

PLAN 2

PLANNING APPLICATION PLN-19-0164

ROAD RESERVE OUTSIDE OF 8, HIGH ST, EVANDALE

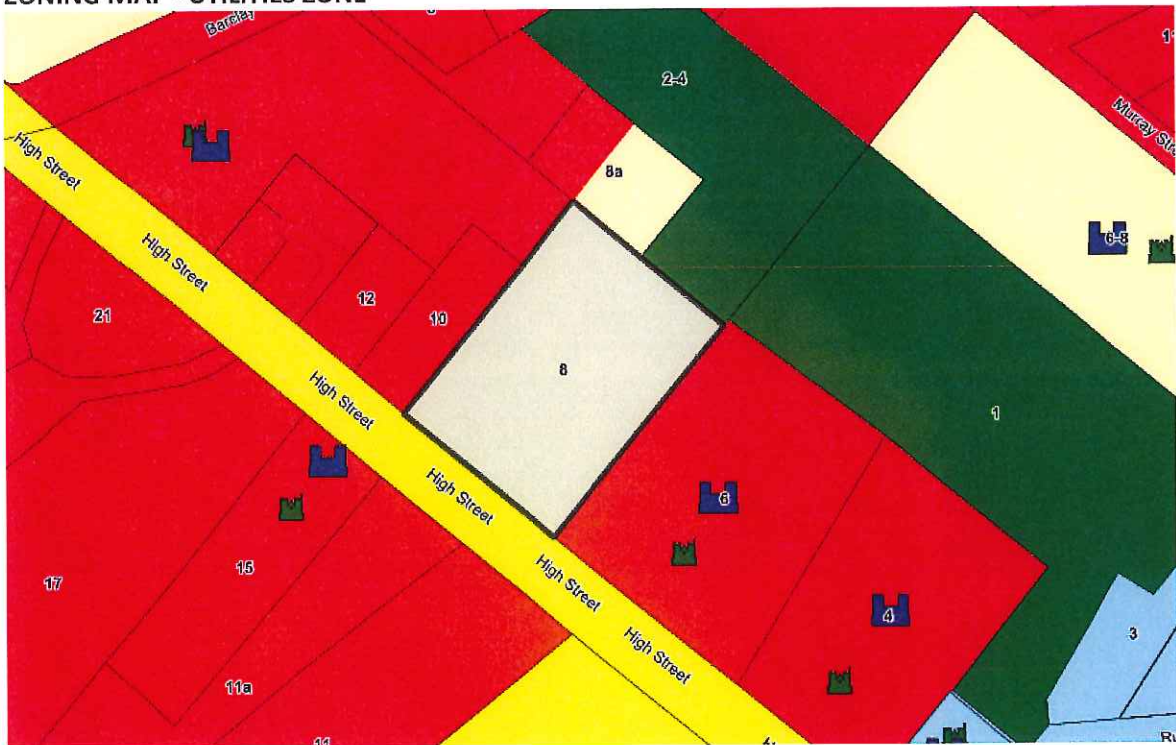
ATTACHMENTS

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

AERIAL PHOTOGRAPH & SERVICES MAP for ROAD RESERVE OUTSIDE OF 8, HIGH ST, EVANDALE



ZONING MAP - UTILITIES ZONE



EXHIBITED

1-440
PLANNING APPLICATION
Proposal

Description of proposal: FOUR BANNER POLES

.....
.....
.....

(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: ROAD RESERVATION OUTSIDE B HIGH
STREET, EVANDALE

CT no: N/A

Estimated cost of project \$ 2000 (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? YES - BANNERS
(if yes, provide details)

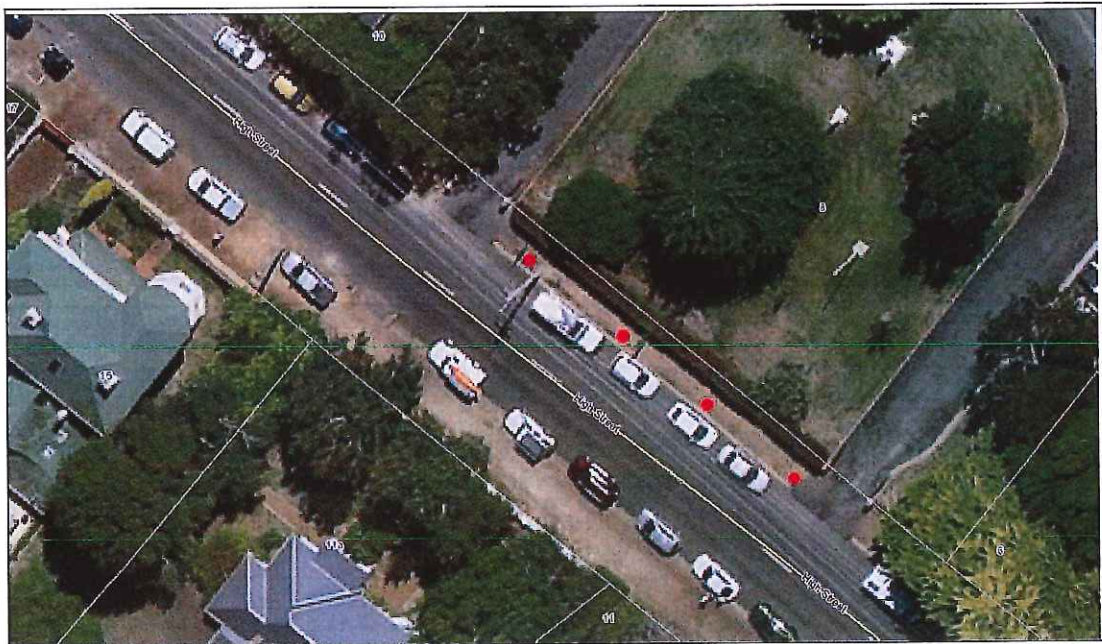
Planning Department
Northern Midlands Council
PO Box 156
LONGFORD TAS 7301

10 August 2019

Dear Sir/madam,

RE: Planning Application, Banner Poles, High Street, Outside no. 8 High Street, Evandale

This letter is prepared in support of a proposal for Northern Midlands Council for the erection of four banner poles within the High Street road reservation, just outside 8 High Street, Evandale.



^ Location of Banner Poles outside 8 High Street, Evandale

The proposal is to erect four banner poles of 5.5m height with ability for two 2.4m x 0.4m banner on each pole. Banners will be put on the poles for seasons e.g. Christmas and easter, festivals and special events. The poles will be spaces approximately 9 metres apart.

The subject land is zoned Utilities within the *Northern Midlands Interim Planning Scheme 2013* (the Scheme) and is subject to the Heritage Precincts Overlay.

The relevant Planning Scheme definition is:

<i>Minor utility</i>	<i>means use of land for utilities for local distribution or reticulation of services and associated infrastructure such as a footpath, cycle path, stormwater channel, water pipes, retarding basin, telecommunication lines or electricity substation and power lines up to but not exceeding 110Kv.</i>
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Minor Utilities are exempt from requiring planning approval under 6.2.2 of the Scheme except where a Code applies or more than two poles. In this instance the Heritage Precinct location triggers a discretion.

UTILITIES ZONE	
ZONE PURPOSE	
<i>28.1.1 Zone Purpose Statements</i>	
<i>28.1.1.1</i>	<i>To provide land for major utilities installations and corridors.</i>
<i>28.1.1.2</i>	<i>To provide for other compatible uses where they do not adversely impact on the utility.</i>
Assessment: The proposal meets the zone purpose. It is relatively small, light weight structures and will not unreasonably impact traffic flows on High Street, or other utilities in the road reserve.	

LOCAL AREA OBJECTIVES	
<i>There are no desired local area objectives.</i>	
Assessment: The proposal meets the local area objectives.	

USE & DEVELOPMENT STANDARDS	
28.2	Use Table
No Permit Required	
Use Class	Qualification
Utilities	If for minor utilities

<i>minor utilities</i>	<i>means use of land for utilities for local distribution or reticulation of services and associated infrastructure such as a footpath, cycle path, stormwater channel, water pipes, retarding basin, telecommunication lines or electricity substation and power lines up to but not exceeding 110Kv.</i>
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28.3 Use Standards

28.3.1 Capacity of existing utilities

Objective: To ensure that uses do not compromise the capacity of utility services.	
Acceptable Solutions	Performance Criteria
A1 If for permitted or no permit required uses.	<p>P1— The proposal must not unreasonably compromise or reduce the operational efficiency of the utility having regard to:</p> <ul style="list-style-type: none"> a) existing land use practices; and b) the location of the use in relation to the utility; and c) any required buffers or setbacks; and d) the management of access.

Comment: The proposal is classed as a no permit required use and complies with the Acceptable Solution.

28.4 Development Standards

28.4.1 Building Design and Siting

Objective: To ensure that the siting and design of development:	
<ul style="list-style-type: none"> a) considers the impacts to adjoining lots; and b) furthers the local area objectives and desired future character statements for the area, if any. 	
Acceptable Solutions	Performance Criteria
<p>A1 Height must not exceed:</p> <ul style="list-style-type: none"> a) 10m; or b) 15 m for ancillary antenna and masts for communication devices. 	<p>P1.1— Height must:</p> <ul style="list-style-type: none"> a) minimise the visual impact having regard to: <ul style="list-style-type: none"> i) prevailing character of the landscape or urban pattern of the surrounding area; and ii) form and materials; and iii) the contours or slope of the land; and iv) existing screening or the ability to implement/establish screening through works or landscaping; v) the functional requirements of the proposed development or use; and b) protect the amenity of residential uses in the area from unreasonable impacts having regard to: <ul style="list-style-type: none"> i) the surrounding pattern of development; and ii) the existing degree of overlooking and overshadowing; and iii) methods to reduce visual impact; or <p>P1.2 Where development is unavoidably prominent in the landscape, it must provide a significant community benefit.</p>
<p>A2— Buildings must be set back from all boundaries a minimum distance</p>	<p>P2— Building setbacks must:</p> <ul style="list-style-type: none"> a) complement existing building setbacks in the immediate area; and b) minimise adverse impacts on adjoining land uses having

of 3m.	regard to: i) the form of the building; and ii) the contours or slope of the land; and iii) methods to reduce visual impact; and c) protect the amenity of adjoining residential uses from unreasonable impacts of overshadowing and overlooking having regard to: i) the surrounding pattern of development; and ii) the existing degree of overlooking and overshadowing; and iii) methods to reduce overlooking and overshadowing.
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Comment:

A1 - The proposal complies with the Acceptable Solution, the height above natural ground level is 5.5m.

A2 – Not applicable. The proposal is not a building.

E4 Road and Railway Assets Code – Applicable. No changes to vehicle access, driveway and car parking is proposed. There is no car parking requirement for Minor Utilities in accordance with Table E6.1. The proposal complies with all applicable acceptable solutions.

**Assessment against E13
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 not heritage listed.

The banner poles will not be permanent fixtures and only be erected for special events. The vertical style banner is appropriate style for a heritage precinct and will not have any unacceptable impact on the streetscape.

E13.5 USE STANDARDS

E13.5.1 Alternative Use of heritage buildings

Comment: N/a

E13.6 DEVELOPMENT STANDARDS

E13.6.1 Demolition

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

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: N/a

E13.6.2 Subdivision and development density

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
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.	P1 The site coverage must: 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. The proposal is considered to comply with the performance criteria. The proposed banner poles will make a positive contribution to the character of the streetscape.

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
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.	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 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 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.

Comment: Not applicable.

E13.6.5 Fences

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	P1 Roof form and materials for new buildings and structures must:

acceptable development criteria for roof form and materials within a precinct identified in Table E13.1: Heritage Precincts, if any.	<p>a) be sympathetic to the historic heritage significance, design and period of construction of the dominant existing buildings on the site; and</p> <p>b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>
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Comment: N/a

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

Comment: N/a

E13.6.8 Siting of Buildings and Structures

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

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

Comment: 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: <p>a) set back an equal or greater distance from the principal frontage than the principal buildings on the site; and</p>	<p>P1 New outbuildings and structures must be designed and located ;</p> <p>a) to be subservient to the primary buildings on the site; and</p> <p>b) to not detract from meeting the</p>

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

Comment: N/a

E13.6.11 Places of Archaeological Significance

Comment: N/a

E13.6.12 Tree and Vegetation Removal

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

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

Comment: N/a

E13.6.13 Signage

<p><i>Objective</i></p> <p>To ensure that signage is appropriate to conserve the historic heritage significance of local heritage places and precincts.</p>	
Acceptable Solutions	Performance Criteria

<p>A1 <i>Must be a sign identifying the number, use, heritage significance, name or occupation of the owners of the property not greater than 0.2m².</i></p>	<p>P1 <i>New signs must be of a size and location to ensure that:</i></p> <ul style="list-style-type: none"> a) <i>period details, windows, doors and other architectural details are not covered or removed; and</i> b) <i>heritage fabric is not removed or destroyed through attaching signage; and</i> c) <i>the signage does not detract from the setting of a heritage place or does not unreasonably impact on the view of the place from public viewpoints; and</i> d) <i>signage does not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</i>
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Comment: Satisfies the performance criteria.

E13.6.14 Maintenance and Repair

Comment: N/a

**Assessment against E15
Signs Code**

E15.5.2 Heritage Precincts

<p>Objective</p> <p><i>To ensure that the design and siting of signs complement or enhance the streetscape of Heritage Precincts.</i></p>	
<p>Above Awning Sign</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1 <i>No acceptable solution</i></p>	<p>P1 <i>If within the Heritage Precincts Specific Area Plan, shall be consistent with the Character Statements.</i></p>

Comment: Satisfies the performance criteria.

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

F2.1 Purpose of Specific Area Plan

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

F2.2 Application of Specific Area Plan

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

F2.2.2 *The following development is exempt from this Specific Area Plan:*

- a) *works required to comply with an Emergency Order issued under section 162 of the Building Act 2000;*
- b) *electricity, optic fibre and telecommunications cables, and water, sewerage, drainage connections and gas lines to individual buildings;*
- c) *maintenance and repairs that do not involve removal, replacement or concealment of any external building fabric;*
- d) *repainting of an exterior surface that has been previously painted, in a colour similar to that existing;*
- e) *the planting, clearing or modification of vegetation for safety reasons where the work is required for the removal of dead wood, or treatment of disease, or required to remove unacceptable risk to the public or private safety, or where vegetation is causing or threatening to cause damage to a building or structure; and*
- f) *the maintenance of gardens, unless there is a specific listing for the garden in Table E13.1 or Table E13.2.*

F2.3 Definitions
F2.3.1 Streetscape

For the purpose of this specific area plan 'streetscape' refers to the street reservation and all design elements within it, and that area of a private property from the street reservation; including the whole of the frontage, front setback, building façade, porch or verandah, roof form, and side fences; and includes the front elevation of a garage, carport or outbuilding visible from the street (refer Figure F2.1 and F2.2).

F2.3.2 Heritage-Listed Building

For the purpose of this Plan 'heritage-listed building' refers to a building listed in Table F2.1 or listed on the Tasmanian Heritage Register.

F2.4 Requirements for Design Statement

F2.4.1 *In addition to the requirements of clause 8.1.3, a design statement is required in support of the application for any new building, extension, alteration or addition, to ensure that development achieves consistency with the existing streetscape and common built forms that create the character of the streetscape.*

F2.4.2 *The design statement must identify and describe, as relevant to the application, setbacks, orientation, scale, roof forms, plan form, verandah styles, conservatories, architectural details, entrances and doors, windows, roof covering, roof plumbing, external wall materials, paint colours, outbuildings, fences and gates within the streetscape. The elements described must be shown to be the basis for the design of any new development.*

F2.4.3 *The design statement must address the subject site and the two properties on both sides, the property opposite the subject site and the two properties both sides of that.*

Comment: The subject site is within the Heritage Precincts Specific Area Plan but will not have an adverse impact on the streetscape.

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>Acceptable Solutions & performance criteria</p>	
<p>A1 <i>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).</i></p>	<p>P1 <i>The front setback must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</i></p> <ul style="list-style-type: none"> <i>a) the cultural heritage values of the local heritage place, its setting and the precinct;</i> <i>b) the topography of the site;</i> <i>c) the size, shape, and orientation of the lot;</i> <i>d) the setbacks of other buildings in the surrounding area;</i> <i>e) the historic cultural heritage significance of adjacent places; and</i> <i>f) the streetscape.</i>
<p>A2 <i>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).</i></p>	<p>P2 <i>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:</i></p> <ul style="list-style-type: none"> <i>a) the cultural heritage values of the local heritage place, its setting and the precinct;</i> <i>b) the topography of the site;</i> <i>c) the size, shape, and orientation of the lot;</i> <i>d) the setbacks of other buildings in the surrounding area;</i> <i>e) the historic cultural heritage significance of adjacent places; and</i>

	f) the streetscape.
A3 Side setback reductions must be to one boundary only, in order to maintain the appearance of the original streetscape spacing.	<p>P3 Side setbacks must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <p>a) the cultural heritage values of the local heritage place, its setting and the precinct;</p> <p>b) the topography of the site;</p> <p>c) the size, shape, and orientation of the lot;</p> <p>d) the setbacks of other buildings in the surrounding area;</p> <p>e) the historic cultural heritage significance of adjacent places; and</p> <p>f) the streetscape.</p>

Comment: N/a

F2.5.2 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>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>
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<p>c) A new building must not be on an angle to an adjoining heritage-listed building (refer Figure F2.5).</p>	<p>f) the streetscape.</p>
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Comment: N/a

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: N/a

F2.5.4 Roof Forms

<p><i>Objective: To ensure that the roof form and elements respect those of the existing main building and the streetscape.</i></p>	
<p>Acceptable Solutions & performance criteria</p>	
<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>b) the design, period of construction and materials of the dominant building on site;</p> <p>c) the dominant roofing style and materials</p>
<p>A1.2 Eaves overhang must be a maximum of 300mm excluding guttering, or match the existing building.</p>	

	<i>in the setting; and</i>
	<i>d) the streetscape.</i>
A2	<i>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).</i>
A3	<i>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.</i>
A4	<i>Metal cowls must not be used where they will be seen from the street.</i>

Comment: N/a

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>	
Acceptable Solutions	Performance Criteria
A1.1 <i>Alterations and additions to pre-1940 buildings must retain the original plan form of the existing main building; or</i> A1.2 <i>The plan form of additions must be rectilinear or consistent with the existing house design and dimensions.</i>	P1 <i>Original main buildings must remain visually dominant over any additions when viewed from public spaces.</i>
A2 <i>The plan form of new buildings must be rectilinear (refer Figure F2.9).</i>	P2 <i>No performance criteria</i>

Comment: N/a

F2.5.6 External Walls

<i>Objective: To ensure that wall materials used are compatible with the streetscape.</i>	
Acceptable Solutions	Performance Criteria
A1.1 <i>Materials used in additions must match those of the existing construction, except in additions to stone or brick buildings; and</i>	P1 <i>Wall materials must be compatible with the historic cultural heritage</i>

<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"> • 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>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: N/a

F2.5.7 Entrances and Doors

<p><i>Objective: To ensure that the form and detail of the front entry is consistent with the streetscape.</i></p>	
<p>Acceptable Solutions & performance criteria</p>	
<p>A1.1 The position, shape and size of original door and window openings must be retained where they are prominent from public spaces; and</p> <p>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: N/a

F2.5.8 Windows

<i>Objective: To ensure that window form and details are consistent with the streetscape.</i>	
Acceptable Solutions & performance criteria	
A1	<i>Window heads must be a minimum of 300mm below the eaves line, or match the existing.</i>
Solid-void ratio	
A2	<i>Front façade windows must conform to the solid/void ratio (refer Figure F2.24 & F2.25).</i>
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>
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>
<i>French Doors, Bay Windows and Glass Panelling</i>	
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	<p><i>Large areas of glass panelling must:</i></p> <ul style="list-style-type: none"> <i>a) Be divided by large vertical mullions to suggest a vertical orientation; and</i> <i>b) Be necessary to enhance the utility of the property or protect the historic fabric; and</i> <i>c) Not detract from the historic values of the original building.</i>

Comment: N/a

F2.5.9 Roof Covering

<i>Objective: To ensure that roof materials are compatible with the streetscape.</i>	
<i>Acceptable Solutions (no performance criteria)</i>	
A1.1	<i>Roofing of additions, alterations and extensions must match that of the existing building; and</i>
	<i>A1.2 Roof coverings must be:</i>
	<ul style="list-style-type: none"> <i>a) corrugated iron sheeting in grey tones, brown tones, dark red, or galvanized iron</i> <p><i>or</i></p> <ul style="list-style-type: none"> <i>b) slate or modern equivalents, shingle and low profile tiles, where compatible with the style and period of the main building on the site and the setting. Tile colours must be:</i> <ul style="list-style-type: none"> <i>• dark gray; or</i> <i>• light grey; or</i> <i>• brown tones; or</i> <i>• dark red;</i> <p><i>or</i></p> <ul style="list-style-type: none"> <i>c) traditional metal tray tiles where compatible with the style and period of the main building on the site.</i> <i>d) for additions, alterations and extensions, match that of the existing building.</i>

A2	<i>Must not be klip-lock steel deck and similar high rib tray sheeting.</i>
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Comment: N/a

F2.5.10 Roof Plumbing

<i>Objective: To ensure that roof plumbing and fittings are compatible with the streetscape.</i>	
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Acceptable Solutions (no performance criteria)	
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A1.1	<i>Gutters must be OG, D mould, or Half Round profiles (refer Figure F2.26), or match the existing guttering; and</i>
A1.2	<i>Downpipes must be zincalume natural, colorbond round, or PVC round painted.</i>

A2	<i>Downpipes must not be square-line gutter profile or rectangular downpipes (refer Figure F2.27), or match the existing downpipes.</i>
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Comment: N/a

F2.5.11 Verandahs

<i>Objective: To ensure that traditional forms of sun and weather protection are used, consistent with the streetscape.</i>	
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Acceptable Solutions & performance criteria	
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Original Verandahs	
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A1	<i>Original verandahs must be retained.</i>
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Replacement of Missing Verandahs	
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<p>A2.1 <i>The replacement of a missing verandah must be consistent with the form and detail of the original verandah; or</i></p> <p>A2.2 <i>If details of the original verandah are not available:</i></p> <ul style="list-style-type: none"> a) <i>The verandah roof must join the wall line below the eaves line of the building (refer Figure F2.19); and</i> b) <i>Verandah posts and roof profile must be consistent with that in use by the surrounding buildings of a similar period.</i> 	<p>P2 <i>Verandahs must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</i></p> <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; and</i> c) <i>the streetscape.</i>
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Comment: N/a

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>	
Acceptable Solutions	
A1	<i>Original details and ornaments, such as architraves, fascias 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: N/a

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	
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>

Comment: N/a

F2.5.14 Conservatories**F2.5.15 Fences and Gates**

<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>	
Acceptable Solutions	
A1.1 <i>Replacement of front fence must be in the same design, materials and scale; or</i>	
A1.2	
a)	<i>Front fence must be timber vertical picket, masonry to match the house, heritage style woven wire, galvanised tubular fencing, other than looped, or iron palisade fence with a maximum height of 1500mm.</i>
b)	<i>Side and rear fences must be vertical paling to a maximum height of 1800mm.</i>

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: <ul style="list-style-type: none"> 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

<i>Objective: To ensure that new colour schemes maintain a sense of harmony with the street or area in which they are located.</i>	
Acceptable Solutions & performance criteria	
<p>A1.1 Colour schemes must be drawn from heritage-listed buildings within the precinct; or</p> <p>A1.2 Colour schemes must be drawn from the following:</p> <ul style="list-style-type: none"> 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. 	<p>P1 Colour schemes must be compatible with the local historic heritage significance of the local heritage place or precinct having regard to the character and appearance of the existing place or precinct.</p>
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:

A1.1 The proposed banner poles will be consistent with the colour of other structures in the precinct, including existing lamp posts, which are the closest equivalent structure. Black/charcoal iron fences are also located on the heritage listed properties within the precinct.

A2 & A3 N/a

F2.5.17 Lighting

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

Comment: N/a

F2.5.18 Maintenance and Repair

<i>Objective</i>	
<i>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 heritage precincts.</i>	
Acceptable Solution (no performance criteria)	
<i>New materials and finishes used in the maintenance and repair of buildings match the materials and finishes that are being replaced.</i>	

Comment: N/a

F2.6 USE STANDARDS**F2.6.1 Alternative Use of heritage buildings**

Comment: N/a

The proposal is considered to be consistent with the *Northern Midlands Interim Planning Scheme 2013*, and should therefore be considered for approval.

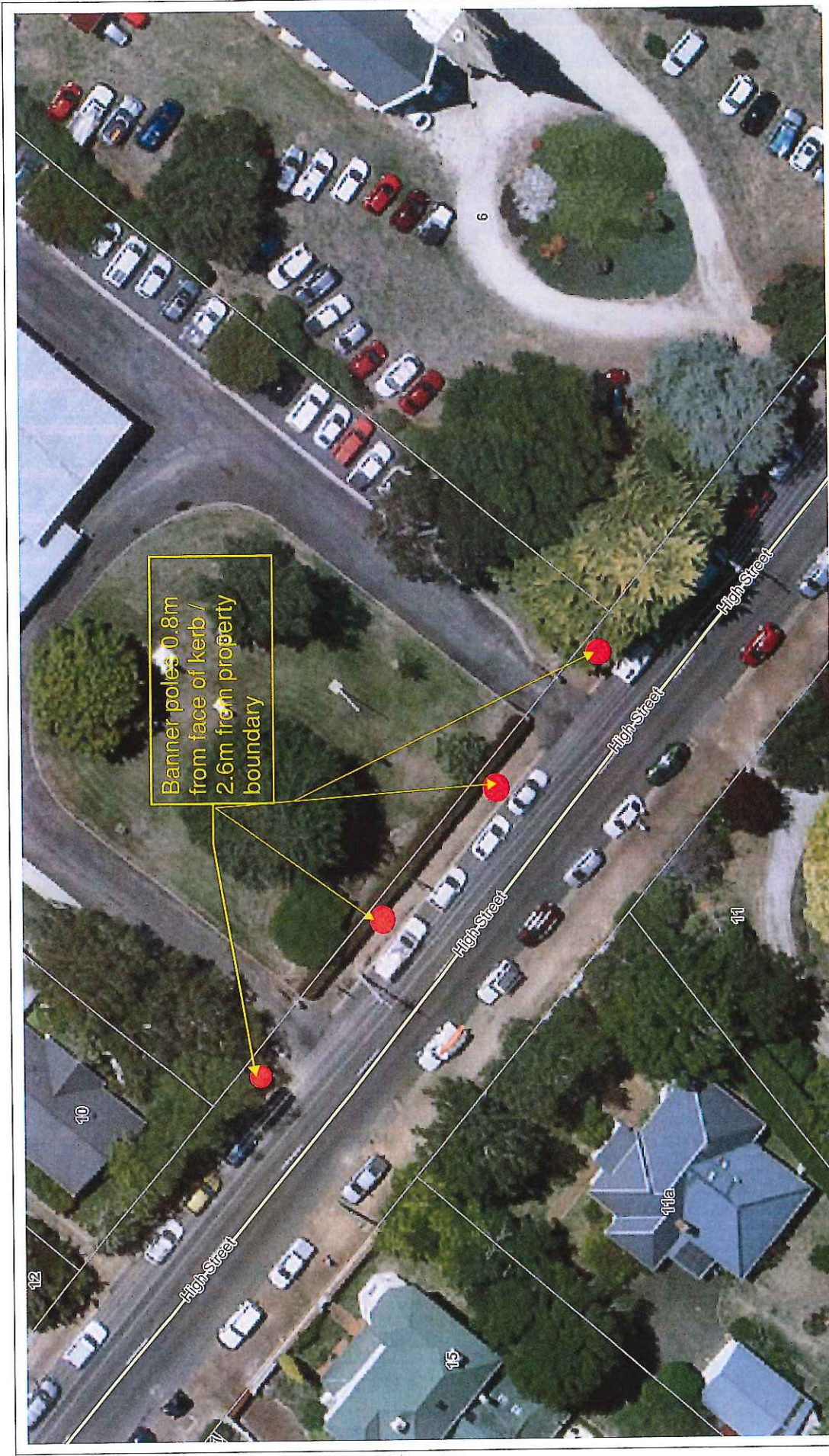
Kind Regards,



Rebecca Green

Senior Planning Consultant
m – 0409 284422
e – admin@rgassociates.com.au

EXHIBITED



Banner poles 0.8m from face of kerb / 2.6m from property boundary



14/08/2019

1:500

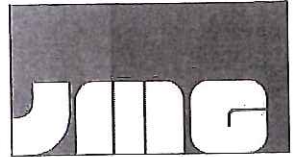
Base data from the LST, © State of Tasmania. For actual boundaries refer Title Plan.
 Base image by TASMAR, © State of Tasmania
 Where shown, aerial photography is indicative only and should not be used as an accurate comparison of title boundaries.
 Where shown, underground services are diagrammatic only. Actual location of services are to be confirmed on site.

PO Box 156
 13 Smith Street
 Longford TAS 7301
 Email: council@nmc.tas.gov.au
 Web: www.northernmidlands.tas.gov.au



Johnstone McGee & Gandy
incorporating Dale P Luck & Associates

MANAGEMENT
SKILL
PROFESSIONALISM
INNOVATION

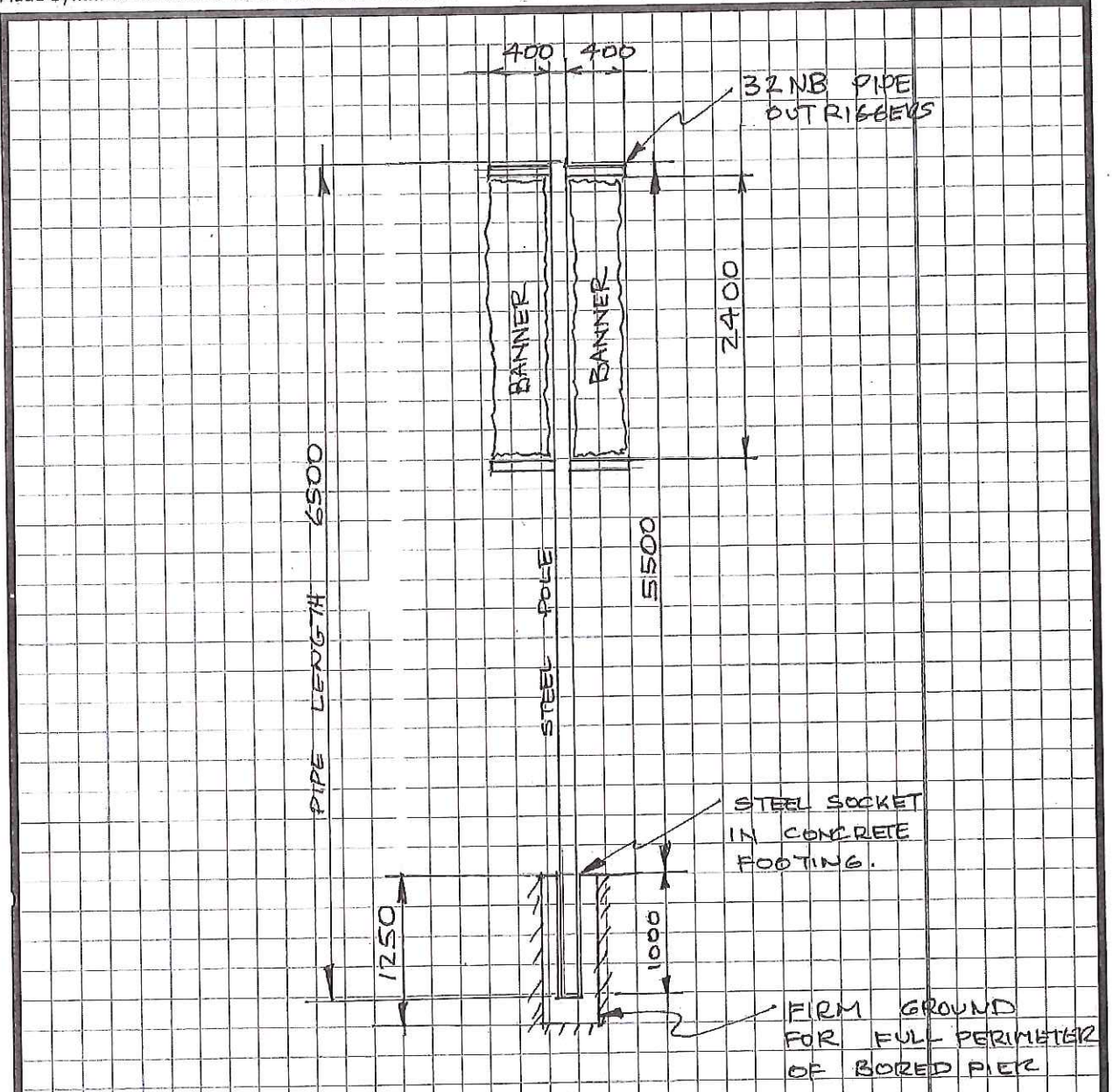


Engineers & Planners

Project NMC BANNER POLES

Subject ELEVATION OF POLE

Made by R. GOWLAND Date 10.8.18 Project No. 182258 CL Sheet No. SK01 REV A.



ELEVATION OF REMOVABLE
BANNER POLE

REV A. OVERALL LENGTH AMENDED TO 6500 23.8.18

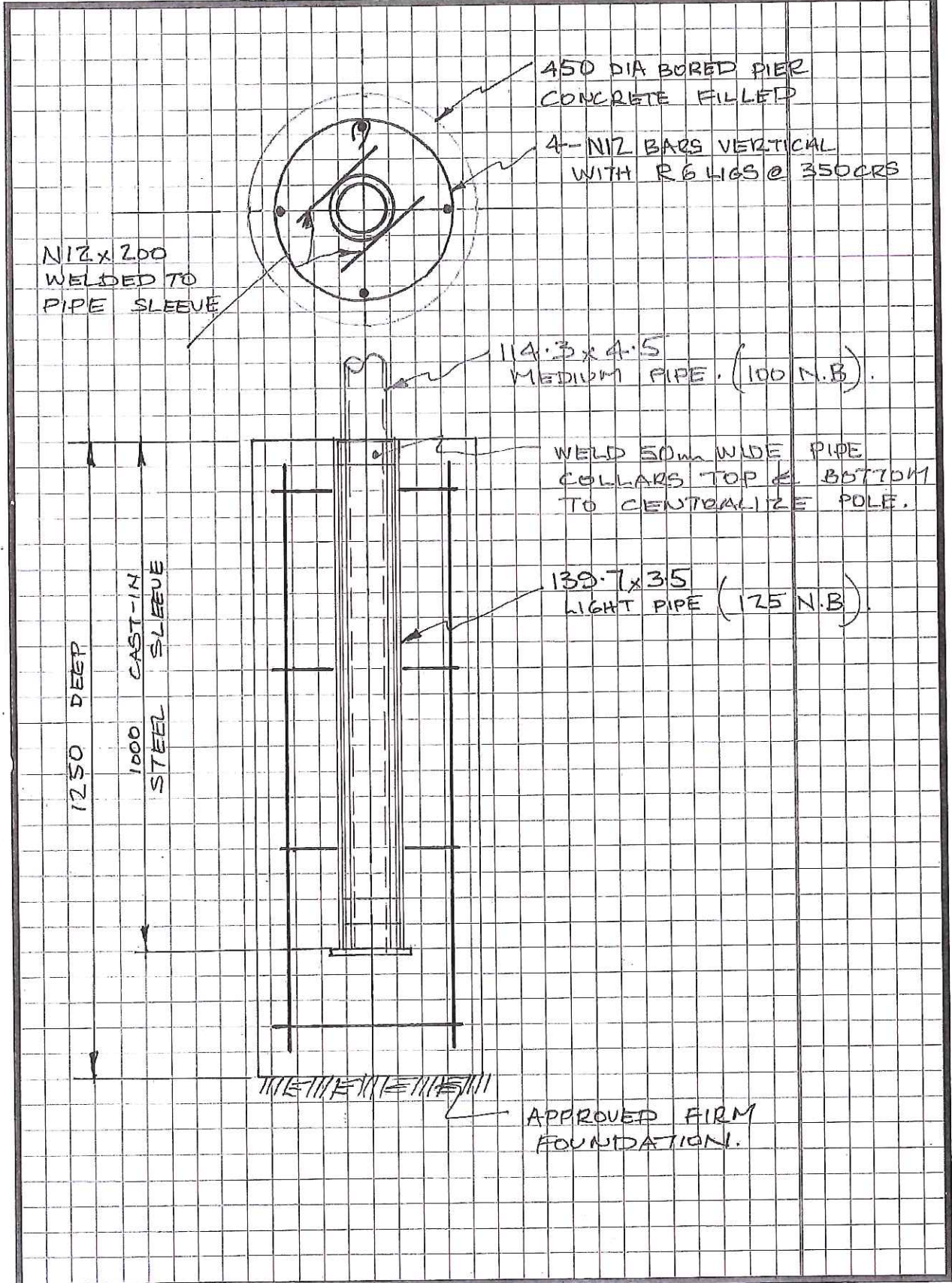
Johnstone McGee & Gandy
incorporating Dale P Luck & Associates

Project NMC BANNER POLES

Subject FOOTING DETAIL

Made by R. GOWLAND Date 10. 8. 18 Project No. 182258CL Sheet No. SK02

MANAGEMENT
SKILL
PROFESSIONALISM
INNOVATION

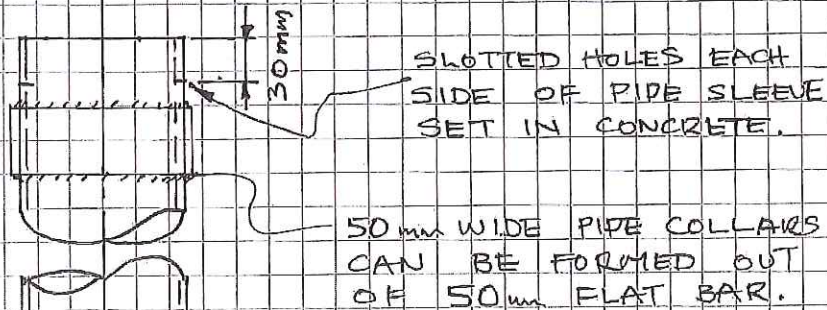
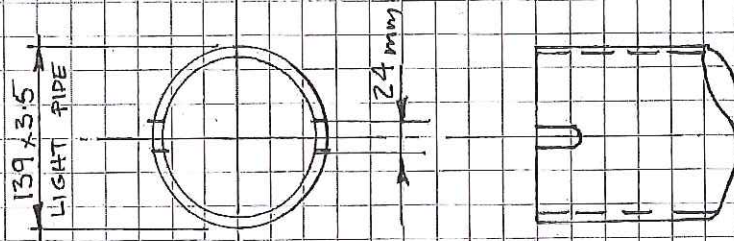
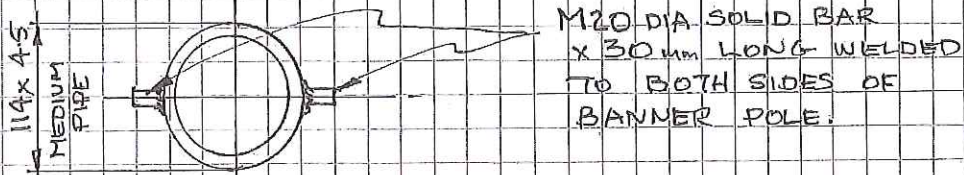


Project N.M.C. BANNER POLES

Subject POLE RESTRAINT DETAIL

Made by R. GOWLAND Date 22.8.18 Project No. 182258CL Sheet No. SK03

TO PREVENT THE BANNER POLE
TURNING IN THE STEEL SOCKET
ADOPT THE DETAIL BELOW



PIPE SLEEVE REFER SK02

REFERRAL OF DEVELOPMENT APPLICATION PLN-19-0164 TO WORKS & INFRASTRUCTURE DEPARTMENT

Property/Subdivision No: N/a

Date: 3 September 2019

Applicant: Rebecca Green

Proposal: 4 Banner Poles (vary setbacks, Heritage Precinct)

Location: Road reserve outside of 8, High St, EVANDALE

W&I referral PLN-19-0164, Road reserve outside of 8, High St, EVANDALE

Planning admin: W&I fees paid.

No W&I comment

Jonathan Galbraith (Engineering Officer)

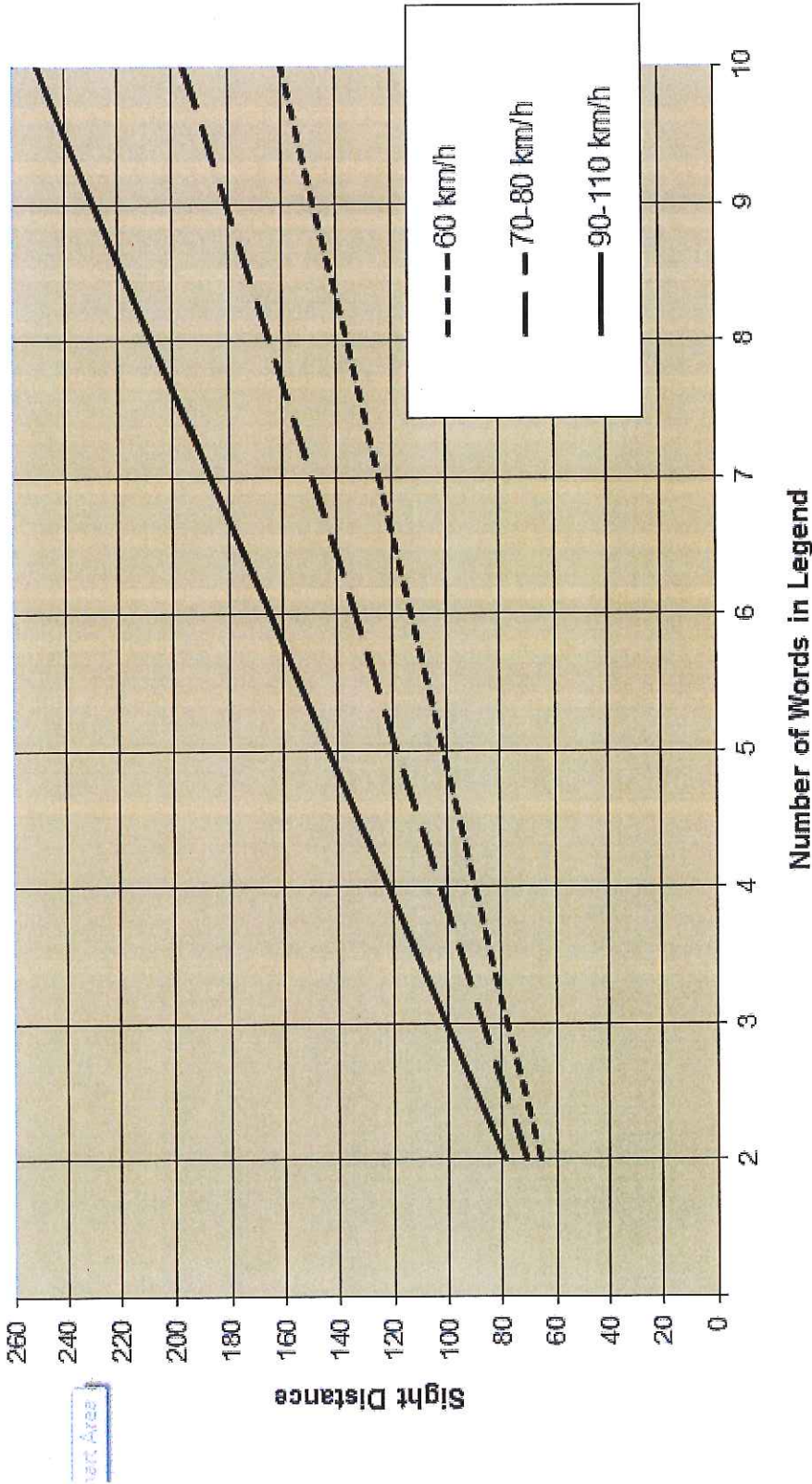
Date: 6/9/19

To: NMC Planning
Subject: Objection to Notice of Planning Application PLN-19-0164

I would like to provide an objection to Notice of Planning Application PLN-19-0164 – the placement of 4 banner signs on the footpath outside 8 High Street. In doing so, I provide the following information.

There are many pieces of research into road signage and many signage manuals that discuss spacing road side signs. For example, one of the first I was able to discover online was the New York State Supplement to the National Manual for Uniform Traffic Control Devices. It will no doubt be similar to other signage manuals in use in Australia. It states that “sign installations should be at least 200 feet (61 metres) apart where possible (Section 2A.16).” That web site also stated that signs may need to be spread apart even more to allow drivers to read the sign and properly respond. When signs are too close together, it is more likely that the driver will not be able to read them all. This manual goes on to state that the distance between the signs should be 53 to 75 m apart for a driver’s comprehension when travelling at 56 km/h.

The Western Australian Main Roads guidelines for determining sight distance for road signage is provided in the graph below. It shows that when travelling at 60 km/h, the distance between signs should be 65m for a 1 word sign to 160m for a 10 word sign.



The manuals/guidelines mentioned above (and indeed many others) clearly show that the placing of 4 banner poles 9 m apart as shown in the Rebecca Green report and 14 to 17 m apart in the exhibited diagram (based on scale of 1:500) is not only poor sign placement in terms of legibility but also potentially dangerous in terms of road safety.

I would also like to point out that the exhibited plan clearly shows the presence of trees at the most northerly end of the proposed placements. The presence of these trees may have significant impact on the sighting distance of the proposed banner poles. Just on this plan, it would appear that the first and perhaps second banner poles travelling towards Russell Street may be obscured. If a pole cannot be seen, it would be a waste of money to erect the sign in the first place.

If the signs are required (and one could question their necessity) I suggest that the signs be spaced along the length of High Street and consideration be given to using both sides of the road to maximise their advertising effectiveness. I assume that underground utilities will be an issue to be addressed on both sides of the street. Alternatively, perhaps three can go along High Street and one on Barclay Street.

At the Evandale Advisory Council meeting on 3 September 2019, it was stated that the signs were being placed outside the Memorial Hall because this was Council land. I assume that this is because placing the banner poles here will not require consultation with the adjoining landholders. However, I point out that there is other Council owned land in High Street (Information Centre) and in Barclay Street (Morven Park). There is also the footpaths adjacent to the Uniting and Anglican churches that might also be considered if private residences object to the placement of banners adjacent to their property.

Yours sincerely

Barry Lawson
19 High Street
Evandale

Sent from [Outlook](#)