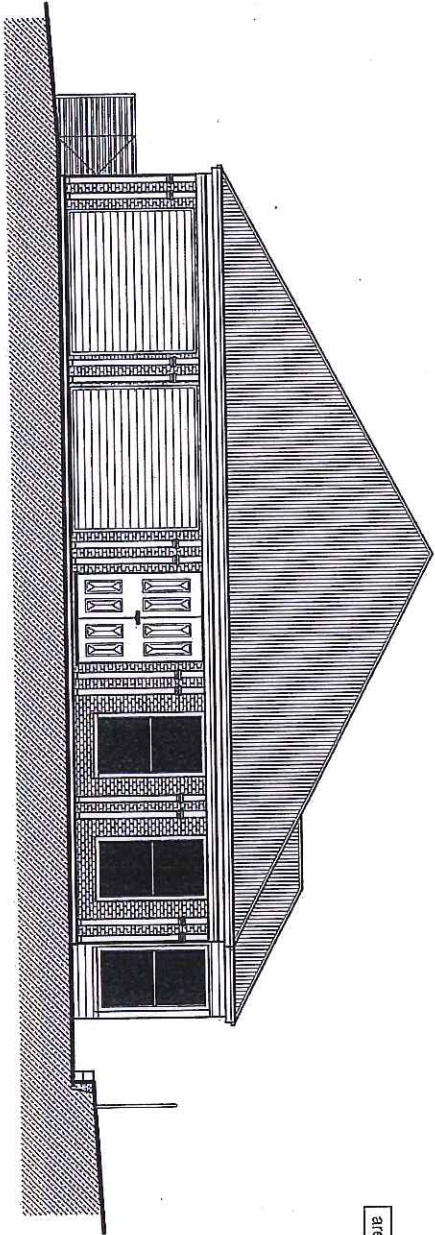
Is any signage required? no  
(if yes, provide details)







# PROPOSED DWELLING LOT: 2, No. 42, MARLBOROUGH STREET LONGFORD



job no. 6591

sheet no.	of	of	cover sheet
02	of	07	survey plan extract
03	of	07	site plan
04	of	07	floor plan
05	of	07	elevations
06	of	07	elevations
07	of	07	elevations

attachments certificate of title - SP 168148 / 2

property ID	3341337
municipality	zone - General Residential
corrosion environment	moderate (to BCA)
BAL rating	BAL n/a
climate zone	7 (to BCA)

areas	land size	611m <sup>2</sup>
floor area - dwelling	299.43m <sup>2</sup>	
floor area - porches / decks	48.75m <sup>2</sup>	
site cover	56.99 % (approx)	

planning issue

23 JUL 2019

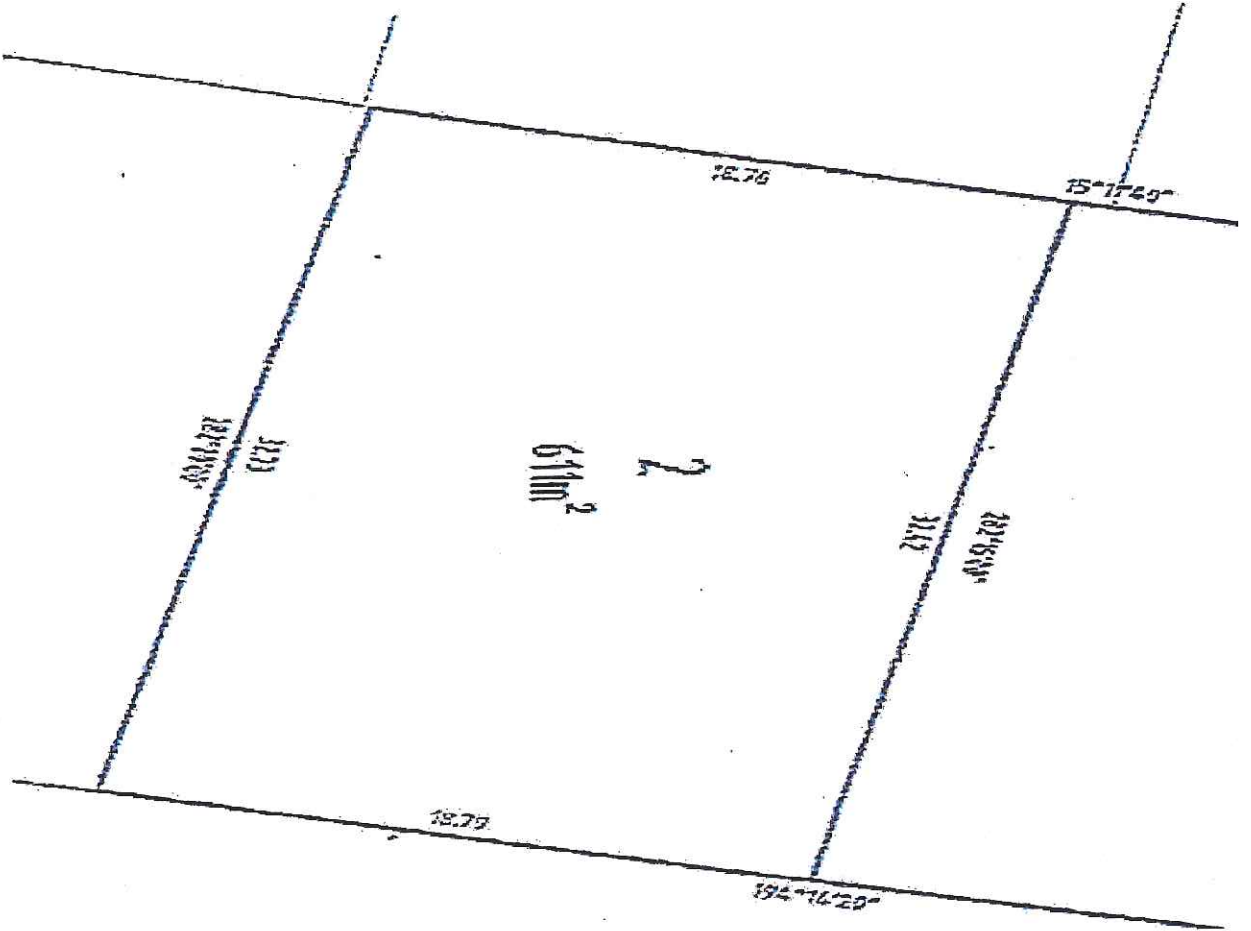


HIA member



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

**SURVEY EXTRACT**

0 These dimensions are protected by copyright and are not to be copied for any advertising purposes (including reproduction in any form without written permission of the author) (AMSON VAN ZESTER)		6/10/2019	
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4

PROPOSED DWELLING  
 LOT: 2, No. 42  
 MARLBOROUGH STREET  
 LONGFORD

sheet no.	6591	print date	03
sheet	02	of	07
date:	June 2019	scale	1:15 @ A3
scale	1:15 @ A3	drawn:	JVZ

**URBAN DESIGN SOLUTIONS**

Launceston Office Phone (03) 63 344 089  
 PO BOX 7647 Launceston 7550  
 Email: admin@urbanlas.com.au

John Van Zeeb Architect  
 www.urbanlas.com.au



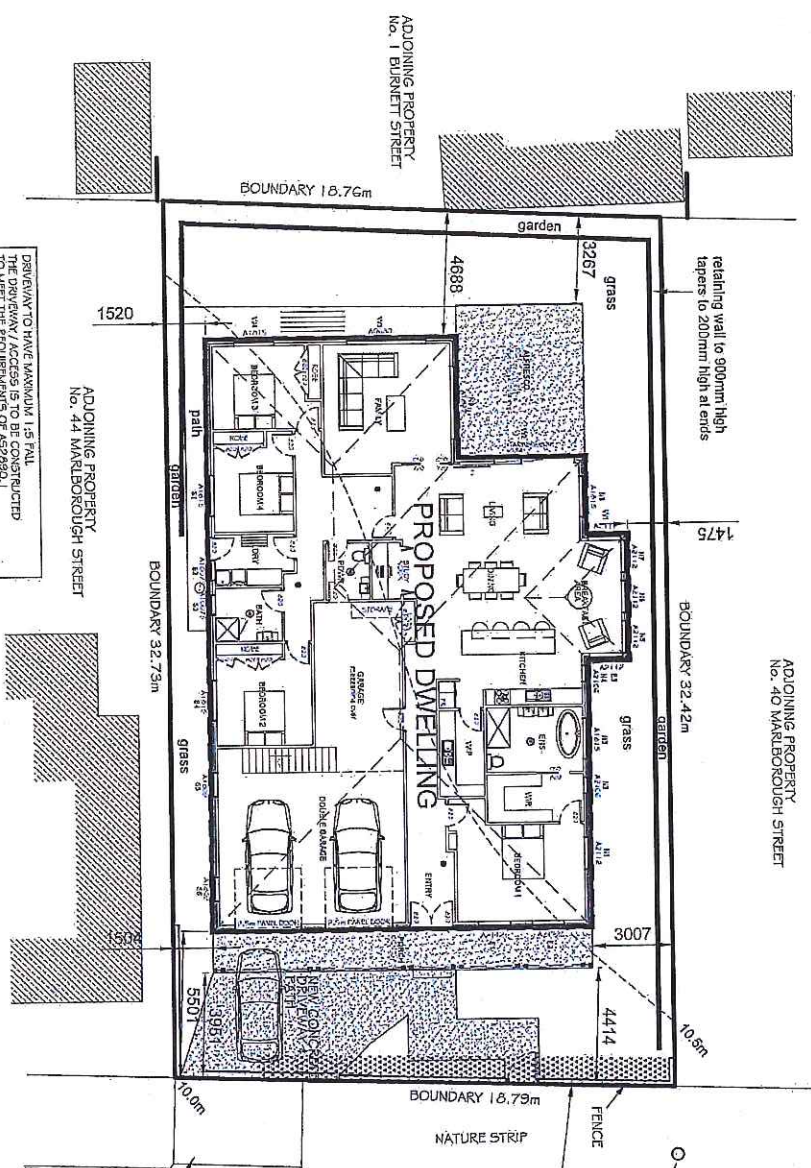
1-423

**NOTES**  
 ALL SITE DIMENSIONS ARE TO OUTSIDE CLADDING UNLESS OTHERWISE NOTED  
 COVER ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS  
 ALL SITE PREPARATION IS TO COMPLY WITH THE BCA  
 FINISH FLOOR LEVEL IS MIN 150mm ABOVE FINISHED GROUND LEVEL. ENSURE FINISHED FLOOR LEVEL OF A CONCRETE SLAB IS POSITIONED TO PREVENT FLOODING FROM OCCURRING FROM PLUMBING PIPING AND ABOVE THE GROUND  
 THE BUILDER IS TO PROVIDE PROTECTION TO ADJOINING PROPERTIES AND BUILDINGS IN ACCORDANCE WITH THE BUILDING REGULATIONS  
 NOTE: ALL NEIGHBOURING BUILDING LOCATIONS ARE APPROX ONLY. IF FURTHER INFORMATION IS REQUIRED CONSULT A LAND SURVEYOR  
 THE BPA, INFORMATION PROVIDED ON THESE PLANS IS LIMITED ONLY AND ONLY TO BE USED FOR THE PURPOSE INTENDED. IF FURTHER INFORMATION IS REQUIRED CONSULT SURVEYOR  
 OUTDOOR CLOTHES DRYING AREA TO BE PROVIDED TO BE ACCESSIBLE FROM LAUNDRY  
 ALL OTHER MATTERS NOT SPECIFICALLY MENTIONED ARE TO COMPLY WITH THE BCA. IF IN DOUBT ASK

CONCRETE OR PAVED PATH / DRIVEWAY TO ALL ACCESS DOORS TO BE CONSTRUCTED TO DIRECT SWAY AWAY FROM DWELLING @ 1:50 MINIMUM GRADE AND HAVE A MIN SITE HEIGHT OF 100mm  
 DO NOT SCALE. IF IN DOUBT ASK  
 GRAVE DRAIN TO GAS/BOILER OPENING TO DIRECT ALL STORMWATER AWAY FROM BUILDING OPENING TO SW SYSTEM

CONCRETE OR PAVED PATH / DRIVEWAY TO ALL ACCESS DOORS TO BE CONSTRUCTED TO DIRECT SWAY AWAY FROM DWELLING @ 1:50 MINIMUM GRADE AND HAVE A MIN SITE HEIGHT OF 100mm  
 DO NOT SCALE. IF IN DOUBT ASK  
 GRAVE DRAIN TO GAS/BOILER OPENING TO DIRECT ALL STORMWATER AWAY FROM BUILDING OPENING TO SW SYSTEM

CONCRETE OR PAVED PATH / DRIVEWAY TO ALL ACCESS DOORS TO BE CONSTRUCTED TO DIRECT SWAY AWAY FROM DWELLING @ 1:50 MINIMUM GRADE AND HAVE A MIN SITE HEIGHT OF 100mm  
 DO NOT SCALE. IF IN DOUBT ASK  
 GRAVE DRAIN TO GAS/BOILER OPENING TO DIRECT ALL STORMWATER AWAY FROM BUILDING OPENING TO SW SYSTEM



DRIVEWAY TO HAVE MINIMUM 1:5 FALL  
 THE DRIVEWAY ACCESS IS TO BE CONSTRUCTED TO MEET THE REQUIREMENTS FROM THE DRIVEWAY IS DIRECTED TO ENTER THE STORMWATER SYSTEM OR ADJACENT GARDEN BEDS (NOT NEIGHBOURING PROPERTY). THE BUILDER IS TO IDENTIFY ALL SERVICE LOCATIONS AND PROTECT, PRIOR TO COMMENCEMENT OF WORKS

CONTOURS ARE INDICATIVE ONLY, GENERATED FROM LEVELS SPECIFICALLY TAKEN FOR THE PROPOSED BUILDING IN ITS PROPOSED LOCATION. THE CONTOURS DO NOT ALLOW FOR LOCAL UNDULATIONS. FOR ANY REASON THE DRAINAGE OF THE LEVEL INDICATIONS SHOULD BE THE PRODUCT MANAGER IS TO NOTIFY THE DESIGNER AND BUILDING SURVEYOR, AT THE TIME THIS IS DETERMINED.

BUILDER RESPONSIBLE FOR LOCATION OF EXISTING IN-GROUND SERVICES ON SITE.  
 COMPLETE A DIAL BEFORE YOU DIG FROM TO COMMENCEMENT ON SITE.

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

**SITE PLAN**  
 SCALE: 1:200

<p>OF THESE DRAWINGS                  CONSULT LAND AND                  MARLBOROUGH STREET                  FOR ANY ADVERTISING                  INTERESTS/ADVERTISING                  INFORMATION                  (MARBOROUGH STREET                  LONGFORD)</p>	<p>DATE: 23 JUL 2019</p>
<p>PROPOSED DWELLING                  LOT 2, No. 42,                  MARLBOROUGH STREET                  LONGFORD</p>	<p>DATE: 23 JUL 2019</p>
<p>DATE: 23 JUL 2019</p>	<p>DATE: 23 JUL 2019</p>
<p>DATE: 23 JUL 2019</p>	<p>DATE: 23 JUL 2019</p>

**URBAN DESIGN SOLUTIONS**  
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 PO BOX 7647 Lancelton 7250  
 Email admin@urbanids.com.au  
 WWW.URBANIDS.COM.AU



NOTES

ALL SITE DIMENSIONS ARE TO OUTSIDE CLADDING UNLESS NOTED DO NOT SCALE: IF IN DOUBT MARK FINISH FLOOR LEVEL IS MINIMUM 150mm ABOVE FINISHED GROUND LEVEL

CONTRARY ALL DIMENSIONS ON SITE WORKS TO COMPLETION OF WORKS, THE BUILDER IS TO PROVIDE PROTECTION TO ADJOINING PROPERTIES AND BUILDINGS IN ACCORDANCE WITH THE BUILDING REGULATIONS

THE DOOR OF A FULLY ENCLOSED SANITARY COMPARTMENT MUST OPEN OUTWARDS, SHD OR BE REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1200mm BETWEEN THE CLOSED PAN WITHIN THE SANITARY COMPARTMENT AND NEAREST PART OF THE DOORWAY

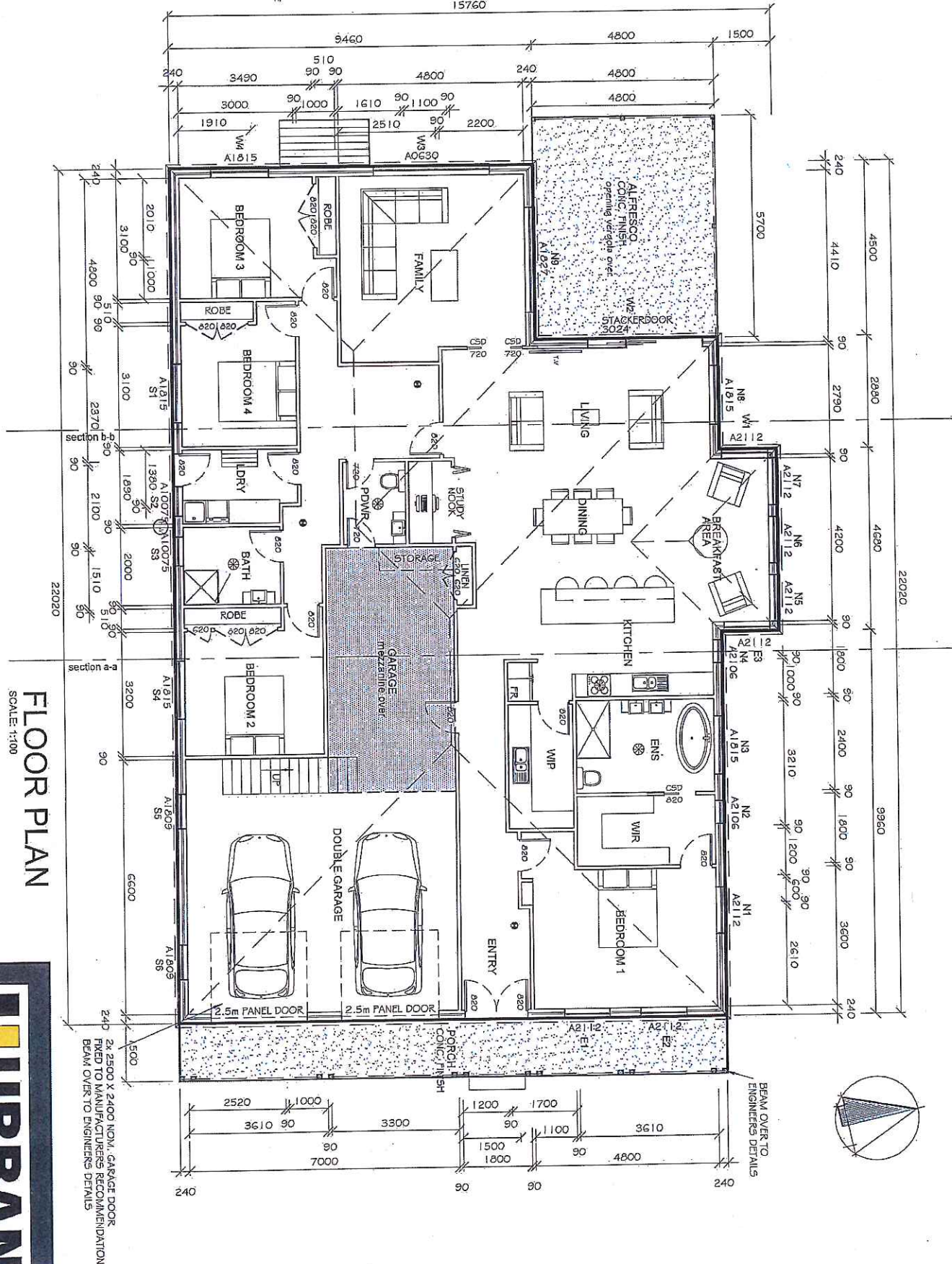
ALL OTHER MATTERS NOT SPECIFICALLY MENTIONED ARE TO COMPLY WITH THE BCA - IF IN DOUBT ASK

LOCATION OF HAND-WIRED SMOKE ALARMS, SUPPLY AND FIT WHERE INDICATED ON PLAN, TO BCA 3.7.2 REQUIREMENTS, SMOKE ALARMS MUST BE INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM.

CONCRETE OR RANDED PAVEMENT TO ALL CAR PARKS TO DRAINING. ALL FINISH PATIOS, PATHS ARE TO BE CONSTRUCTED TO PERFECT GRAY AWAY FROM BUILDING @ 1:50 MINIMUM GRADE AND HAVE A MAX SETBACK HEIGHT OF 150mm

EXHAUST FAN DUCTED TO BUILDING EXTERIOR FAN MUST BE FITTED WITH SELF-CLOSING DAMPER WHERE THE FAN IS THE ONLY SOURCE OF VENTILATION IN A ROOM, HARDWARE TO LIGHT SWITCH, AND TRIM 15mm NOM, OFF BOTTOMS OF DOOR

1. HOT WATER CIRCULERS  
2. REVERSE CYCLE HEAT PUMP INDOOR UNIT  
3. REVERSE CYCLE HEAT PUMP OUTDOOR UNIT



FLOOR PLAN

SCALE: 1:100

NO	REVISION
1	ISSUED FOR PERMIT
2	REVISED PER ARCHITECT COMMENTS
3	REVISED PER ARCHITECT COMMENTS
4	REVISED PER ARCHITECT COMMENTS

PROPOSED DWELLING  
LOT 2, NO. 42,  
MARLBOROUGH STREET  
LONGFORD

dwg no.	6891
sheet	04 of 07
date	June 2019
scale	1:100 @ A3
bol	n/a

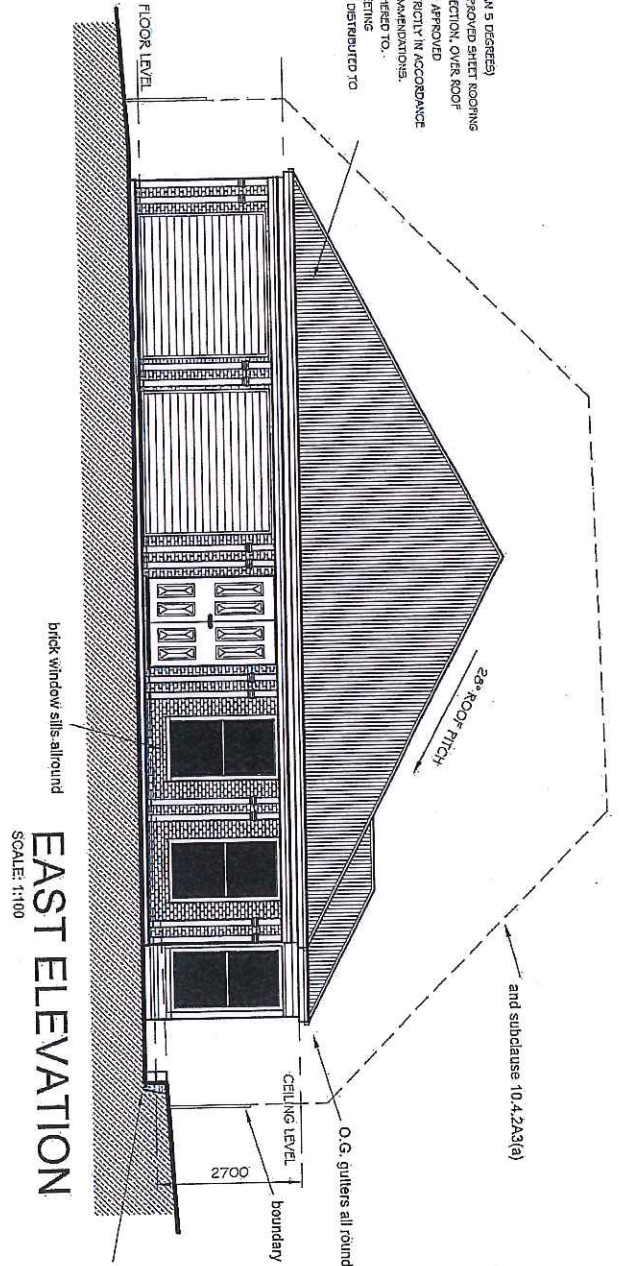
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101  
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**[CORR]**  
 ROOF FRAMING (GREATER THAN 5 DEGREES)  
 CUSTOM GRS OR SIMILAR APPROVED SHEET ROOFING  
 COLOR/BOARD COLOUR TO SELECTION. OVER ROOF  
 BATTENS TO AS 1564.2) AND APPROVED  
 ROOF TRUSSES INSTALLED STRICTLY IN ACCORDANCE  
 WITH MANUFACTURERS RECOMMENDATIONS.  
 ALL TRUSS DETAILS TO BE ADVISED TO...  
 SIMULATE ROOF PITCH TO SHEETING  
 ALL TRUSS LOADS ARE TO BE DISTRIBUTED TO  
 PERMETER WALLS ONLY.



**EAST ELEVATION**  
 SCALE: 1:100

**[ACB]**  
 SELECTED AUSTRAL RED CLAY FACE BRICKS  
 REXED JOINTS, STRECHER BOND  
 ARTICULATION JOINTS AS SHOWN ON  
 ENGINEERS DRAWINGS  
 OR AUSTRAL RENDER BLOCK  
 WITH SET TO CONTRA)  
 STEEL LININGS TO ENGINEERS DETAILS

**[WDS]**  
 WINDOWS & DOORS  
 SELECTED ALUMINIUM FRAMED WINDOWS & DOORS  
 SELECTED W/P REVIEWS & TINKS  
 INSTANT TO MANUFACTURERS SPECIFICATIONS  
 & ASSOC'7 GLAZING TO BCA PART 3.6 & AS1 286.  
 VENTILATION TO BCA 3.A.5

**NORTH ELEVATION**  
 SCALE: 1:100

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

**ELEVATIONS**  
 SCALE: 1:100

THESE DRAWINGS ARE PROTECTED BY...  
 ANY REUSE OR REPRODUCTION WITHOUT WRITTEN PERMISSION OF JASON VAN ZEELEN

1	approved
2	
3	
4	

**PROPOSED DWELLING**  
 LOT: 2, No. 42  
 MARLBOROUGH STREET  
 LONGFORD

drawing no.	6591	date	05/07/2019
sheet	05 of 07	print date	23 JUL 2019
date	June 2019	scale	1:100 @ A3
scale	1:100 @ A3	drawn by	JVZ

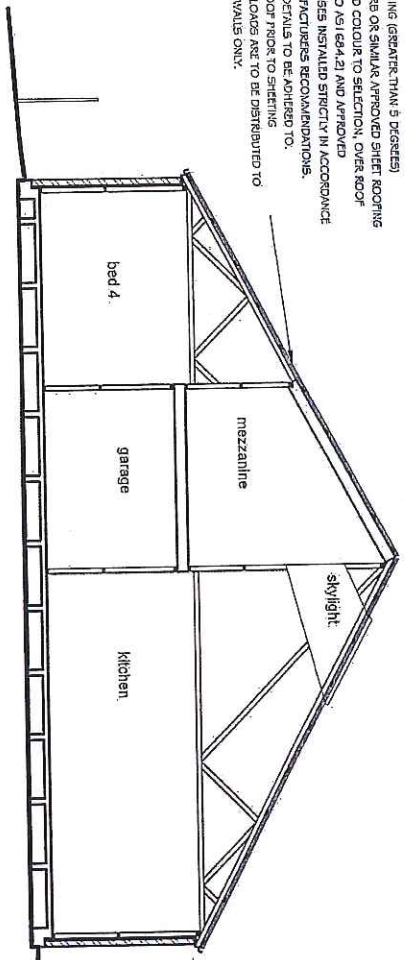
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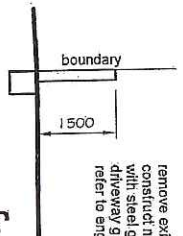




**[CBRF]**  
 ROOF FRAMING (GABLETS, TRUSS & PIGGIES)  
 CUSTOM, ORS OR SIMILAR APPROVED SHEET ROOFING  
 COLOURS AND COLOR TO SELECTION OVER ROOF  
 BATTERS (TO AS1684.2) AND APPROVED  
 ROOF TRUSSES INSTALLED STRICTLY IN ACCORDANCE  
 WITH MANUFACTURERS RECOMMENDATIONS.  
 ALL TRUSS DETAILS TO BE ADHERED TO.  
 SIGILLATE ROOF PAPER TO BE APPLIED TO  
 ALL TRUSSES PRIOR TO SHEETING  
 ALL TRUSSES LOADS ARE TO BE DISTRIBUTED TO  
 PERIMETER WALLS ONLY.

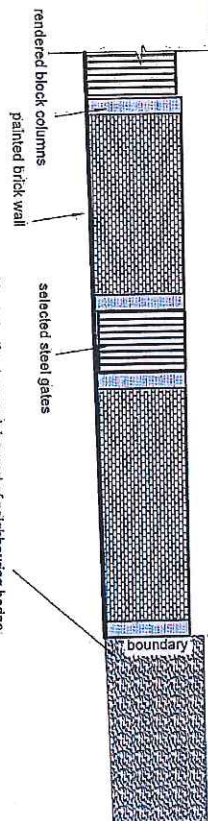


section a-a  
 SCALE: 1:100



fence section  
 SCALE: 1:100

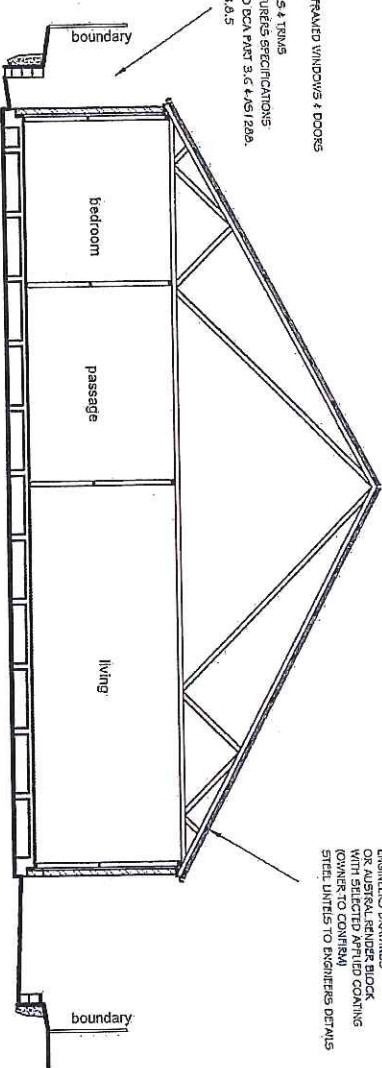
**[ACE]**  
 SELECTED AUSTRAL FIBRE CLAY FACE BRICKS  
 RAKED JOINTS, STRECHER BOND  
 ARTICULATION JOINTS AS SHOWN ON  
 ENGINEERS DRAWINGS  
 OR AUSTRAL RENDER BLOCK  
 WITH SELECTED ARTILED COOKING  
 CORNER TO MATCH (AS SHOWN)  
 STEEL UNITS TO ENGINEERS DETAILS



fence front elevation  
 SCALE: 1:100

**[WDS]**  
 WINDOWS & DOORS  
 SELECTED ALUMINIUM FRAMED WINDOWS & DOORS

SELECTED W/FR FINISHES & TANKS  
 INSTALLED TO MANUFACTURERS SPECIFICATIONS  
 & AS2047, GUARANTEE BCA PART 3.6 & AS1288,  
 VENTILATION TO BCA 3.6.5

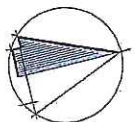
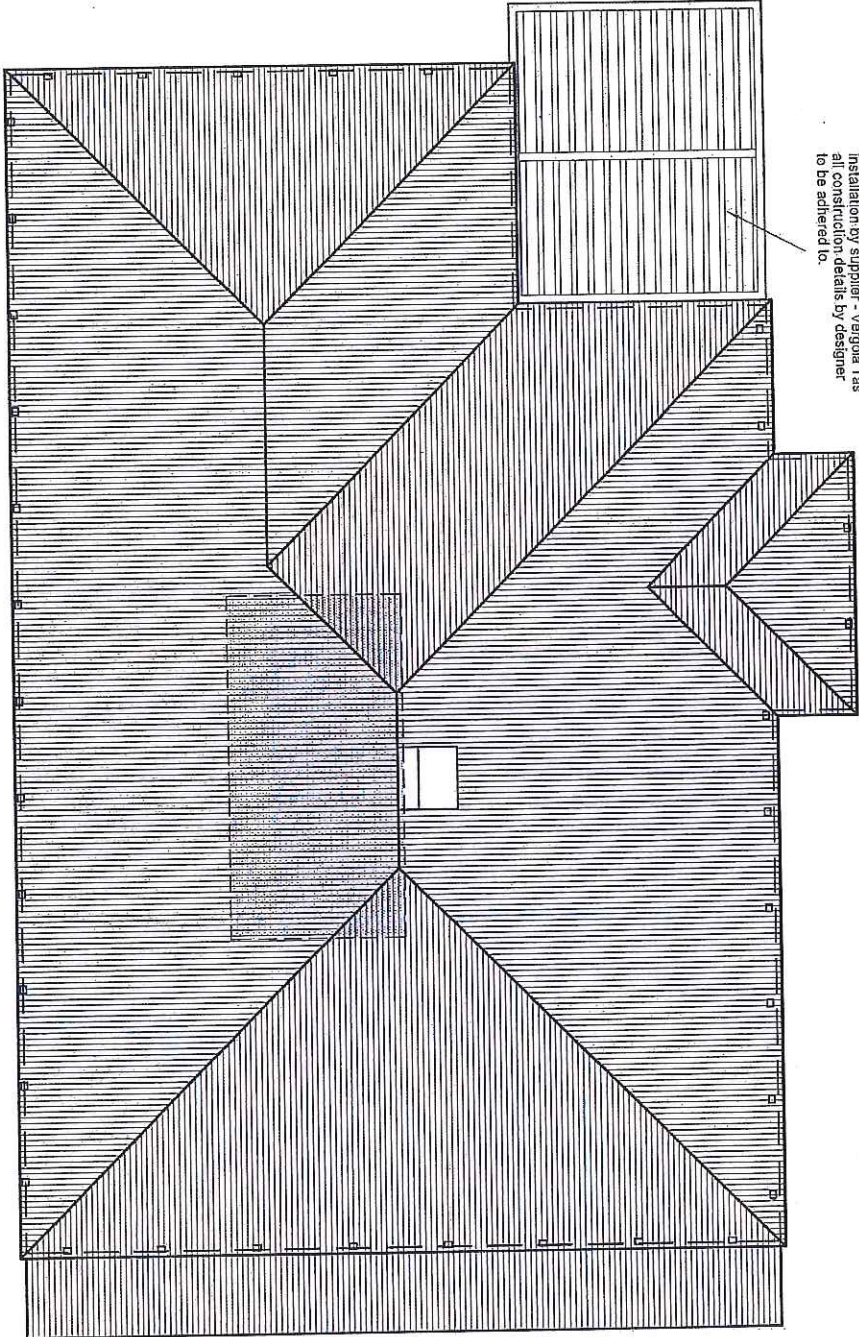


section b-b  
 SCALE: 1:100

<p>0 THESE DRAWINGS ARE PROJECTED TO BE USED FOR THE CONSTRUCTION OF THE PROPOSED DWELLING WITHOUT VARIATION UNLESS OTHERWISE STATED.</p>		<p>1. PRELIMINARY</p>		<p>2. APPROVED FOR CONSTRUCTION</p>		<p>3. AS BUILT</p>		<p>4. REVISED</p>	
<p>PROPOSED DWELLING                  LOT: 2, No. 42,                  MARLBOROUGH STREET                  LONGFORD</p>									
diag no.	6591	year	04	sheet	07	of	07	print date	23 JUL 2019
date	June 2019	scale	1:100 @ A3	drawn	AVZ	checked	AVZ	approved	AVZ

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 Launceston Office Phone: (03) 53 344 089  
 PO BOX 7547 Launceston 7550  
 Email: info@urbanideas.com.au  
 www.urbanideas.com.au

opening roof/Vergola  
 installation by supplier - Vergola Tas  
 all construction details by designer  
 to be adhered to.



roof plan  
 SCALE: 1:100

<p>OTHER DRAWINGS                  CONSENT DRAWING                  NOT TO BE COVERED                  FOR ANY ADVERTISING                  PURPOSES (UNLESS                  WITH OUR CONSENT)                  URBAN DESIGN SOLUTIONS                  LAUSON VAN ZETZEN</p>		<p>dimensions:</p> <p>1. _____</p> <p>2. _____</p> <p>3. _____</p> <p>4. _____</p>	
<p>PROPOSED DWELLING                  LOT: 2, No. 42,                  MARLBOROUGH STREET                  LONGFORD</p>			
<p>dwg no. 6581</p>	<p>sheet: 09 of 20</p>	<p>date: June 2019</p>	<p>version: 03</p>
<p>scale: 1:100 @ A3</p>	<p>date: 27 JUN 2019</p>	<p>drawn: JVZ</p>	<p>print date</p>
<p>h/d: n/a</p>			

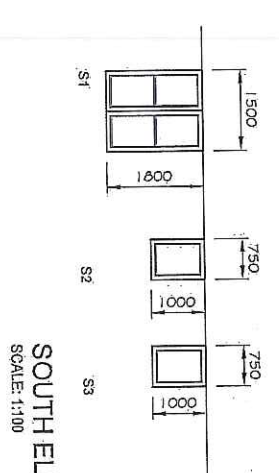
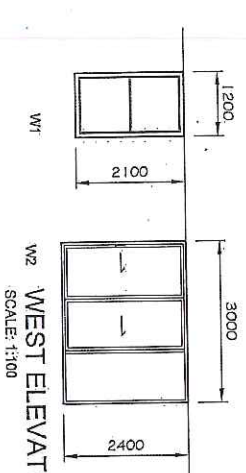
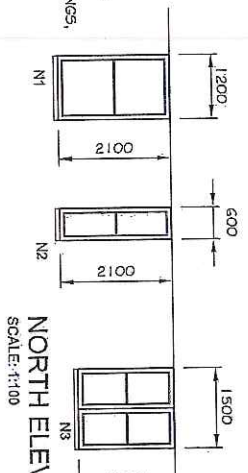
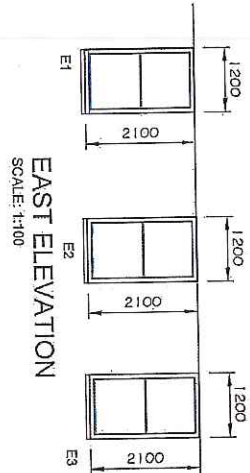
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 PO BOX 7647 Launceston 7250  
 Email: admin@urbantas.com.au

John Van Zetten Assoc RIBA  
 www.urbantas.com.au



GLASS SUPPLIES WINDOWS & DOORS  
 SELECTED ALUMINIUM FRAMED WINDOWS & DOORS-  
 SELECTED MDF REVEALS & TRIMS  
 INSTALL TO MANUFACTURERS SPECIFICATIONS  
 4 AS2047 GLAZING TO BCA PART 3.6 & AS1288,  
 VENTILATION TO BCA 3.8.5  
 WINDOWS TO BE CONSTRUCTED TO SHGC & U VALUES  
 AS SHOWN ON THE ENERGY RATING REPORT.  
 THE BUILDER TO PROVIDE / CONFIRM A SPECIFIC  
 WINDOW SCHEDULE WITH THE GLAZIER PRIOR TO MAKE  
 ENERGY RATING AND WIND CLASSIFICATION



<p>0. THESE DRAWINGS                  REPRESENT THE                  DESIGN OF THE                  PROPOSED DWELLING                  AND ARE NOT TO BE                  USED FOR ANY                  OTHER PURPOSES                  WITHOUT THE                  WRITTEN CONSENT                  OF URBAN DESIGN SOLUTIONS</p>		<p>DATE: 2019                  SHEET: 12 OF 12                  DRAWN: ANZ</p>
<p>PROPOSED DWELLING                  LOT 2, No. 42,                  MARLBOROUGH STREET                  LONGFORD</p>		<p>DATE: 2019                  SHEET: 12 OF 12                  DRAWN: ANZ</p>

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 WWW.URBANSOLUTIONS.COM.AU





▪ BUILDING DESIGN & DRAFTING ph 6334 4089  
 ▪ BUILDING CONSULTANTS www.urbantas.com.au

Site Address: 42 Marlborough Street, Longford

Proposal: Proposed new residential dwelling

Date of report: 21<sup>st</sup> June, 2019

## **Northern Midlands Interim Planning Scheme 2013**

### **10.4 Development Standards**

#### **10.4.2 Setbacks and building envelopes for all dwellings**

P3 - The rear setback is 3.3 metres to an outdoor area with a pergola overhead. Due to the small nature of the site the pergola has been selected as it is able to be opened to let sunlight in and ensure adequate private open space. The setback to the rear wall of the dwelling is 4.7m which complies as an extension of this space.

#### **10.4.7 Frontage fences for all dwellings**

P1 - A fence to a maximum height of 1.8m is proposed for the frontage with steel gates that will be mostly transparent. The fence is to provide security and privacy for the residents due to the busy nature of the street and also help with noise control for trucks passing early and other vehicles.

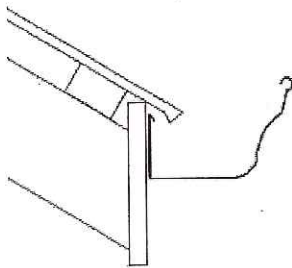
The height of the proposed dwelling suits the height of the proposed fence with the neighbouring hedge/fence being a similar height and other fences and dwellings nearby being of similar proportions and setbacks.

### E13 – Local Historic Heritage Code

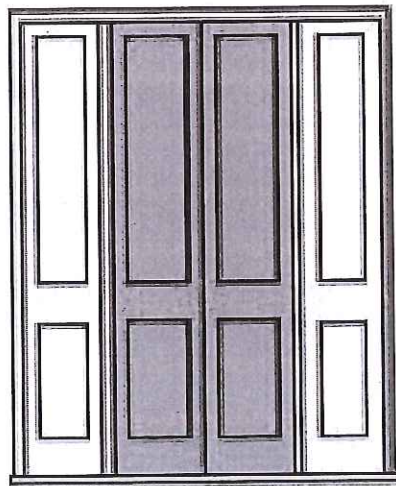
The owners brief for the project was a 'heritage' style design as they would like their new home to blend in with neighbouring heritage properties.

We have specified OG gutters, entrance doors in an appropriate Victorian style, appropriate window sizes for the front façade and an appropriate roof form. Whilst the roof pitch is 28 degrees (2deg off the recommended pitch) we believe this will help prevent further loss of sunlight to neighbouring dwellings whilst still meeting the intention of the character as required by the planning scheme. Note the window sizes are in keeping with those listed as appropriate just slightly higher to ensure they stay in proportion to the dwelling.

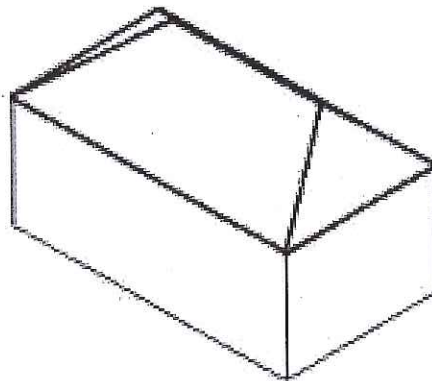
See selected heritage features as per the planning scheme below;



OG GUTTER



OG DOOR



APPROPRIATE ROOF FORM

**From:** admin@urbantas.com.au  
**Sent:** Tuesday, 23 July 2019 1:24 PM  
**To:** NMC Planning  
**Subject:** 42 Marlborough St, Longford  
**Attachments:** 20190723110503864.pdf; NMC interim planning scheme report update.pdf

Attached are updated plans and planning report with clarification of some of your points from letter dated 11/7. The crossover is no longer proposed to be widened and some changes have been made to setback, fence etc. We requested a meeting to discuss the plans with the heritage planner prior to submission and we are not prepared to make major modifications as suggested (this should have been brought up at our first meeting when we asked to meet with someone in relation to the heritage component)

Regards,

**Jason Van Zetten**  
Director



- BUILDING DESIGN & DRAFTING PH: 6334 4089
- BUILDING CONSULTANTS [www.urbantas.com.au](http://www.urbantas.com.au)





▪ BUILDING DESIGN & DRAFTING ph 6334 4089  
 ▪ BUILDING CONSULTANTS www.urbantas.com.au

Site Address: 42 Marlborough Street, Longford

Proposal: Proposed new residential dwelling

Date of report: 23<sup>rd</sup> July, 2019

## **Northern Midlands Interim Planning Scheme 2013**

### **10.4.2 Setbacks and building envelopes for all dwellings**

**10.4.2 A2** Garage Frontage – house has been moved 50mm to a setback of 5.5m and complies

**P3** - The rear setback is 3.2 metres to an outdoor area with a pergola overhead. Due to the small nature of the site the pergola has been selected as it is able to be opened to let sunlight in and ensure adequate private open space. The setback to the rear wall of the dwelling is 4.2m which complies as an extension of this space.

### **10.4.3 Site coverage & private open space for all dwellings**

P1 (a) (i) and (ii) Private open space at the rear has suitable outdoor recreation space for the owners including an opening roof system that can be controlled for the weather. An area for clothes drying is proposed at the rear.

(b) Approximately 28% of the site remains free from grass and gardens

### **10.4.7 Frontage fences for all dwellings**

P1 - A fence to a maximum height of 1.5m in masonry to match the walls of the house is proposed for the frontage with steel gates that will be mostly transparent. The fence is to

provide security and privacy for the residents due to the busy nature of the street and also help with noise control for trucks passing early and other vehicles.

There is no consistency or theme for other front fences in the area as the property is on the outskirts of the heritage precinct.

### **E13 – Local Historic Heritage Code**

The owners brief for the project was a 'heritage' style design as they would like their new home to blend in with neighbouring heritage properties.

We have specified OG gutters, entrance doors in an appropriate Victorian style, appropriate window sizes for the front façade and an appropriate roof form. Whilst the roof pitch is 28 degrees (2deg off the recommended pitch) we believe this will help prevent further loss of sunlight to neighbouring dwellings whilst still meeting the intention of the character as required by the planning scheme. Note the window sizes are in keeping with those listed as appropriate just slightly higher to ensure they stay in proportion to the dwelling.

#### **E13.6.5 Fences**

P1 (a) The fence has been designed with vertical columns to fit in with the other character buildings in the street.

(b) there is no consistent fence style in the area

### **Part F – Specific Area Plan**

#### **F2.5.1 Setbacks**

P2 (a) the proposal is in an area of very mixed building styles with minimal cultural heritage values in the near vicinity.

(b) the size of the site restricts alternate design

(c) the size of the site restricts alternate design



(d) Other buildings in the immediate vicinity have varied setbacks from 0m to around 6m. The proposed setback is greater than the heritage style buildings in the vicinity leaving these buildings as the predominant feature.

(e) There are no adjacent places of significance

(f) The streetscape in the vicinity is a mix of early 1900's cottages however the predominant feature is 1950's and 2000 onwards cottages with 20-23 degree roof pitches.

### **F 2.5.8 Windows**

A window schedule has been attached. Whilst the proposed windows are of awning style they are in the proportions set out in F2.5.8

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

A1.2 (a) Colorbond Custom Orb Corrugated in grey tones is proposed

### **F2.5.13 Outbuildings**

A3 & A4 - The garage is not an outbuilding

### **F2.5.15 Fences and Gates**

A1 – NA

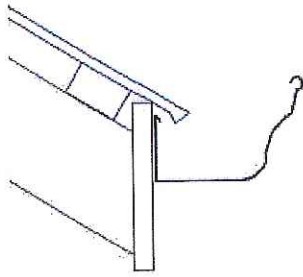
A1.2 (a) The fence is masonry to match the house and is a maximum of 1500mm high

(b) Existing timber paling fences

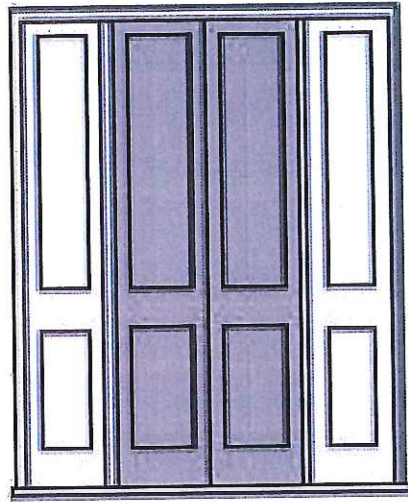
### **F2.5.16 Paint Colours**

A1.2 Walls are to be off white with contrasting off white and grey tones for the window and door frames and fascia. Roof is to be grey.

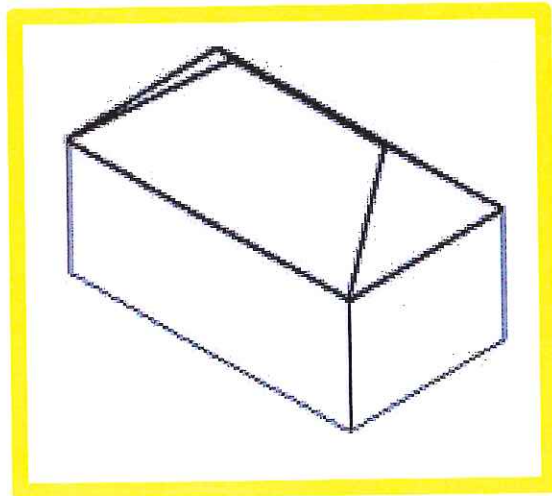
Examples of appropriate styles as taken from Part F of the planning scheme;



OG GUTTER



VICTORIAN



APPROPRIATE ROOF FORM



Our ref: 109301.235; PLN-19-0131  
Enquiries: Erin Boer



**NORTHERN  
MIDLANDS  
COUNCIL**

10/09/2019

Urban Design Solutions Pty Ltd  
P.O. Box 7647  
LAUNCESTON 7250  
via email: admin@urbantas.com.au

Dear Lisa

**Additional Information Required for Planning Application PLN-19-0131- Dwelling (heritage precinct) at 42 Marlborough Street, Longford**

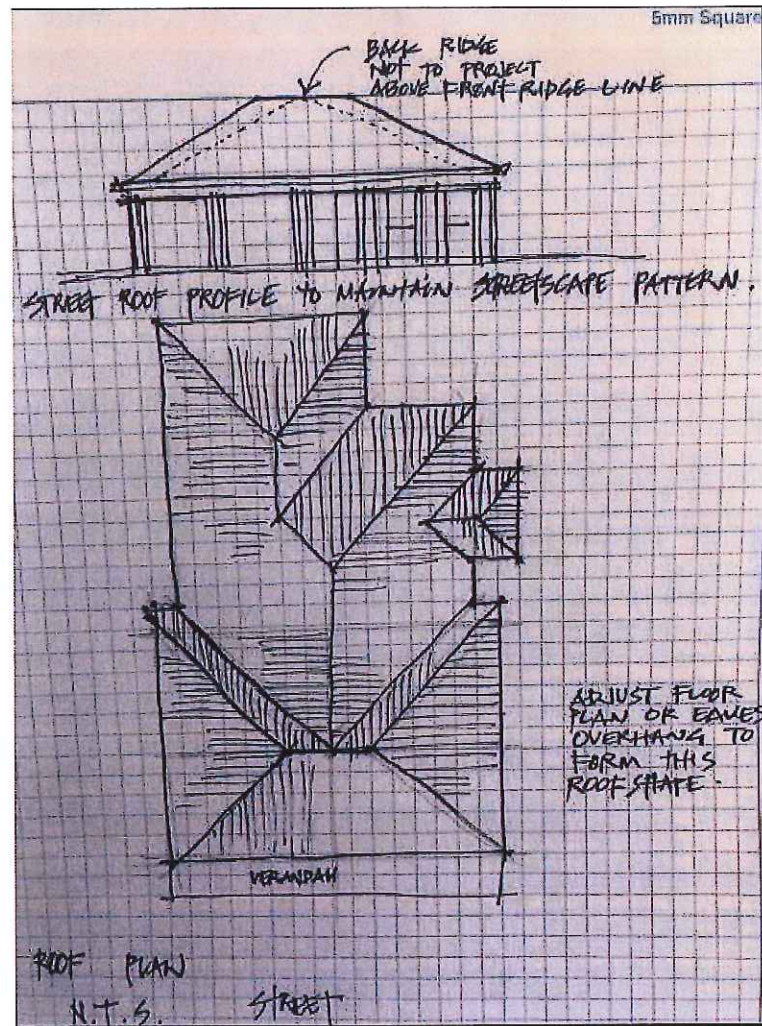
I refer to the abovementioned application, which has been reviewed by Council's Planners and Council's Heritage Advisor. The following information is required to allow consideration of your application under the *Northern Midlands Interim Planning Scheme 2013*:

- Revised plans/submissions to comply with zone and heritage provisions as follows:
  - Garage frontage (10.4.2 A2 (a), F2.5.1 A2 & F2.5.13 A3) – noting that there is little compatibility with the streetscape.
  - Garage roof form (F2.5.13 A1 (span) & A4 (independent roof form)).
  - Front Fence (10.4.7, E13.6.5 P1 (a-c) & F2.5.15 P1 (a-d) & A2) – noting that there is little compatibility with the streetscape.
  - Impervious surface area – details required to show compliance with clause 10.4.3 A1 (c).
  - Windows – details of solid/void ratio, glass type and sills required to comply with F2.5.8 A2, A7, A8 & A13.
  - Colour Schedule – to show compliance with clause F2.5.9 A1.2 (a) & F2.5.16.

Therefore, in accordance with Section 54 of the *Land Use Planning and Approvals Act 1993*, the statutory period for processing the application will not recommence until the requested information has been supplied to the satisfaction of the Planning Authority. Please note that compliance with the Planning Scheme provisions is required to allow Council Officers to support the proposal.

Council's Heritage Advisor, David Denman, has also reviewed the plans and made the following comments:

*"I have looked at the streetscape and adjoining houses. I am more concerned about the bulk and form of the roof than the garages. Attached is my suggestion that would make the roof and therefore the house fit more compatible with the streetscape (see below). It would need only minor changes to the floor plan. I would be happy to discuss it with the designer if they have any queries. The front verandah will certainly help the garages recede and two separate doors with verandah posts between are better than one wide door. I would recommend that the front fence be carefully considered and not simply a high solid fence as it also needs to be contextual within the streetscape."*



It is a requirement of the Planning Authority that all correspondence, if emailed, is sent to [planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au) and referenced with the planning application number PLN-19-0131. If you have any queries, please contact Council's Planning Section on 6397 7301, or e-mail [planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au)

Yours sincerely

Erin Boer  
**URBAN AND REGIONAL PLANNER**



**REFERRAL OF DEVELOPMENT APPLICATION PLN-19-0131 TO WORKS & INFRASTRUCTURE DEPARTMENT**

**Property/Subdivision No:** 109301.235

**Date:** 6 August 2019

**Applicant:** Urban Design Solutions

**Proposal:** Dwelling, retaining walls & hedge removal (vary all setbacks, building envelope, site coverage, front fence & heritage provisions) within Heritage Precinct

**Location:** 42 Marlborough Street, Longford

W&I referral PLN-19-0131, 42 Marlborough Street, Longford

Planning admin: W&I fees paid.

No W&I comment

*Jonathan Galbraith (Engineering Officer)*

*Date: 7/8/19*

Erin Boer

**From:** Hills, Garry <Garry.Hills@stategrowth.tas.gov.au>  
**Sent:** Thursday, 15 August 2019 9:19 PM  
**To:** NMC Planning  
**Subject:** RE: Referral to Department of State Growth of Planning Application PLN-19-0131 - 42 Marlborough Street, Longford TAS 7301

Our Ref: D19/200486

Hello Rosemary – we have no comment to make regarding this application.

Cheers, Garry

**Garry Hills** | Senior Traffic Engineering Officer  
 State Roads Division | Department of State Growth  
 GPO Box 536, Hobart TAS 7001  
 Phone: (03) 6777 1940  
[www.stategrowth.tas.gov.au](http://www.stategrowth.tas.gov.au)

DEPARTMENT OF STATE GROWTH COURAGE TO MAKE A DIFFERENCE THROUGH:



**From:** NMC Planning [mailto:planning@nmc.tas.gov.au]  
**Sent:** Tuesday, 6 August 2019 3:32 PM  
**To:** Development (StateGrowth) <Development@stategrowth.tas.gov.au>  
**Subject:** Referral to Department of State Growth of Planning Application PLN-19-0131 - 42 Marlborough Street, Longford TAS 7301

6/08/2019

Department of State Growth  
 via email to: [Development@stategrowth.tas.gov.au](mailto:Development@stategrowth.tas.gov.au)

**Referral to Department of State Growth of Planning Application PLN-19-0131 - 42 Marlborough Street, Longford TAS 7301**

The following planning application has been received under the *Northern Midlands Interim Planning Scheme 2013*.

NMC ref no:	PLN-19-0131
Site:	42 Marlborough Street, Longford TAS 7301
Proposal:	Dwelling, retaining walls & hedge removal (vary all setbacks, building envelope, site coverage, front fence & heritage provisions) within Heritage Precinct
Applicant:	Urban Design Solutions
Use class:	Residential Single Dwelling
Zone:	GENERAL RESIDENTIAL ZONE
Development status:	Discretionary
Notes:	The subject site is in a 50kph zone.



NORTHERN MIDLANDS COUNCIL

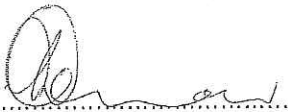
**REPORT FROM:** HERITAGE ADVISER, DAVID DENMAN  
**DATE:** 6 August 2019  
**REF NO:** PLN-19-0131; 109301.235  
**SITE:** 42 Marlborough Street, Longford  
**PROPOSAL:** Dwelling, retaining walls & hedge removal (vary all setbacks, building envelope, site coverage, front fence & heritage provisions) within Heritage Precinct  
**APPLICANT:** Urban Design Solutions  
**REASON FOR REFERRAL:** HERITAGE PRECINCT  
HERITAGE-LISTED PLACE  
*Local Historic Heritage Code*  
*Heritage Precincts Specific Area Plan*

Do you have any objections to the proposal: **Yes**

Do you have any other comments on this application?


The non-compliant areas of this proposal are mainly due to the overall footprint and bulk of the proposed house on a relatively small lot.  
The general design and architectural detailing comply with F2.5 STANDARDS FOR DEVELOPMENT.  
It is also recommended that as much as possible of the existing front hawthorn hedge be retained.

Email referral as word document to David Denman – [david@denman.studio](mailto:david@denman.studio)  
Attach public exhibition documents  
Subject line: Heritage referral PLN-19-0131 - 42 Marlborough Street, Longford



David Denman (Heritage Adviser)

Date: 26/8/2019



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

The subject site is within a *Heritage Precinct*.

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

Comment: N/a

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

Comment: N/a

**E13.6.2 Subdivision and development density**

*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.*

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 No acceptable solution.	P1 Subdivision must: <ul style="list-style-type: none"> <li>a) be consistent with and reflect the historic development pattern of the precinct or area; and</li> <li>b) not facilitate buildings or a building pattern unsympathetic to the character or layout of buildings and lots in the area; and</li> <li>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</li> <li>d) not require the removal of vegetation, significant trees or garden settings where this is assessed as detrimental to conserving the historic heritage significance of a place or heritage precinct; and</li> <li>e) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</li> </ul>

Comment: N/a

**General comments regarding density****P1.a - Consistency with historic development patterns**

The *Heritage qualities* of the Precinct are represented by a wide array of visual cues that enable the forming of an *impression* of the past structure and life of the area. These visual cues can be retained in fabric only, and include both the fabric of the individual buildings, but more importantly, the broader urban fabric of the place; the scales, patterns and rhythms that reflect a bygone era, and in stark contrast to contemporary models.

The heritage qualities of buildings within the precinct in question are characterised by:

- Small primary buildings, with outbuildings to the rear – Figure F2.2



- Design details that reflect the construction systems and craft of the era - Figure F2.2
- Wide separations between adjacent dwellings, formed largely by driveway access to outbuilding - Figure F2.9
- Garages to the rear of the property
- Resultant narrow dwelling facades facing the street
- Symmetrical facades - Figure F2.12 – F2.17
- Simple roof forms - Figure F2.18
- Small openings to the street (solid void ratio) - Figure F2.25

On a building-by-building basis, these characteristics represent only part of the picture of the patterns of the past. Possibly more important is the broader representation that these attributes provide *in combination*; the urban outcome.

Marlborough Street is a wide street, with generous footpaths. In combination with the siting, scale and setback characteristics of the individual houses noted above, this characteristic enables a particular impression to be formed of the historic precinct itself as well as the landscape within which that precinct sits. The vistas from Marlborough Street to the west take in the backdrop of the Western Tiers, but this is only possible because of the above mentioned siting characteristics. The picture is one of modest dwellings, small outbuildings, open yards, and the expansive landscape of the Midlands. The individual *built* characteristics of this picture cannot be altered without compromising the picture itself. The *Heritage Qualities* of the precinct are dependent upon retention not only of the attributes of the buildings themselves but also of the wider *pattern of building*.

Relative to the existing development pattern on the western side of Marlborough Street, the proposed residence is significantly larger, as follows:

Street Elevation -	150%	Presentation to Street
Side elevation -	200% (south)	Presentation to neighbour
	145% (north)	Presentation to neighbour
Surrounding yard -	40%	Relative size of yard space
Footprint -	200%	Fully enclosed
Height -	130%	To ridge
Bulk -	240%	Volume

The proposal does not reflect the existing building stock, and significantly diminishes the ability to read the pattern of that stock as a whole, and its place in the landscape, resulting in an adverse impact on the heritage qualities of the streetscape and the precinct.

P1.a) The development does not reflect the historic development pattern of the precinct and immediate area due to the size of the building footprint on the lot.

#### P1.b - Character and layout

Garages in the block in question are invariably to the rear of the property, with driveways to the southern property boundary. The result is that the existing development pattern is one of large spaces (and distant vistas) between buildings, and a streetscape in which garages feature as rear outbuildings, not as primary façade elements.

Houses are typically approximately 10m overall width

Typically a 10m street elevation sits behind a frontage of approximately 18m – 55% built / 45% open. The proposal offers a street elevation occupying 75% of the frontage.

Roofs are typically hipped, with the long edge to the street and with a ridge line parallel to the street at approximately 5.5m above ground. The roof of the proposed residence is oriented at 90° to this pattern, with the ridge running perpendicular to the street, and with a height of 7.3m above ground.

The proposal is unsympathetic to the Character and layout of the lots in the area, and immediately adjacent.

**P1.c) – Context or neighbouring properties**

The immediately adjacent properties will lose their original context of *space between buildings, and of vistas between*, resulting in a loss of historic heritage significance at an urban scale. More distant neighbouring properties will be similarly, if less directly affected.

**P1.d)**

The existing Hawthorn hedge is not only the single most important extant historic characteristic of the site, but would remain the most effective means or mitigating any possible impacts on the historic heritage significance of the place that any new building might impose. There is an important history of Hawthorn hedges lining the streets of Longford, and the precinct specifically. This history is already being lost and should not only be retained, but encouraged.

The removal of the existing hawthorn hedge on the street boundary will be detrimental to the conservation of the historic heritage significance of the heritage precinct.

**P1.e)** Therefore, the proposal does not meet the management objectives of the precinct identified in Table E13.1 Heritage Precincts with respect to these Performance Criteria.

**E13.6.3 Site Cover**

<i>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.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 <i>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.</i>	P1 <i>The site coverage must:</i> a) <i>be appropriate to maintaining the character and appearance of the building or place, and the appearance of adjacent buildings and the area; and</i> b) <i>not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</i>

Comment:



P1.a) The site coverage of the proposed house is not contextual with the adjacent buildings and therefore does not maintain the character of adjacent buildings and the area.

P1.b) Therefore, the proposal does not meet the management objectives of the precinct identified in Table E13.1 Heritage Precincts with respect to these Performance Criteria.

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

<i>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.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 <i>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.</i>	<p>P1.1 <i>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</i></p> <p>P1.2 <i>Extensions proposed to the front or sides of an existing building must not detract from the historic heritage significance of the building; and</i></p> <p>P1.3 <i>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.</i></p>

Comment:

**P1.1**

As previously noted –

Height -	130%	To ridge
Bulk -	240%	Volume

The height and bulk of the proposed building is such that it will have an adverse impact on the adjacent buildings.

P1.3 Therefore, the height and bulk of the proposed roof does not meet the Performance Criteria or management objectives of the precinct identified in Table E13.1 Heritage Precincts with respect to these Performance Criteria.

**E13.6.5 Fences**

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

<p><i>precinct identified in Table E13.1: Heritage Precincts, if any.</i></p>	<p>b) <i>be consistent with the dominant fencing style in the heritage precinct; and</i></p> <p>c) <i>not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</i></p>
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Comment:

**P1.b)**

The proposal cites the importance of the front fence matching the ‘walls of the house’, whilst the Part E provisions require that front fences are ‘sympathetic to...’ the historic heritage significance of the place. It is reasonable to expect that individual components of any proposal, such as a front fence, are assessed against the pattern of development of similar and proximate components, and not simply a against broad consideration of significance. The pattern of fences in the area is one of low masonry, timber picket, or hedge similar to that already in situ. The predominant front fencing style in the area is low masonry and or timber picket fences interspersed with landscape hedging and paling fences.

**P1.c)** Therefore, the proposal high solid brick fence does not meet the performance criteria or management objectives of the precinct identified in Table E13.1 Heritage Precincts with respect to these Performance Criteria.

**E13.6.6 Roof Form and Materials**

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

Comment:

**P1.1**

As previously noted –

Street Elevation -	150%	Presentation to Street
Height -	130%	To ridge
Bulk -	240%	Volume

There are no existing buildings on the site. However, it is likely that this lot was part of the adjacent lot at 40 Marlborough Street, therefore any new house on the lot should be sympathetic to the roof form and materials of the adjacent houses.



Although the proposed house has a hipped roof, it is not sympathetic with the adjoining roofs due to its size, height and bulk being much larger, which will result in an unsympathetic out of scale presence within the precinct and streetscape.

P1.3 Therefore, the proposed roof form does not meet the Performance Criteria or management objectives of the precinct identified in Table E13.1 Heritage Precincts with respect to these 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.*

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 <i>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.</i>	P1 <i>Wall material for new buildings and structures must:</i> a) <i>be complementary to wall materials of the dominant buildings on the site or in the precinct; and</i> b) <i>not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</i>

Comment:

P1.a/b

Wall materials of existing dwellings in the immediate area are typically paint finished, either weatherboard or rendered masonry. The introduction of face brickwork into this existing palette would not be complementary to, and would therefore not be complementary to wall materials of the dominant buildings in the precinct.

The external walls are specified to be either exposed brick with raked joints or rendered brickwork with a paint finish. The painted render finish would be more sympathetic within the heritage precinct.

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

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

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 <i>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.</i>	P1 <i>The front setback for new buildings or structure must:</i> a) <i>be consistent with the setback of surrounding buildings; and</i> b) <i>be set at a distance that does not detract from the historic heritage significance of the place; and</i> c) <i>not detract from meeting the management objectives of a precinct identified in Table E13.1:</i>

	<i>Heritage Precincts, if any.</i>
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Comment:

Satisfies the performance criteria.

**E13.6.9 Outbuildings and Structures**

Comment: N/a

**E13.6.10 Access Strips and Parking**

Comment: N/a

**E13.6.11 Places of Archaeological Significance**

Comment: N/a

**E13.6.12 Tree and Vegetation Removal**

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

Comment:

The removal of the hawthorn hedge on the front boundary will have an adverse impact on the existing streetscape character. It is recommended that only he sections of the hedge be removed to allow access to the site.

**E13.6.13 Signage**

Comment: N/a

**E13.6.14 Maintenance and Repair**

Comment: N/a

**Table E13.1: Local Heritage Precincts**

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

<b>Existing Character Statement - Description and Significance</b>
<p><b>LONGFORD HERITAGE PRECINCT CHARACTER STATEMENT</b></p> <p><i>The Longford Heritage Precinct is unique because it is the core of an intact nineteenth century townscape, rich with significant structures and the atmosphere of a centre of trade and commerce for the district. Traditional commercial buildings line the main street, flanked by two large public areas containing the Christ Church grounds and the War Memorial. The street then curves gently at Heritage Corner towards Cressy, and links Longford to the surrounding rural</i></p>

*farmland, creating views to the surrounding countryside and a gateway to the World Heritage listed Woolmers and Brickendon estates. Heritage residential buildings are tucked behind the main street comprising traditional styles from the mid nineteenth century to the early twentieth century, including significant street trees, picket fences and cottage gardens. The rural township feel is complemented by a mix of businesses serving local needs, tourism and historic interpretation. Longford's heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the town.*

**Management Objectives**

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

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

Comment:

**The proposal is not consistent with a number of the performance criteria to ensure new development will not have unacceptable impacts on the heritage qualities of the streetscape and precinct.**



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

Comment:

The proposal will have an adverse effect on the streetscape in respect to the following;

Removal of the front Hawthorn hedge that is an historic character element within the streetscape.

The bulk, form and height of the roof form.

**F2.5 STANDARDS FOR DEVELOPMENT**

**F2.5.1 Setbacks**

<p><i>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.</i></p>	
<p><b>Acceptable Solutions &amp; performance criteria</b></p>	
<p><b>A1</b> The predominant front setback as identified in the design statement must be maintained for all new buildings, extensions, alterations or additions (refer Figure F2.4 &amp; F2.8).</p>	<p><b>P1</b> The front setback must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <ul style="list-style-type: none"> <li>a) the cultural heritage values of the local heritage place, its setting and the precinct;</li> <li>b) the topography of the site;</li> <li>c) the size, shape, and orientation of the lot;</li> <li>d) the setbacks of other buildings in the surrounding area;</li> <li>e) the historic cultural heritage significance of adjacent places; and</li> <li>f) the streetscape.</li> </ul>
<p><b>A2</b> New carports and garages, whether attached or detached, must be set back a minimum of 3 metres behind the line of the front wall of the house which it adjoins (refer Figure F2.3, &amp; F2.7).</p>	<p><b>P2</b> The setback of new carports and garages from the line of the front wall of the house which it adjoins must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <ul style="list-style-type: none"> <li>a) the cultural heritage values of the local heritage place, its setting and the precinct;</li> <li>b) the topography of the site;</li> <li>c) the size, shape, and orientation of the lot;</li> <li>d) the setbacks of other buildings in the surrounding area;</li> <li>e) the historic cultural heritage significance of adjacent places; and</li> <li>f) the streetscape.</li> </ul>
<p><b>A3</b> Side setback reductions must be to one boundary only, in order to maintain the appearance of the original streetscape</p>	<p><b>P3</b> Side setbacks must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <ul style="list-style-type: none"> <li>a) the cultural heritage values of the local heritage place, its setting and the precinct;</li> <li>b) the topography of the site;</li> </ul>

spacing.	<ul style="list-style-type: none"> <li>c) the size, shape, and orientation of the lot;</li> <li>d) the setbacks of other buildings in the surrounding area;</li> <li>e) the historic cultural heritage significance of adjacent places; and</li> <li>f) the streetscape.</li> </ul>
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Comment:

**The front setback complies with P1.**

**Side setbacks comply with P1.**

**The rear setback is not compatible with the rear setbacks of other buildings in the surrounding area.**

**F2.5.2 Orientation**

Objective: To ensure that new buildings, extensions, alterations and additions respect the established predominant orientation within the streetscape.	
<b>Acceptable Solutions &amp; performance criteria</b>	
<p>A1 All new buildings, extensions, alterations or additions must be orientated:</p> <ul style="list-style-type: none"> <li>a) perpendicular to the street frontage (refer Figure F2.5, F2.6, &amp; F2.8); or</li> <li>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</li> <li>c) A new building must not be on an angle to an adjoining heritage-listed building (refer Figure F2.5).</li> </ul>	<p>P1 Orientation of all new buildings, extensions, alteration or additions must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <ul style="list-style-type: none"> <li>a) the cultural heritage values of the local heritage place, its setting and the precinct;</li> <li>b) the topography of the site;</li> <li>c) the size, shape, and orientation of the lot;</li> <li>d) the setbacks of other buildings in the surrounding area;</li> <li>e) the historic cultural heritage significance of adjacent places; and</li> <li>f) the streetscape.</li> </ul>

Comment:

**Meets the Acceptable Solutions.**

**F2.5.3 Scale**

Objective: To ensure that all new buildings respect the established scale of buildings in the streetscape, adhere to a similar scale, are proportional to their lot size and allow an existing original main building form to dominate when viewed from public spaces.
<b>Acceptable Solutions (no performance criteria)</b>



A1	Single storey developments must have a maximum height from floor level to eaves of 3 metres (refer Figure F2.14).
A2	Where a second storey is proposed it must be incorporated into the roof space using dormer windows, or roof windows, or gable end windows, so as not to detract from original two storey heritage-listed buildings (refer Figure F2.13 & F2.15).
A3	Ground floor additions located in the area between the rear and front walls of the existing house must not exceed 50% of the floor area of the original main house.

Comment:

**Meets the Acceptable Solutions.**

**F2.5.4 Roof Forms**

<i>Objective: To ensure that the roof form and elements respect those of the existing main building and the streetscape.</i>	
<b>Acceptable Solutions &amp; performance criteria</b>	
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	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:
A1.2 Eaves overhang must be a maximum of 300mm excluding guttering, or match the existing building.	a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the design, period of construction and materials of the dominant building on site; c) the dominant roofing style and materials in the setting; and d) the streetscape.
A2	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).
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.
A4	Metal cowls must not be used where they will be seen from the street.

Comment:

**Meets the Acceptable Solutions.**

**F2.5.5 Plan Form**

<i>Objective: To ensure that new buildings, alterations, additions and extensions respect the setting, original plan form, shape and scale of the existing main building on the site or of adjoining heritage-listed buildings.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1.1 Alterations and additions to pre-1940 buildings must retain the original plan form of the existing main building; or	P1 Original main buildings must remain visually dominant over any additions when
A1.2 The plan form of additions must be rectilinear or consistent with the existing house design and dimensions.	



	viewed from public spaces.
A2 The plan form of new buildings must be rectilinear (refer Figure F2.9).	P2 No performance criteria

Comment:

**Meets the Acceptable Solutions**

**F2.5.6 External Walls**

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

Comment:

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

**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>	
<b>Acceptable Solutions &amp; performance criteria</b>	
<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</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</p>

<p><i>located within the central third of the front wall of the house; and</i></p> <p>A1.3 <i>Modern front doors with horizontal glazing or similar styles must not be used (refer Figure F2.21).</i></p>	<p><i>precinct;</i></p> <p>b) <i>the design, period of construction and materials of the dominant building on site; and</i></p> <p>c) <i>the streetscape.</i></p>
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Comment:

**Meets the Acceptable Solutions**

### **F2.5.8 Windows**

<p><i>Objective: To ensure that window form and details are consistent with the streetscape.</i></p>	
<p><b>Acceptable Solutions &amp; performance criteria</b></p>	
<p>A1 <i>Window heads must be a minimum of 300mm below the eaves line, or match the existing.</i></p>	
<p><b>Solid-void ratio</b></p>	
<p>A2 <i>Front façade windows must conform to the solid/void ratio (refer Figure F2.24 &amp; F2.25).</i></p>	<p>P2 <i>For commercial buildings, the solid/void ratio of front façade windows must be compatible with that of heritage-listed commercial buildings in the precinct.</i></p>
<p><b>Window sashes</b></p>	
<p>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 &amp; F2.23).</i></p>	
<p>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></p>	
<p>A5 <i>Horizontally sliding sashes must not be used.</i></p>	
<p>A6 <i>Corner windows to front facades must not be used.</i></p>	
<p><b>Window Construction Materials</b></p>	
<p>A7 <i>Clear glass must be used.</i></p>	
<p>A8 <i>Reflective and tinted glass and coatings must not be used where visible from public places.</i></p>	
<p>A9 <i>Additions to heritage-listed buildings must have timber window frames, where visible from public spaces.</i></p>	
<p>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></p>	<p>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></p>
<p>A11 <i>Glazing bars must be of a size and profile appropriate for the period of the building</i></p>	
<p>A12 <i>Stick-on aluminium glazing-bars must not be used</i></p>	
<p>A13 <i>All windows in brick or masonry buildings must have projecting brick or stone sills, or match the existing.</i></p>	
<p><b>French Doors, Bay Windows and Glass Panelling</b></p>	
<p>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></p>	
<p>A15 <i>Where two bay windows are required, they must be symmetrically placed.</i></p>	



- A16 Large areas of glass panelling must:
- Be divided by large vertical mullions to suggest a vertical orientation; and
  - Be necessary to enhance the utility of the property or protect the historic fabric; and
  - Not detract from the historic values of the original building.

Comment:

**Meets the Acceptable Solutions**

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

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

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

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

A1.2 Roof coverings must be:

- corrugated iron sheeting in grey tones, brown tones, dark red, or galvanized iron
- or
- slate or modern equivalents, shingle and low-profile tiles, where compatible with the style and period of the main building on the site and the setting. Tile colours must be:
    - dark gray; or
    - light grey; or
    - brown tones; or
    - dark red;
- or
- traditional metal tray tiles where compatible with the style and period of the main building on the site.
  - for additions, alterations and extensions, match that of the existing building.

A2 Must not be klip-lock steel deck and similar high rib tray sheeting.

Comment:

**Meets the Acceptable Solutions**

### **F2.5.10 Roof Plumbing**

Objective: To ensure that roof plumbing and fittings are compatible with the streetscape.

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

A1.1 Gutters must be OG, D mould, or Half Round profiles (refer Figure F2.26), or match the existing guttering; and

A1.2 Downpipes must be zincalume natural, colorbond round, or PVC round painted.

A2 Downpipes must not be square-line gutter profile or rectangular downpipes (refer Figure F2.27), or match the existing downpipes.

Comment:

**Meets the Acceptable Solutions.**

### **F2.5.11 Verandahs**

Objective: To ensure that traditional forms of sun and weather protection are used, consistent with the streetscape.

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

##### **Original Verandahs**

A1 Original verandahs must be retained.



<b>Replacement of Missing Verandahs</b>	
A2.1 The replacement of a missing verandah must be consistent with the form and detail of the original verandah; or	P2 Verandahs must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to: a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the design, period of construction and materials of the dominant building on site; and c) the streetscape.
A2.2 If details of the original verandah are not available:	
a) The verandah roof must join the wall line below the eaves line of the building (refer Figure F2.19); and b) Verandah posts and roof profile must be consistent with that in use by the surrounding buildings of a similar period.	
<b>New Verandahs</b>	
A3 A new verandah, where one has not previously existed, must be consistent with the design and period of construction of the dominant existing building on the site or, for vacant sites, those of the dominant design and period within the precinct.	

Comment:

**Meets the Performance Criteria**

#### **F2.5.12 Architectural Details**

<i>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.</i>	
<b>Acceptable Solutions (no performance criteria)</b>	
<b>Original Detailing</b>	
A1 Original details and ornaments, such as architraves, fascia's and mouldings, are an essential part of the building's character and must not be removed beyond the extent of any alteration, addition or extension.	
<b>Non-original Detailing</b>	
A2.1 Non-original elements must be consistent with the original architectural style of the dominant existing building on the site or, for vacant sites, be consistent with the existing streetscape; and A2.1 Non-original elements must not detract from or dominate the original qualities of the building, nor should they suggest a past use which is not historically accurate.	

Comment:

**Meets the Performance Criteria**

#### **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>	
<b>Acceptable Solutions &amp; performance criteria</b>	
A1 The roof form of outbuildings must, if visible from the street, be in the form of hip or gable, with a maximum span of 6.5m and a pitch between 22.5 – 40 degrees.	P1 The roof form of outbuildings, if visible from the street, must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to: a) the cultural heritage values of the

	<p>local heritage place, its setting and the precinct;</p> <p>b) the design, period of construction and materials of the dominant building on site;</p> <p>c) the dominant roofing style and materials in the setting; and</p> <p>d) the streetscape.</p>
A2	Outbuildings must be designed, in both scale and appearance, to be subservient to the primary buildings on the site.
A3	Outbuildings must not be located in front of existing heritage-listed buildings, and must be setback a minimum of 3 metres behind the line of the front wall of the house that is set furthest back from the street (refer Figure F2.1 & F2.3).
A4	Any garage, including those conjoined to the main building, must be designed in the form of an outbuilding, with an independent roof form.
A5	Those parts of Outbuildings visible from the street must be consistent, in both materials and style, with those of any existing heritage-listed building on-site.
A6	Where visible from the street, the eaves height of outbuildings must not exceed 3m and the roof form and pitch must be the same as that of the main house.

Comment:

**No outbuildings form part of this proposal.**

**F2.5.14 Conservatories**

Comment: N/A

**F2.5.15 Fences and Gates**

<p><i>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.</i></p>	
<p><b>Acceptable Solutions &amp; performance criteria</b></p>	
<p>A1.1 Replacement of front fence must be in the same design, materials and scale; or</p> <p>A1.2</p> <p>a) Front fence must be a timber vertical picket, masonry to match the house, heritage style woven wire, galvanized tubular fencing, other than looped, or iron palisade fence with a maximum height of 1500mm.</p> <p>b) Side and rear fences must be vertical timber palings to a maximum height of 1800mm.</p>	<p>P1 Fences must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <p>a) the cultural heritage values of the local heritage place, its setting and the precinct;</p> <p>b) the architectural style of the dominant building on the site;</p> <p>c) the dominant fencing style in the setting; and</p> <p>d) the original or previous fences on the site.</p>
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:

The predominant front fencing styles in the area are low masonry and or timber picket fences interspersed with landscape hedging and paling fences.

**F2.5.16 Paint Colours**

<i>Objective: To ensure that new colour schemes maintain a sense of harmony with the street or area in which they are located.</i>	
<b>Acceptable Solutions &amp; performance criteria</b>	
A1.1 <i>Colour schemes must be drawn from heritage-listed buildings within the precinct; or</i>	P1 <i>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.</i>
A1.2 <i>Colour schemes must be drawn from the following:</i>	
a) <i>Walls – Off white, creams, beige, tans, fawn and ochre.</i>	
b) <i>Window &amp; Door frames – white, off white, Indian red, light browns, tans, olive green and deep Brunswick green.</i>	
c) <i>Fascia &amp; Barge Boards - white, off white Indian red, light browns, tans, olive green and deep Brunswick green</i>	
d) <i>Roof &amp; Gutters – deep Indian red, light and dark grey.</i>	
A2 <i>There must be a contrast between the wall colour and trim colours.</i>	
A3 <i>Previously unpainted brickwork must not be painted, except in the case of post-1960 buildings.</i>	

Comment:

Meets the Acceptable Solutions, but a condition is required.

**F2.5.17 Lighting**

<i>Objective: To ensure that modern domestic equipment and wiring do not intrude on the character of the streetscape</i>
<b>Acceptable Solutions (no performance criteria)</b>
A1 <i>Wiring or conduit to new lighting is not located on the front face of a building.</i>

Comment:

Meets the Acceptable Solutions, but a condition is required.

**F2.5.18 Maintenance and Repair**

Comment: N/A

**F2.6 USE STANDARDS**

**F2.6.1 Alternative Use of heritage buildings**

Comment: N/a



1-459

ATTACHMENT C

To: General Manager

Northern Midlands Council

13 Smith Street Longford

(PO Box 156 Longford 7301)

NORTHERN MIDLANDS COUNCIL					
Location					
File No.					
Property					
Attachments					
REC'D 20 AUG 2019					
GM			MYR		
P&DM			CHR		
CSM			PLAN		
E&DM			BLD		
WM			HLV		
HR					

## Representations

From the Owners of 40 Marlborough St Longford with respect to:

Application for use/develop land at 42 Marlborough St Longford

Ref: PLN-19-0131

Julie and Gary Swinton

40 Marlborough St Longford

Email: [garyswinton51@gmail.com](mailto:garyswinton51@gmail.com)

Tel: 0481-764-708

**Submissions to Council in respect of Application for Permit**

**Reference: PLN-19-0131**

**Site: 42 Marlborough Street, Longford**

These submissions are made by the owners of 40 Marlborough Street Longford.

Please note that the owners of 44 Marlborough Street Longford are currently overseas. They are uncontactable until their due return on 31 August 2019. In our view they will be significantly impacted by the Proposed Plan; and in view of the inaccuracy of the Elevation drawings (see below), we request that the Application be resubmitted with relevant amendments, to allow sufficient time for the adjoining owners to make any submissions.

- The Elevation drawings for the West and South are not in accordance with the amended plans. They do not illustrate the amended roofline at the rear of the dwelling; and do not provide accurate depiction of the outline of the building.

**In general:**

The planned development is not in keeping with the historic and heritage tradition of Marlborough Street Longford; and is not sympathetic to the nature, siting and size of neighbouring properties. The development is in the Heritage Precinct.

1. The Proposal is not in keeping with the desired historic and heritage streetscape for which the town is known.
2. The Proposal is not in keeping with the style or size of housing in the near vicinity.
3. The house will overbear the adjoining properties dominating their airspace and allowing no landscape view beyond it.

The Plan breaches Planning Directive 4.1 Standards, 10.4.2 and P3 (reference Attachment A) in that the "siting and scale of the dwelling" does cause:

(a) "unreasonable loss of amenity by:

(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and"

does not to provide

(b) "separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.

**1. The streetscape:**

- a) The Proposed Plan is for a modern brick home, occupying a large proportion of the block both in depth to the rear of the block and width, in keeping with a new development area. It is not a style compatible with its neighbours.
- b) The statements made at F2.5.7 of the Plan give the impression that there is little or no heritage interest in the style of neighbouring buildings. We take issue with the statements made viz:

"(e) There are no adjacent places of significance

(f) The streetscape in the vicinity is a mix of early 1900's cottages however the predominant feature is 1950's and 2000 onwards cottages with 20-23 degree roof pitches."

- c) The Proposed dwelling in Marlborough Street is situate between High Street and Pultney Street, which encompasses dwellings at Nos 40 to 58 inclusive. The houses are of a smaller size and profile, not occupying almost the entire width of the block as in the current proposal. See photos in **Attachment B** (Panorama street views of Nos 40 - 58).
- d) The majority of these houses are not predominantly 1950's and 2000 onwards cottages with 20-23 degree roof pitches."
- e) There are nine (9) existing dwellings. Of these:
- i. Four (4) cottages are permanently registered on the Tasmanian Heritage Register, Nos. 50, 52, 54 and 58 Marlborough Street.
  - ii. Two (2) Nos. 40 (built 1880), and 48 (built 1850s) are mid – late Victorian.
  - iii. Three (3) were built prior to or in the 1950s but present in a sympathetic Victorian or Federation style.

## 2. The style and size:

- a) The proposal is for a large house to be built on a relatively small block of land. The house has a floor area of 32.23 squares\* (299.43m<sup>2</sup>) with additional 5.247 squares for porches/decks (48.75m<sup>2</sup>). It occupies the vast majority of the block from the point of setback to the rear boundary; and from each side boundary, allowing virtually no backyard.
- b) Given the predominance of the proposed dwelling in relation to the land size and the high roofline, the building overbears and significantly visually impacts its neighbours.
- c) The neighbouring houses are built in similar styles, are relatively small to the size of the block and have sizeable yards, with smaller outbuildings. The rooflines do not impinge on the intermediate space and allow an open view from the backyards into the distance.
- d) As to the South Elevation (relevant to No. 40), please see **Attachment C** for a current view of the intermediate space from our backyard. Most of that spaciousness, airiness and view will be obliterated by the proposed dwelling.

## 3. Overbearing Roofline:

**Attachment D** provides the workings for the calculations below.

The North Elevation, relevant to No. 40 Marlborough Street indicates:

- a) the exterior wall of the family room is 2.7ms in height, at 4.688ms from the rear boundary fence (see Site Plan)
- b) The first rise of roof pitch being the lower roofline (right hand side of the North Elevation), occurs at that point (see also Site Plan); and reaches its apex of 4.975ms above natural ground at a point 8.967ms from the rear boundary
- c) The second rise in roof pitch seen on the diagram concerns the main (higher) roofline. The rise commences from wall height at the 8.967ms point and visually intersects the profile of the lower roof at its height of 4.975ms at a point 13.25ms from the rear boundary.
- d) It rises from this intersection point to its apex of 7.3ms (see South Elevation), which occurs at about 17.43ms from the rear boundary

**Note: \* 1 square = 9.290304 m<sup>2</sup>**



**Summary**

A 32 square house with additional porches/decks and high rooflines is not suitable for a 611sq.ms block in its current situation. It is of a style and size suitable to a new housing development, not to its proposed location.

It is unlike any other house in the block. It is not in a comparable or compatible heritage style.

It is the only house in the block with such overbearing proportions.

It effectively obliterates the views and the rural spaciousness available to No. 40 (which is a major factor for us in purchasing the property).

Additionally (and noting that we are not instructed to make representations on behalf of the owners of No. 44) but bearing in mind that they are absent overseas):

We anticipate that there would be severe impacts on the dwelling at No. 44, given that:

- its living areas are forward on the block; and face the Southern Elevation, with the roofline at its peak of 7.3ms. The dwelling will suffer from being overshadowed and losing both heat and sunlight to its main living areas.
- The extensive backyard garden will suffer similarly.

Dated 19 August 2019



Julie Swinton



Gary Swinton

Owners of No. 40 Marlborough Street Longford

**Attachment A**

Planning Directive No. 4.1

Standards for Residential Development in the General Residential Zone

10.4.2 Setbacks and building envelope for all dwellings

Objective: To control the siting and scale of dwellings to:

- (a) provide reasonably consistent separation between dwellings on adjacent sites and a dwelling and its frontage; and
- (b) ...
- (c) provide consistency in the apparent scale, bulk, massing and proportion of dwellings; and
- (d) provide separation between dwellings on adjacent sites to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.

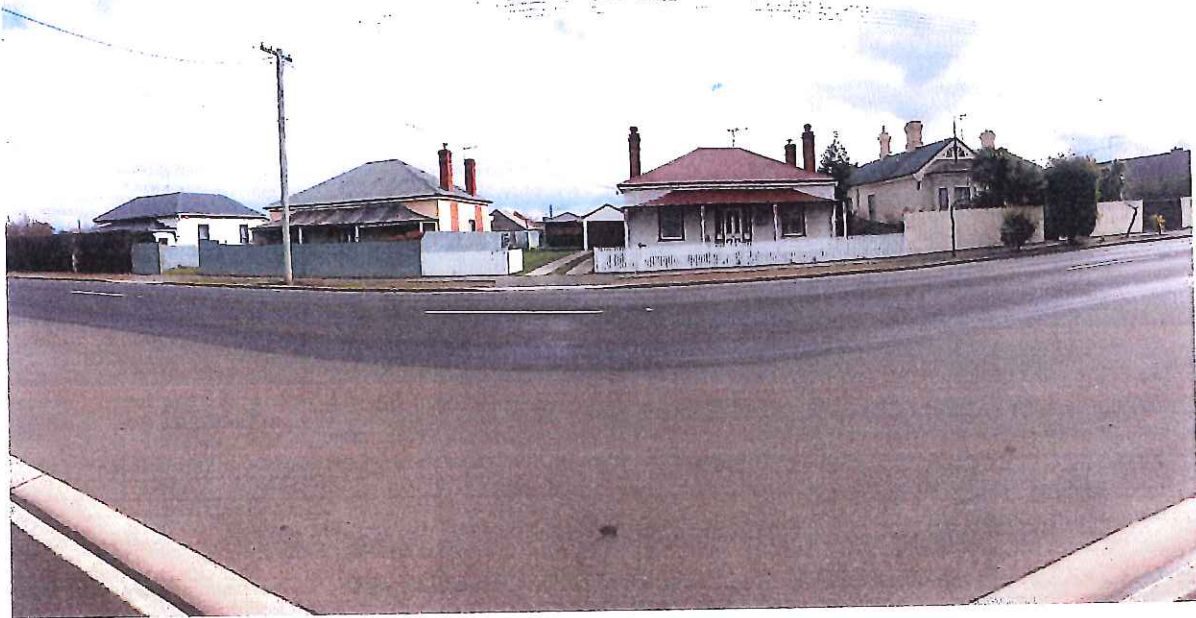
P3 The siting and scale of a dwelling must:

(a) not cause unreasonable loss of amenity by:

- (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or (ii) overshadowing the private open space of a dwelling on an adjoining lot; or
- (iii) overshadowing of an adjoining vacant lot; or
- (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and

(b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.

**Attachment B**



Panorama view, from the right hand side to the left hand side of Nos. 52, 54, 56 and 58 Marlborough St.



Panorama view from the right hand side to the left hand side of Nos. 40, 44, 46 and 50 Marlborough St.

**Attachment B**



**Attachment C**

**View from the backyard of 40 Marlborough Street, facing South.**

The Proposal Plan is for a dwelling on the adjoining block, to the south.

The backyards of dwellings to the south contain large areas of open space and gardens, with small outbuildings; and no dwellings dominating the landscape. On most days (not necessarily in winter), there are panoramic views of the Western Tiers, at a distance.

The views of the Western Tiers, the open space and the bucolic nature of the scenery are most valued by us. They would at least be partially preserved by a smaller dwelling at No. 42.

Marked in red are the points on the boundary fence at which the proposed dwelling will rise.



**Attachment D**

Calculation of Roofline elevations from a horizontal plane: The calculations are depicted in attachments E and F.

**The Lower Roof**

- a) The first rise of roof pitch, the lower roofline, occurs at **4.688ms** from the rear boundary fence (see site plan).
- b) At that point the exterior wall of the family room is at 2.7 ms measured from floor level to ceiling.
- c) The roof then rises at 28° above the Family Room and Bed 3 to its peak, a point in line with the stacker door of the alfresco area (best seen on the Floor Plan). That peak occurs at approximately **8.967ms** from the rear boundary (3.267ms + 5.7ms); the gradient having commenced 4.688ms from the rear boundary.
- d) The 28° rise occurs over a distance of 4.279ms (8.967ms – 4.688ms). Using **Tangent 28° = 0.531709** produces a vertical roof rise of 2.275ms above the 2.7ms wall height (total **4.975ms** above natural ground at 8.967ms from the rear boundary).

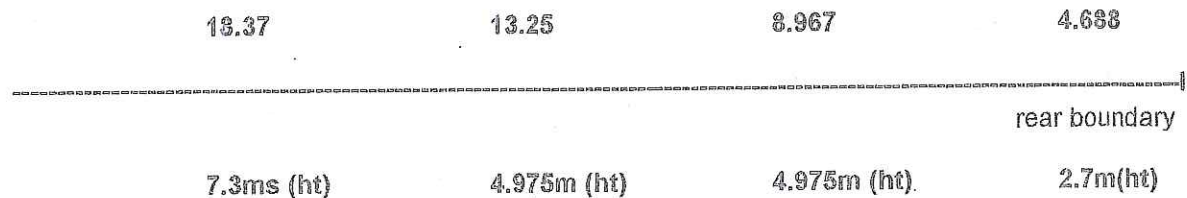
**The Main Roof**

The Floor Plan indicates a setback of 3.267ms from the rear boundary to an alfresco area with opening vergola of 5.7ms (total **8.967ms**).

- a) The main roofline commences at that point from a height of 2.7ms, at a pitch of 28°. It rises to a height of 7.3ms above natural ground (see South Elevation diagram).
- b) The roof rise occurs from approx. ceiling height, giving a vertical rise of 4.5ms (7.3ms – 2.8ms, allowing a minor increase for the measure being from natural ground level).
- c) Using **Tangent 28° = 0.531709**, the rise to the apex will occur over a horizontal length of **9.4ms**.
- d) The apex of the main roof is thereby reached at **18.37ms** (9.4ms + 8.967ms) from the rear boundary.

**Visual Intersection of the 2 rooflines**

This occurs when the roof pitch of the main roof visually intersects the height of the lower roofline (2.275ms above ceiling height). Using **Tangent 28° = 0.531709**, the intersection point is 4.28ms from the rear wall bordering the alfresco area, **13.25ms** from the rear boundary (4.28ms+ 8.967ms)





## Attachment E

## View from the backyard of 40 Marlborough Street, facing South (2 photos).

Marked in red are the points on the boundary fence at which the proposed dwelling will rise. All depictions are in accordance with the calculations made in Attachment D. *The marked heights are not to scale.*

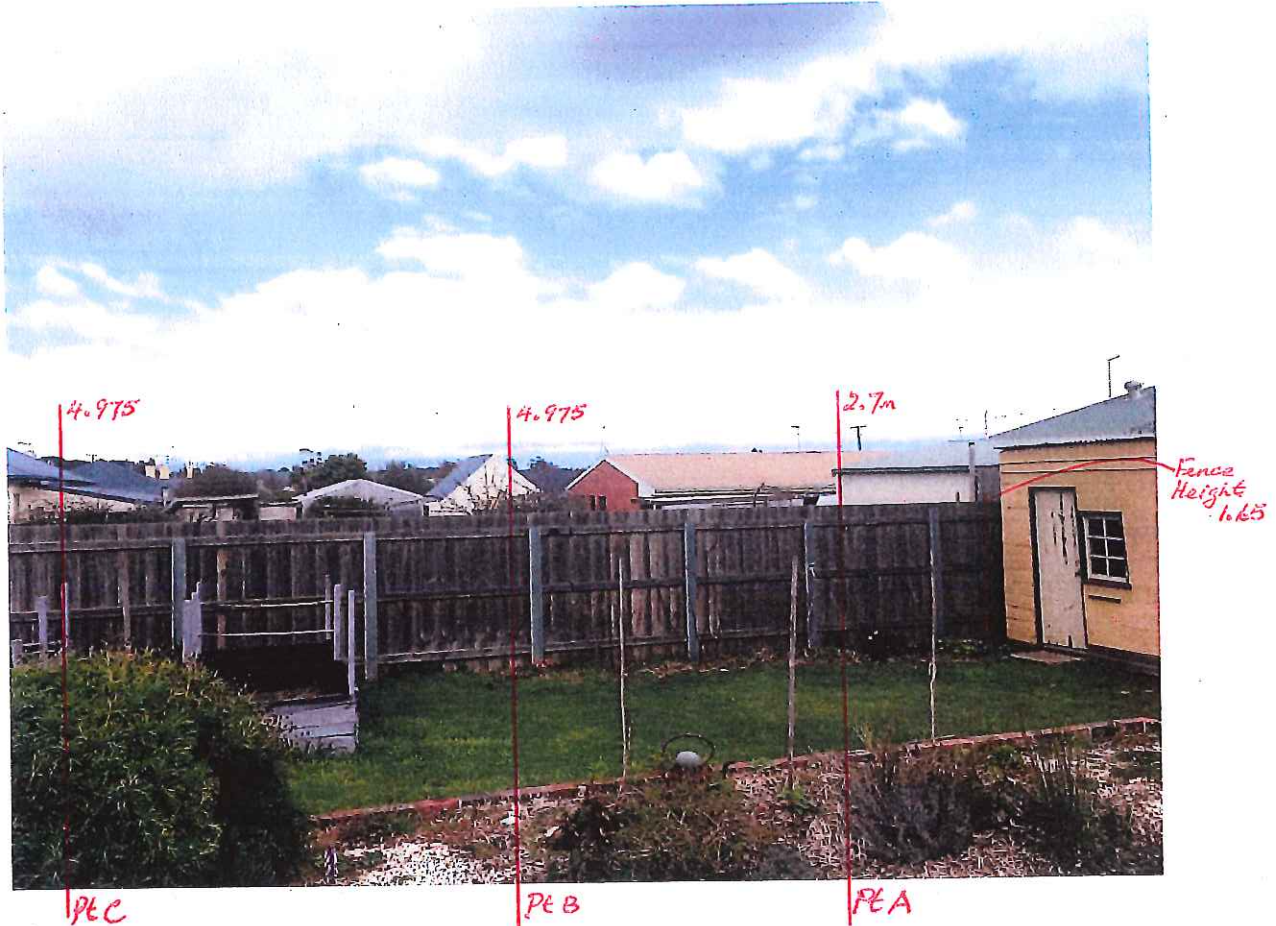


Photo 1

Fence height is approximately 1.65ms in height above Natural Ground, with small variations to 1.77ms.

Point A is marked at 4.688ms from the rear boundary. The rear wall of the Proposed Dwelling is set at 2.7ms vertically at that point, from floor level to ceiling. Point A is also the commencement of the lower roofline, which rises to Point B from a 28° angle.

Point B is marked at 8.967ms from the rear boundary, at the proposed apex of the lower roofline. At that point the roofline is 4.975ms in height, approximately 3 times the height of the fence.

Point B is also the point from which the main roofline ascends at 28°. It rises from a height of 2.7ms reaching its apex of 7.3ms.

Point C is where the two rooflines visually intersect. It is marked at 13.25ms from the rear boundary.



Point D occurs at 18.37ms from the rear boundary (Photo 2), where the main roofline reaches its apex at 7.3ms

Photo 2



AMENDED

23/7

**[GBRF]**  
 ROOF TRUSSING (GREATER THAN 5 DEGREES)  
 CUSTOM ORD OR SHIRUK APPROVED SHEET ROOFING  
 COLOUR/COLOUR TO SELECTION, OVER ROOF  
 BATTERS TO AS1 699-21 AND APPROVED  
 ROOF TRUSSES INSTALLED STRICTLY IN ACCORDANCE  
 WITH MANUFACTURERS RECOMMENDATIONS.  
 ALL TRUSS DETAILS TO BE ADHERED TO.  
 SILVERE ROOF PITCH TO BE DISTRIBUTED TO  
 ALL TRUSS LOADS ARE TO BE DISTRIBUTED TO  
 PERMEEER WALLS ONLY.

**[AGE]**  
 SELECTED AUSTRAL FIRED CLAY FACE BRICKS  
 RANED JOINTS, STRICHES BOND  
 ANTI-CORROSION JOINTS AS SHOWN ON  
 ENGINEERS DRAWINGS  
 OR AUSTRAL BENDER LOCK  
 WITH 10% OVERLAP  
 JOINTS TO CONTAIN  
 STEEL INTRERS TO ENGINEERS DETAILS

**[WDS]**  
 WINDOWING & DOORS  
 SELECTED ALUMINIUM FRAMED WINDOWS & DOORS  
 SELECTED MITF SEALS & TRIMS  
 RECALL TO MANUFACTURERS SPECIFICATIONS  
 & ASSDLY. GLAZING TO BCA PART 3.6.2, 3.6.3, 3.6.5  
 VENTILATION TO BCA 3.6.5

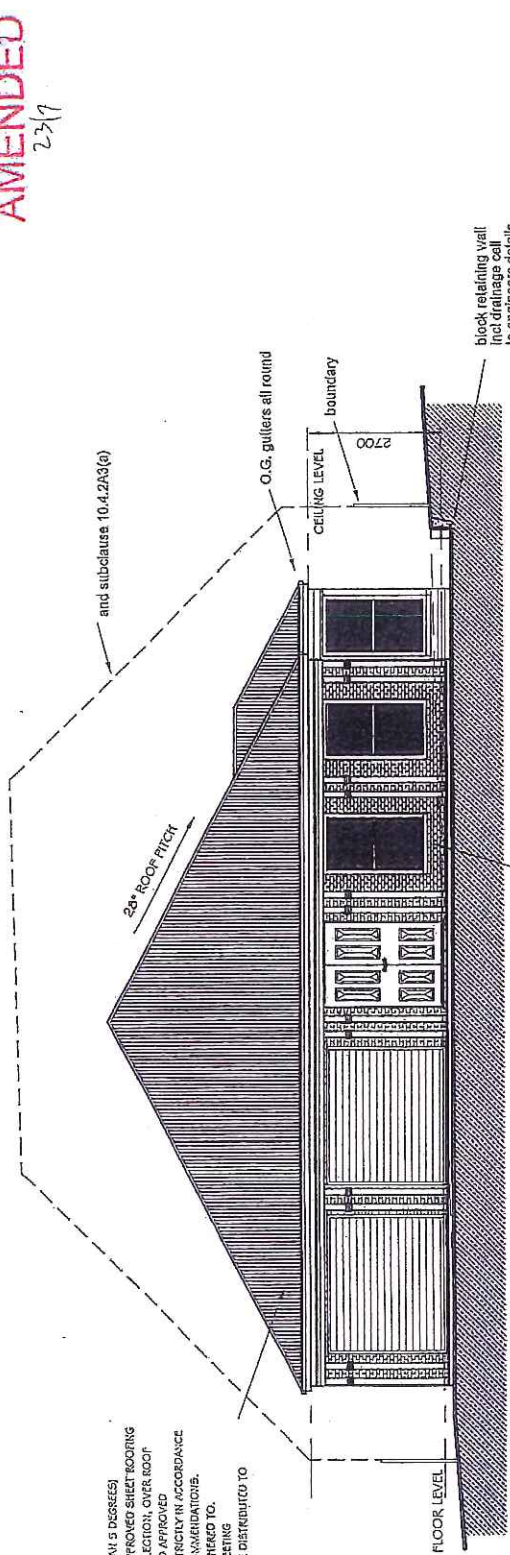
DATE: 11/07/19  
 1  
 2  
 3  
 4

PROPOSED DWELLING  
 LOT: 2, No. 42  
 MARLBOROUGH STREET  
 LONGFORD

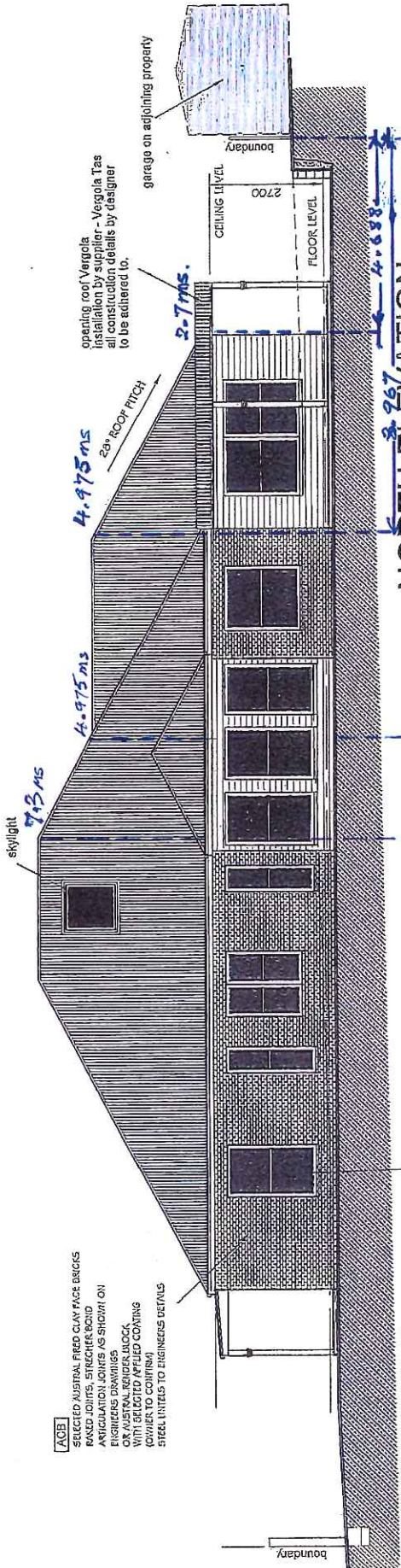
div. no.	0501	Ver 01	04
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**URBAN DESIGN SOLUTIONS**  
 Juno Van Zeller Architect  
 Launceston Office Phone (08) 83 344 089  
 PO BOX 7847 Launceston 7250  
 Email: admin@urban.com.au  
 WWW.URBANDESIGN.COM.AU

EXHIBITED



**EAST ELEVATION**  
 SCALE: 1:100



**NORTH ELEVATION**  
 SCALE: 1:100

**ELEVATIONS**  
 SCALE: 1:100



NORTHERN MIDLANDS COUNCIL			
Location			
File No.			
Property			
Attachments			
REC'D 2 SEP 2019			
GM	A	MYE	A
P&DM		CBS	
CSM		PLAN	
E&DM		BLD	
WM		PLT	
HR			

D.G. Cooper  
44 Marlborough Street  
Longford, TAS 7301

To: General Manager  
Northern Midlands Council  
13 Smith Street, Longford  
2<sup>nd</sup> September 2019

Dear Sir,

Application for Development at 42 Marlborough Street, Longford Ref: PLN-19-0131

My wife and I returned recently from a 4 week holiday to find that the above application had been lodged in our absence. I am advised by your staff that we now have no right to make representation on the matter. I am grateful to Mr Gary Swinton who has noted the impact on our property in his representation. I fully support his comments regarding the size, location and suitability of the proposed dwelling, having regard to the character of the neighbourhood.

Although not a formal representation, I would like to make a few comments on the impact of the proposed dwelling on our enjoyment of our own property. Although I have not had the opportunity to see the full drawings I make the following observations:

1. The separation of the proposed house from our own cottage is barely 3 metres and the roof height of over 7 metres means that a normally seated person in much of our living area will be unable to see the sky.
2. The north side of our house has large windows and we have enjoyed all day sun (when available). This has added greatly to our enjoyment of the property. This has also had the effect of considerably reduced heating costs on sunny days. I am concerned that the proposed dwelling will overshadow our house and adversely effect both of these factors.
3. I note that Mr Swinton points out that the drawings submitted are incorrect in their depiction of the roof profile, a matter of some concern to us. I suggest that the most appropriate course of action would be to have the drawings corrected and re-submitted so that we may have an opportunity to examine them properly and make representations if we deem it necessary.

I would appreciate it if my concerns could be made known to the councillors when it comes to assessing this development proposal.

Yours faithfully



David G. Cooper