

TASMANIAN PLANNING COMMISSION

Our ref: DOC/21/7698
Officer: Lauren O'Brien
Phone: 6165 6813
Email: tpc@planning.tas.gov.au

25 January 2021

Des Jennings
General Manager
Northern Midlands Council

Attention: Mr Paul Godier

By email: council@nmc.tas.gov.au

Dear Mr Jennings

**Northern Midlands Interim Planning Scheme 2013
Draft amendment 01-2020 & permit PLN-20-0001**

Rezone 41-43 Wellington Street, Longford from Community Purpose to General Residential, three lot subdivision and partial demolition of a State heritage listed place

I refer to the above draft amendment and permit and the reconvened hearing held at the Commission's office in Hobart on 22 January 2021.

As discussed at the hearing, there are options for site-specific qualifications in the General Residential Zone and Heritage Precincts Specific Area Plan (SAP) to protect the streetscape heritage values of the site. A copy of draft site-specific qualifications discussed are attached for your reference.

We are seeking submissions from all parties on the following matters.

1. Whether the attached draft provisions, specifically clause F2.5.1 A1.2 and A4 would adequately protect the heritage values and sightlines of the Tabernacle should proposed Lot 1 be approved or other new development occur.
2. Any proposed draft planning permit conditions or interim planning scheme provisions to address restrictions on future side and rear boundary fencing within the site.
3. Comments on compliance with clause E13.6.2 P1(c) of the interim planning scheme, including whether existing provisions of the interim planning scheme and specifically those in the Heritage Precinct Specific Area Plan and the Historic Heritage Code, adequately protect the physical relationship of buildings on proposed Lots 2 and 3.

TASMANIAN PLANNING COMMISSION

We are seeking a submission from the planning authority on the following matter.

4. It is understood that the Heritage Precincts Specific Area Plan is not transitioning to the Northern Midlands Local Provisions Schedule, with the exception of Table F2.1 and that any site-specific provisions added to this specific area plan in the interim planning scheme will therefore also not transition.

As such, we are seeking an opinion of the planning authority about how other mechanisms may be included in the Local Provisions Schedule through transition declarations, in order to protect the site's historic heritage values. This may include matters addressing a site-specific qualification to the General Residential Zone limiting development to a single storey dwelling and protection measures for the building relationship between proposed Lots 2 and 3.

Submissions must be received by close of business on **9 February 2021**.

Submissions are to be provided by email to tpc@planning.tas.gov.au. The Commission keeps electronic records and does not require hard copy documents.

All submissions will be made available on the [Commission website](#)¹.

Please note that submissions will be published in full, without redaction.

If you require further information please contact Lauren O'Brien, Planning Adviser, on 6165 6813.

Yours sincerely



Sandra Hogue
Delegate (Chair)

Encl: Draft amendments to Northern Midlands Interim Planning Scheme 2015 to protect heritage streetscape values

cc Applicant, Tasmanian Heritage Council and representors

¹ <https://www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/ap-nor-01-2020>

10 General Residential Zone

10.2 Use Table

No Permit Required	
Use Class	Qualification
Residential	If a single dwelling
Natural and cultural values management	
Passive recreation	
Permitted	
Use Class	Qualification
Residential	If a caretakers dwelling or home-based business If for multiple dwellings, except on CT 152513/1 and <u>CT 159522/1</u>
Utilities	If for minor utilities
Discretionary	
Use Class	Qualification
Business and professional services	If a medical centre
Educational and occasional care	
Food services	If a café or takeaway food premises If a Restaurant on the land described in CT 3040/81 (114 Marlborough Street, Longford)
General retail and hire	If for a local shop If a hairdressing salon and the sale of clothing and accessories only on the land described in CT 110036/1 (4 Nile Road, Evandale)
Community meeting & entertainment	If not a cinema or function centre
Emergency services	If on CT 76398/4 & 5 (176 High Street, Campbell Town)
Recycling and waste disposal	If on CT 135864/3

Residential	If a boarding house, communal residence, hostel, residential aged care facility, retirement village If on CT 152534/1 retirement village only
Resource development	If on CT 135864/3
Vehicle parking	If on CT 135864/3 and directly associated with the Evandale market
Visitor accommodation	
Utilities	If not for minor utilities
Prohibited	
All other uses	

F2 Heritage Precincts Specific Area Plan

F2.5.1 Setbacks and Siting

Objective	
<p>To ensure that</p> <ul style="list-style-type: none"> (a) the predominant front setback of the existing buildings in the streetscape is maintained; (b) the impact of garages and carports on the streetscape is minimised; and (c) that the visual prominence of the Baptist Church building in Longford is maintained. 	
Acceptable Solutions	Performance Criteria
<p>A1.1 The predominant front setback as identified in the design statement must be maintained for all new buildings, extensions, alterations or additions (refer Figure 2.4 & F2.8).</p> <p><u>A1.2 For Heritage Place ID 279 – ‘Baptist Church’ 41-43 Wellington Street, Longford in Table F2.1, the front setback to Wellington Street must be a minimum of 8m.</u></p>	<p>P1.1 The front setback must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <ul style="list-style-type: none"> a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the topography of the site; c) the size, shape and orientation of the lot; d) the setbacks of other buildings in the surrounding area; e) the historic cultural heritage significance of adjacent places; and f) the streetscape. <p><u>P1.2 No Performance Criteria.</u></p>
<p>A2 New carports and garages, whether attached or detached, must be set back a minimum of 3m behind the line of the front wall of the house which it adjoins (refer Figure F2.3 & F2.7).</p>	<p>P2 The setback of new carports and garages from the line of the front wall of the house which it adjoins must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <ul style="list-style-type: none"> a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the topography of the site; c) the size, shape and orientation of the lot; d) the setbacks of other buildings in the surrounding area; e) the historic cultural heritage significance of adjacent places; and f) the streetscape.
<p>A3 Side setback reductions must be to one boundary only, in order to maintain the</p>	<p>P3 Side setbacks must be compatible with the historic cultural heritage significance</p>

<p>appearance of the original streetscape spacing.</p>	<p>of a local heritage place or precinct, having regard to:</p> <ul style="list-style-type: none"> a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the topography of the site; c) the size, shape, and orientation of the lot; d) the setbacks of other buildings in the surrounding area; e) the historic cultural heritage significance of adjacent places; and f) the streetscape.
<p>A4 For Heritage Place ID 279 – ‘Baptist Church’ 41-43 Wellington Street, Longford identified in Table F2.1, new development must be located a minimum distance of 6m from the southern wall of the Tabernacle building.</p>	<p>P4 No Performance Criteria.</p>



Danielle Gray, Principal Consultant
Gray Planning
224 Warwick Street
West Hobart TAS 7000

8 February 2021

Mr Paul Godier
Senior Planner
Northern Midlands Council
PO Box 156
Longford TAS 7301

Dear Mr Godier,

I refer to my recent discussions with you regarding the provision of a submission to the Tasmanian Planning Commission in response to their correspondence to all parties dated 25 January 2021.

It is my view that such any conditions or amendments to the Planning Scheme as proposed by the TPC in the hearing at Commission offices on 22 January 2021 and to be considered as part of any approval of the proposed subdivision and rezoning may not address all or even most of the heritage concerns outlined by the community in their representations to Council.

It is my view that the matters and proposed conditions discussed at the 22 January 2021 hearing may not sufficiently address all of the heritage concerns about the proposed development that I outlined in the statement of evidence prepared by myself on behalf of Council and dated 12 October 2020 and in subsequent submissions dated 26 October 2020.

I will discuss each issue raised by the Commission in their most recent correspondence dated 25 January 2021 as follows:

1. Whether the attached draft provisions, specifically clause F2.5.1 A1.2 and A4 would adequately protect the heritage values and sightlines of the Tabernacle should proposed Lot 1 be approved or other new development occur.

It is my view that the proposed site specific qualification regarding use inserted into Table 10.2 is not sufficient. The proposed site specific qualification only prevents any use of the subject site for multiple dwellings being Permitted. Any application could still be considered as a Discretionary proposal.



It is my view that any use of the Tabernacle site of any lot approved as part of the subdivision for multiple dwelling development should be prohibited. This should occur by way of a site specific qualification to Table 10.2 that specifically prohibits more than 1 dwelling per lot.

It is my view that the proposed amendments to Table F2.5.1 for siting that specifies a minimum frontage setback must be a minimum of 8m. This minimum 8m setback is only acceptable if it were not able to be varied by discretion. On this basis, the TPC's suggested amendments which includes no P1.2 Performance Criteria for a minimum 8m setback is supported.

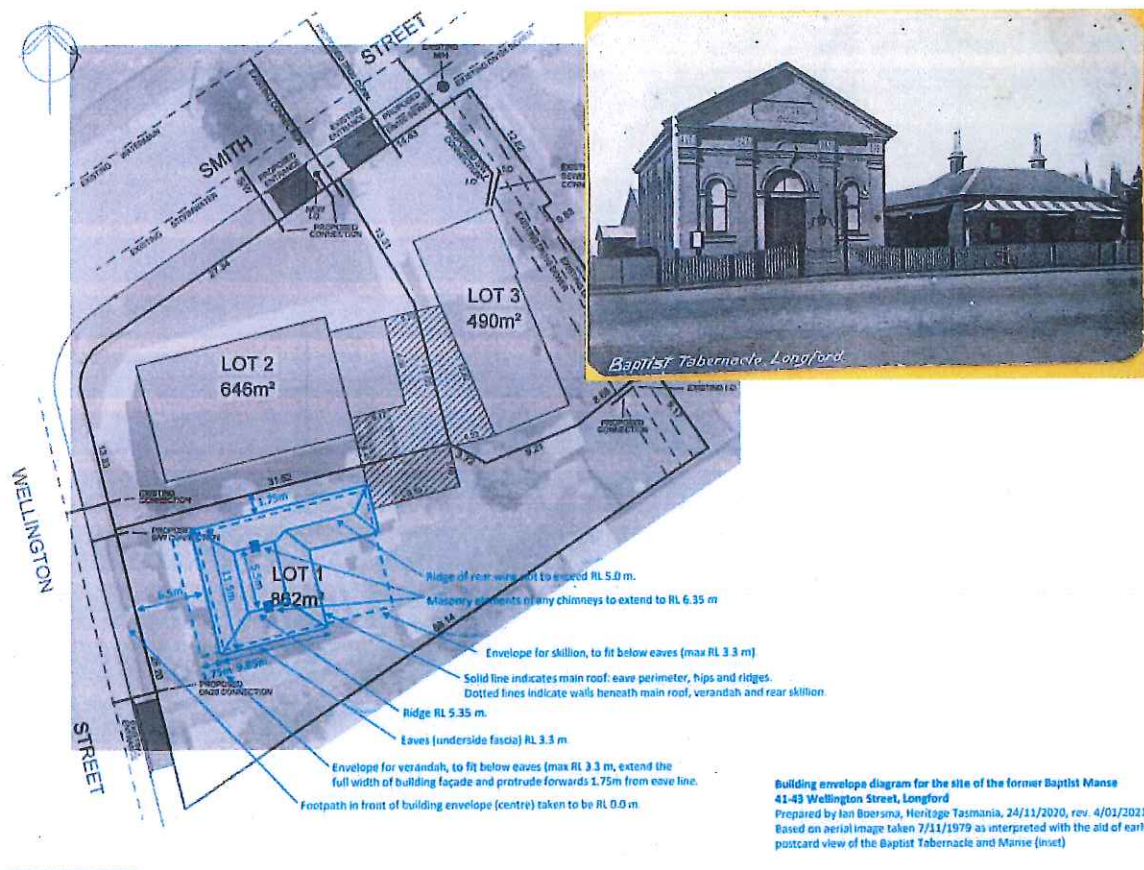
The proposed amendments to include a new A4 development standard that requires all new development on the proposed lot 1 to be a minimum 6m setback from the southern wall of the Tabernacle building is further supported as it is considered it provides an adequate physical separation from the Tabernacle building and any new development on lot 1.

It is further my view that any new development on the proposed lot 1 should have a maximum height limit that prohibits any development being more than a single storey. It is my view that a maximum height limit of 4.5 metres applicable for any new development on lot 1 would enable this and could be a site specific qualification to the Planning Scheme in the Historic Heritage Code.

It should also be noted that a 3D building envelope such as the building envelope diagram submitted on behalf of Heritage Tasmania by Mr Ian Boersma on 21 January 2021 is not supported.

This building envelope as prepared by Mr Boersma is shown below:





This three dimensional building diagram provided by Mr Boersma mimics to a very high degree the original form of the former Manse building that was previously located on lot 1.

Council does not support a three dimensional building envelope in the form of the former Manse building on lot 1.

Requiring that all future development on the proposed lot 1 be located within such a building envelope would not just encourage historical mimicry, it would force new development to adopt a building form that essentially copies the traditional 'verandah cottage' built form of the former Manse building. This form with its front verandah spreading across the street facing facade, hip roof forms and symmetry is heavily associated with 19th century domestic architecture.

The application of a building envelope based on this diagram derived directly from the former Manse building would result in mandated replication of historical built form in future development on lot 1 and as a result, is considered to be inappropriate, not supported by the Burra Charter which discourages imitation. On this basis, the application of such a three dimensional building envelope is not supported by Council.



In terms of the proposed lot 3 which contains the Sunday School building, it is noted by Council that none of the proposed amendments included in the correspondence dated 25 January 2021 from the Commission would assist alleviating concerns about the impact on the heritage values of the Sunday School building from the proposed subdivision of this building onto lot 3.

As stated in the hearing on 22 January 2021, Council does not support the subdivision of lot 3 at all.

Council has no objection to the demolition of late 20th century building fabric that currently physically connects the Tabernacle building and the Sunday School building.

However, for reasons already outlined in previous submissions by myself on behalf of Council, no support can be given to the approval of the proposed lot 3. This view is further elaborated in this submission in the following comments.



2. Any proposed draft planning permit conditions or interim planning scheme provisions to address restrictions on future side and rear boundary fencing within the site.

It is my view that any planning permit conditions should require that any side and rear boundary fences on any of the approved lots should not exceed 1.8m in maximum height, should be solid in construction and should be constructed of hardwood timber of a finish approved by Council. It is considered that this could appear as a Part 5 Agreement on titles.

On behalf of Council, it is my view that any boundary fence should not be higher than 1.8m above natural ground level, should not be fences constructed of treated pine timber, masonry or sheet metal and should not comprise partially transparent lattice or perforated style fencing elements.

It is further my view that any side boundary fence on the shared boundary between the proposed lot 2 containing the Tabernacle and the proposed lot 1 (currently vacant) should be no higher 1.8m at any point and within 8m of the frontage boundary should taper down to a maximum height of 1m where it meets the frontage boundary. This is to ensure that that the visual ;prominence of the Tabernacle building is maintained as far as possible.



3. Comments on compliance with clause E13.6.2 P1(c) of the interim planning scheme, including whether existing provisions of the interim planning scheme and specifically those in the Heritage Precinct Specific Area Plan and the Historic Heritage Code, adequately protect the physical relationship of buildings on proposed Lots 2 and 3.

It is my view that the Interim Planning Scheme (including the Heritage Precinct SAP and the Historic Heritage Code) do not contain sufficient provisions to protect the physical relationship of buildings on the proposed lots 2 and 3.

Neither prevents the construction of buildings directly on, or in close proximity to side and rear boundaries and both enable building placement to occur where it is characteristic in the surrounding area.

The following image below (image 1) shows that there is pattern of development (in the form of dwellings and also outbuildings) being constructed on, or in very close proximity to side boundaries. There are also instances where outbuildings are constructed on, or in close proximity to rear boundaries.



Image.1. The area surrounding the subject site. The Tabernacle building is arrowed with a yellow arrow while the Sunday School building is arrowed with an orange arrow. Source: TheList, February 2021, no nominated scale.

As already stated, on behalf of Council I again submit that the creation of the proposed lot 3 containing the Sunday School building is not supported because of the loss of historic and cultural heritage values that will occur to both affected buildings but the Sunday School building in particular.



It is my view that the subdivision of lot 3 is prohibited under clause E13.6.2.P1(c) which states that subdivision must:

c) not result in the separation of building or structures from their original context where this leads to a loss of historic heritage significance;

The original context of the Sunday School building and the Tabernacle building are of two physically separately but immediately adjacent buildings on the same title.

The proposed subdivision seeks to subdivide these two buildings onto separate lots.

The Sunday School building is not noted at all in the data sheet for the Tasmanian Heritage Register listing. As the Sunday School building is not specified in the THR data sheet, there is justified concern from Council that any future development on lots 2 and 3 will focus on protection of the identified historic and cultural heritage values of the Tabernacle building only. This is not an unlikely or unrealistic scenario given the Sunday School building has not been considered in either the developer's original application or subsequent submissions or indeed Council's original assessment of the application.

Article 8 of the Burra Charter states the following:

Setting Conservation requires the retention of an appropriate setting. This includes retention of the visual and sensory setting, as well as the retention of spiritual and other cultural relationships that contribute to the cultural significance of the place. New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

The subdivision of the Tabernacle building and the Sunday School building onto two separate titles is inappropriate given the intrinsically linked relationship of these buildings with the history, development and use of the subject site from which its heritage values derive.

The subdivision will result in the separation of two intrinsically linked buildings onto separate titles. Their spiritual and cultural relationship which is more readily understood and apparent when they remain on a single title, is diluted and even lost through their subdivision.

It is considered that the proposed subdivision of lot 3 is problematic under the above Article 8 of the Burra Charter and should not be approved.

In the event these two buildings were separated onto different titles, there are no specific development standards under either the SAP or the Historic Heritage Code in the Planning Scheme that would prevent their physical relationship being eroded by the construction of development between these buildings in proximity to their shared boundary. Their placement onto two separate titles will result in separate ownership, separate use and will facilitate future development that obstructs their physical relationship with each other.

Part of the historic heritage values of the buildings is their shared history and contribution to the use and development of the subject site. When these buildings are separated onto



separate titles, their shared history and intangible associations as well as shared values becomes diluted.

The absence of any mention of the Sunday School building in the THR data sheet further limits the ability to ensure any inappropriate future development of two separate titles containing these buildings is avoided during the planning process.

If historic and cultural heritage values are not identified, recognised or understood in part or in full, then such values can be easily eroded or lost in the planning and development process.



We are seeking a submission from the planning authority on the following matter.

4. It is understood that the Heritage Precincts Specific Area Plan is not transitioning to the Northern Midlands Local Provisions Schedule, with the exception of Table F2.1 and that any site-specific provisions added to this specific area plan in the interim planning scheme will therefore also not transition.

As such, we are seeking an opinion of the planning authority about how other mechanisms may be included in the Local Provisions Schedule through transition declarations, in order to protect the site's historic heritage values. This may include matters addressing a site-specific qualification to the General Residential Zone limiting development to a single storey dwelling and protection measures for the building relationship between proposed Lots 2 and 3.

The concerns related to the separation of the Sunday School building onto a separate title has been previously detailed in my previous submitted dated 12 October 2020.

The introduction of a building envelope, setbacks, limiting development to a single dwelling, limiting the height and materials of boundary fences and limiting the maximum height of future buildings as outlined in this latest submission dated 5 February 2021 would have no improvement upon the proposed excise of the Sunday School building. None of these solutions to address concerns about lot 1 and the Tabernacle building will satisfactorily address the concerns raised by Council about the separation of the Tabernacle and Sunday School buildings onto separate titles comprising the proposed lots 2 and 3.

As already noted in both previous submissions and at the most recent hearing on 22 January 2021, the Sunday School building is not specifically mentioned in the Tasmanian Heritage Council data sheet for the subject site with respect to its Tasmanian Heritage Register listing. The excise of this building (even if maintained on a title that was part of a Heritage Place on the THR) leaves it highly vulnerable to further inappropriate development or even demolition due to it not being specifically included as part of the data sheet and recognised values.

Mr Ian Boersmaa of Heritage Tasmania has stated in recent hearings that the proposed subdivision coupled with its omission in the data sheet made this Sunday School building 'vulnerable'. The proposed site specific qualifications and amendments suggested by the Commission in its correspondence dated 25 January 2021 will not make any difference to this issue which will remain entirely unresolved and highly problematic.

Furthermore, as part of any assessment of this proposal and any subsequent amendment to the Planning Scheme to accommodate the proposal and address heritage concerns raised by Council, it should be noted that Clause C6.2.3 of the State Planning Provisions states that the Local Historic Heritage Code does not apply to a registered place entered on the Tasmanian Heritage Register. This is a further complication that raises serious concerns from Council about the future management of heritage issues raised as part of this hearing process by amendment of the Planning Scheme.



As also noted within this submission, it is considered that the subdivision of lot 3 and the excise of the Sunday School building onto a separate lot from the Tabernacle building does not satisfy clause E13.6.2.P1(c) as the subdivision will result in the separation of buildings from their original context and lead to a loss of historic heritage significance.

The history and use of the Tabernacle building and Sunday School building are so closely associated together with the historical development of the subject site from which its historic and heritage values are derived that it is considered inappropriate to justify the creation of separate titles for these buildings.

It is my view that their relationship and linked history is diluted and even lost where they are separated onto different titles.

The Commission should give consideration to Article 24 of the Burra Charter which states the following:

Article 24.

Retaining associations and meanings

24.1 Significant associations between people and a place should be respected, retained and not obscured. Opportunities for the interpretation, commemoration and celebration of these associations should be investigated and implemented. For many places associations will be linked to aspects of use, including activities and practices. Some associations and meanings may not be apparent and will require research.

24.2 Significant meanings, including spiritual values, of a place should be respected. Opportunities for the continuation or revival of these meanings should be investigated and implemented.

The subject site and the Tabernacle and Sunday school buildings have shared and common historic and cultural heritage values related to their association with the development of the Baptist Church community in Longford.

Where the use of the subject site changes to a commercial or residential use and is no longer associated with the Church community, their association with the site is not lost as a result of the distinctive Tabernacle building which is clearly identifiable as a building constructed specifically for religious purposes.

However, this association is not clearly apparent for the Sunday School building which does not have any external architectural features, design or construction characteristics which points to, or suggests its original associations with the Baptist Church and the Tabernacle.

Where the Tabernacle building and Sunday school building are maintained together on one title, their associations and linked history and values are more easily understood.

However, where the Sunday School building is separated onto its own title and becomes an isolated building, its association with the Tabernacle building and its historical association with the Baptist community in Longford is eroded to the point where its association is no longer readily apparent or easily understood.



This is further exacerbated by the omission of the Sunday School building in the applicable THR data sheet which focusses only on the Tabernacle building.

If you wish to discuss the contents of this further submission to the Tasmanian Planning Commission on behalf of Council, please do not hesitate to contact me on 0439 342 696 and I will be pleased to assist.

Yours faithfully

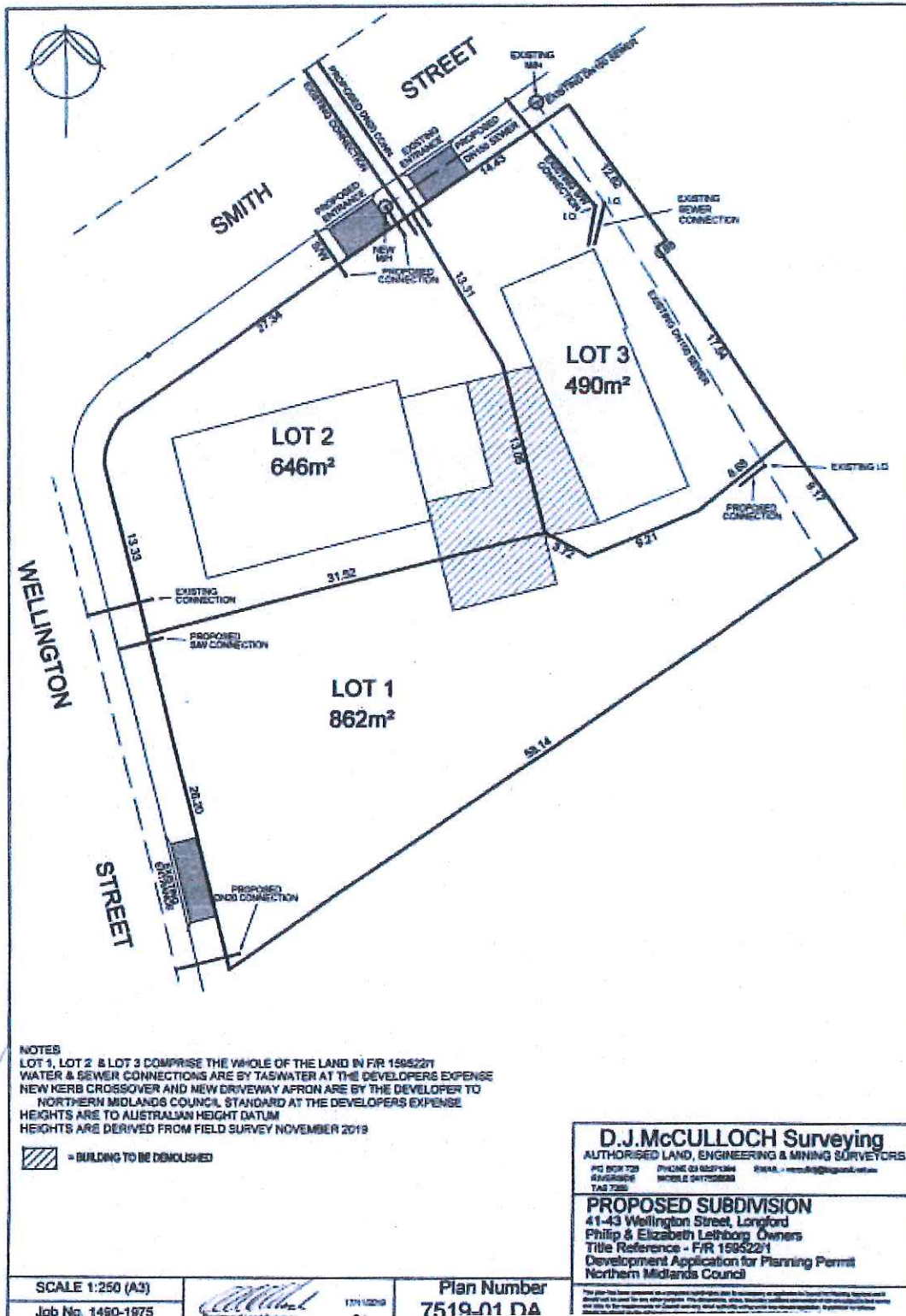


Danielle Gray B.Env.Des. MTP. MPIA

Principal Consultant, Gray Planning

08.02.2021





Tasmanian Planning Scheme - North Midlands C6.0 Local Historic Heritage Code

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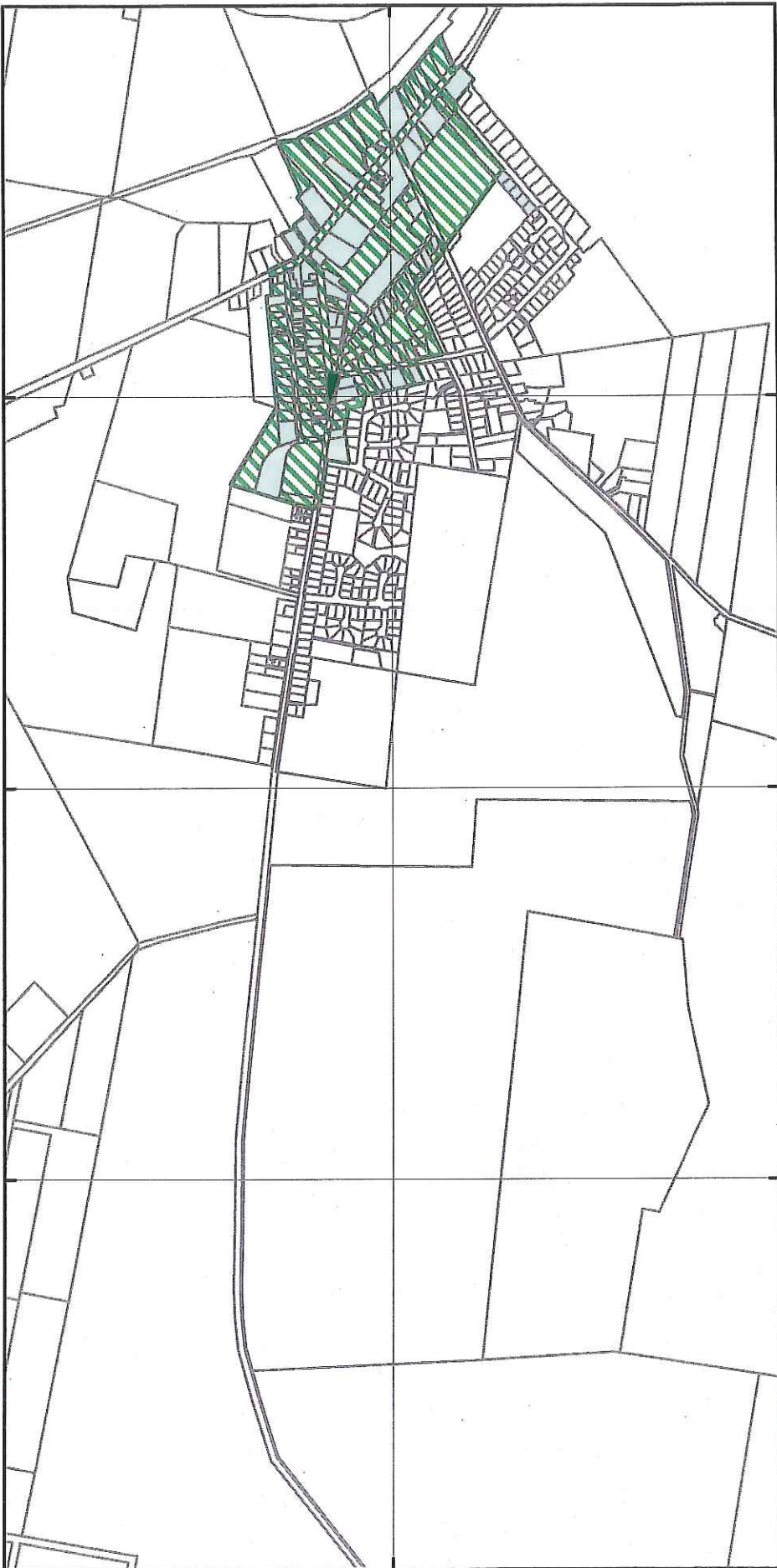
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Legend

-  LGA Boundary
-  Significant trees
-  Local Heritage Place
-  Local Heritage Precinct
-  Land Titles

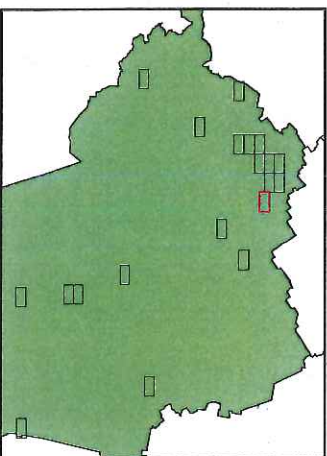


Evandale



Coordinate System: GDA 94 MGA Zone 55
 Base data from the LST, State of Tasmania
 Land Title data current as of 18/07/16
 Disclaimer: Before taking any action based on data shown on this map, it should first be verified with the relevant council.

Date: 5/09/2019



Tasmanian Planning Scheme - North Midlands C6.0 Local Historic Heritage Code

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Legend

-  LGA Boundary
-  Significant trees
-  Local Heritage Place
-  Local Heritage Precinct
-  Land Titles

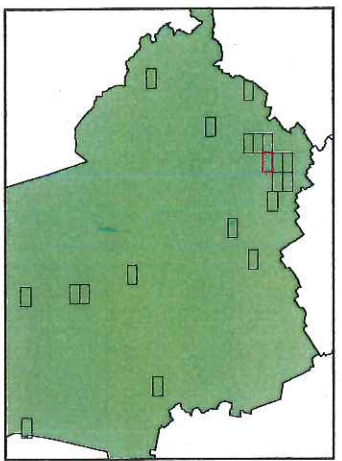


Perth



Coordinate System: GDA 94 MGA Zone 55
 Base data from theLIST, State of Tasmania
 Land Title data current as of 18/07/16
 Disclaimer: Before taking any action based on data shown on this map, it should first be verified with the relevant council.

Date: 5/09/2019



Tasmanian Planning Scheme - North Midlands C6.0 Local Historic Heritage Code

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Legend

-  LGA Boundary
-  Significant trees
-  Local Heritage Place
-  Local Heritage Precinct
-  Land Titles

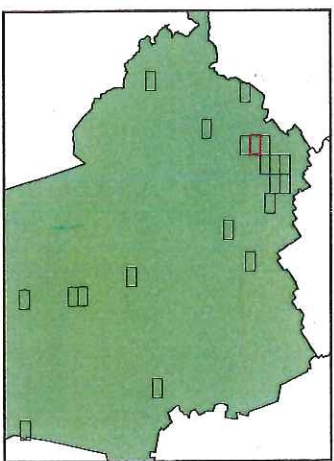


Longford



Coordinate System: GDA 94 MGA Zone 55
 Base data from the LST, State of Tasmania
 Land Title data current as of 18/07/16
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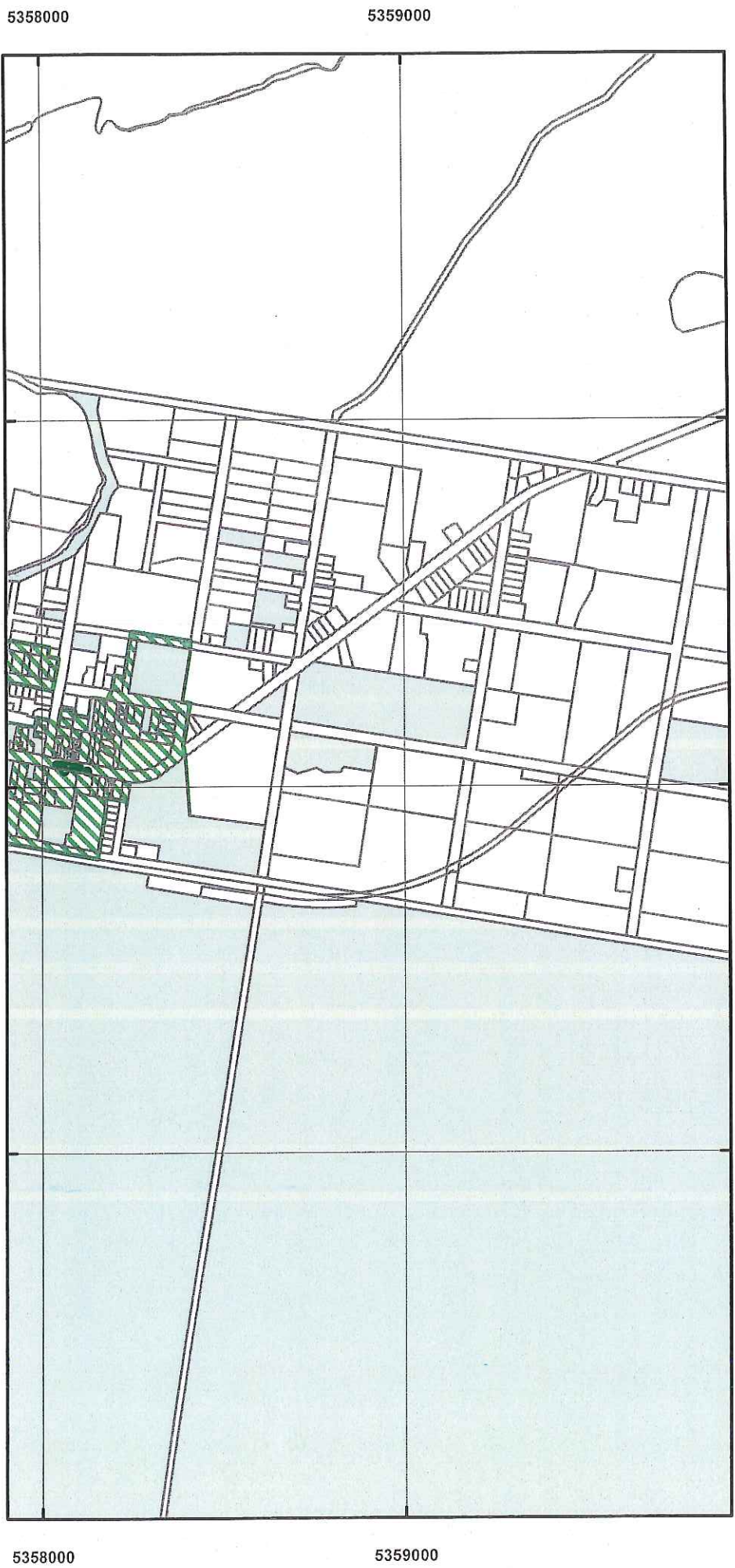
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Tasmanian Planning Scheme - North Midlands C6.0 Local Historic Heritage Code

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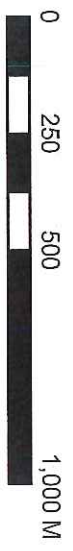
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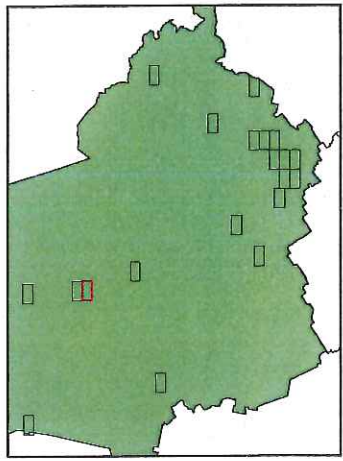
-  LGA Boundary
-  Significant trees
-  Local Heritage Place
-  Local Heritage Precinct
-  Land Titles

Campbell Town North



Coordinate System: GDA 94 MGA Zone 55
 Base data from theLIST, State of Tasmania
 Land Title data current as of 18/07/16
 Disclaimer: Before taking any action based on data shown on this map, it should first be verified with the relevant council.

Date: 5/09/2019



NORTHERN MIDLANDS COUNCIL
POLICY MANUAL



MOBILE FOOD VENDORS

Originated Date:	11 December 2017 Min. Ref. /17
Amended Date/s:	21 October 2019 Min. Ref 337/19
Applicable Legislation:	<i>Vehicle & Traffic Act 1999</i>
Objective	To identify guidelines by which Mobile Food Vendors may operate in the Northern Midlands.
Administration:	Community and Development
Review Cycle/Date:	Every 2 years. Next review December 2019.

1. PURPOSE

The purpose of this policy is to identify guidelines by which Mobile Food Vendors may operate in the Northern Midlands.

2. APPLICABLE LEGISLATION

Section 56C of the *Vehicle & Traffic Act 1999* states a person must not set up or use a stall, stand or vehicle on a public street for the purpose of selling goods without a permit. Permits may be issued by the General Manager of the Council in which the public street is located.

3. DEFINITIONS

Mobile food vendor – a take away food vendor operating from a mobile vehicle or trailer for the purpose of selling food and drinks for immediate consumption.

Local highway – means a local highway as defined in the *Local Government (Highways) Act 1982*, Section 4.

4. CONDITIONS OF OPERATION

The following conditions of operation must be met by Mobile Food Vendors who apply for a permit to operate in the Northern Midlands.

4.1 APPLICATION FORM AND FEE

All Mobile Food Vendors intending to operate in the Northern Midlands must complete an Application for Permit and pay the required fee, as set per Council's fee schedule.

Copies of the following documents must be completed and submitted together with the application of the permit:

- a) Current certificate of registration of a Statewide Mobile Food Business;
- b) Current Public Liability and Product Liability Insurance Certification (minimum \$20million cover); and
- c) Current road vehicle registration.

4.2 PERMIT

A Mobile Food Vendor must not operate on a local highway in the Northern Midlands without a valid permit.

A Mobile Food Vendor may apply for an annual permit, or a single permit for a special event.

Annual permits are valid from 1 January to 31 December.

Special event permits are valid for the duration of the event as specified in the application form.

NORTHERN MIDLANDS COUNCIL

POLICY MANUAL



Permit fees are in accordance with Council's Fees Schedule.

A Mobile Food Vendor is only permitted to operate on a local highway in the Northern Midlands once a permit has been issued.

Permits are issued to one vehicle only and are not transferrable. Permits are not automatically renewed.

A Mobile Food Vendor must be able to produce a copy of their permit on request. All conditions of the permit must be complied with at all times of operation.

4.3 RUBBISH REMOVAL

Mobile Food Vendors must provide rubbish collection receptacles at the site and ensure all rubbish generated from their use at the site is removed and disposed of responsibly.

Whilst trading to the public, a mobile food vendor must provide, at least one bin to accept waste and one bin for recyclable materials. The bins must be at least fifty litres.

4.4 DEPARTMENT OF STATE GROWTH ROADS

Council cannot issue a permit for a state-owned road. Mobile Food Vendors are not permitted to operate on a state-owned road, unless with approval issued by the Department of State Growth.

4.5 SAFETY AND COMPLIANCE

Mobile Food Vendors must:

- Have in place current Public Liability Insurance to operate;
- Have in place a current Certificate of Registration for business selling food;
- Ensure they have approval to erect any signs or furniture associated with their business, in accordance with Council's Footpath Trading Policy.
- Mobile food vehicles must not be left unattended whilst operating on a public street or on Council owned or managed property.
- Food or beverage preparation, cooking or serving equipment or structures are not to be installed or erected outside the vehicle to display, prepare or serve food.
- Customers must be served from the footpath side of the vehicle only, and not queue across footpaths, into roadways, driveways or other pedestrian or trafficked accesses.
- The installation, maintenance and operation of gas and/or electrical appliances within the vehicle must comply with the relevant Australian Standards.
- Safety of people is not to be compromised in any way by the location or operation of the mobile food vehicle.

4.6 SAFETY AND COMPLIANCE

Council has power available to Mobile Food Vendors at the following locations:

- Longford Village Green

If Mobile Food Vendors wish to access power they must pay for power usage in accordance with Council's fee schedule.

Payment for power must be made upon collection of the power box key from the Council offices.

NORTHERN MIDLANDS COUNCIL

POLICY MANUAL



5. LOCATIONS AND TIMES

5.1 PREFERRED MOBILE FOOD VENDOR LOCATIONS

Council has identified the following locations as preferred locations to park within the Northern Midlands municipality.

Applications to park outside of these preferred locations will be considered, however, may be refused if not considered suitable.

- Avoca – Blenheim Street, adjacent to Boucher Park
- Campbell Town – Franklin Street, adjacent to Blackburn Park
- Cressy – Church Street, adjacent to the Trout Park
- Evandale – Rogers Lane or Russell Street, adjacent to Harry Murray Memorial
- Longford – Archer and Lyttleton Streets, adjacent to Victoria Square (Village Green)
- Perth – Little Mulgrave Street, adjacent to the Train Park
- Ross – Church Street, adjacent to the Village Green (33 Church Street)

5.2 TIME RESTRICTIONS

Mobile Food Vendors are only permitted to operate between the hours of 4:00pm and 9:00pm on any given day, except in the circumstances the Mobile Food Vendor is operating at a pre-organised event.

Mobile Food Vendors are not to operate on public roads within 100m (measured by travel distance of a pedestrian) of a residential dwelling between the hours of 10pm and 7am.

6. EXCLUSIVE USE NOT GUARANTEED

A permit issued by Council does not guarantee availability or exclusive use of the site.

7. EXEMPTIONS

Mobile Food Vendors parking for a period of less than 15 minutes are not required to obtain a permit pursuant to this policy.

8. REVIEW

This Policy is to be reviewed every two years.

Tasmanian Planning Scheme - North Midlands C6.0 Local Historic Heritage Code

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Legend

-  LGA Boundary
-  Significant trees
-  Local Heritage Place
-  Local Heritage Precinct
-  Land Titles

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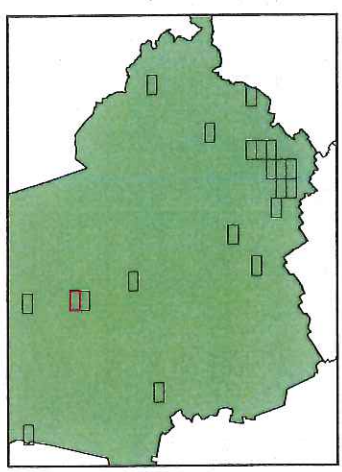


Campbell Town South



Coordinate System: GDA 94 MGA Zone 55
 Base data from theLIST, State of Tasmania
 Land Title data current as of 18/07/16
 Disclaimer: Before taking any action based on data shown on this map, it should first be verified with the relevant council.

Date: 5/09/2019



Tasmanian Planning Scheme - North Midlands C6.0 Local Historic Heritage Code

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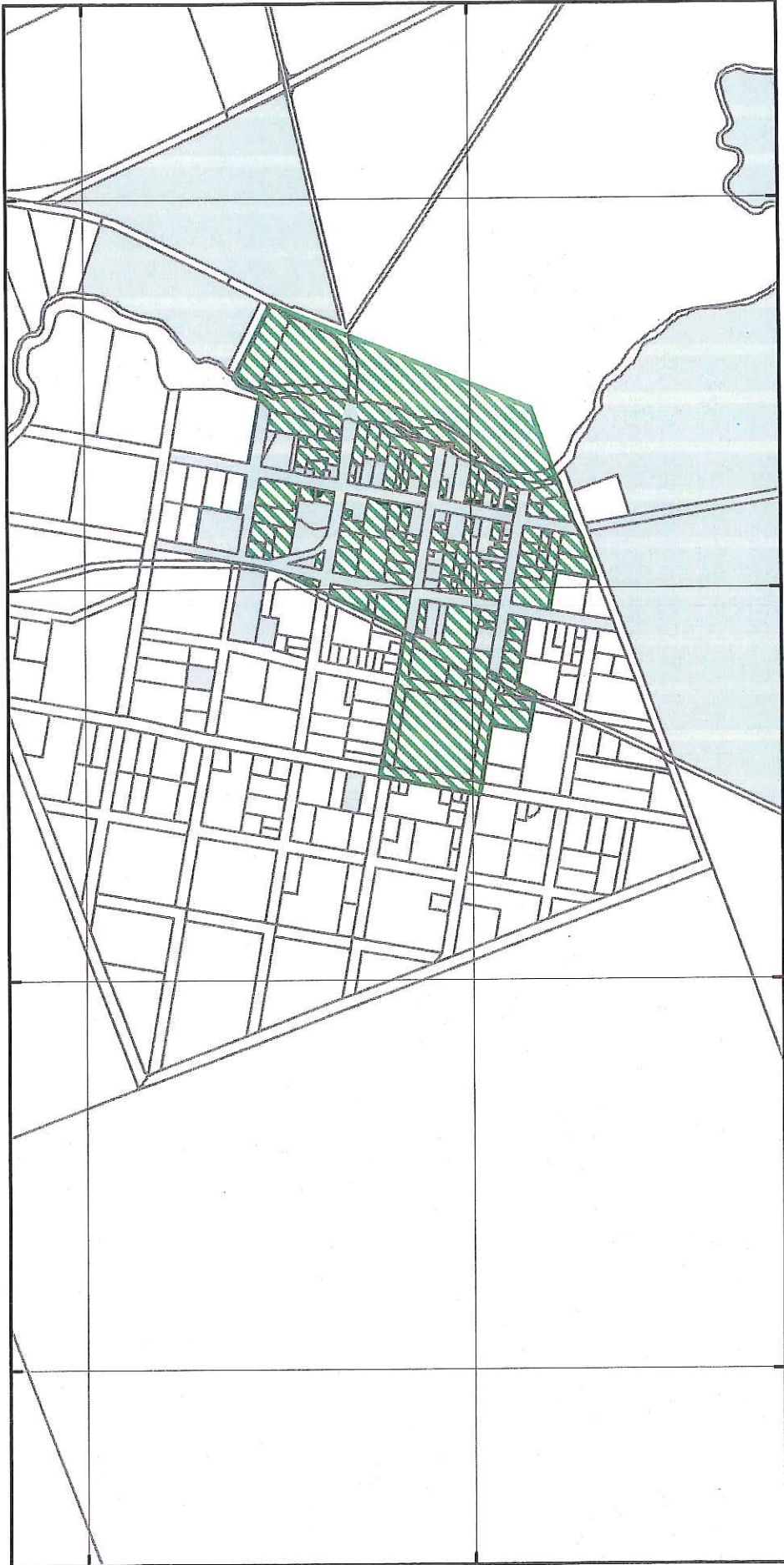
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Legend

-  LGA Boundary
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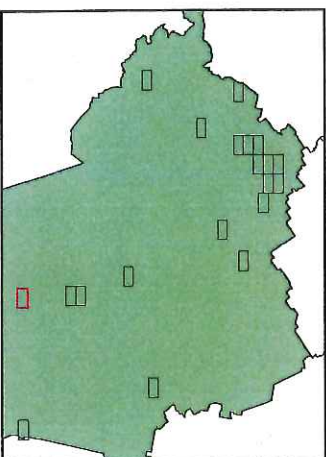


Ross



Coordinate System: GDA 94 MGA Zone 55
 Base data from the LST, State of Tasmania
 Land Title data current as of 18/07/16
 Disclaimer: Before taking any action based on data shown on this map, it should first be verified with the relevant council.

Date: 5/09/2019



F2 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.

F2.5 Standards for Development

F2.5.1 Setbacks

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

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

F2.5.2 Orientation

<p>Objective</p> <p>To ensure that new buildings, extensions, alterations and additions respect the established predominant orientation within the streetscape.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1 All new buildings, extensions, alterations or additions must be orientated:</p> <ul style="list-style-type: none"> a) perpendicular to the street frontage (refer Figure F2.5, F2.6, & F2.8); or 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 	<p>P1 Orientation of all new buildings, extensions, alteration or additions must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <ul style="list-style-type: none"> a) the cultural heritage values of the local heritage place, its setting and the precinct;

<p>street; and</p> <p>c) A new building must not be on an angle to an adjoining heritage-listed building (refer Figure F2.5).</p>	<p>b) the topography of the site;</p> <p>c) the size, shape, and orientation of the lot;</p> <p>d) the setbacks of other buildings in the surrounding area;</p> <p>e) the historic cultural heritage significance of adjacent places; and</p> <p>f) the streetscape.</p>
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F2.5.3 Scale

<p>Objective</p> <p>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.</p>	
Acceptable Solutions	Performance Criteria
<p>A1 Single storey developments must have a maximum height from floor level to eaves of 3 metres (refer Figure F2.14).</p>	<p>P1 No performance criteria</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>P2 No performance criteria.</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>	<p>P3 No performance criteria.</p>

F2.5.4 Roof Forms

<p>Objective</p> <p>To ensure that the roof form and elements respect those of the existing main building and the streetscape.</p>	
Acceptable Solutions	Performance Criteria
<p>A1.1 The roof form⁵ for new buildings, extensions, alterations, and additions must, if visible from</p>	<p>P1 The roof form of all new buildings, extensions, alteration</p>

⁵ Roofs are often the most crucial aspect of the design of new buildings in historic areas. Although many other elements of a new building can be disguised or screened by planting, roofs remain dominant. Roofscape is an

<p>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>A1.2 Eaves overhang must be a maximum of 300mm excluding guttering, or match the existing building.</p>	<p>or additions must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <ul style="list-style-type: none"> a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the design, period of construction and materials of the dominant building on site; c) the dominant roofing style and materials in the setting; and d) the streetscape.
<p>A2 Where there is a need to use the roof space, dormer windows are acceptable and must be in a style that reflects the period setting of the existing main building on the site, or the setting if the site is vacant (refer Figure F2.15).</p>	<p>P2 No performance criteria</p>
<p>A3 Where used, chimneys must be in a style that reflects the period setting of the existing main building on the site, or the setting if the site is vacant.</p>	<p>P3 No performance criteria</p>
<p>A4 Metal cowls must not be used where they will be seen from the street.</p>	<p>P4 No performance criteria</p>

F2.5.5 Plan Form

Objective

To ensure that new buildings, alterations, additions and extensions respect the setting, original plan form⁶, shape and scale of the existing main building on the site or of adjoining heritage-listed buildings.

important visual element of historic villages, where the roofs of some buildings may be seen as prominently as the front walls.

Massive roof forms are not acceptable. A multi-hipped roof was a traditional technique to reduce the height of hipped roofs and maintain a uniform ridge line, reducing roof mass. Traditional elements such as dormer windows and chimneys help to punctuate the expanse of a roof.

Most buildings constructed prior to 1900 have simple small roof forms, with hips or gables spanning about 6.5m. If the building was wider or longer, another hip, gable or skillion was added rather than raising the ridge line and trying to span a greater distance under one roof.

⁶ Heritage houses normally present a simple front wall to the street. Where there is a variation it is usually filled in by a verandah, thereby producing basic rectangular or square plan forms. The main entry is usually located in the centre of the house with front rooms both sides.

The choice of plan form directly affects the roof shape. Complex plan forms usually result in multiple ridge lines of varying heights and are unsympathetic with the simple roof form common to most heritage buildings. Equal squares and rectangles in the plan can achieve this satisfactorily.

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

Use of modern materials and construction methods can result in stress on the original fabric and finishes, and may contribute to accelerated deterioration.

The siting and orientation of additions will be influenced by the existing structure. The use of traditional proportions for walls and openings will produce the most successful results.

F2.5.6 External Walls

<p>Objective</p> <p>To ensure that wall materials used are compatible with the streetscape.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1.1 Materials used in additions must match those of the existing construction, except in additions to stone or brick buildings; and</p> <p>A1.2 External walls must be clad in:</p> <p>a) traditional bull-nosed timber weatherboards; if treated pine boards are used to replace damaged weatherboards they must be painted; thin profile compressed board weatherboards must not be used; or</p> <p>b) brickwork, with mortar of a natural colour and struck flush with the brickwork (must not be deeply raked), including:</p> <ul style="list-style-type: none"> • 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 used⁷.</p>	<p>P1 Wall materials must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <p>a) the cultural heritage values of the local heritage place, its setting and the precinct;</p> <p>b) the design, period of construction and materials of the dominant building on site;</p> <p>c) the dominant wall materials in the setting; and</p> <p>d) the streetscape.</p>

⁷ Acrylic paints reduce the period required for repainting weatherboards when applied properly. Second-hand bricks may be acceptable in some circumstances, although the use of early bricks in short supply should be restricted to alterations and additions to historic buildings.

F2.5.7 Entrances and Doors

<p>Objective</p> <p>To ensure that the form and detail of the front entry is consistent with the streetscape.</p>	
<p>Acceptable Solutions</p>	<p>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> <ul style="list-style-type: none"> a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the design, period of construction and materials of the dominant building on site; and c) the streetscape.

F2.5.8 Windows

<p>Objective</p> <p>To ensure that window form and details⁸ are consistent with the streetscape.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1 Window heads must be a minimum of 300mm below the eaves line, or match the existing.</p>	<p>P1 No performance criteria.</p>
<p>Solid-void ratio</p>	
<p>A2 Front façade windows must conform to the solid/void ratio (refer Figure F2.24 & F2.25).</p>	<p>P2 For commercial buildings, the solid/void ratio of front façade windows must be compatible with that of heritage-listed commercial buildings in the precinct.</p>
<p>Window sashes</p>	
<p>A3 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).</p>	<p>P3 No performance criteria</p>

⁸ Windows are an important design element and care must be taken in selection and design. Heritage buildings normally have windows with a strong vertical orientation which should be repeated in new buildings or extensions.

A4	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.	P4	No performance criteria.
A5	Horizontally sliding sashes must not be used.	P5	No performance criteria.
A6	Corner windows to front facades must not be used.	P6	No performance criteria.
Window Construction Materials			
A7	Clear glass must be used.	P7	No performance criteria.
A8	Reflective and tinted glass and coatings must not be used where visible from public places.	P8	No performance criteria.
A9	Additions to heritage-listed buildings must have timber window frames, where visible from public spaces.	P9	No performance criteria.
A10	Painted aluminium must only be used where it cannot be seen from the street and in new buildings, or where used in existing buildings	P10	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.
A11	Glazing bars must be of a size and profile appropriate for the period of the building	P11	No performance criteria.
A12	Stick-on aluminium glazing-bars must not be used	P12	No performance criteria.
A13	All windows in brick or masonry buildings must have projecting brick or stone sills, or match the existing	P13	No performance criteria.
French Doors, Bay Windows and Glass Panelling			
A14	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.	P14	No performance criteria
A15	Where two bay windows are required, they must be symmetrically placed.	P15	No performance criteria
A16	Large areas of glass panelling must: a) Be divided by large vertical mullions to suggest a vertical orientation; and b) Be necessary to enhance the utility of the	P16	No performance criteria

<p>property or protect the historic fabric; and c) Not detract from the historic values of the original building.</p>	
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F2.5.9 Roof Covering

<p>Objective To ensure that roof materials are compatible with the streetscape.</p>	
Acceptable Solutions	Performance Criteria
<p>A1.1 Roofing of additions, alterations and extensions must match that of the existing building; and</p> <p>A1.2 Roof coverings must be:</p> <p>a) corrugated iron sheeting in grey tones, brown tones, dark red, or galvanized iron or</p> <p>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:</p> <ul style="list-style-type: none"> • dark gray; or • light grey; or • brown tones; or • dark red; <p>or</p> <p>c) traditional metal tray tiles where compatible with the style and period of the main building on the site</p> <p>d) for additions, alterations and extensions, match that of the existing building.</p>	<p>P1 No performance criteria</p>
<p>A2 Must not be klip-lock steel deck and similar high rib tray sheeting.</p>	<p>P2 No performance criteria</p>

F2.5.10 Roof Plumbing

<p>Objective To ensure that roof plumbing and fittings are compatible with the streetscape.</p>	
Acceptable Solutions	Performance Criteria
<p>A1.1 Gutters must be OG, D mould, or Half Round profiles (refer Figure F2.26), or match the existing guttering; and</p> <p>A1.2 Downpipes must be zincalume natural, colorbond round, or PVC round painted.</p>	<p>P1 No performance criteria</p>
<p>A2 Downpipes must not be square-line gutter profile or rectangular downpipes (refer Figure F2.27), or match the existing downpipes.</p>	<p>P2 No performance criteria</p>

F2.5.11 Verandahs

Objective	
To ensure that traditional forms of sun and weather protection are used, consistent with the streetscape ⁹ .	
Acceptable Solutions	Performance Criteria
Original Verandahs	
A1 Original verandahs must be retained.	P1 No performance criteria
Replacement of Missing Verandahs	
<p>A2.1 The replacement of a missing verandah must be consistent with the form and detail of the original verandah; or</p> <p>A2.2 If details of the original verandah are not available:</p> <p>a) The verandah roof must join the wall line below the eaves line of the building (refer Figure F2.19); and</p> <p>b) Verandah posts and roof profile must be consistent with that in use by the surrounding buildings of a similar period.</p>	<p>P2 Verandahs must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <p>a) the cultural heritage values of the local heritage place, its setting and the precinct;</p> <p>b) the design, period of construction and materials of the dominant building on site; and</p> <p>c) the streetscape.</p>
New Verandahs	
A3 A new verandah, where one has not previously existed, must be consistent with the design and period of construction of the dominant existing building on the site or, for vacant sites, those of the dominant design and period within the precinct.	P3 No performance criteria

⁹ Sun and weather protection can be achieved by the use of verandahs. Where they have been enclosed they should be restored back to their original condition. Entrance porticos, pergolas and window hoods are also acceptable means of providing summer sun protection.

F2.5.12 Architectural Details

<p>Objective</p> <p>To ensure that the architectural details are consistent with the historic period and style of the main building on the site, and the streetscape.</p>	
Acceptable Solutions	Performance Criteria
Original Detailing	
<p>A1 Original details¹⁰ 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.</p>	<p>P1 No performance criteria</p>
Non-original Detailing	
<p>A2.1 Non-original elements must be consistent with the original architectural style of the dominant existing building on the site or, for vacant sites, be consistent with the existing streetscape; and</p> <p>A2.1 Non-original elements must not detract from or dominate the original qualities of the building, nor should they suggest a past use which is not historically accurate.</p>	<p>P2 No performance criteria</p>

F2.5.13 Outbuildings

<p>Objective</p> <p>To ensure that outbuildings do not reduce the dominance of the original building or distract from its period character.</p>	
Acceptable Solutions	Performance Criteria
<p>A1 The roof form of outbuildings must, if visible from the street, be in the form of hip or gable, with a maximum span of 6.5m and a pitch between 22.5 – 40 degrees.</p>	<p>P1 The roof form of outbuildings, if visible from the street, must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <ul style="list-style-type: none"> a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the design, period of construction and materials

¹⁰ When restoring or altering buildings, original materials should be retained wherever possible. Repair is preferred to replacement. If it is necessary to replace missing or irretrievably deteriorated material, duplicate the size, shape, texture and finish of the original material as closely as possible.

		<p>of the dominant building on site;</p> <p>c) the dominant roofing style and materials in the setting; and</p> <p>d) the streetscape.</p>
A2	Outbuildings must be designed, in both scale and appearance, to be subservient to the primary buildings on the site.	P2 No performance criteria
A3	Outbuildings must not be located in front of existing heritage-listed buildings, and must be setback a minimum of 3 metres behind the line of the front wall of the house that is set furthest back from the street (refer Figure F2.1 & F2.3).	P3 No performance criteria
A4	Any garage, including those conjoined to the main building, must be designed in the form of an outbuilding, with an independent roof form.	P4 No performance criteria
A5	Those parts of Outbuildings visible from the street must be consistent, in both materials and style, with those of any existing heritage-listed building on-site.	P5 No performance criteria
A6	Where visible from the street, the eaves height of outbuildings must not exceed 3m and the roof form and pitch must be the same as that of the main house.	P6 No performance criteria

F2.5.14 Conservatories

Objective	
To ensure new conservatories respect traditional location, form and construction ¹¹ .	
Acceptable Solutions	Performance Criteria
A1 Conservatories must not be located at the front of a building.	P1 No performance criteria
A2 The scale, form, materials, and colours of a conservatory addition must respect the established style and period of the existing building.	P2 No performance criteria

¹¹ Conservatories are a traditional building form associated with historic buildings, and are an excellent way of providing bright, sunny and warm spaces that can be designed as an extension of the living spaces

F2.5.15 Fences and Gates

<p>Objective</p> <p>To ensure that original fences¹² 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.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1.1 Replacement of front fence must be in the same design, materials and scale; or</p> <p>A1.2</p> <p>a) Front fence must be a timber vertical picket, masonry to match the house, heritage style woven wire, galvanized tubular fencing, other than looped, or iron palisade fence with a maximum height of 1500mm.</p> <p>b) Side and rear fences must be vertical timber palings to a maximum height of 1800mm.</p>	<p>P1 Fences must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <p>a) the cultural heritage values of the local heritage place, its setting and the precinct;</p> <p>b) the architectural style of the dominant building on the site;</p> <p>c) the dominant fencing style in the setting; and</p> <p>d) the original or previous fences on the site.</p>
<p>A2 Gates must match the fence, both in materials and design.</p>	<p>P2 No performance criteria</p>
<p>A3 Screen fences used to separate the front garden from the rear of the house must be of timber or lattice.</p>	<p>P3 No performance criteria</p>
<p>A4 Fences must not be:</p> <p>a) horizontal or diagonal timber slat fences; or</p> <p>b) plastic covered wire mesh; or</p> <p>c) flat metal sheet or corrugated sheets; or</p> <p>d) plywood and cement sheet.</p>	<p>P4 No performance criteria</p>

F2.5.16 Paint Colours

<p>Objective</p> <p>To ensure that new colour schemes maintain a sense of harmony with the street or area in which they are located.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1.1 Colour schemes must be drawn from heritage-listed buildings within the precinct; or</p>	<p>P1 Colour schemes must be compatible with the local</p>

¹² Fences and their gates are important to the style and character of a historic house and the streetscape.

<p>A1.2 Colour schemes must be drawn from the following:</p> <p>a) Walls – Off white, creams, beige, tans, fawn and ochre.</p> <p>b) Window & Door frames – white, off white–, Indian red, light browns, tans, olive green and deep Brunswick green.</p> <p>c) Fascia & Barge Boards - white, off white Indian red, light browns, tans, olive green and deep Brunswick green</p> <p>d) Roof & Gutters – deep Indian red, light and dark grey.</p>	<p>historic heritage significance of the local heritage place or precinct having regard to the character and appearance of the existing place or precinct.</p>
<p>A2 There must be a contrast between the wall colour and trim colours.</p>	<p>P2 No performance criteria</p>
<p>A3 Previously unpainted brickwork must not be painted, except in the case of post-1960 buildings.</p>	<p>P3 No performance criteria</p>

F2.5.17 Lighting

<p>Objective</p> <p>To ensure that modern domestic equipment and wiring do not intrude on the character of the streetscape</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1 Wiring or conduit to new lighting is not located on the front face of a building.</p>	<p>P1 No performance criteria</p>

F2.5.18 Maintenance and Repair

<p>Objective</p> <p>To ensure that maintenance and repair of buildings is undertaken to be sympathetic to, and not detract from the historic cultural heritage significance of heritage precincts.</p>	
<p>Acceptable Solution</p>	<p>Performance Criteria</p>
<p>New materials and finishes used in the maintenance and repair of buildings match the materials and finishes that are being replaced.</p>	<p>No performance criteria.</p>

F2.6 Use Standards

F2.6.1 Alternative Use of heritage buildings

<p>Objective</p> <p>To ensure that the use of heritage buildings provides for their conservation.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1 No acceptable solution.</p>	<p>P1 Notwithstanding Clause 8.9, a permit may be granted for any use of a building listed in table F2.1 where:</p> <ul style="list-style-type: none"> a) it can be demonstrated that the proposed use will not adversely impact on the significance of a heritage place; and b) the amenity impacts of both the proposed use on the surrounding areas and from the surrounding area on the proposed use are

	<p>considered acceptable; and</p> <p>c) a report by heritage professional states that it is necessary for conservation purposes or the continued maintenance of the building or where there is an overriding public benefit.</p>
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Table F2.1: Heritage Places Inside Heritage Precincts

Where a Local Heritage Place is contained in the Tasmanian Heritage Register, the place is limited to that part of the title defined on the Tasmanian Heritage Council's Central Plan Register.

06 1 The following abbreviations indicate the source of the Place's recognition status at the time of compiling the consolidated list [2007]:

NMC Northern Midlands Council Planning Scheme 1995 Schedule
 RNE Register of the National Estate
 NT National Trust of Australia Register
 THR Tasmanian Heritage Register

2 The List:

ID	Property Name	Ref	Location			
58	House (part of old Barracks)	NMC NT THR	113	Bridge	Street	Campbell Town
59	House (part of old Barracks)	NMC NT THR	127	Bridge	Street	Campbell Town
61	House (part of old Barracks)	NMC NT THR	140	Bridge	Street	Campbell Town
62	House (part of old Barracks)	NMC NT THR	141	Bridge	Street	Campbell Town
63	House (part of old Barracks)	NMC NT THR	142	Bridge	Street	Campbell Town
64	House (part of old Barracks)	NMC NT THR	144	Bridge	Street	Campbell Town
65	House (part of old Barracks)	NMC NT THR	148	Bridge	Street	Campbell Town
66	House (part of old Barracks)	NMC NT THR	157	Bridge	Street	Campbell Town
67	House (part of old Barracks)	NMC NT THR	160	Bridge	Street	Campbell Town
68	Cottage (part of old Barracks)	NMC NT THR	162	Bridge	Street	Campbell Town
69	House (part of old Barracks)	NMC NT THR	170	Bridge	Street	Campbell Town
70	House (part of old Barracks)	NMC NT THR	176	Bridge	Street	Campbell Town
43 8	Campbell Town Bridge	THR		Bridge	Street	Campbell Town
45 3	Location of the Former Campbell Town Gaol	THR		Bridge	Street	Campbell Town
71	House	NMC NT THR	26	Church	Street	Campbell Town
72	Conjoined Houses	NT THR	8	Forster	Street	Campbell Town
73	House	NT THR	17	Forster	Street	Campbell Town
74	The Mill House	NMC NT RNE THR	8	Franklin	Street	Campbell Town
81	Campbell Town Hospital	NMC NT RNE THR	70	High	Street	Campbell Town
82	The Grange	NMC NT RNE THR	87	High	Street	Campbell Town

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106	Former Campbell Town Inn	NMC NT RNE THR	100	High	Street	Campbell Town
79	Campbell Town Courthouse	NMC NT THR	103	High	Street	Campbell Town
85	Brickhill Memorial Church	NMC NT RNE THR	109	High	Street	Campbell Town
89	The Trust Bank	NMC NT THR	112	High	Street	Campbell Town
90	House	NMC NT TH'	114	High	Street	Campbell Town
91	House	NMC NT THR	114	High	Street	Campbell Town
86	Powell's Hotel	NMC NT THR	118	High	Street	Campbell Town
92	House and Shop	NMC NT THR	120	High	Street	Campbell Town
93	House	NMC NT THR	122	H'gh	Street	Campbell Town
94	House	NMC NT THR	124	High	Street	Campbell Town
96	The Foxhunter's Return	NMC NT RNE THR	132	High	Street	Campbell Town
84	Former Brewery (Keans Brewery) (Masonic Lodge)	NMC NT RNE THR	137	High	Street	Campbell Town
97	House	THR	145	High	Street	Campbell Town
98	House	NMC NT THR	146	High	Street	Campbell Town
99	House	NMC NT THR	150	High	Street	Campbell Town
100	House (Cottage Ornee)	NMC NT RNE THR	154	High	Street	Campbell Town
101	House	NMC NT THR	160	High	Street	Campbell Town
102	House	NMC NT THR	162	High	Street	Campbell Town
87	St Luke's Anglican Church and Cemetery	NMC NT RNE THR	67	High	Street	Campbell Town
88	Anglican Schoolhouse (Former)	NMC NT RNE THR	67	H'gh	Street	Campbell Town
80	Red Bridge	NT RNE THR		High	Street	Campbell Town
109	St Michael's Roman Catholic Church and Presbytery	NMC NT RNE THR	4	King	Street	Campbell Town
107	Conjoined Houses	NMC NT THR	10	King	Street	Campbell Town
108	Former Wesleyan Chapel	NMC NT RNE THR	12	King	Street	Campbell Town
110	Arringa	NMC NT RNE THR	83	Montague	Street	Campbell Town
143	Police Residence (Summerfield)	NMC NT RNE THR	8	Barclay	Street	Evandale
469	Evandale Water Scheme (Part 1-3 Barclay St 4 of 28)	THR	1 to 3	Barclay	Street	Evandale

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43 6	Cottage	NMC THR	3	Collins	Street	Evandale
43 5	Cottage	NMC THR	8	Collins	Street	Evandale
14 6	Cottage	NMC NT THR	14	Collins	Street	Evandale
14 4	House	NMC NT THR	33	Collins	Street	Evandale
14 5	Briars Lane Cottage	NMC NT THR	35	Collins	Street	Evandale
43 7	Cottage	NMC THR	6A	Collins	Street	Evandale
14 7	Solomon House, Outbuilding and Garden	NMC NT RNE THR	1	High	Street	Evandale
16 0	Post Office	NMC NT THR	2	High	Street	Evandale
15 0	Former Anglican Rectory	NT THR	4	High	Street	Evandale
15 3	St'Andrew's Anglican Church and Graveyard	NMC NT RNE THR	6	High	Street	Evandale
15 4	St Andrew's Presbyterian Church and Cemetery	NMC NT THR	9	High	Street	Evandale
15 1	The Laurels and Brickwalls	NMC NT RNE THR	15	High	Street	Evandale
14 8	Patriot King William IV Inn	NMC NT RNE THR	16	High	Street	Evandale
15 8	Former State School	NMC NT RNE THR	18	High	Street	Evandale
15 5	Former School House	NMC NT RNE THR	20	High	Street	Evandale
48 4	Evandale Water Scheme (Part 24 High Street 3 of 28)	THR	24	High	Street	Evandale
15 6	Ventnor (Dr Kidds House)	NMC NT RNE THR	24	High	Street	Evandale
46 8	Evandale Water Scheme (Part 27 High Street 2 of 28)	THR	27	High	Street	Evandale
15 2	Manse	NMC NT THR	27	High	Street	Evandale
15 7	Water Tower	NMC NT RNE THR	28-30	High	Street	Evandale
16 3	Fallgrove	NMC NT RNE THR	1	Logan	Road	Evandale
16 6	Roman Catholic Church	NMC NT THR	15	Macquarie	Street	Evandale
16 4	Brick Cottage	NMC NT RNE THR	21	Macquarie	Street	Evandale
16 5	House (Cottage)	NMC NT THR	23	Macquarie	Street	Evandale
16 9	Cottage	NMC NT THR	1	Murray	Street	Evandale
17 0	Cottage	NMC NT THR	5	Murray	Street	Evandale
17 1	Cottage	NMC NT THR	19	Murray	Street	Evandale
17 2	Cottage	NMC NT THR	21	Murray	Street	Evandale

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168	Cemetery	NMC NT THR	6-8	Murray	Street	Evandale
159	Prince of Wales Hotel	NMC NT RNE THR	2	Nile	Road	Evandale
167	Cottage (House)	NMC NT THR	6	Rodgers	Lane	Evandale
173	Anjou Villa	NMC NT RNE THR	8	Rodgers	Lane	Evandale
161	Shops (Village Antiques and Old Butchery)	NMC NT RNE THR	2	Russell	Street	Evandale
450	House and Shop		3	Russell	Street	Evandale
175	Council Chambers / Court House	NMC NT RNE THR	4	Russell	Street	Evandale
174	Shop (Browns Shop and Storehouse)	NMC NT RNE THR	5	Russell	Street	Evandale
180	Royal Oak Hotel and Stables(Former)	NMC NT RNE THR	6	Russell	Street	Evandale
176	Clarendon Arms Hotel (Store at rear and brickwalls)	NMC NT RNE THR	13	Russell	Street	Evandale
177	Cottage	NMC NT THR	15	Russell	Street	Evandale
178	Conjoined Cottages	NMC NT THR	18	Russell	Street	Evandale
179	Former Methodist Church (RSL Club)	NMC NT RNE THR	28	Russell	Street	Evandale
445	Cottage	NMC THR	4	Nile	Road	Evandale District
219	Clare House	NMC NT THR	28	Goderich	Street	Longford
220	Westlake	NMC NT THR	30	God'rich	Street	Longford
221	Braesides	NMC NT THR	34	Goderich	Street	Longford
222	St Augustine's Church	NMC NT THR	24	Goderich	Street	Longford
223	Uniting Church, formerly Methodist Church	NMC NT RNE THR	3	High	Street	Longford
224	Cottage	NMC NT THR	8	High	Street	Longford
227	Cottage	NMC NT THR	24'Howick	Street	Longford	
228	Noake's Cottage 1	NMC NT THR	1'Latour	Street	Longford	
229	Noake's Cottage 2	NMC NT THR	3'Latour	Street	Longford	
230	Noake's Cottage 3	NMC NT THR	5'Latour	Street	Longford	
231	Noake's Cottage 4	NMC NT THR	7	Latour	Street	Longford
233	Noake's Cottage 6	NMC NT THR	11-'3	Latour	Street	Longford
239	Norley	NMC NT RNE THR	4	Lyttleton	Street	Longford
240	Lass O'Gowrie Hotel (Former)	NMC NT RNE	14	Lyttleton	Street	Longford

		THR				
24 1	Cottage	NMC NT THR	24	Malcombe	Street	Longford
24 4	Formerly The London Inn, Later The Plough Inn, Now Commercial Retail	NMC NT THR	1	Marlborough	Street	Longford
24 6	ANZ Bank	NMC NT THR	6	Marlborough	Street	Longford
24 7	Longford Post Office	NMC NT THR	7	Marlborough	Street	Longford
24 8	Cottages (Brick Terrace)	NMC NT RNE THR	9	Marlborough	Street	Longford
24 9	Blenheim Hotel	NMC NT RNE THR	12	Marlborough	Street	Longford
25 0	Formerly The Spinning Wheel	NMC NT THR	24	Marlborough	Street	Longford
25 1	Primitive Methodist Manse	NMC NT THR	28	Marlborough	Street	Longford
25 2	Driuds Hall	NMC NT THR	38	Marlborough	Street	Longford
25 3	Cottage	NMC NT THR	39	Marlborough	Street	Longford
25 4	Cottage	NMC NT THR	48	Marlborough	Street	Longford
25 5	Cottage	NMC NT THR	50	Marlborough	Street	Longford
25 6	Cottage	NMC NT THR	52	Marlborough	Street	Longford
25 7	Cottage	NMC NT THR	54	Marlborough	Street	Longford
25 8	Cottage	NMC NT THR	56	Marlborough	Street	Longford
25 9	Cottage	NMC NT THR	58	Marlborough	Street	Longford
48 3	House	NMC NT	60	Marlborough	Street	Longford
26 0	Sam's Cottage	NMC NT THR	72	Marlborough	Street	Longford
26 4	Cottage	NMC NT THR	13	Mason	Street	Longford
26 5	Bellamona	NMC NT RNE THR	2	Pakenham	Street	Longford
27 0	Cottage	NMC NT THR	6	Smith	Street	Longford
27 2	The Cedars	NMC NT THR	17	Smith	Street	Longford
27 6	House	NMC NT THR	25	Union	Street	Longford
27 8	Affleck's Old Flour Mill (Monds and Afflecks Produce Store)	NMC NT RNE THR	10	Union	Street	Longford
27 7	Prince of Wales Hotel-Country Club Hotel	NMC NT RNE THR	9	Wellington	Street	Longford
27 9	Baptist Church	NMC NT THR	41	Wellington	Street	Longford
28 0	Berriedale	NMC NT RNE THR	44	Wellington	Street	Longford
28 3	Former Tattersalls Hotel (Tattersalls Hotel now Longford Library)	NMC NT RNE THR	55	Wellington	Street	Longford

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284	Commercial Retail (House and Shop)	NMC NT RNE THR	57	Wellington	Street	Longford
285	Commercial Retail (House and Shop)	NMC NT RNE THR	59	Wellington	Street	Longford
286	Commercial Retail (House and Shop)	NMC NT RNE THR	61	Wellington	Street	Longford
287	Commercial Retail (Shop & House)	NMC NT RNE THR	63	Wellington	Street	Longford
288	Commercial Retail (House & Shop)	NMC NT RNE THR	65	Wellington	Street	L'ngford
289	Longford Municipal Hall	NMC NT RNE THR	67	Wellington	Street	Longford
290	Queen's Arms Hotel	NMC NT RNE THR	69	Wellington	Street	Longford
291	Toll House (Former)	NMC NT RNE THR	72	Wellington	Street	Longford
292	Commercial Retail	NMC NT THR	73	Wellington	Street	Longford
293	House	NMC NT THR	79	Wellington	Street	Longford
294	Goodlands and Outbuildings	NMC NT RNE THR	87	Wellington	Street	Longford
295	Cottage	NMC NT THR	88	Wellington	Street	Longford
296	Ivy Cottage	NT RNE RNE THR	90	Wellington	Street	Longford
297	Beulah	NMC NT RNE THR	103	Wellington	Street	Longford
298	Old Wesleyan Chapel and Sunday School	NMC NT THR	107	Wellington	Street	Longford
263.	Former Barn	NMC NT THR	34B	Wellington	Street	Longford
281	Old Emerald Mill (Ritchies Mill Complex Remnants)	NMC NT RNE THR	52-54	Wellington	Street	Longford
299	Christ Church & Cemetery (Christ Church, Old Sunday School & Churchyard)	NMC NT RNE THR	2a	Wellington	Street	Longford
282	Victoria Square	NMC NT THR	53	Wellington	Street	Longford
300	Memorial Drinking Trough	NMC NT THR		Corner Wellington and Marlborough	Street	Longford
305	Penghana	NMC NT THR	4	William	Street	Longf'rd
307	House	NMC NT THR	6	William	Street	Longford
306	Old School House and The Working Men's Club Hotel (School House Former)	NMC NT RNE THR	21	William	Street	Longford
456	Clarendon House including Gardens and Outbuildings	NMC NT RNE THR	234	Clarendon	Road	Nile
317	Baptist Manse	NMC NT RNE	60	Clarence	Street	Perth

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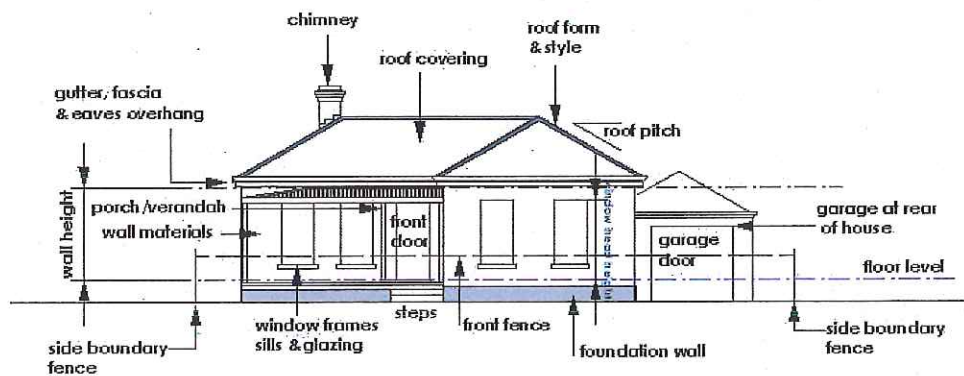
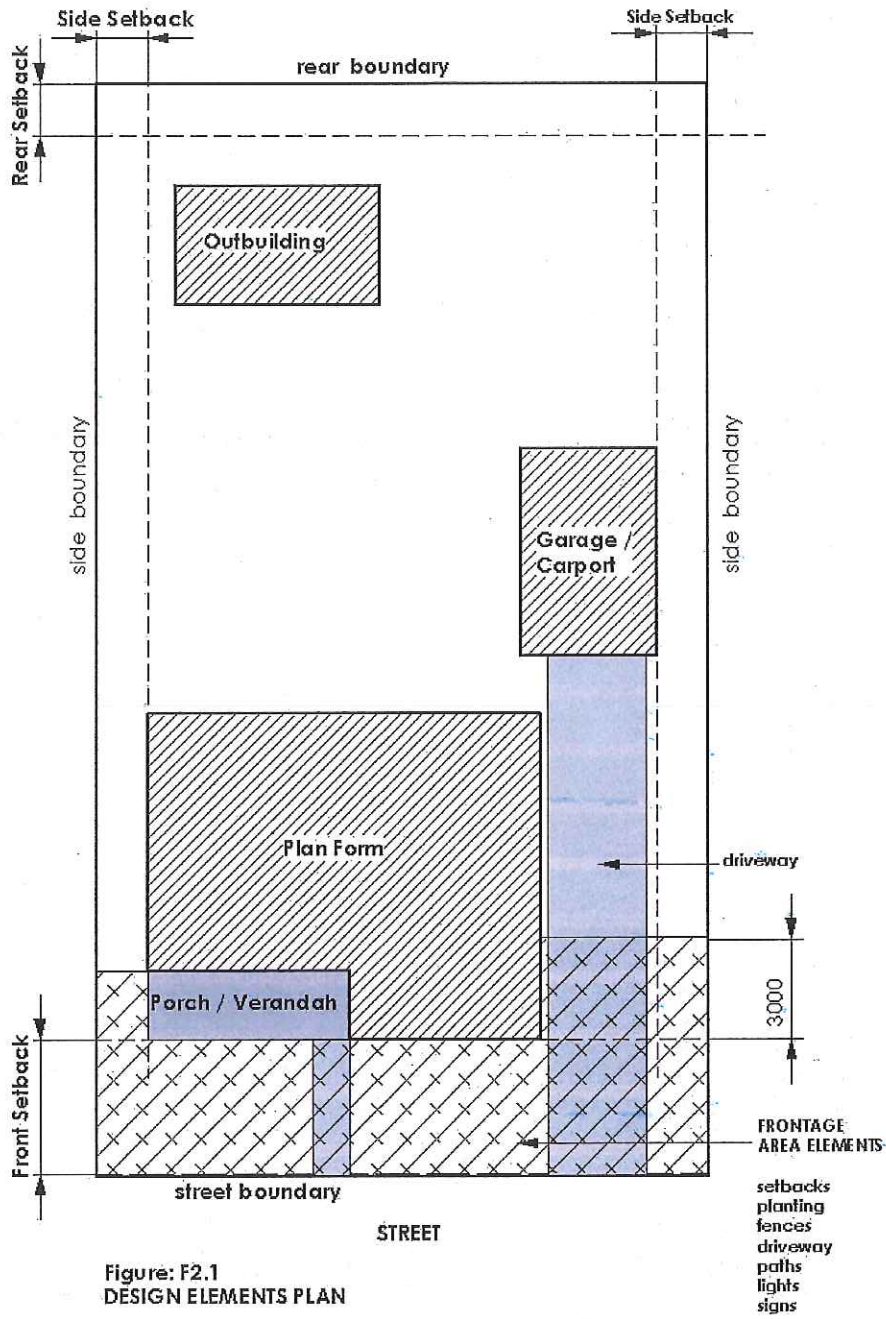
		THR				
320	Cottage	NMC NT 'HR	62	Clarence	Street	Perth
322	Cottage	NMC NT THR	77	Clarence	Street	Perth
321	St. Andrew's Parish Hall	NMC NT THR	51e	Clarence	Street	Perth
319	Baptist Union Hall (Baptist Church Original)	NMC NT RNE THR	69	Clarence	Street	Perth
318	Baptist Tabernacle	NMC NT RNE THR	71	Clarence	Street	Perth
323	Cottage	NMC NT THR	7? 9	Drummond	Street	Perth
324	Cottage	NMC NT THR	11	Drummond	Street	Perth
331	House (Cottage)	NMC NT RNE THR	2	Frederick	Street	Perth
330	Stonehaven	NMC NT RNE THR	4	Frede'ick	Street	Perth
332	School House	NMC NT RNE THR	13	Frederick	Street	Perth
334	St. Andrew's Church	NT THR	56	Frederick and Clarence	Street	Perth
339	The Leather Bottle Inn	NMC NT THR	55	Main	Roadq	Perth
355	Perth Post Office	NMC NT THR	61	Main	Road	Perth
341	Cottage	NMC NT THR	63	Main	Road	Perth
343	Cottage	NMC NT THR	63	Main	Road	Perth
344	House	NMC NT THR	73	Main	Road	Perth
345	Cottage	NMC NT THR	74	Main	Road	Perth
346	Cottage	NMC NT THR	78	Main	Road	Perth
348	Glenavon	NMC NT THR	8'	Main	Roadq	Perth
354	Methodist Uniting Church	NMC NT THR	86	Main	Road	Perth
351	The Queen's Head Hotel	NMC NT THR	88	Main	Road	Perth
349	House	NMC NT THR	90	Main	Road	Perth
350	House and Shop	NMC NT THR	98	Main	Road	Perth
352	House	NMC NT THR	106	Main	Road	Perth
347	Perth War Memorial	NMC NT THR		Main	Road	Perth
365	Rushmere	NMC NT THR	10	Old Punt	Road	Perth
353	House	NMC NT	5	Scone	Street	Perth
366	Tralee and Outbuildings	NMC NT RNE THR	12	Scone	Street	Perth
43	Cottage	NMC NT	16	Scone	Street	Perth

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3		THR				
36 7	Former Perth Goal (House)	NMC NT THR	20	Scone	Street	Perth
37 0	Cottage	NMC NT THR	18	Talisker	Street	Perth
37 1	Cottage	NMC NT THR	20	Talisker	Street	Perth
37 2	Cottage	NMC NT THR	22	Talisker	Street	Perth
36 8	Con'oined Cottages	NMC NT THR	19-21	Talisker	Street	Perth
37 3	Beulah, Formerly Iona St. Andrew's Rectory	NMC NT RNE THR	14	William	Street	Perth
37 4	The Stone House	NMC NT RNE THR	18	William	Street	Perth
39 4	Anglican Rectory	NMC NT RNE THR	10	Badajos	Street	Ross
39 3	Cottage (Daniel Herberts Cottage)	NMC N' RNE THR	16	Badajos	Street	Ross
39 2	House	NMC NT THR	28	Badajos	Street	Ross
39 5	St. John's Anglican Church	NMC NT RNE THR		Badajos and Church	Street	Ross
39 6	Cottage	NMC NT THR	19	Bond	Street	Ross
43 4	Cottage (Thomas Meagher)	NMC NT RNE THR	21	Bond	Street	Ross
38 3	House (Cottage)	NMC NT RNE THR	32	Bond	Street	Ross
39 7	Former Methodist Sunday School	NMC NT THR	15	High	Street	Ross
39 8	Council Chambers and Town Hall	NMC NT RNE THR	12	Bridge	Street	Ross
40 0	Ross Bridge	NMC NT RNE THR		Bridge	Street	Ross
40 1	Ross Primary School	NMC NT RNE THR	14-18	Bridge	Street	Ross
40 2	Roman Catholic Church & attached 2 Stone Cottages	NMC NT RNE THR	42	Church	Street	Ross
45 7	Ross Street Plantings	THR		Bridge, Church, H igh, Badajos & Bond	Streets	Ross
41 5	Cottage	NMC NT THR	8	Church	Street	Ross
41 1	Former Ordinance Store	NMC NT RNE THR	12	Church	Street	Ross
41 4	Sherwood Castle Inn	NMC NT RNE THR	15	Church	Street	Ross
40 8	Macquarie House	NMC NT RNE THR	17	Church	Street	Ross

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40 4	Cottage	THR	18	Church	Street	Ross
40 3	Cottage	THR	20	Church	Street	Ross
40 7	House (Stone Bungalow)	NMC NT RNE THR	21	Church	Street	Ross
40 5	Cottage	THR	23	Church	Street	Ross
41 2	Ross Post Office	NMC NT RNE THR	26	Church	Street	Ross
41 8	The Sheirling	NMC NT RNE THR	27	Church	Street	Ross
40 6	Man O Ross Hotel and Mile Posts	NMC NT RNE THR	35	Church	Street	Ross
41 3	Scotch Thistle Inn Outbuildings	NMC NT RNE THR	36	Church	Street	Ross
41 6	House	NMC NT RNE THR	38	Church	Street	Ross
42 0	House	NMC NT RNE THR	40	Church	Street	Ross
41 0	Orderly Rooms	NMC NT RNE THR	48-50	Church	Street	Ross
45 5	Ross Drill Hall	THR	52	Church	Street	Ross
4'9	Methodist Church (Uniting Church)	NMC NT RNE THR	54	Ch'rch	Street	Ross
41 7	Council Clerk's House	NMC NT RNE THR	10	Bridge	Street	Ross
41 9	St Jon's Sunday School	NMC NT RNE THR	5	High	S-reet	Ross
38 0	Ross Female Factory Cottage	NMC NT THR	2	Portugal	Street	Ross
-	Ross Cannon - sout-ern side of intersection	-	-	Bridge & Church	Streets	Ross



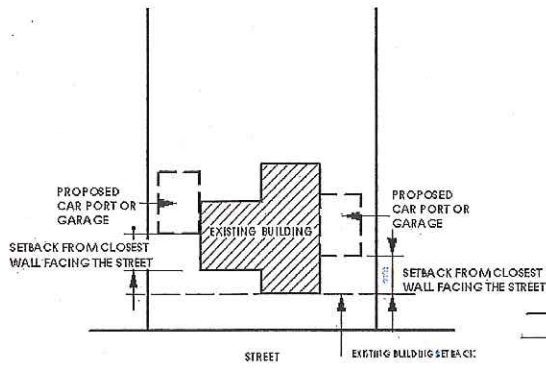


Figure: F2.3
GARAGE & CARPORT MINIMUM SETBACKS
FRONT STREET BOUNDARY

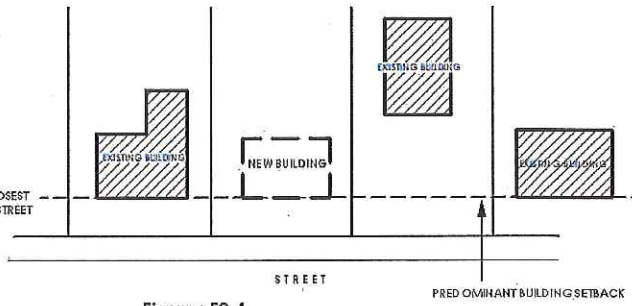


Figure: F2.4
APPROPRIATE BUILDING SETBACKS



Figure: F2.5
INAPPROPRIATE BUILDING ORIENTATION

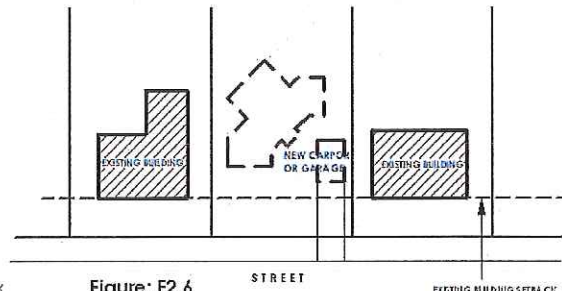


Figure: F2.6
INAPPROPRIATE BUILDING
SETBACK & PLAN FORM

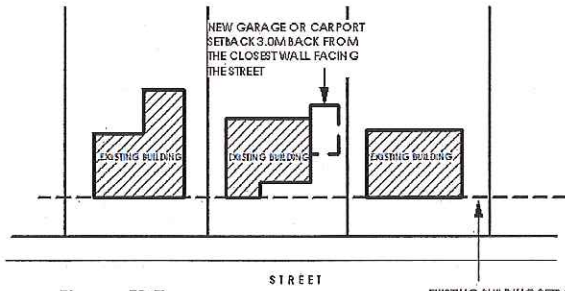


Figure: F2.7
APPROPRIATE BUILDING SETBACKS

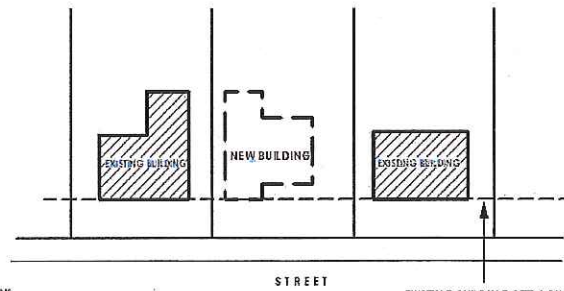


Figure: F2.8
APPROPRIATE BUILDING SETBACKS

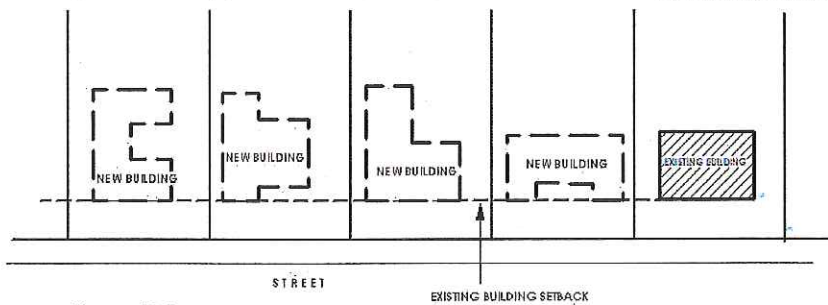


Figure: F2.9
EXAMPLES OF APPROPRIATE BUILDING PLAN FORMS

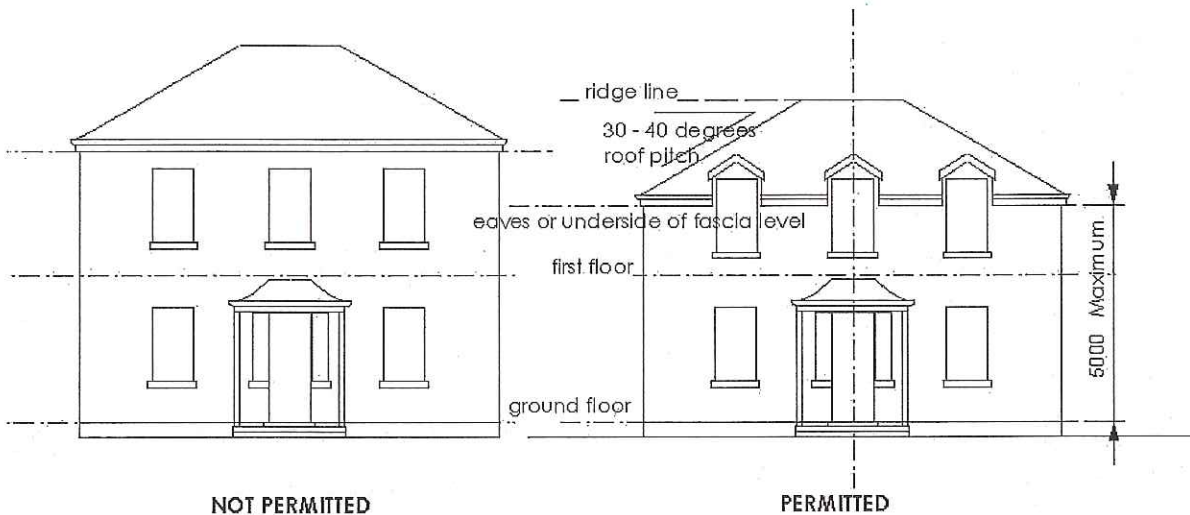


Figure: F2.12
TWO STOREY

Figure: F2.13
TWO STOREY

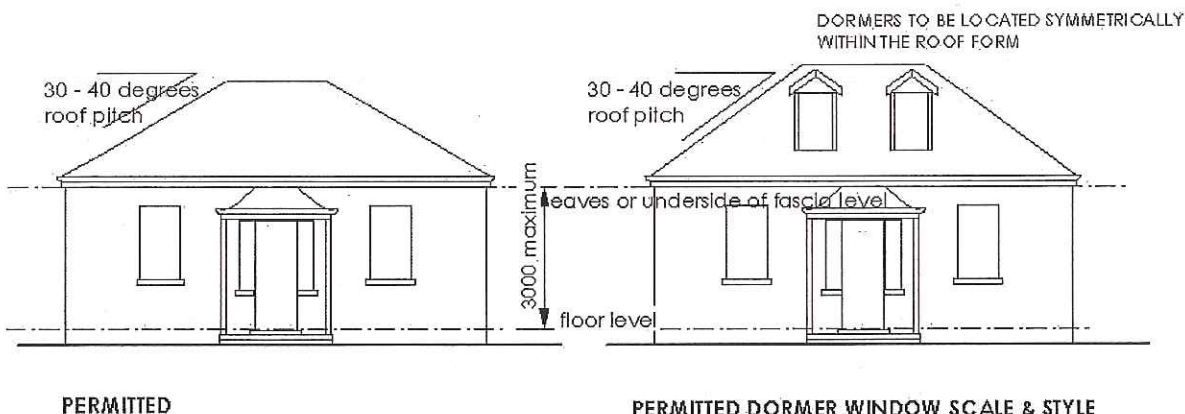


Figure: F2.14
SINGLE STOREY

Figure: F2.15
TWO STOREY

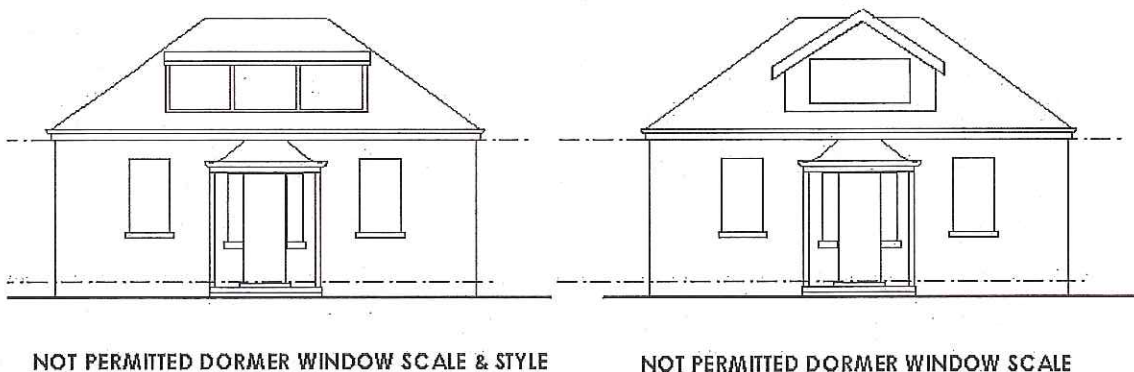


Figure: F2.16
TWO STOREY

Figure: F2.17
TWO STOREY

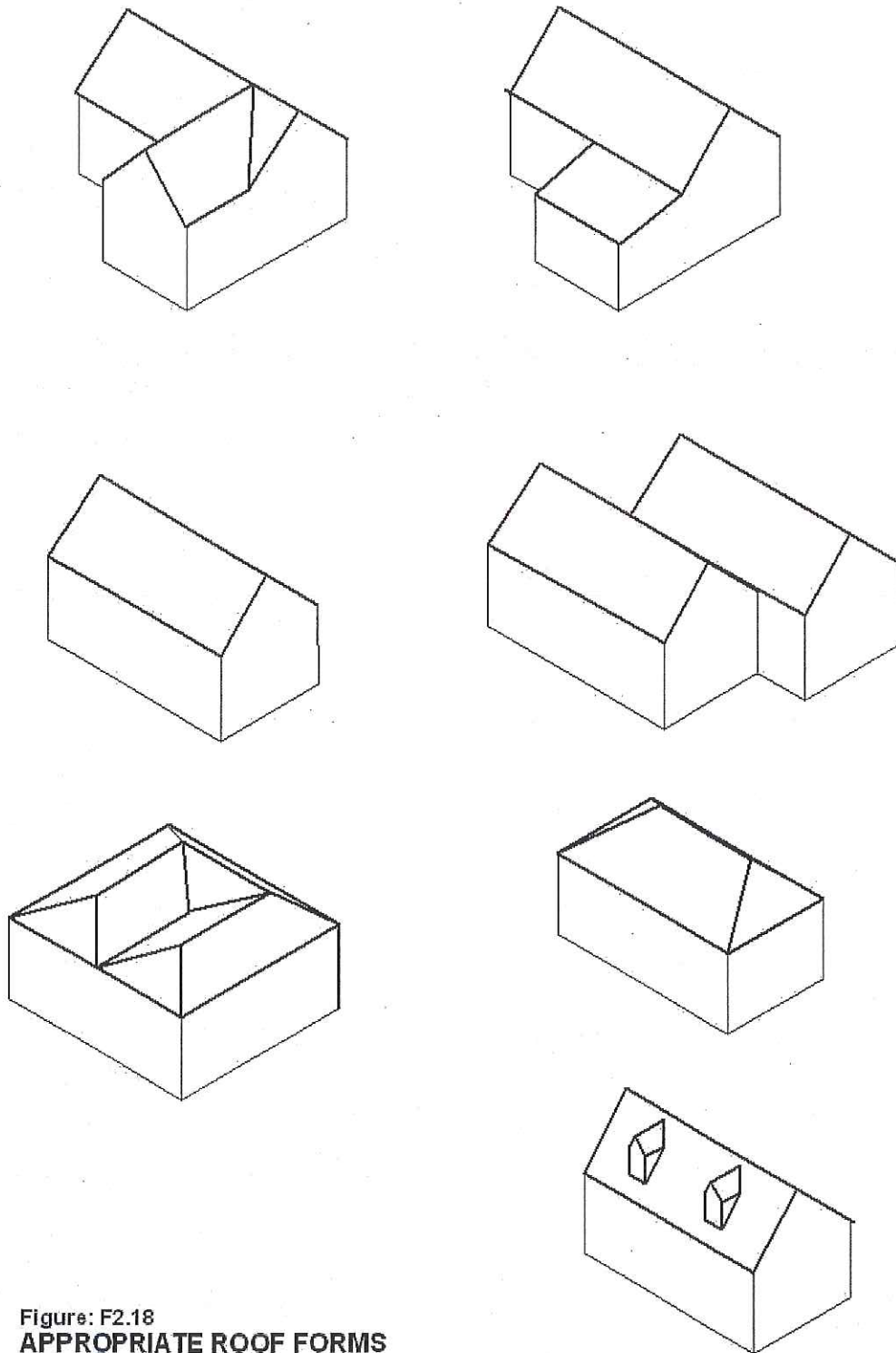


Figure: F2.18
APPROPRIATE ROOF FORMS

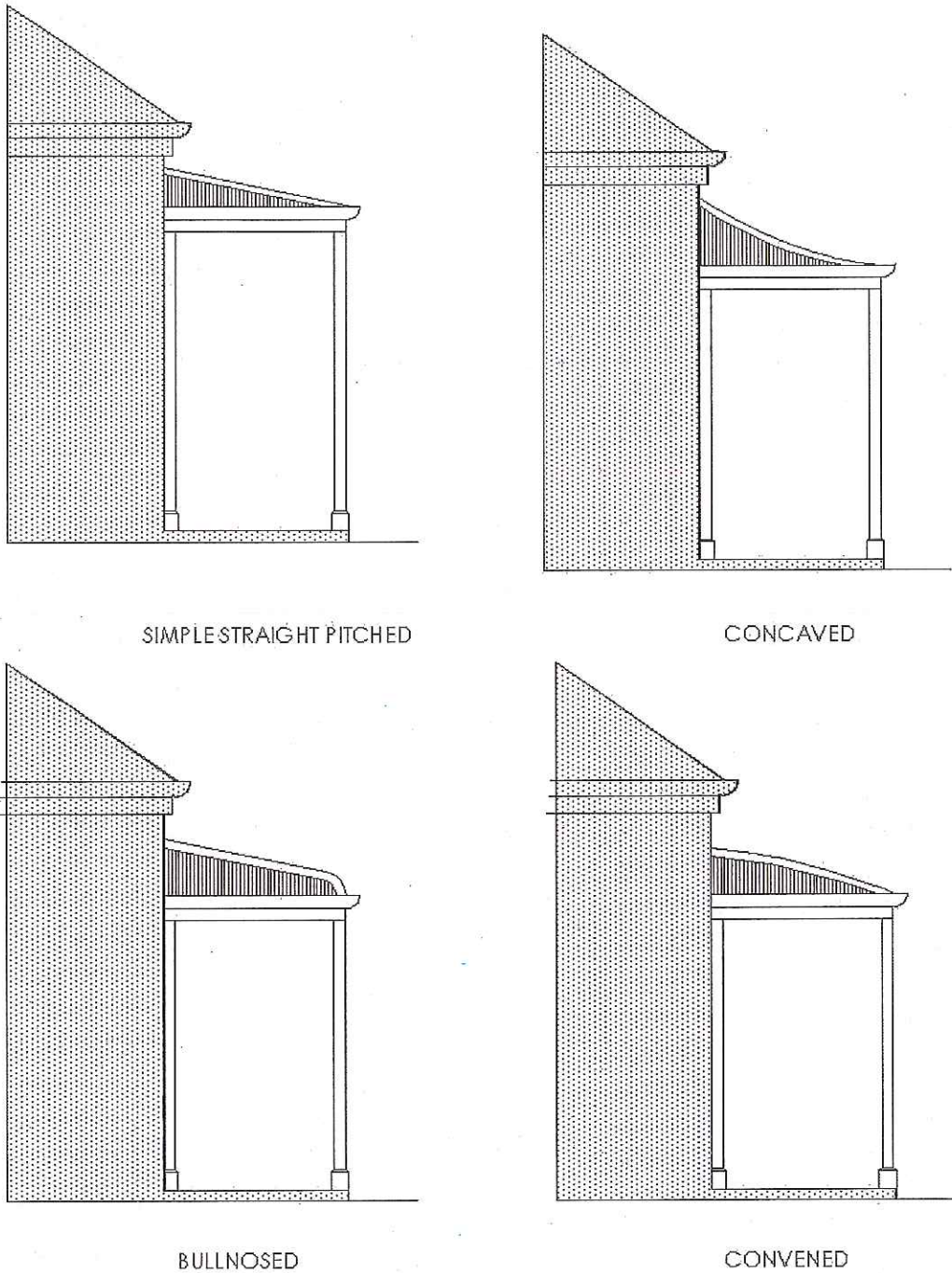


Figure: F2.19
APPROPRIATE VERANDAH ROOF STYLES



Figure: F220
EXAMPLES OF APPROPRIATE ENTRY DOOR STYLES AND COMPOSITIONS

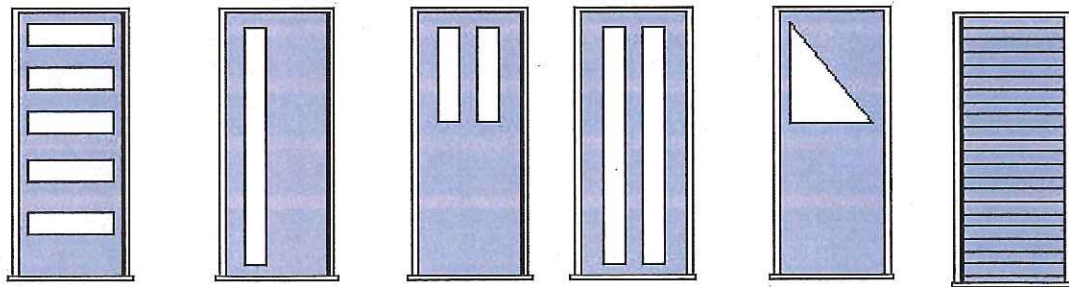


Figure: F221
EXAMPLES OF INAPPROPRIATE ENTRY DOOR STYLES AND COMPOSITIONS

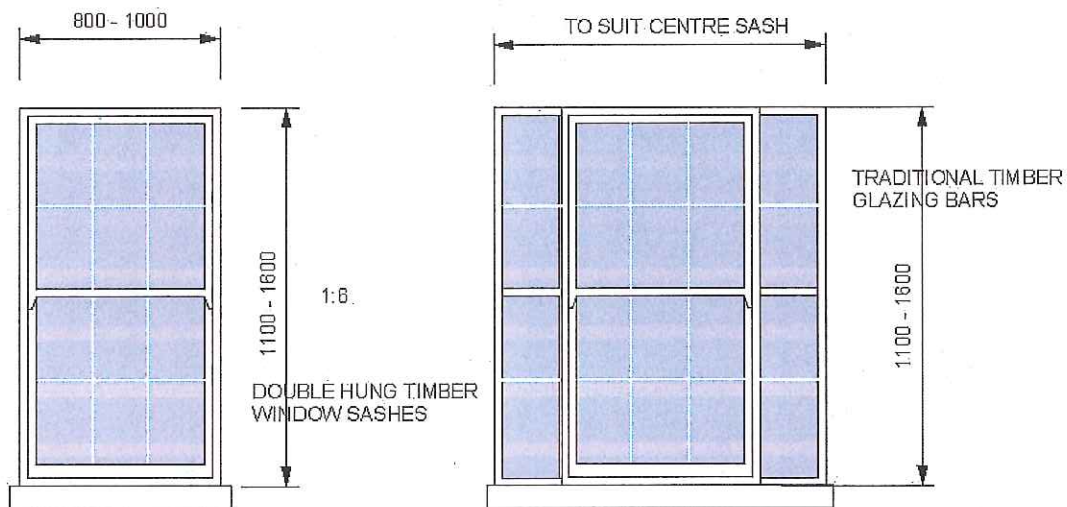


Figure: F2.22

APPROPRIATE WINDOW SIZES FOR FRONT FACADES

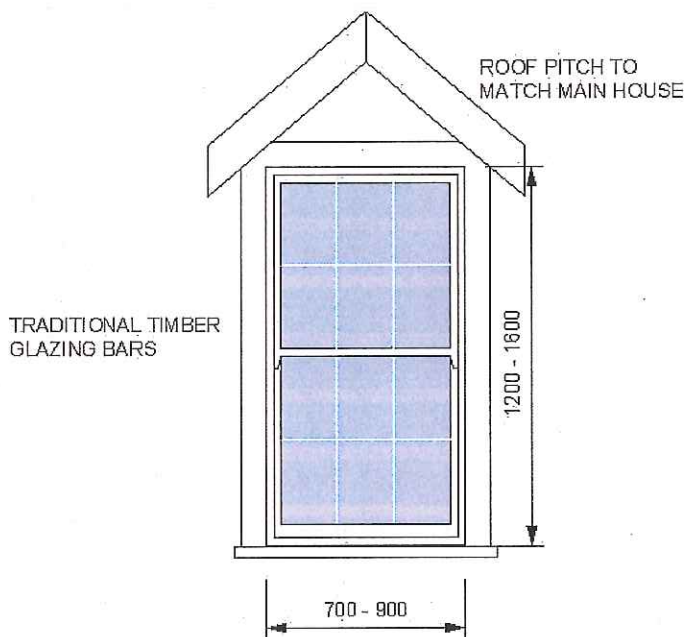
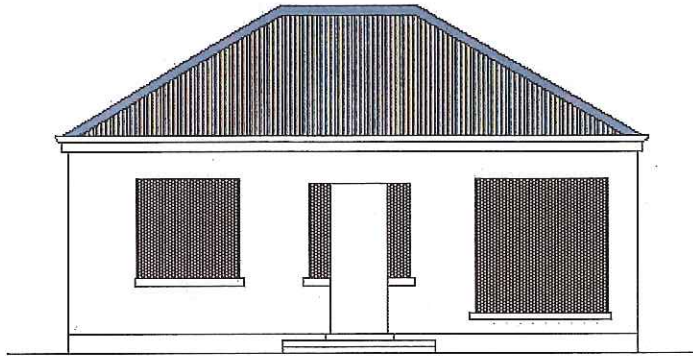


Figure: F2.23

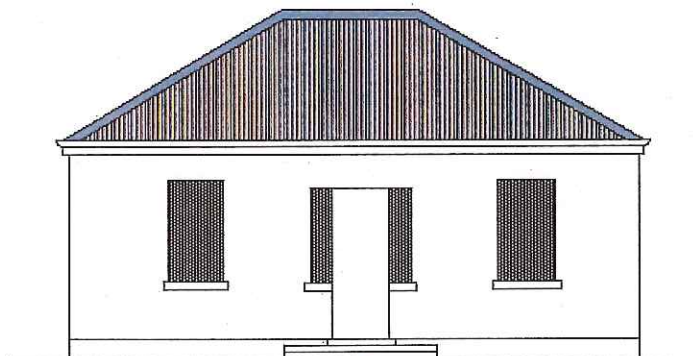
APPROPRIATE DORMER WINDOW SIZES



SOLID / VOID RATIO > 30%

Figure: F2.24

INAPPROPRIATE FACADE SOLID TO VOID RATIO



SOLID / VOID RATIO 30%

Figure: F2.25

<

APPROPRIATE FACADE SOLID TO VOID RATIO

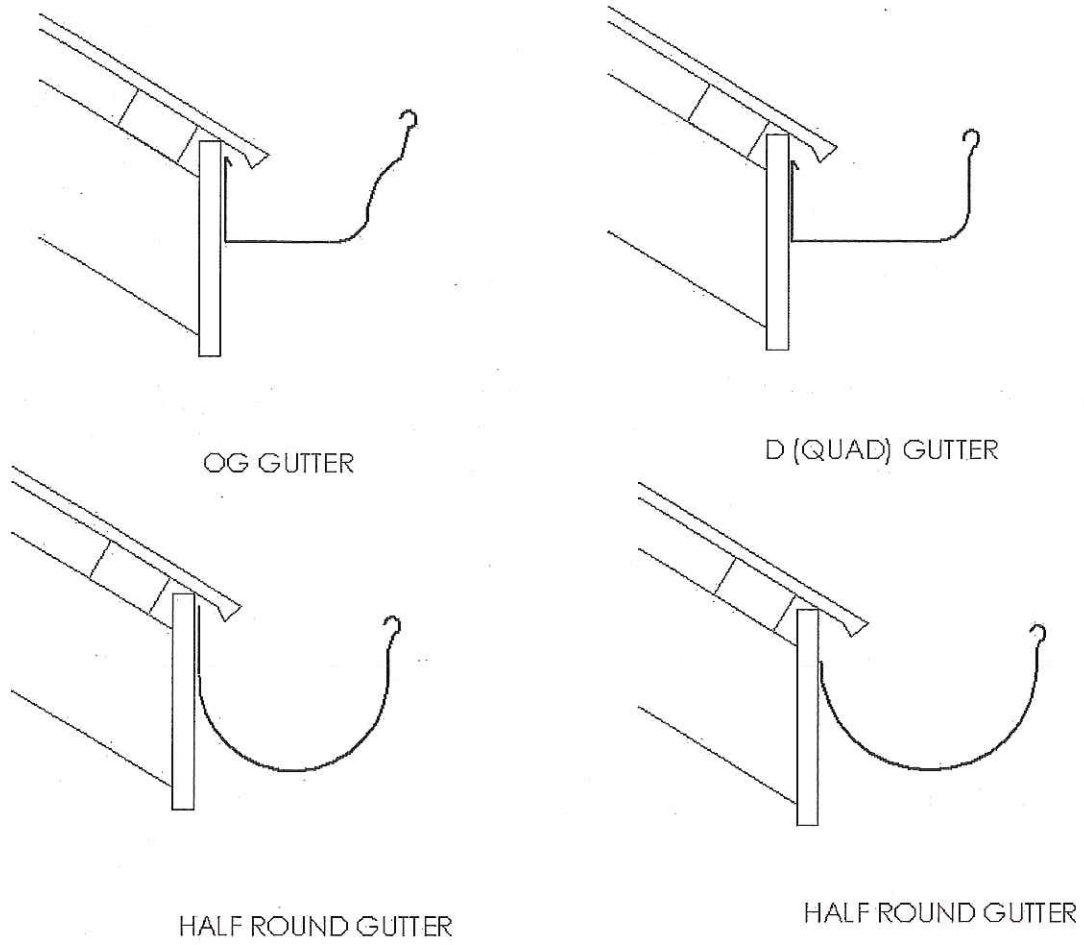


Figure: F2.26
PERMITTED FASCIA GUTTER STYLES

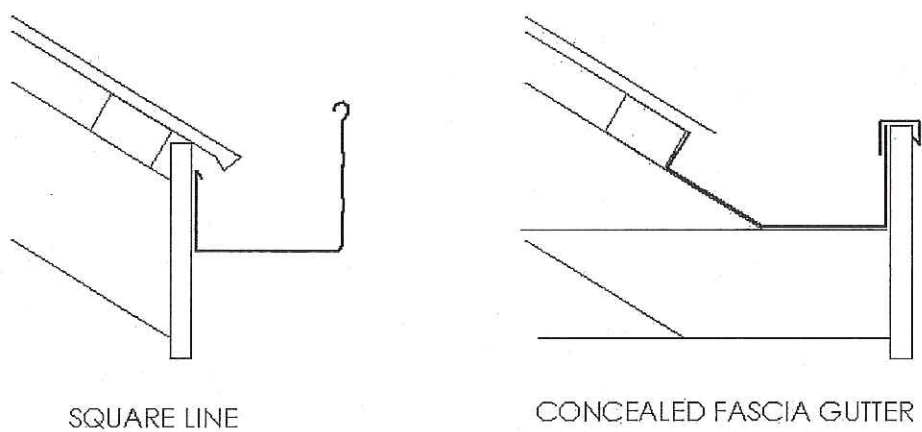


Figure: F2.27
INNAPPROPRIATE FASCIA GUTTER STYLES

C6.0 Local Historic Heritage Code

C6.1 Code Purpose

The purpose of the Local Historic Heritage Code is:

C6.1.1 To recognise and protect:

- (a) the local historic heritage significance of local places, precincts, landscapes and areas of archaeological potential; and
- (b) significant trees.

C6.1.2 This code does not apply in respect of places whose historic cultural heritage significance derives solely from their cultural value to the Aboriginal people of Tasmania.

C6.2 Application of this Code

C6.2.1 This code applies to:

- (a) development on land within any of the following, as defined in this code:
 - (i) a local heritage place;
 - (ii) a local heritage precinct;
 - (iii) a local historic landscape precinct; and
 - (iv) for excavation only, a place or precinct of archaeological potential; and
- (b) the lopping, pruning, removal or destruction of a significant tree as defined in this code.

C6.2.2 If a site is listed as a local heritage place and also within a local heritage precinct or local historic landscape precinct, it is only necessary to demonstrate compliance with the standards for the local heritage place unless demolition, buildings and works are proposed for an area of the site outside the identified specific extent of the local heritage place.

C6.2.3 This code does not apply to a registered place entered on the Tasmanian Heritage Register, unless for the lopping, pruning, removal or destruction of a significant tree as defined in this code.

C6.2.4 This code does not apply to use¹.

C6.3 Definition of Terms

C6.3.1 In this code, unless the contrary intention appears:

Term	Definition
archaeological evidence	means the remains of former structures and surfaces, construction debris, demolition debris, fabric, fittings and finishes, modified landforms, burials, subsurface features and deposits, artefacts, discarded waste or by-products, residues, or pollen.
archaeological impact	means a report prepared by a suitably qualified person that describes the

¹ Clause 7.4, change of use of a local heritage place may apply.

Term	Definition
assessment	impact of proposed works upon archaeological sensitivity as referred to in a statement of archaeological potential.
local historic heritage significance	<p>means significance in relation to a local heritage place or a local heritage precinct or local historic landscape precinct, and its historic heritage values as identified in the relevant list, in the relevant Local Provisions Schedule, because of:</p> <p>(a) its role in, representation of, or potential for contributing to the understanding of:</p> <ul style="list-style-type: none"> (i) local history; (ii) creative or technical achievements; (iii) a class of building or place; or (iv) aesthetic characteristics; or <p>(b) its association with:</p> <ul style="list-style-type: none"> (i) a particular community or cultural group for social or spiritual reasons; or (ii) the life or works of a person, or group of persons, of importance to the locality or region, <p>as identified in the relevant list in the relevant Local Provisions Schedule, or in a report prepared by a suitably qualified person, if not identified in the relevant list.</p>
local historic landscape precinct	<p>means an area that has been identified as having particular local historic heritage significance because of the collective heritage value of individual elements and features, both natural and constructed, as a group, for their landscape value and is:</p> <p>(a) shown on an overlay map in the relevant Local Provisions Schedule; and</p> <p>(b) listed and identified in the local historic landscape precincts list in the relevant Local Provisions Schedule.</p>
local heritage place	means a place that is listed, and the specific extent identified, in the local heritage places list in the relevant Local Provisions Schedule.
local heritage precinct	<p>means an area that has been identified as having particular local historic heritage significance because of the collective heritage value of individual places as a group for their streetscape or townscape values, and is:</p> <p>(a) shown on an overlay map in the relevant Local Provisions Schedule; and</p> <p>(b) listed and identified in the local heritage precincts list in the relevant Local Provisions Schedule.</p>
place or precinct of archaeological potential	<p>means a place that is a site, precinct or parcel of land that has been identified as having the potential to contain archaeological evidence that provides information about the past and is:</p> <p>(a) shown on an overlay map in the relevant Local Provisions Schedule; and</p> <p>(b) listed and identified in the places or precincts of archaeological potential list in the relevant Local Provisions Schedule.</p>
registered place	means a place as defined in the <i>Historic Cultural Heritage Act 1995</i> and entered

Term	Definition
	on the Tasmanian Heritage Register.
setting	means the surroundings or environment of a local heritage place.
significant tree	means a tree that is listed and identified in the significant trees list in the relevant Local Provisions Schedule.
statement of archaeological potential	means a statement prepared by a suitably qualified person that includes: <ul style="list-style-type: none"> (a) a written and illustrated site history; (b) plans depicting the main historical phases of site development and land use; (c) a disturbance history; and (d) a written statement of archaeological significance and potential, accompanied by an archaeological sensitivity plan depicting the likely surviving extent of important archaeological evidence which takes into consideration key phases of site development and land use and the impact of disturbance.
tree protection zone	means the space surrounding individual trees based on trunk (stem) diameter (DBH), measured at 1.4m up from ground level. The radius of the tree protection zone is calculated by multiplying the tree's DBH by 12. For example, a tree with 0.4m DBH requires a tree protection zone of 4.8m. The method provides a tree protection zone that addresses both tree stability and growth requirements. Tree protection zone distances are measured as a radius from the centre of the trunk at ground level. ²

C6.4 Development Exempt from this Code

C6.4.1 Development described in Table C6.4.1 is exempt from this code provided it meets the corresponding qualifications.

Table C6.4.1 Exempt Development

Exempt Development	Qualifications
Development within a local heritage place	<ul style="list-style-type: none"> (a) temporary structural stabilisation works as certified by a structural engineer; (b) permanent structural stabilisation works considered by a suitably qualified person to maintain the local historic heritage significance of the place; (c) building works, alterations and modifications required for compliance with fire regulation under the <i>Building Code of Australia</i>, which are not visible externally upon completion from any road or public open space adjoining the site; or

² Tree Protection Zone is based on the method outlined in *Australian Standard AS4970-2009: Protection of trees on development sites*.

Exempt Development	Qualifications
	(d) the pruning of a tree to improve its health or appearance provided its normal growth habit is not retarded.
Development within a local heritage place, local heritage precinct or local historic landscape precinct	<p>(a) a maximum of 1 mast for telecommunications and a single flagpole, provided each is not more than 6m in height and is not attached to any building specifically part of a local heritage place listed in the relevant Local Provisions Schedule;</p> <p>(b) the construction or demolition of:</p> <ul style="list-style-type: none"> (i) side and rear boundary fences: <ul style="list-style-type: none"> a. not adjoining a road or public reserve; and b. not more than a total height of 2.1m above existing ground level, except where they are within a garden or grounds that is specifically part of a local heritage place listed in the relevant Local Provisions Schedule; or (ii) fencing of agricultural land or for protection of wetlands and watercourses; <p>(c) the planting, clearing or modification of vegetation on pasture or cropping land, other than for plantation forestry on prime agricultural land;</p> <p>(d) electricity, optic fibre and telecommunications cables, water, sewerage and drainage connections and gas lines to individual buildings;</p> <p>(e) maintenance and repairs that do not involve removal, replacement or concealment of any external building fabric;</p> <p>(f) repainting or re-rendering of an exterior surface that has been previously painted or rendered, in a colour similar to the existing;</p> <p>(g) solar collector panels and photovoltaic cells aligned with the plane of a roof and located on a roof plane not visible from any road or public open space adjoining the site;</p> <p>(h) one satellite dish not more than 2m in diameter, and if on a local heritage place not visible from any road or public open space adjoining the site; or</p> <p>(i) minor upgrade by, or on behalf, of a State authority or a council, of infrastructure such as roads, rail lines, footpaths, cycle paths, drains, sewers, power lines and pipelines including: <ul style="list-style-type: none"> (i) minor widening or narrowing of existing carriageways or making, placing or upgrading kerbs, gutters, footpaths, roadsides or traffic control devices; and (ii) road markings, street lighting and landscaping, except where any of those elements are specifically part of a local heritage place listed in the relevant Local Provisions Schedule. </p>
Development involving a place or precinct of archaeological potential	<p>(a) development not involving ground disturbance;</p> <p>(b) works involving excavation within an area that has been assessed under a previous development application and the archaeological potential was realised when that permit was acted upon or the site was found not to be of</p>

Exempt Development	Qualifications
	<p>archaeological sensitivity in that process;</p> <p>(c) minor excavations where a suitably qualified person has prepared an archaeological impact assessment and determined that there is no chance of disturbance to significant archaeological values;</p> <p>(d) removal of non-significant deposits by a suitably qualified person to test, confirm or refine an archaeological assessment and temporarily expose underlying deposits without disturbing them;</p> <p>(e) excavation of land to a depth of not more than 1m on a site provided it is within an existing building that is not listed as a local heritage place; or</p> <p>(f) excavation of land to a depth of not more than 0.3m and not more than 20m² in area on a site provided it is for the purposes of minor building works and structures.</p>
Involving development to significant trees	The pruning of a tree to improve its health or appearance provided its normal growth habit is not retarded.
signs	All signs, excluding any associated excavation works on a place or precinct of archaeological potential, not exempt from this code ³ .

C6.5 Use Standards

C6.5.1 There are no Use Standards in this code.

C6.6 Development Standards for Local Heritage Places

C6.6.1 Demolition

Objective:	That the demolition or removal of buildings do not cause an unacceptable impact on the local historic heritage significance of local heritage places.	
Acceptable Solutions	Performance Criteria	
A1 No Acceptable Solution.	P1 Demolition or removal of buildings on a local heritage place must not cause an unacceptable impact on the local historic heritage significance of the place, having regard to: (a) the physical condition of the local heritage place; (b) the extent and rate of deterioration of the building or structure; (c) the safety of the building or structure;	

³ Standards for signs located on land in a local heritage place, local heritage precinct or local historic landscape precinct are contained in the Signs Code.

	<ul style="list-style-type: none"> (d) the streetscape or setting in which the building or structure is located; (e) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; (f) any options to reduce or mitigate deterioration; (g) whether demolition is a reasonable option to secure the long-term future of a building or structure; and (h) any economic considerations.
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C6.6.2 Site coverage

Objective:	That site coverage is compatible with the local historic heritage significance of local heritage places.	
Acceptable Solutions		Performance Criteria
A1	No Acceptable Solution.	<p>P1</p> <p>The site coverage must be compatible with the local historic heritage significance of a local heritage place, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; and (b) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person.

C6.6.3 Height and bulk of buildings

Objective:	That the height and bulk of buildings are compatible with the local historic heritage significance of local heritage places.	
Acceptable Solutions		Performance Criteria
A1	No Acceptable Solution.	<p>P1</p> <p>The height and bulk of buildings must be compatible</p>

	<p>with the local historic heritage significance of a local heritage place, having regard to:</p> <ul style="list-style-type: none"> (a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; (b) the character and appearance of the existing building or place; (c) the height and bulk of other buildings in the surrounding area; and (d) the setting of the local heritage place.
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C6.6.4 Siting of buildings and structures

Objective:	That the siting of buildings is compatible with the local historic heritage significance of local heritage places.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>The front, side and rear setbacks of a building must be compatible with the local historic heritage significance of the place, having regard to:</p> <ul style="list-style-type: none"> (a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; (b) the topography of the site; (c) the size, shape, and orientation of the lot; and (d) the setbacks of other buildings in the surrounding area. 	

C6.6.5 Fences

Objective:	That fences are compatible with the local historic heritage significance of local heritage places.	
Acceptable Solutions	Performance Criteria	
A1 New fences and gates on local heritage places must be designed and constructed to match existing original fences on the site.	P1 New fences and gates must be compatible with the local historic heritage significance of a local heritage place, having regard to: (a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; (b) the architectural style of the buildings on the site; (c) the dominant fencing style in the setting; (d) the original or previous fences on the site; and (e) the proposed height and location of the fence.	

C6.6.6 Roof form and materials

Objective:	That roof form and materials are compatible with the local historic heritage significance of local heritage places.	
Acceptable Solutions	Performance Criteria	
A1 Replacement roofs on local heritage places which will be visible from any road or public open space adjoining the site, must be of a form and material to match the existing roof being replaced.	P1 Roof form and materials must be compatible with the local historic heritage significance of a local heritage place, having regard to: (a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person;	

	<ul style="list-style-type: none"> (b) the design, period of construction and materials of the building on the site that the roof directly relates to; (c) the dominant roofing style and materials in the setting; and (d) the streetscape.
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C6.6.7 Building alterations, excluding roof form and materials

Objective:	That building alterations, excluding roof form and materials, are compatible with the local historic heritage significance of local heritage places.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>Building alterations, excluding roof form and materials, of an existing building that is a local heritage place must be compatible with and not detract from the local historic heritage significance of the place, having regard to:</p> <ul style="list-style-type: none"> (a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; (b) the design, period of construction and materials of the building on the site that the building alterations most directly relate to; (c) the dominant external building materials in the setting; and (d) the streetscape. 	

C6.6.8 Outbuildings and structures

Objective:	That the siting of outbuildings and structures are compatible with the local historic heritage significance of local heritage places.	
Acceptable Solutions		Performance Criteria
A1	<p>Outbuildings and structures on local heritage places must:</p> <ul style="list-style-type: none"> (a) not be located in the front setback; (b) not be visible from any road or public open space adjoining the site; (c) not have a side that is longer than 3m; (d) have a gross floor area less than 9m²; (e) have a combined total area of all outbuildings on the site of not more than 20m²; (f) have a maximum height less than 2.4m above existing ground level; (g) not have a maximum change of level as a result of cut or fill of more than 1m; and (h) not encroach on any service easement or be located within 1m of any underground service. 	<p>P1</p> <p>Outbuildings and structures must be compatible with the local historic heritage significance of a local heritage place, having regard to:</p> <ul style="list-style-type: none"> (a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; (b) the bulk, form and size of buildings on the site; (c) the bulk, form and size of the proposed outbuilding or structure; (d) the external materials, finishes and decoration of the outbuilding or structure; and (e) the visibility of the outbuilding or structure from any road or public open space adjoining the site.

C6.6.9 Driveways and parking for non-residential purposes

Objective:	That driveways and parking for non-residential purposes are compatible with the local historic heritage significance of local heritage places.	
Acceptable Solutions		Performance Criteria
A1	<p>Parking areas for non-residential purposes on local heritage places must be located behind the building line of buildings located or proposed on a site.</p>	<p>P1</p> <p>Driveways and parking areas for non-residential purposes must be compatible with the local historic heritage significance of a local heritage place, having regard to:</p> <ul style="list-style-type: none"> (a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person;

	<ul style="list-style-type: none"> (b) the loss of any building fabric; (c) the removal of gardens or vegetated areas; (d) parking availability in the surrounding area; (e) vehicle and pedestrian traffic safety; and (f) the streetscape.
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C6.6.10 Removal, destruction or lopping of trees, or removal of vegetation, that is specifically part of a local heritage place

Objective:	That the removal, destruction or lopping of trees or the removal of vegetation that is specifically part of a local heritage place does not impact on the local historic heritage significance of the place.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>The removal, destruction or lopping of trees or the removal of vegetation which is specifically part of a local heritage place listed in the relevant Local Provisions Schedule, must not cause an unreasonable impact on the local historic heritage significance of a local heritage place, having regard to:</p> <ul style="list-style-type: none"> (a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; (b) the age and condition of the tree or vegetation; (c) the size and form of the tree or vegetation; (d) the importance of the tree or vegetation to the local historic heritage significance of a local heritage place; and (e) any advice by a suitably qualified person. 	

C6.7 Development Standards for Local Heritage Precincts and Local Historic Landscape Precincts

C6.7.1 Demolition within a local heritage precinct

Objective:	That demolition within a local heritage precinct does not have an unacceptable impact on the local historic heritage significance of the precinct.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Within a local heritage precinct, demolition of a building, works or fabric, including trees, fences, walls and outbuildings must:</p> <ul style="list-style-type: none"> (a) not be on a local heritage place; (b) not be visible from any road or public open space; and (c) not involve a value or characteristic specifically part of a precinct listed in the relevant Local Provisions Schedule. 	<p>P1</p> <p>Within a local heritage precinct, demolition of a building, works or fabric, including trees, fences, walls and outbuildings, must not cause an unacceptable impact on the local historic heritage significance of the local heritage precinct as identified in the relevant Local Provisions Schedule, having regard to:</p> <ul style="list-style-type: none"> (a) the physical condition of the building, works, structure or trees; (b) the extent and rate of deterioration of the building, works, structure or trees; (c) the safety of the building, works, structure or trees; (d) the streetscape in which the building, works, structure or trees is located; (e) the special or unique contribution that the building, works, structure or trees makes to the streetscape or townscape values of the local heritage precinct identified in the relevant Local Provisions Schedule; (f) any options to reduce or mitigate deterioration; (g) whether demolition is a reasonable option to secure the long-term future of a building, works or structure; and (h) any economic considerations. 	

C6.7.2 Demolition within a local historic landscape precinct

Objective:	That demolition within a local historic landscape precinct does not have an unacceptable impact on the local historic heritage significance of the precinct.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Within a local historic landscape precinct, demolition of a building, works, fabric or landscape elements including trees, fences, walls and outbuildings must:</p> <ul style="list-style-type: none"> (a) not be on a local heritage place; (b) not be visible from any road or public open space; and (c) not involve a value, feature or characteristic specifically part of a precinct listed in the relevant Local Provisions Schedule. 	<p>P1</p> <p>Within a local historic landscape precinct, demolition of a building, works, fabric or landscape elements including trees, fences, walls and outbuildings, must not cause an unacceptable impact on the local historic heritage significance of the local historic landscape precinct as identified in the relevant Local Provisions Schedule, having regard to:</p> <ul style="list-style-type: none"> (a) the physical condition of the building, works, structure or trees; (b) the extent and rate of deterioration of the building, works, structure or trees; (c) the safety of the building, works, structure or trees; (d) the special or unique contribution that the building, works, structure or trees makes to the landscape values of the local historic landscape precinct identified in the relevant Local Provisions Schedule; (e) any options to reduce or mitigate deterioration; (f) whether demolition is a reasonable option to secure the long-term future of a building, works or structure; and (g) any economic considerations.

C6.7.3 Buildings and works, excluding demolition

Objective:	That development within a local heritage precinct or a local historic landscape precinct is sympathetic to the character of that particular precinct.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Within a local heritage precinct or local historic landscape precinct, building and works, excluding demolition, must:</p> <ul style="list-style-type: none"> (a) not be on a local heritage place; (b) not be visible from any road or public open space; and (c) not involve a value, feature or characteristic specifically part of a local heritage precinct or local historic landscape precinct listed in the relevant Local Provisions Schedule. 	<p>P1.1</p> <p>Within a local heritage precinct, design and siting of buildings and works, excluding demolition, must be compatible with the local heritage precinct, except if a local heritage place of an architectural style different from that characterising the precinct, having regard to:</p> <ul style="list-style-type: none"> (a) the streetscape or townscape values identified in the local historic heritage significance of the local heritage precinct, as identified in the relevant Local Provisions Schedule; (b) the character and appearance of the surrounding area; (c) the height and bulk of other buildings in the surrounding area; and (d) the setbacks of other buildings in the surrounding area. <p>P1.2</p> <p>Within a local heritage precinct, extensions to existing buildings must be compatible with the local heritage precinct, having regard to:</p> <ul style="list-style-type: none"> (a) the streetscape or townscape values identified in the local historic heritage significance of the local heritage precinct, as identified in the relevant Local Provisions Schedule; (b) the character and appearance of the surrounding area; (c) the height and bulk of other buildings in the surrounding area; and (d) the setbacks of other buildings in the surrounding area. <p>P1.3</p> <p>Within a local historic landscape precinct, design and siting of buildings and works, excluding demolition, must be compatible with the local historic landscape precinct, having regard to:</p> <ul style="list-style-type: none"> (a) the landscape values identified in the statement of local historic heritage significance for the local

	<p>historic landscape precinct, as identified in the relevant Local Provisions Schedule; and</p> <p>(b) any relevant design criteria or conservation policies for the local historic landscape precinct, as identified in the relevant Local Provisions Schedule.</p>
<p>A2</p> <p>Within a local heritage precinct, new front fences and gates must be designed and constructed to match the existing original fences on the site.</p>	<p>P2</p> <p>Within a local heritage precinct, new front fences and gates must be compatible with the local heritage precinct, having regard to:</p> <p>(a) the streetscape or townscape values identified in the local historic heritage significance of the local heritage precinct, as identified in the relevant Local Provisions Schedule;</p> <p>(b) height, form, style and materials of the proposed fence; and</p> <p>(c) the style, characteristics and setbacks of fences and gates in the surrounding area.</p>

C6.8 Development Standards for Places or Precincts of Archaeological Potential

C6.8.1 Building and Works

Objective:	That building and works on a place or precinct of archaeological potential is implemented in a manner that seeks to retain or protect, preserve or otherwise appropriately manage archaeological evidence.	
Acceptable Solutions		Performance Criteria
A1	No Acceptable Solution.	<p>P1</p> <p>Building and works on places or precincts of archaeological potential must not cause an unacceptable impact on archaeological evidence, having regard to:</p> <ul style="list-style-type: none"> (a) the nature of the archaeological evidence, either known or potential; (b) measures proposed to investigate the archaeological evidence to confirm statements of potential; (c) strategies to avoid, minimise or control impacts arising from building, works and demolition; (d) measures proposed to preserve significant archaeological evidence in situ; and (e) any advice contained in a statement of archaeological potential.

C6.9 Significant Trees

C6.9.1 Significant Trees

Objective:	That significant trees are not unnecessarily destroyed and are managed in a way that maintains their health, structural stability and appearance.	
Acceptable Solutions		Performance Criteria
A1	No Acceptable Solution.	<p>P1</p> <p>Works involving construction, soil disturbance or soil compaction within the tree protection zone of a significant tree must not impact the health and appearance of the tree, and be supported by a written statement to that effect prepared by a suitably qualified person.</p>

<p>A2</p> <p>No Acceptable Solution.</p>	<p>P2</p> <p>Works requiring the removal of a listed tree or which may impact on the health, structural stability or appearance of a listed tree must demonstrate:</p> <ul style="list-style-type: none">(a) that there are no feasible alternatives which could be implemented to avoid impacting on the tree and the proposed methodology of the works incorporates measures to minimise and mitigate any damage to the tree; and(b) there are environmental, economic or safety reasons of greater value to the community than the cultural significance of the tree; or(c) the tree is determined to be dead or dying based on a written statement to that effect prepared by a suitably qualified person.
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C6.10 Development Standards for Subdivision

C6.10.1 Lot design on a Local Heritage Place

Objective:	That subdivision does not cause an unacceptable impact on the local historic heritage significance of local heritage places.	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution.	<p>P1</p> <p>Subdivision must not cause an unacceptable impact on the local historic heritage significance of a local heritage place, having regard to:</p> <ul style="list-style-type: none"> (a) the local historic heritage significance of the local heritage place identified in the relevant Local Provisions Schedule; (b) the historic development pattern of the area; (c) the separation of buildings or structures from their original setting; (d) the lot sizes, dimensions, frontage, access and orientation; (e) the suitability of the proposed lots for their intended uses; and (f) the removal of vegetation, trees or garden settings. 	

C6.10.2 Lot design for a Local Heritage Precinct or a Local Historic Landscape Precinct

Objective:	<p>That:</p> <ul style="list-style-type: none"> (a) subdivision within a local heritage precinct is consistent with historic patterns of development; and (b) subdivision within a local historic landscape precinct is compatible with the character of the precinct. 	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution.	<p>P1</p> <p>Subdivision must be compatible with the local historic heritage significance of a local heritage precinct or a local historic landscape precinct, as identified in the relevant Local Provisions Schedule, having regard to:</p> <ul style="list-style-type: none"> (a) any relevant design criteria or conservation policy for a local heritage precinct or local historic 	

	<p>landscape precinct, as identified in the relevant Local Provisions Schedule; and</p> <p>(b) the historic pattern of subdivision of the precinct.</p>
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C6.10.3 Subdivision works for places or precincts of archaeological potential

Objective:	That works associated with subdivision, including infrastructure, do not increase the likelihood of adverse impact on a place or precinct of archaeological potential.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>Works associated with subdivision must not increase the likelihood of adverse impact on archaeological evidence on places or precincts of archaeological potential, having regard to:</p> <ul style="list-style-type: none"> (a) the nature, extent and significance of the archaeological evidence existing on the land; (b) any significant impact upon archaeological evidence or potential; (c) any increased likelihood of future development that is incompatible with a place or precinct of archaeological potential; (d) the statement of archaeological potential for the place or precinct identified in the relevant Local Provisions Schedule; and (e) any advice contained in a statement of archaeological potential.