

PLAN 4

PLANNING APPLICATION PLN-20-0034

16 RUSSELL STREET, EVANDALE

ATTACHMENTS

- A Application & plans
- B Heritage adviser's response
- C Representation

PLANNING APPLICATION Proposal

Description of proposal: Proposed Post Boxes and Signage

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

(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: 16 Russell St, Evandale 7212

.....

CT no: 252036/1

Estimated cost of project \$4,000 *(include cost of landscaping, car parks etc for commercial/industrial uses)*

Are there any existing buildings on this property? ~~Yes~~ / No
If yes – main building is used as General Store

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

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

(attach additional sheets if necessary)

Is any signage required? Yes, there is a proposed sign 900mm high x 2m wide as per elevations
(if yes, provide details)

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

L.P. 1469
TASMANIA
REAL PROPERTY ACT, 1862, as amended

CERTIFICATE OF TITLE

Register Book
Vol. Fol.

NOTE—REGISTERED FOR OFFICE
CONVENIENCE TO REPLACE



Cert. of Title Vol. 339 Fol. 95.

2555 14

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

T. E. Hutchinson
Recorder of Titles.



DESCRIPTION OF LAND

TOWN OF EVANDALE
THIRTY FOUR PERCHES AND EIGHT TENTHS OF A PERCH on Plan No. 355
and on the Plan hereon

FIRST SCHEDULE (continued overleaf)

HUBERT HORATIO WILLIAM HOWELL of Launceston Store

SECOND SCHEDULE (continued overleaf)

NO. A325535 MORTGAGE to Kathleen Elizabeth Cutler.
Registered 12th November, 1969 at 12.2 p.m.
(Sgd.) T.E. HUTCHINSON.
Recorder of Titles.

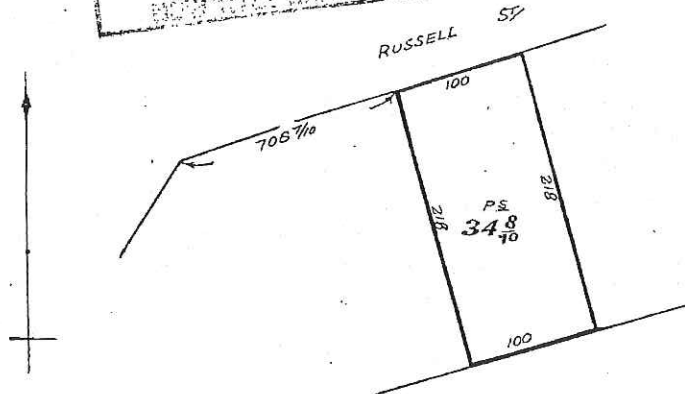
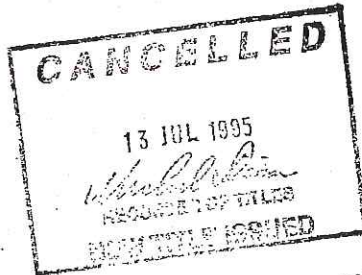
CANCELLED See A383334

T. E. Hutchinson
Recorder of Titles.

IF THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Registrar

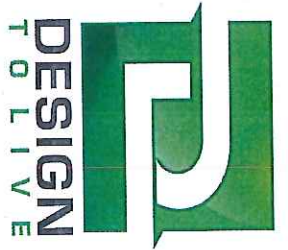
REGISTERED NUMBER
252036



Part of 8 acres 3 roods 19 perches - Gtd. to R. Russell.
Meas. in Links.

FIRST Edition. Registered **27 NOV 1969**

Derived from C.T. Vol. 339 Fol. 95. Transfer A325534 K.E. Cutler.



PROPOSED POST BOXES AND SIGNAGE
16 RUSSELL ST,
EVANDALE, 7212.

DRAWING #	DRAWING
RSSL16-1	COVER PAGE
RSSL16-2	SITE PLAN
RSSL16-3	FLOOR PLAN
RSSL16-4	ELEVATIONS NTH-STH
RSSL16-5	ELEVATIONS EST-WST
RSSL16-6	LANDSCAPE PLAN

1-417

COUNCIL	ZONE	ENERGY STAR RATING	TBC
NORTHERN MIDLANDS	LOCAL BUSINESS	BAL RATING	TBC
EXISTING SHED	LAND TITLE REFERENCE	DESIGN WIND CLASS	TBC
EXISTING SHED	PROPERTY ID	SOIL CLASSIFICATION	TBC
EXISTING SHOP	LOT SIZE (M ²)	CLIMATE ZONE	7
EXISTING UNIT	PLANNING OVERLAY	ALPINE AREA	N/A
	HERITAGE PRECINCT	CORROSION ENV	N/A

CLIENT/S:	DRAWING	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.	SIGNATURE:	DATE:
MITCHELL LLOYD ACC # CC6320 ABN, 71 615 812 747 PH, 6344 7319 E. mitch@designtolive.com.au	COVER PAGE			
HOPETOUN PROPERTY 14 PT1 LTD				
SITE ADDRESS: 16 RUSSELL ST EVANDALE, 7212.				

ATTACHMENTS

REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	SCALE
R1	10/02/2020	FOR D.A.			RSSL16	1/6
						NTS



MITCHELL LLOYD
ACC # CC6320
ABN, 71 615 812 747
PH, 6344 7319
E. mitch@designtolive.com.au

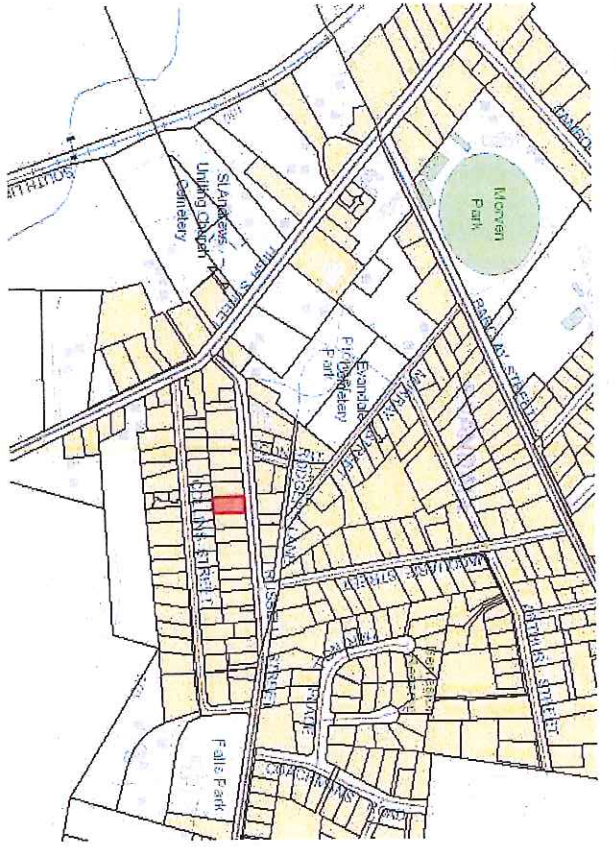
CLIENT/S:
HOPETOUN PROPERTY 14
PT1 LTD
SITE ADDRESS:
16 RUSSELL ST
EVANDALE, 7212.

DRAWING
COVER PAGE

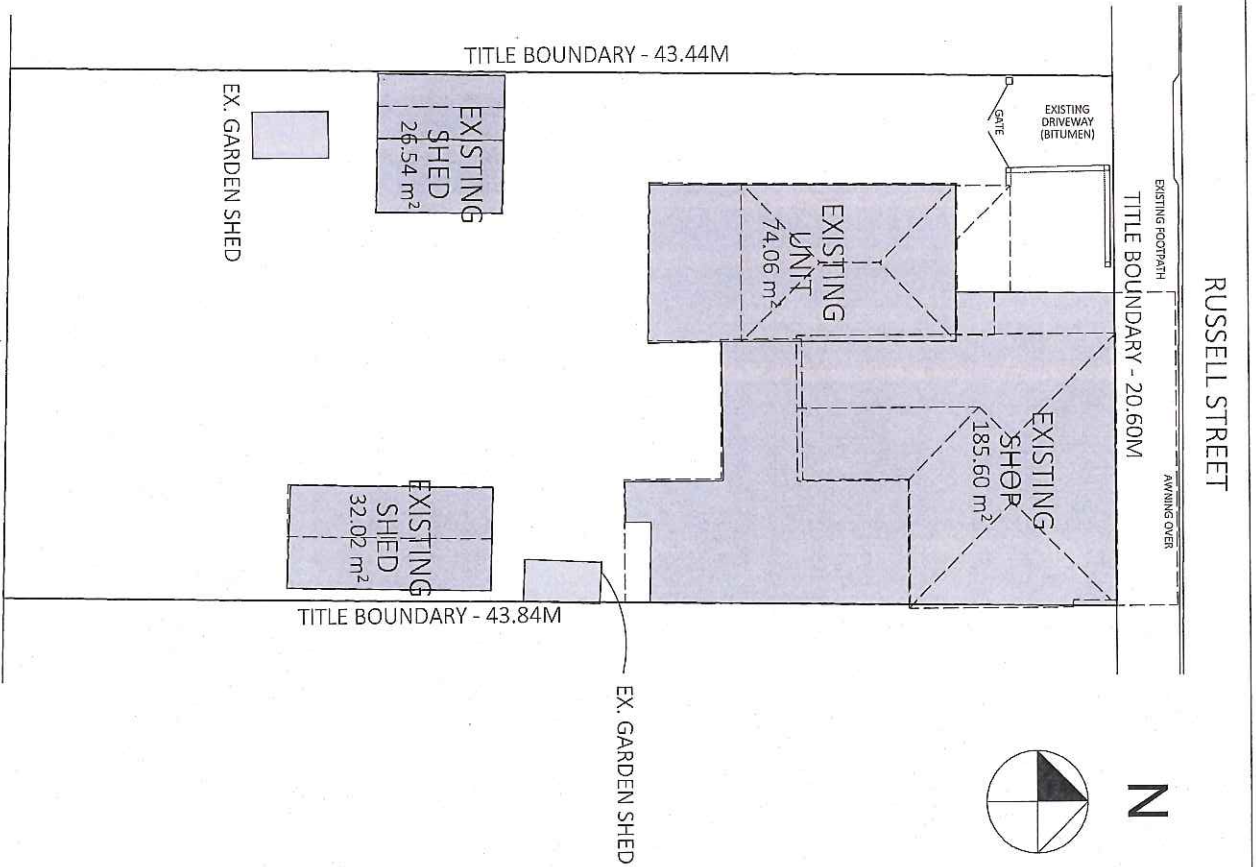
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						NTS

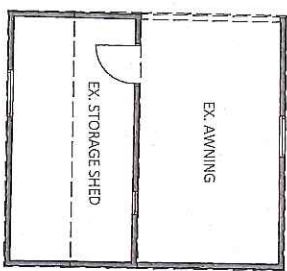
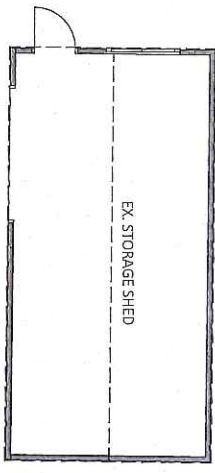
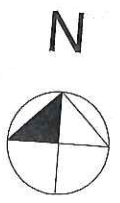
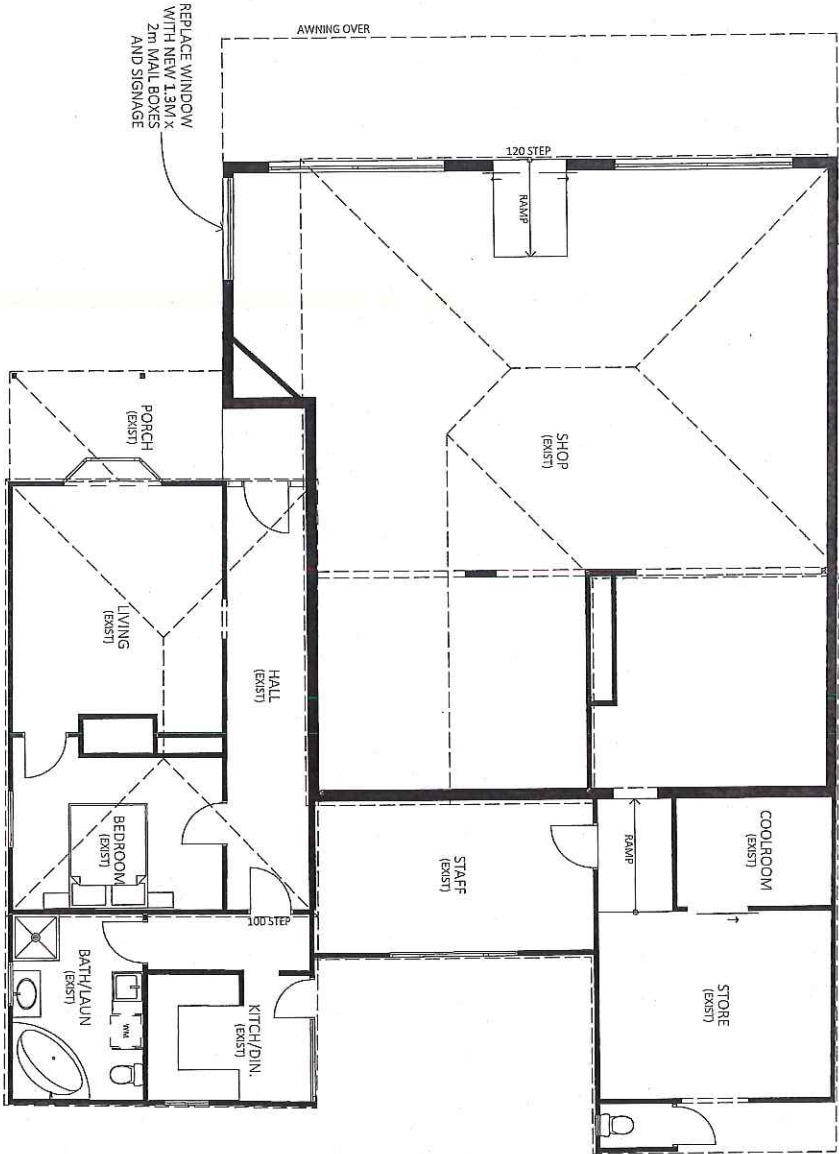


1-418



	MITCHELL LOYD ACC # CC6320 ABN: 71 615 812 747 PH: 6344 7319 E: mitch@designtolive.com.au	CLIENT/S: HOPKIN PROPERTY 14 PTY LTD	DRAWING SITE PLAN	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.	SIGNATURE: DATE:	SIGNATURE: DATE:	COPYRIGHT: This is the sole property of Design to Live and may not be used in whole or in part without written or formal consent from Design to Live. Legal action will be taken against any person/s infringing the copyright.	REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	
	R1	10/02/2020						FOR D.A.	DRAWN	L.S.	DRAWING	RSSL16		
								CHECKED	M.L.	SCALE (@A3)				
												2/6	1:200	

1-419



DESIGN TO LIVE
 MITCHELL LLOYD
 ACC # CC6320
 ABN. 71 615 812 747
 PH. 6344 7319
 E. mitch@designtolive.com.au

CLIENT/S:
 HOPETOUN PROPERTY 14
 PTY LTD
SITE ADDRESS:
 16 RUSSELL ST
 EVANDALE, 7212.

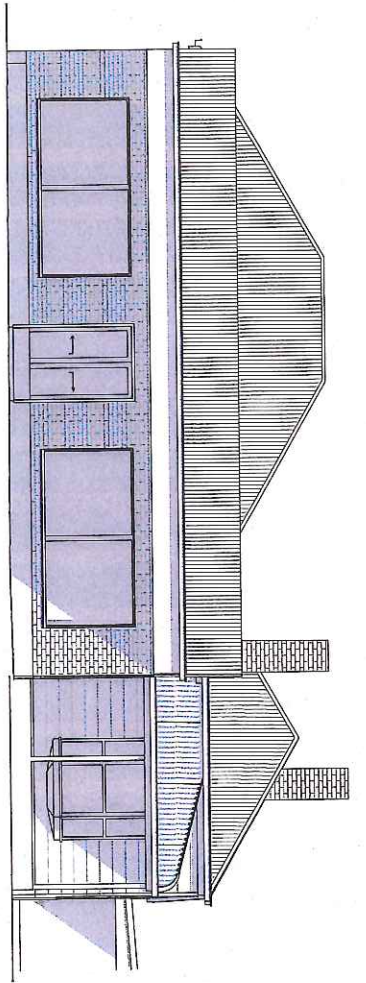
DRAWING
 FLOOR PLAN

I/WE APPROVE THESE DRAWING TO BE
 CORRECT PER CONTRACT.
SIGNATURE:
SIGNATURE:
DATE:
DATE:

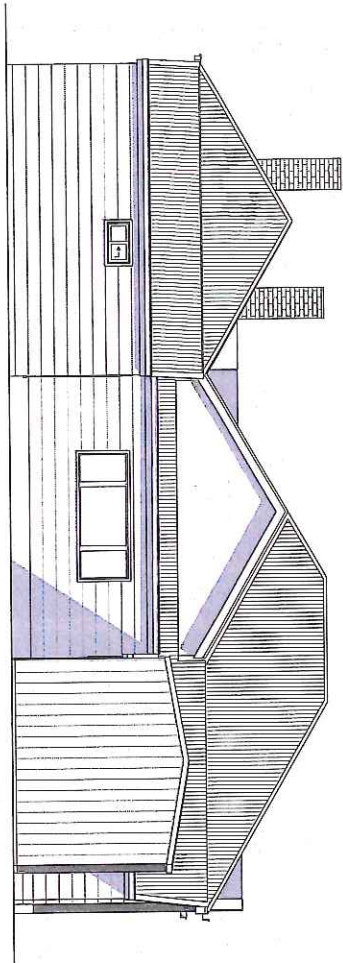
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REV.	DATE	DESCRIPTION
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DESIGNER	M.L.	JOB NUMBER
DRAWN	L.S.	RSSL16
CHECKED	M.L.	SCALE (@A3)
		1:100



NORTHERN ELEVATION



SOUTHERN ELEVATION



DESIGN TO LIVE
 MITCHELL LLOYD
 ACC # CC6320
 A8N, 71 615 812 747
 PH. 6544 7319
 E. mitch@designlative.com.au

CLIENT/S:
 HOPKINSON PROPERTY 14
 PTY LTD
SITE ADDRESS:
 16 RUSSELL ST,
 EVANDALE 7212.

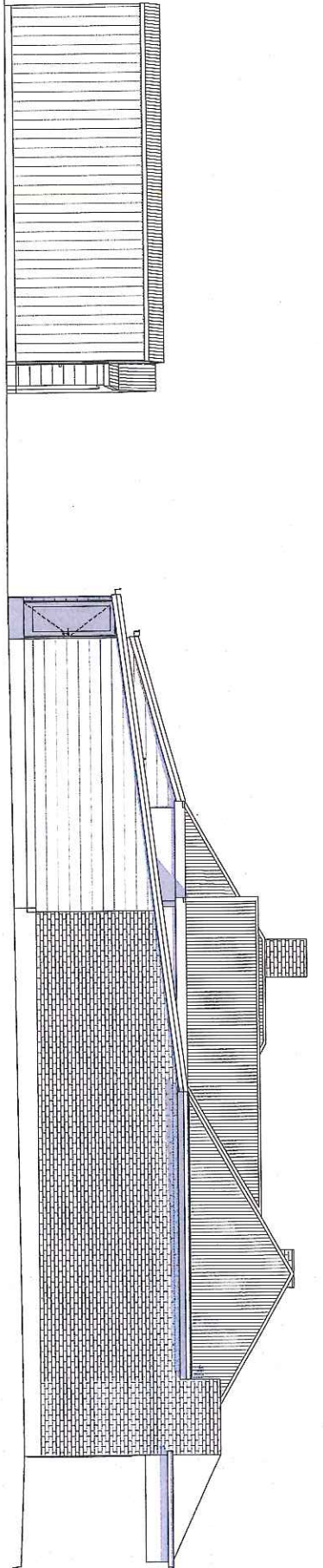
DRAWING ELEVATIONS
 NTH-STH

I/WE APPROVE THESE DRAWING TO BE
 CORRECT PER CONTRACT.
SIGNATURE:
DATE:
SIGNATURE:
DATE:

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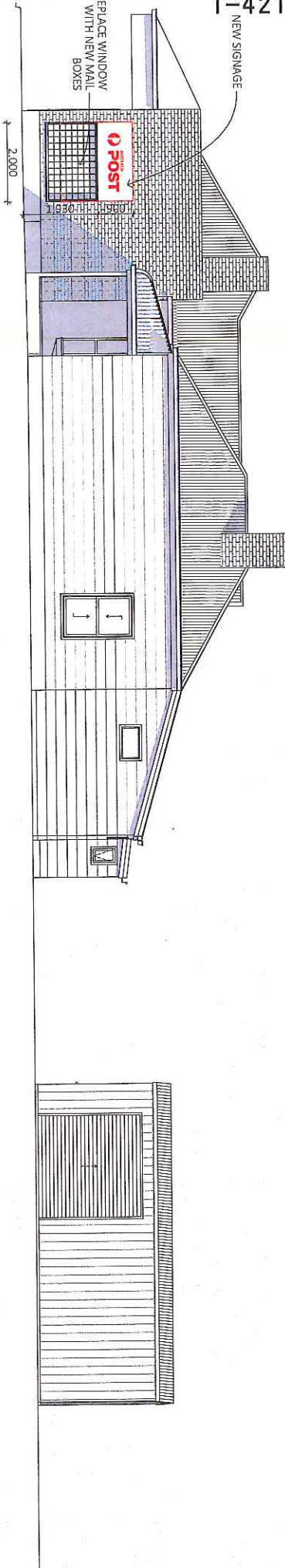
DESIGNER	M.L.L.	JOB NUMBER	RSSL16
DRAWN	L.S.	DRAWING	4/6
CHECKED	M.L.L.	SCALE (@A3)	1:100



EASTERN ELEVATION

1-421

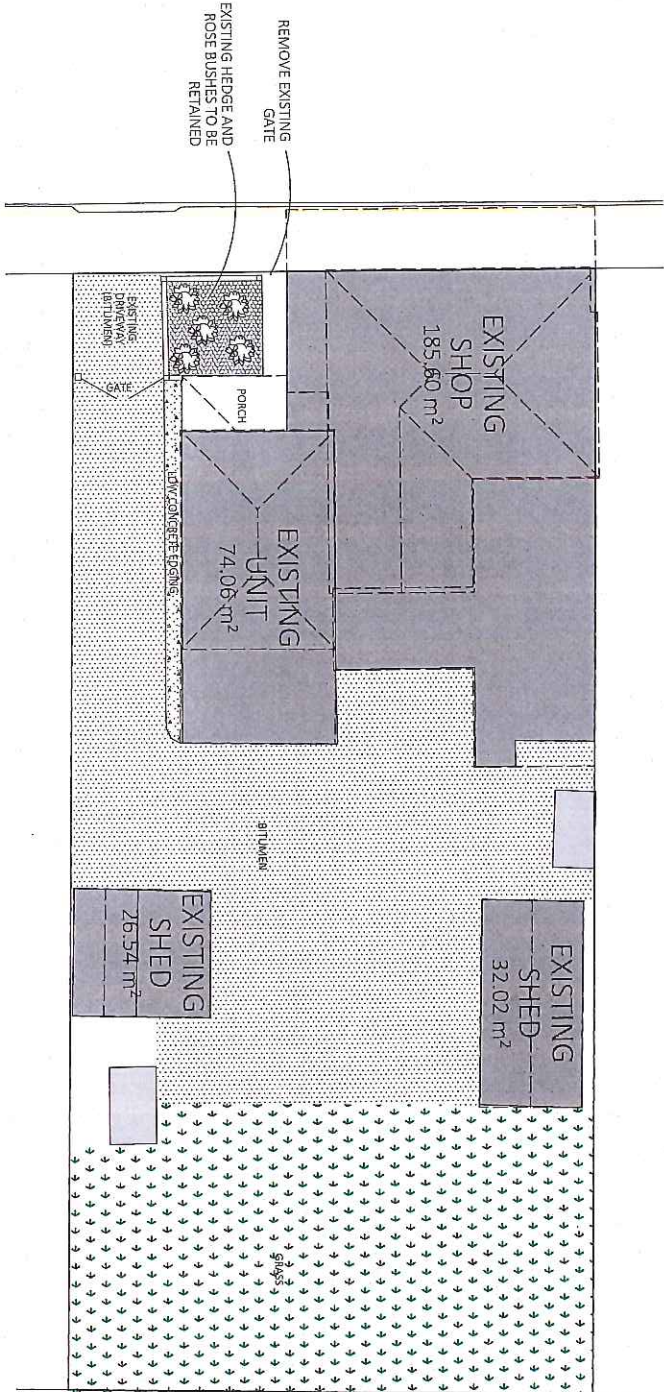
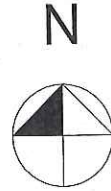
NEW SIGNAGE
REPLACE WINDOW WITH NEW MAIL BOXES



WESTERN ELEVATION

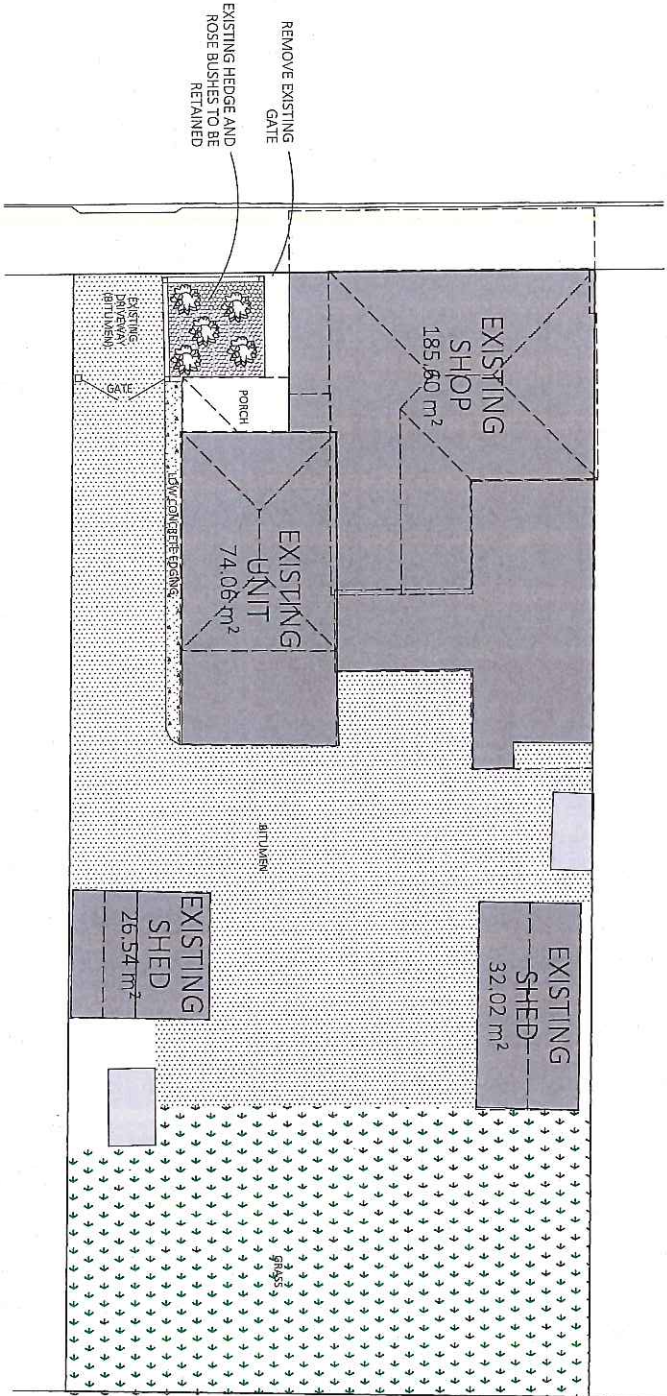
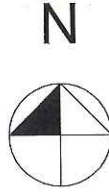


		MITCHELL LLOYD ACC # CC6320 ABN: 71 615 812 747 PH: 6344 7319 E: mitch@designtolive.com.au		CLIENT/S: HOPKINSON PROPERTY 14 PTY LTD SITE ADDRESS: 16 RUSSELL ST, EVANDALE, 7212.		DRAWING ELEVATIONS EST-WST		I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT. SIGNATURE: SIGNATURE: DATE: DATE:		COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.		<table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>DESIGNER</th> <th>M.L.</th> <th>JOB NUMBER</th> </tr> </thead> <tbody> <tr> <td>R1</td> <td>10/02/2020</td> <td>FOR D.A.</td> <td>DRAWN</td> <td>L.S.</td> <td>RSSL16</td> </tr> <tr> <td></td> <td></td> <td></td> <td>CHECKED</td> <td>M.L.</td> <td></td> </tr> </tbody> </table>		REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	R1	10/02/2020	FOR D.A.	DRAWN	L.S.	RSSL16				CHECKED	M.L.		<table border="1"> <thead> <tr> <th>DRAWING</th> <th>SCALE</th> </tr> </thead> <tbody> <tr> <td>5/6</td> <td>1:100</td> </tr> </tbody> </table>		DRAWING	SCALE	5/6	1:100
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5/6	1:100																																				



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	SIGNATURE: SIGNATURE:	DATE: DATE:	REV. R1	DATE 10/02/2020	DESCRIPTION FOR D.A.	DESIGNER M.L.	DRAWN L.S.	CHECKED M.L.	JOB NUMBER SCALE (@A3)	RSSL16 6/6 1:200

1-423



SUPERSEDED

		MITCHELL LOYD ACC # CC6920 ABN, 71 615 812 747 PH, 6344 7319 E, mitch@designtolive.com.au	
CLIENT/S: HOPKINSON PROPERTY 14 PTY LTD		DRAWING LANDSCAPE PLAN	
SITE ADDRESS: 16 RUSSELL ST, EVANDALE, 7212.		I/W/E APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.	
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DATE:		DATE:	
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REV.	DATE	DESCRIPTION	DESIGNER
R1	10/02/2020	FOR D.A.	M.L.
CHECKED	M.L.	SCALE (@A3)	JOB NUMBER
DRAWN	L.S.	DRAWING	RSSL16
			6/6

Paul Godier

From: Paul Godier
Sent: Thursday, 27 February 2020 4:33 PM
To: Lyndon Stubbs
Subject: PLN-20-0034 - 16 Russell St, Evandale

Dear Lyndon, further to my phone call, can you please provide:

- Details of the size of vehicle that will deliver mail to the site;
- Advice whether that vehicle can turn on the site;
- A plan showing on-site parking.

This information is requested under section 54 (1) of the *Land Use Planning & Approvals Act 1993*.

In accordance with section 54 (2) of the *Land Use Planning & Approvals Act 1993*, the statutory time for deciding on the application does not run while the request for information has not been answered to the satisfaction of the planning authority.

Please contact me if you have any questions.

Yours sincerely,

Paul Godier



NORTHERN
MIDLANDS
COUNCIL

Senior Planner | Northern Midlands Council

Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301

T: (03) 6397 7303 | F: (03) 6397 7331

E: paul.godier@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au

T a s m a n i a ' s H i s t o r i c H e a r t

Please note that due to the high volume of enquiries received, officers will be available for phone and face to face appointments to discuss building and planning matters at the following times:

- Monday – between 9:00am and 12:00pm
- Wednesday – between 2:00pm and 5:00pm
- Friday – between 9:00am and 12:00pm

For general enquiries please refer to the Fact Sheets located on our website at <http://northernmidlands.tas.gov.au>

Meetings can be arranged at other times by appointment.

Paul Godier

From: Lyndon Stubbs <Lyndon@designtolive.com.au>
Sent: Friday, 6 March 2020 9:01 AM
To: Paul Godier
Subject: RE: PLN-20-0034 - 16 Russell St, Evandale
Attachments: DESIGN TO LIVE RSSL16 2.0.pdf

As discussed.

Regards,

Lyndon Stubbs (B.EvnDes, MArch)
Graduate Architect - Design To Live

P.6344 7319
FB. www.facebook.com/designtolivetas
W. www.designtolive.com.au



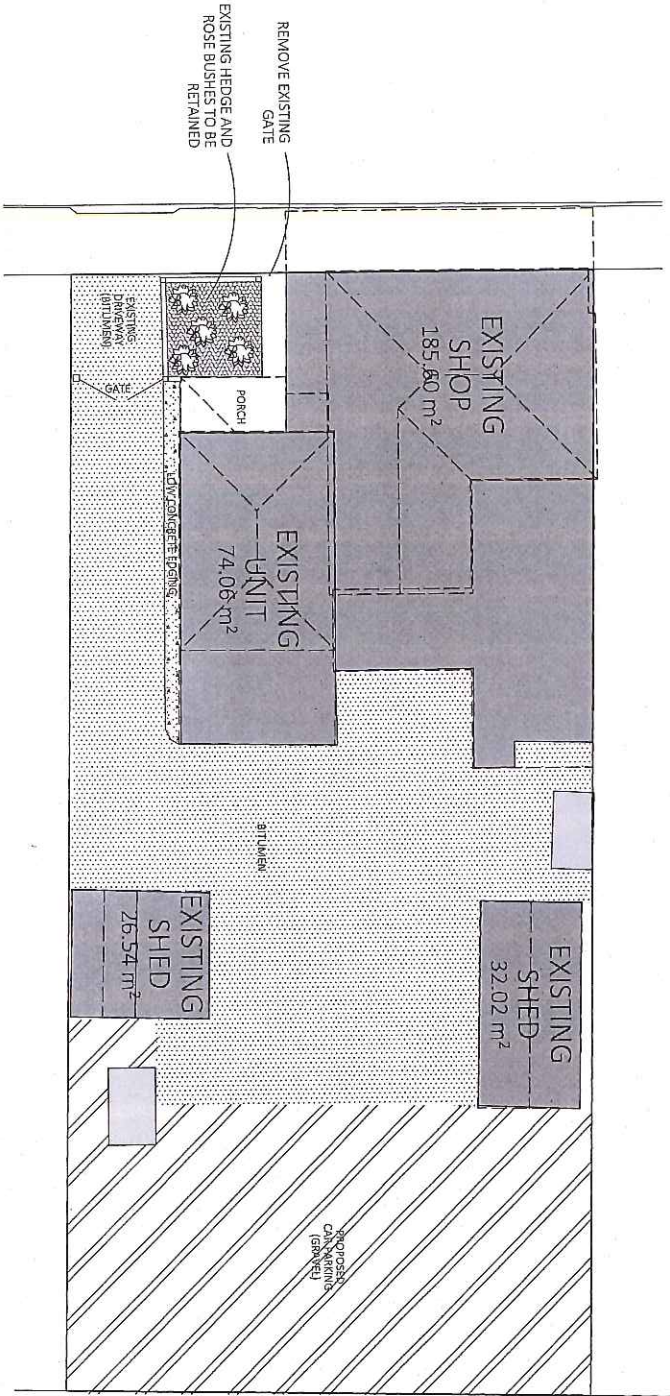
WE HAVE MOVED!

You can now find us in our new office at 202 Wellington Steet, South Launceston.

Please consider the environment before printing this email.

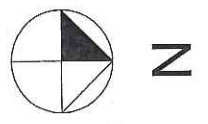
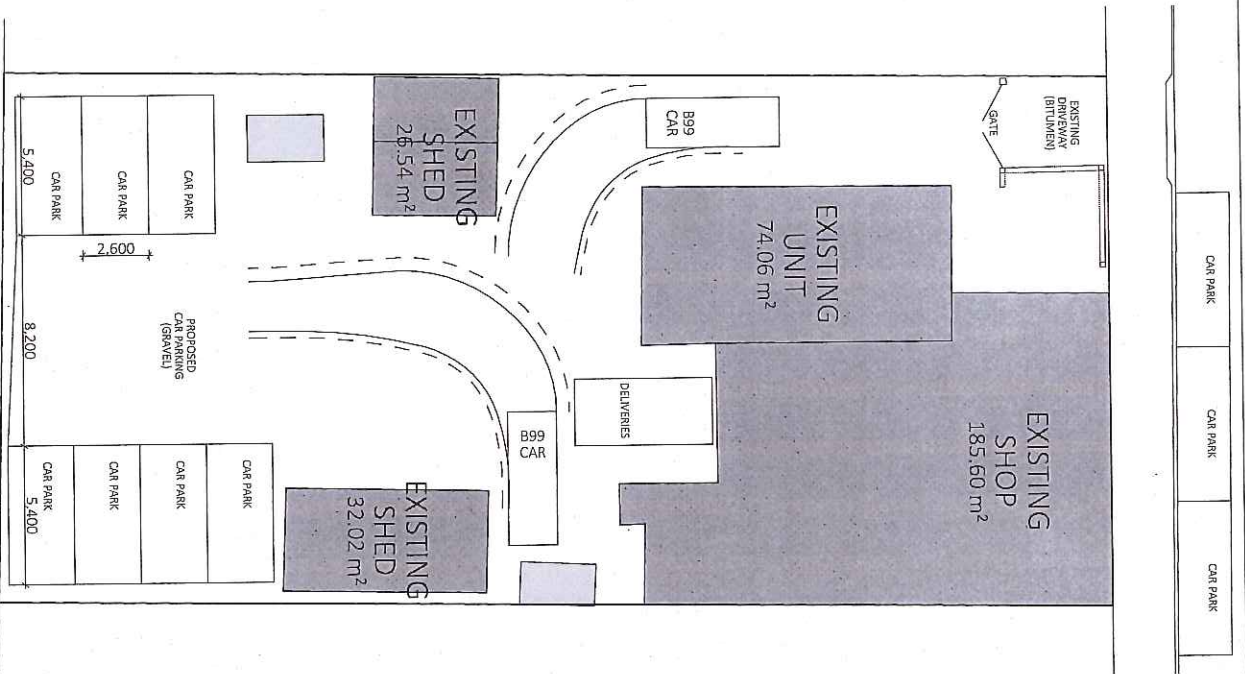
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1-426



AMENDED

		MITCHELL LLOYD ACC # CC6320 A8N, 71 615 812 747 PH, 6344 7319 E. mitch@designtolive.com.au		CLIENT/S: HOPETOUN PROPERTY 14 PTY LTD SITE ADDRESS: 16 RUSSELL ST, EVANDALE, 7212.		DRAWING LANDSCAPE PLAN		I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT. SIGNATURE: SIGNATURE: DATE: DATE:		COPYRIGHT: This is the sole property of Design to Live, and may not be used in whole or in part without written or formal consent from Design to Live. Legal action will be taken against any person infringing the copyright.		<table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>R1</td> <td>10/02/2020</td> <td>FOR D.A.</td> </tr> <tr> <td>R2</td> <td>4/03/2020</td> <td>PARKING ADDED</td> </tr> </tbody> </table>		REV.	DATE	DESCRIPTION	R1	10/02/2020	FOR D.A.	R2	4/03/2020	PARKING ADDED	<table border="1"> <thead> <tr> <th>DESIGNER</th> <th>M.L.</th> <th>JOB NUMBER</th> </tr> </thead> <tbody> <tr> <td>DRAWN</td> <td>L.S.</td> <td>DRAWING</td> </tr> <tr> <td>CHECKED</td> <td>M.L.</td> <td>SCALE (@A3)</td> </tr> </tbody> </table>		DESIGNER	M.L.	JOB NUMBER	DRAWN	L.S.	DRAWING	CHECKED	M.L.	SCALE (@A3)	RSSL16 6/7 1:200	
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DESIGNER	M.L.	JOB NUMBER																																	
DRAWN	L.S.	DRAWING																																	
CHECKED	M.L.	SCALE (@A3)																																	



AMENDED

		MITCHELL LLOYD ACC # CC6320 ABN 71 615 812 747 PH. 6344 7319 E. mitch@designtolive.com.au			
CLIENT/S: HOPEOUN PROPERTY 14 PTY LTD		DRAWING PARKING AND TURNING			
SITE ADDRESS: 16 RUSSELL ST, EVANDALE, 7212.		I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.			
SIGNATURE:		DATE:			
SIGNATURE:		DATE:			
COPYRIGHT: This is the sole property of Design to Live, and may not be used in whole, or in part without written or formal consent from Design to Live. Legal action will be taken against any person's infringing the copyright.					
REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER
R1	10/02/2020	FOR D.A.	DRAWN	L.S.	RSSL16
R2	4/03/2020	PARKING ADDED	CHECKED	M.L.	7/7
					1:200

NORTHERN MIDLANDS COUNCIL

REPORT FROM: HERITAGE ADVISER, DAVID DENMAN
DATE: 14 February 2020
REF NO: PLN-20-0034; 204300.09
SITE: 16 Russell Street, Evandale
PROPOSAL: Partial change of use to Business and Professional Services,
replace window with post boxes, remove gate, install
Australia Post sign (vary parking provisions, heritage code,
heritage precincts specific area plan)
APPLICANT: Design to Live
REASON FOR REFERRAL: HERITAGE PRECINCT
Local Historic Heritage Code
Heritage Precincts Specific Area Plan

Do you have any objections to the proposal: **No**

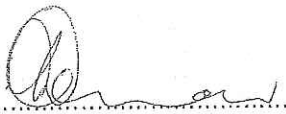
Do you have any other comments on this application?

The window to be removed has no heritage value and the proposal will have no adverse impact on the streetscape.

Email referral as word document to David Denman – david@denman.studio

Attach public exhibition documents

Subject line: Heritage referral PLN-20-0034 - 16 Russell Street, Evandale



David Denman (Heritage Adviser)

Date: 4/4/2020



Assessment against E13.0 (Local Historic Heritage Code)
--

E13.1 Purpose

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

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

E13.2 Application of the Code

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

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

E13.3 Use or Development Exempt from this Code

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

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

Comment:

The subject site is within a Heritage Precinct.

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

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

Comment: N/a

E13.6 DEVELOPMENT STANDARDS

E13.6.1 Demolition

<i>Objective: To ensure that the demolition or removal of buildings and structures does not impact on the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.</i>	
Acceptable Solutions	Performance Criteria
A1 <i>Removal of non-original cladding to expose original cladding.</i>	<p>P1.1 <i>Existing buildings, parts of buildings and structures must be retained except:</i></p> <ul style="list-style-type: none"> a) <i>where the physical condition of place makes restoration inconsistent with maintaining the cultural significance of a place in the long term; or</i> b) <i>the demolition is necessary to secure the long-term future of a building or structure through renovation, reconstruction or rebuilding; or</i> c) <i>there are overriding environmental, economic considerations in terms of the building or practical considerations for its removal, either wholly or in part; or</i> d) <i>the building is identified as non-contributory within a precinct identified in Table E13.1: Heritage Precincts, if any; and</i> <p>P1.2 <i>Demolition must not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</i></p>

Comment: N/a

E13.6.2 Subdivision and development density

<i>Objective: To ensure that subdivision and development density does not impact on the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.</i>	
Acceptable Solutions	Performance Criteria
A1 <i>No acceptable</i>	P1 <i>Subdivision must:</i>

<p>solution.</p>	<ul style="list-style-type: none"> a) be consistent with and reflect the historic development pattern of the precinct or area; and b) not facilitate buildings or a building pattern unsympathetic to the character or layout of buildings and lots in the area; and c) not result in the separation of building or structures from their original context where this leads to a loss of historic heritage significance; and d) not require the removal of vegetation, significant trees or garden settings where this is assessed as detrimental to conserving the historic heritage significance of a place or heritage precinct; and e) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.
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Comment: N/a

E13.6.3 Site Cover

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

Comment: N/a

E13.6.4 Height and Bulk of Buildings

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

Comment: N/a

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>	
Acceptable Solutions	Performance Criteria
A1 <i>New fences must be in accordance with the acceptable development criteria for fence type and materials within a precinct identified in Table E13.1: Heritage Precincts, if any.</i>	P1 <i>New fences must:</i> a) <i>be designed to be complementary to the architectural style of the dominant buildings on the site or</i> b) <i>be consistent with the dominant fencing style in the heritage precinct; and</i> c) <i>not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</i>

Comment: N/a

E13.6.6 Roof Form and Materials

<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>	
Acceptable Solutions	Performance Criteria
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>	P1 <i>Roof form and materials for new buildings and structures must:</i> a) <i>be sympathetic to the historic heritage significance, design and period of construction of the dominant existing buildings on the site; 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: N/a

E13.6.7 Wall materials

<i>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.</i>	
Acceptable Solutions	Performance Criteria
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: N/a

E13.6.8 Siting of Buildings and Structures

<i>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.</i>	
Acceptable Solutions	Performance Criteria
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: Heritage Precincts, if any.</i>

Comment: N/a

E13.6.9 Outbuildings and Structures

<i>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.</i>	
Acceptable Solutions	Performance Criteria
A1 <i>Outbuildings and structures must be:</i> a) <i>set back an equal or greater distance from the principal frontage than the principal buildings on the site; and</i> b) <i>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.</i>	P1 <i>New outbuildings and structures must be designed and located;</i> a) <i>to be subservient to the primary buildings on the site; and</i> b) <i>to not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</i>

Comment: N/a

E13.6.10 Access Strips and Parking

<i>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.</i>	
Acceptable Solutions	Performance Criteria
A1 <i>Car parking areas for non-residential purposes must be:</i> a) <i>located behind the primary buildings on the site; or</i> b) <i>in accordance with the acceptable</i>	P1 <i>Car parking areas for non-residential purposes must not:</i> a) <i>result in the loss of building fabric or the removal of gardens or vegetated areas where this would be detrimental to the</i>

<p><i>development criteria for access and parking as within a precinct identified in Table 1: Heritage Precincts, if any.</i></p>	<p><i>setting of a building or its historic heritage significance; and</i> b) <i>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: N/a

E13.6.11 Places of Archaeological Significance

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

Acceptable Solutions	Performance Criteria
<p>A1 <i>No acceptable solution.</i></p>	<p>P1 <i>For works impacting on places listed in Table E13.3:</i> a) <i>it must be demonstrated that all identified archaeological remains will be identified, recorded and conserved; and</i> b) <i>details of survey, sampling and recording techniques technique be provided; and</i> c) <i>that places of identified historic heritage significance will not be destroyed unless there is no prudent and feasible alternative.</i></p>

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

Comment: N/a

E13.6.13 Signage

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

Acceptable Solutions	Performance Criteria
<p>A1 <i>Must be a sign identifying the number, use, heritage significance, name or occupation of the owners of the property not greater</i></p>	<p>P1 <i>New signs must be of a size and location to ensure that:</i> 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></p>

than 0.2m ² .	d) signage does not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.
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Comment: Satisfies the performance criteria.

E13.6.14 Maintenance and Repair

Objective
 To ensure that maintenance and repair of buildings is undertaken to be sympathetic to, and not detract from the historic cultural heritage significance of local heritage places and precincts.

Acceptable Solution
 New materials and finishes used in the maintenance and repair of buildings match the materials and finishes that are being replaced.

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.

Existing Character Statement - Description and Significance
<p>EVANDALE HERITAGE PRECINCT CHARACTER STATEMENT</p> <p>The Evandale Heritage Precinct is unique because it is the core of an intact nineteenth century townscape, with its rich and significant built fabric and village atmosphere. Its historic charm, tree lined streets and quiet rural setting all contribute to its unique character. Its traditional buildings are an impressive mix of nineteenth and early twentieth century architectural styles while its prominent elements are its significant trees, the Water Tower and the Church spires. The original street pattern is an important setting for the Precinct, with views along traditional streetscapes, creating an historic village atmosphere that is still largely intact. Period residential buildings, significant trees, picket fences, hedgerows and cottage gardens are all complementary, contributing to the ambience of a nineteenth century village. The main roads into and out of Evandale create elevated views to the surrounding countryside which give context to the town and the Precinct, and contribute to its character. The quiet village feel of the town is complemented by a mix of businesses meeting local needs, tourism and historic interpretation. Evandale's heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the village.</p> <p>ROSS HERITAGE PRECINCT CHARACTER STATEMENT</p> <p>The Ross Heritage Precinct is unique because it is the intact core of a nineteenth century townscape, with its rich and significant built fabric and the village atmosphere. Its historic charm, wide tree lined streets and quiet rural environment all contribute to its unique character. Its traditional buildings comprise simple colonial forms that are predominantly one storey, while the prominent elements are its significant trees and Church spires. Most commercial activities are located in Church Street as the main axis of the village, which directs attention to the War Memorial and the Uniting Church on the hill. The existing and original street pattern creates linear views out to the surrounding countryside. The quiet rural feel of the township is complemented by a mix of businesses serving local needs, tourism and historic interpretation. Ross' heritage ambience has been acknowledged, embraced and built on by many of those who</p>

live in or visit the village.

PERTH HERITAGE PRECINCT CHARACTER STATEMENT

The Perth Heritage Precinct is unique because it is still the core of a small nineteenth century riverside town, built around the thoroughfare from the first bridge to cross the South Esk River, and which retains its historic atmosphere. It combines significant colonial buildings, compact early river's edge residential development, and retains the small-scale commercial centre which developed in the nineteenth century at the historic crossroads and river crossing for travel and commerce between Hobart, Launceston and the North West. Perth's unique rural setting is complemented by its mix of businesses still serving local and visitor's needs. Perth's heritage ambience is acknowledged by many of those who live in or visit the town, and will be enhanced by the eventual construction of the Midland Highway bypass.

LONGFORD HERITAGE PRECINCT CHARACTER STATEMENT

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 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.

CAMPBELL TOWN HERITAGE PRECINCT CHARACTER STATEMENT

The Campbell Town Heritage Precinct is unique because it is the core of a substantially intact nineteenth century townscape, with its significant built fabric, and its atmosphere of a traditional resting place on the main road between the north and south. Its wide main street, historic buildings and resting places for travellers all contribute to its unique character. High Street has remained as the main commercial focus for the town, continuing to serve the needs of residents, visitors and the agricultural community. The War Memorial to the north marks the approach to the business area which terminates at the historic bridge over the Elizabeth River; a significant landscape feature. Traditional buildings in the Precinct include impressive examples of colonial architecture. The historic Valentine's Park is the original foreground for 'The Grange' and provides a public outdoor resting place for visitors and locals at the heart of the town. Campbell Town'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 consistent with the Heritage Precinct Character Statement and satisfies the Management Objectives.

Assessment against F2.0 (Heritage Precincts Specific Area Plan)
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F2.1 Purpose of Specific Area Plan

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

F2.2 Application of Specific Area Plan

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

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

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

F2.3 Definitions**F2.3.1 Streetscape**

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

F2.3.2 Heritage-Listed Building

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

F2.4 Requirements for Design Statement

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

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

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

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

Rosemary Jones

From: Anne Woodberry <awoodberry@autorent.com.au>
Sent: Tuesday, 18 February 2020 9:05 AM
To: NMC Planning
Subject: 16 Russell Street, Evandale

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning

I live at 17-19 Russell Street, Evandale, I have no problem with private boxes etc for Australia post at above address, but what are the parking provisions please? Parking in Russell Street is bad now without more problems. Evandale is an old village and therefore roadways etc were designed to cope with the traffic of yesteryear. We already have delivery trucks coming and going there all the time so just interested to know what parking provisions are being made. We desperately need to retain the olde world charm of the village.

Thank you
Anne Woodberry