

PLAN 1

PLANNING APPLICATION PLN-20-0323

13-15 RUSSELL STREET, EVANDALE

ATTACHMENTS

- A Application & plans
- B Referral responses
- C Representations & applicant's response

1-282
PLANNING APPLICATION
Proposal

Description of proposal: Replacing front fence to existing height. Replacing and extending height of rear fence
Replace gate on rear access. we would also like approval for temporary erection of marquee when events are booked

.....
.....
.....
(attach additional sheets if necessary)

If applying for a subdivision which creates a new road, please supply three proposed names for the road, in order of preference:

1..... 2..... 3.....

Site address: 13-15 Russell St, Evandale, Tas 7212

CT no:

Estimated cost of project \$ 10000 *(include cost of landscaping, car parks etc for commercial/industrial uses)*

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

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

.....
.....
.....
.....
(attach additional sheets if necessary)

Is any signage required?

(if yes, provide details)

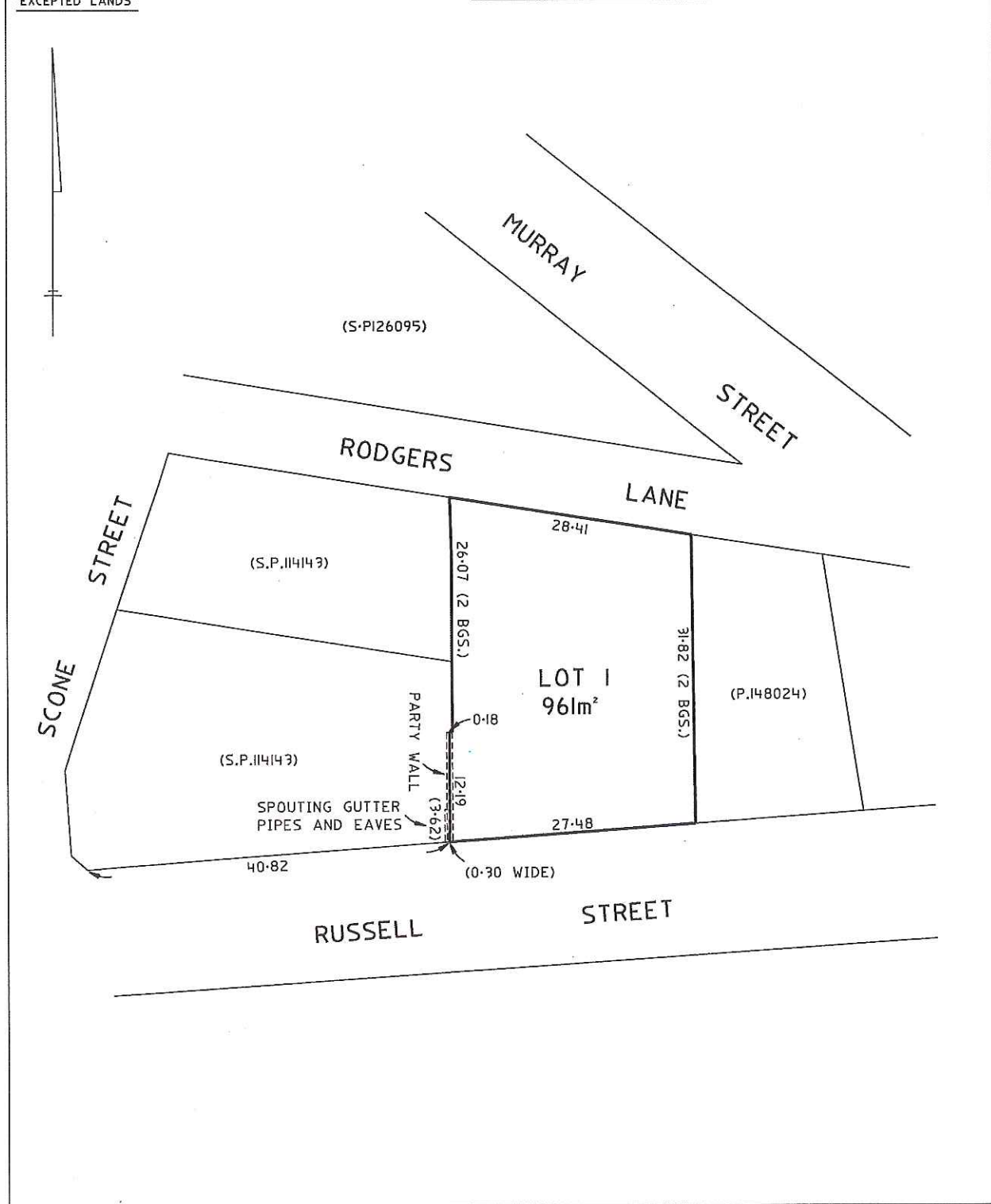
EXHIBITED

FILE NUMBER A24856 GRANTEE PART OF BA-3R-19P GTD. TO ROBERT RUSSELL	CONVERSION PLAN	Registered Number P.150003
	LOCATION TOWN OF EVANDALE	APPROVED 4 JAN 2019 <i>Alice Kawa</i> Recorder of Titles
CONVERTED FROM 45/4810	NOT TO SCALE LENGTHS IN METRES	

SKETCH BY WAY OF ILLUSTRATION ONLY
 "EXCEPTED LANDS"

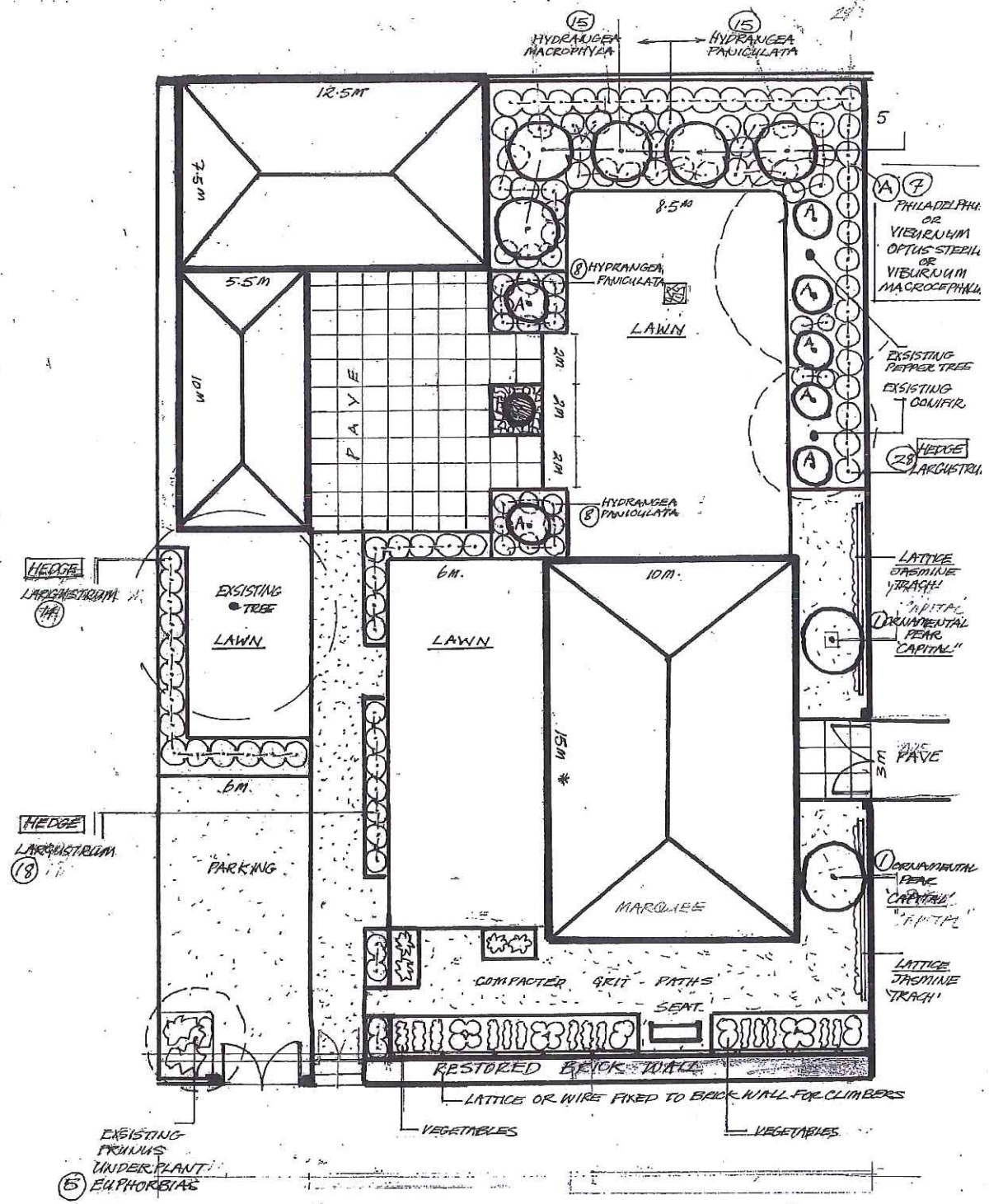
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

DRAWN L.M.R.



EXHIBITED

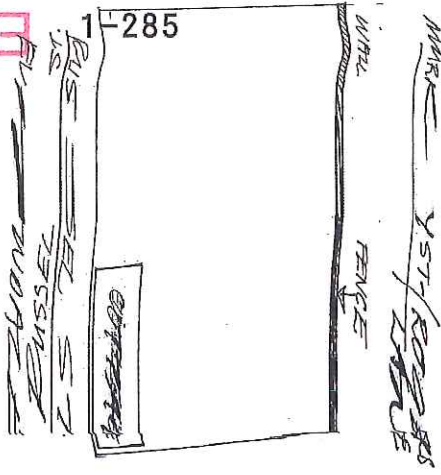
GARDEN DESIGN
 FOR: MRS. LYDIA NE284E FOLD : THE COTTAGE: RUSSEL ST.
 13-15



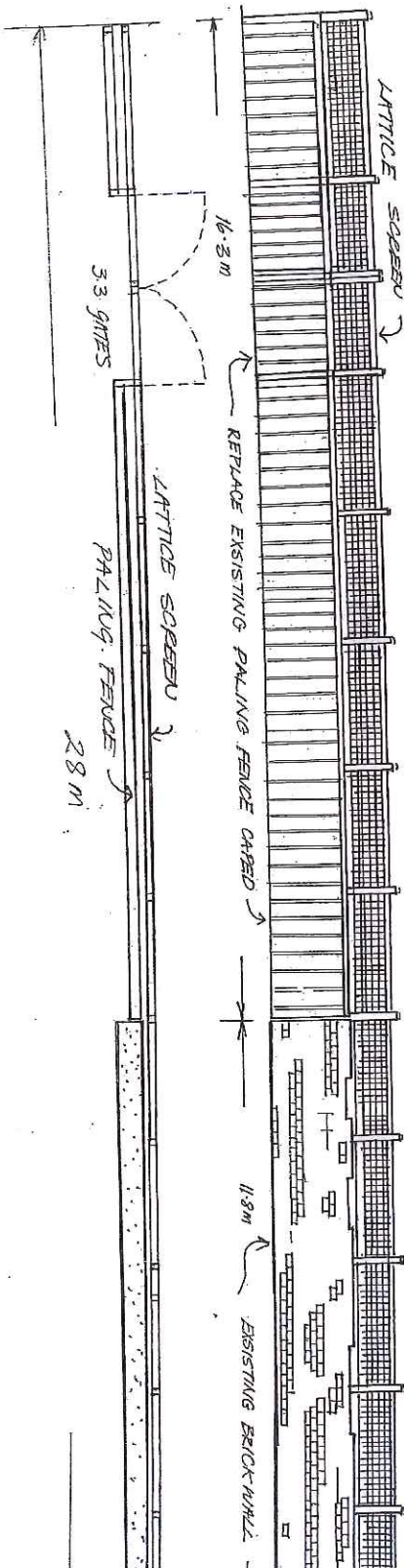
SCALE 1-100
 DRAW BY C. WALLIS 9/14
 VENETIAVILLE DESIGN P/L.
 9.9.20

EXHIBITED

EXHIBITED



MARK
 1/8" ROAD
 FENCE
 1-50
 3-1-2020



PROPOSED FENCE FOR MURRY ST. BOUNDARY
 FOR
 MRS. LYDIA NETTLE FOLD
 NO. 13-15 RUSSELL ST. ELYMOUTH



EXHIBITED

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

PLANNING REF: PLN-20-0323
THC WORKS REF: #6497
REGISTERED PLACE NO: #5045
FILE NO: 15-19-31THC
APPLICANT: Lydia Nettlefold
DATE: 26 March 2021

NOTICE OF HERITAGE DECISION

(Historic Cultural Heritage Act 1995)

The Place: 13-15 Russell Street, Evandale.
Proposed Works: Replacement fencing and gates, landscaping.

Under section 39(6)(b) of the *Historic Cultural Heritage Act 1995*, the Heritage Council gives notice that it consents to the discretionary permit being granted in accordance with the documentation submitted with Development Application PLN-20-0323, advertised on 24/02/2021, subject to the following condition:

- I. Attachment of the new lattice or wire trellis to the northern brick boundary wall must be with fixings of non-corrosive materials set into mortar joints; or, alternatively, the lattice or wire trellis be supported by a free-standing structure.**

Reason for condition

To ensure that significant heritage elements are not damaged or in any other way compromised by the works, consistent with the appropriate outcomes described in Section 9.5 of the *Works Guidelines*.

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

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



Ian Boersma
Works Manager – Heritage Tasmania
Under delegation of the Tasmanian Heritage Council


NORTHERN MIDLANDS COUNCIL

REPORT FROM: HERITAGE ADVISER, DAVID DENMAN
DATE: 23 February 2021
REF NO: PLN-20-0323; 204300.26
SITE: 13-15 Russell Street, Evandale
PROPOSAL: Replace front fence, replace and extend height of rear fence/wall, gate on rear access, temporary erection of marquee and use for function centre when events are booked (Heritage Listed Place, Heritage Precinct)
APPLICANT: Lydia Nettlefold
REASON FOR REFERRAL: HERITAGE PRECINCT
HERITAGE-LISTED PLACE
Local Historic Heritage Code
Heritage Precincts Specific Area Plan

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

The proposal will enhance the landscape and make a positive contribution to the historic character of the place.

The height, style and materials of the proposed fences are acceptable.



David Denman (Heritage Adviser)

Date: 2/3/2021



Assessment against E13.0 (Local Historic Heritage Code)
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E13.1 Purpose

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

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

E13.2 Application of the Code

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

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

E13.3 Use or Development Exempt from this Code

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

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

Comment:

The subject site is within a *Heritage Precinct*.

The subject place is heritage listed.

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

<i>Objective: To ensure that the use of heritage buildings provides for their conservation.</i>	
Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	<p>P1 Notwithstanding Clause 8.9, a permit may be granted for any use of a locally listed heritage place 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 considered acceptable; and c) a report by heritage professional states that it is necessary for conservation purposes or the continued maintenance of the building or where there is an overriding public benefit.

Comment: N/a

E13.6 DEVELOPMENT STANDARDS

E13.6.1 Demolition

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

Comment: N/a

E13.6.2 Subdivision and development density

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

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

E13.6.3 Site Cover

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

Comment: N/a

E13.6.4 Height and Bulk of Buildings

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

Comment: N/a

E13.6.5 Fences

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

Comment: Satisfies the performance criteria.

E13.6.6 Roof Form and Materials

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

Comment: N/a

E13.6.7 Wall materials

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

Comment: N/a

E13.6.8 Siting of Buildings and Structures

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

Acceptable Solutions	Performance Criteria
A1 <i>New buildings and structures must be in accordance with the acceptable development criteria for setbacks of buildings and structures to the road within a precinct identified in Table E13.1: Heritage Precincts, if any.</i>	P1 <i>The front setback for new buildings or structure must:</i> a) <i>be consistent with the setback of surrounding buildings; and</i> b) <i>be set at a distance that does not detract from the historic heritage significance of the place; and</i> c) <i>not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</i>

Comment: N/a

E13.6.9 Outbuildings and Structures

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

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

Comment: Satisfies the performance criteria.

E13.6.10 Access Strips and Parking

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

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

development criteria for access and parking as within a precinct identified in Table 1: Heritage Precincts, if any.	b) setting of a building or its historic heritage significance; and detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.
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Comment: N/a

E13.6.11 Places of Archaeological Significance

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

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

Comment: N/a

E13.6.12 Tree and Vegetation Removal

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

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

Comment: Satisfies the performance criteria.

E13.6.13 Signage

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

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

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

E13.6.14 Maintenance and Repair

<p>Objective To ensure that maintenance and repair of buildings is undertaken to be sympathetic to, and not detract from the <u>historic cultural heritage significance</u> of local heritage places and precincts.</p>
<p>Acceptable Solution New materials and finishes used in the maintenance and repair of buildings match the materials and finishes that are being replaced.</p>

Comment: N/a

Table E13.1: Local Heritage Precincts

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

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

live in or visit the village.

PERTH HERITAGE PRECINCT CHARACTER STATEMENT

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

LONGFORD HERITAGE PRECINCT CHARACTER STATEMENT

The Longford Heritage Precinct is unique because it is the core of an intact nineteenth century townscape, rich with significant structures and the atmosphere of a centre of trade and commerce for the district. Traditional commercial buildings line the main street, flanked by two large public areas containing the Christ Church grounds and the War Memorial. The street then curves gently at Heritage Corner towards Cressy, and links Longford to the surrounding rural farmland, creating views to the surrounding countryside and a gateway to the World Heritage listed Woolmers and Brickendon estates. Heritage residential buildings are tucked behind the main street comprising traditional styles from the mid nineteenth century to the early twentieth century, including significant street trees, picket fences and cottage gardens. The rural township feel is complemented by a mix of businesses serving local needs, tourism and historic interpretation. Longford's heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the town.

CAMPBELL TOWN HERITAGE PRECINCT CHARACTER STATEMENT

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

Management Objectives

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

To ensure developments within street reservations in the towns and villages having Heritage

Precincts do not to adversely impact on the character of the streetscape but contribute positively to the Heritage Precincts in each settlement.

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

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

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

F2.2 Application of Specific Area Plan

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

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

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

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

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

F2.3.2 Heritage-Listed Building

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

F2.4 Requirements for Design Statement

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

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

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

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

Mrs Anne Woodberry and Dr A.G.S. Woodberry
17-19 Russell St
Evandale Tas.

28/02/2021

General Manager
Northern Midlands Council
Longford, Tas.

Dear Sir/Madam,

Re: PLN-20-0323

I wish to strongly object to the planning application for 15 Russell Street Evandale made recently.

Firstly, the premises is a residential dwelling and not a commercial one and as such it would be thoroughly unsuitable for commercial activity. Currently we already have issues with the Clarendon Arms Hotel. We often have quite a bit of noise until late at night and regularly have issues with unsocial behavior. If they were allowed to use the premises next door to us this would further negatively impact on us.

Secondly, the previous owner of the house agreed to have a front access after being given the option. Having an entrance at the rear of the premises would create a number of issues:

1. Negatively impact ourselves parking outside our own premises.
2. Negatively impact those trying to park especially on days where events were being held such as the Evandale market.
3. Would present a significant hazard for pedestrians and cyclists using the amenities of the park and roadway. There have already been multiple incidents in this area with pedestrians vs cars in recent times and this would exacerbate the problem.

Thirdly, if they were allowed usage of the land for the proposed activities we would have patrons consuming alcohol and engaging in antisocial behavior right to our fence line with our house being only around 6 feet from the fence this would pose a significant issue in terms of noise, damage, fire hazard and security to our premises. There are also no facilities for toilets or other basic requirements.

Lastly, the application is also out of keeping with the heritage nature of the street and the centre of the township. It is a residential street and the Clarendon Arms has always been a small country hotel not a large enterprise that is attempting to expand their operations to those outside of the country pub. If they were allowed to operate other functions and encroach further up the street from the licensed site it would also significantly negatively impact property values.

The land is also very untidy and the dwelling is currently in significant disrepair which would represent a significant hazard for patrons. This should be repaired before anything else is considered.

As people whose family have lived in Evandale since it was founded I am very distressed by this proposal and would consider legal action if it was to be allowed in its current state.

Thank you,

Mrs Anne Woodberry and Dr A.G.S. Woodberry

From: "Northern Midlands Council" <council@nmc.tas.gov.au>
Sent: Thu, 11 Mar 2021 13:16:56 +1100
To: "NMC Planning" <planning@nmc.tas.gov.au>
Subject: representation to Proposed Development 13-15Russell Street Evandale Ref
Number PLN-20-0323

Hi See below for your information, I will ECM

Our Longford office is open from 8:45am until 4:30pm weekdays, however meetings with Council Officers are by appointment only, and we ask that transactions be conducted via telephone or online wherever possible. Our Customer Service team can be contacted by phone, post, via our website or email at council@nmc.tas.gov.au
Our priority is to keep our community, including staff, ratepayers and residents safe and to minimise the spread of COVID-19.

Administration| Northern Midlands Council
Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301
T: (03) 6397 7303 | F: (03) 6397 7331
E: council@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au

-----Original Message-----

From: Roland Wittholz
Sent: Thursday, 11 March 2021 12:44 PM
To: Northern Midlands Council <council@nmc.tas.gov.au>
Subject: Proposed Development 13-15Russell Street Evandale Ref Number PLN-20-0323

Sent from my iPad
Concerns regarding this development:

- 1) Will the numbers be capped for people attending such functions.
- 2) Where will the bathroom provisions be situated for such functions.
- 3) Will there be a time limit on the live music at such functions.
- 4) Most importantly, Where will Parking Provisions be made available for such functions.

Kind regards

RJ& W Wittholz
12 Russell Street. Evandale.

Rosemary Jones

From: info@clarendonarms.com.au
Sent: Thursday, 25 March 2021 3:03 PM
To: NMC Planning
Subject: Response to 13-15 Russell St Evandale
Attachments: image0.jpeg

Follow Up Flag: Follow up
Flag Status: Flagged

To Whom it may concern:

Please accept this as our response to the received objections for planning application on 13-15 Russell St, Evandale.

First Objection response

This property is zoned commercially as advised by the northern midlands council, Firstly we have no idea of what issues this person has with The Clarendon Arms hotel as we have never been approached and would like some evidence of this. On very rare occasions for booked functions prior to Christmas there may be music playing until our cut off time of midnight, and we have no idea about the issues of antisocial behaviour and we would like evidence of this as we as a business are very mindful of the community and village and adhere to all regulations and guidelines and are not aware of any antisocial behaviour that has been caused by our patrons.

Secondly I cannot comment of arrangements the previous owner may have made.

- 1) To our knowledge this householder has more than one vehicle and already has rear access and a garage for parking.
- 2) If this householder already parks on the street this is negatively impacting the available parking in Evandale anyway, so we are unclear on her argument.
- 3) We can see no significant impact on pedestrians or cyclists using the amenities of the park and roadway and would like evidence of the multiple incidents in this area with pedestrians versus cars in this area in recent times, we have no knowledge of this.

Thirdly the proposed activities would be located only in our marquee located on 13 Russell St with no access to 15 Russell St. We have no idea what the significant issues in terms of noise, fire damage and security, any noise/music would cease by midnight. The facilities at the Clarendon Arms would be available to our patrons with access via our garden at 11 Russell St.

Lastly the marquee is not a permanent construction, it will only be erected prior to the function, like most business owners we are trying to make and keep our business viable as a community asset and an asset to tourism in Tasmania and have no idea what this person is referring to in regards to property value. The land at 13-15 Russell st is very tidy and has been professionally landscaped as far as possible and the cottage located on 15 Russell st which was in significant disrepair prior to purchase is being fully restored.

We have no idea what this person is referring to in her last sentence and find it very upsetting that she would resort to legal action, the majority of the people we talk to are very happy with the work we have done since we have been at the Clarendon Arms over the last 4 years and the increase in business which you can imagine has not come without a lot of commitment and hard work.

Next Objection response

- 1) The numbers will be capped for people attending such functions at 100pax.
- 2) The bathroom provisions will be situated at the Clarendon Arms
- 3) The time limit at such functions is 12am midnight
- 4) We require that our patrons use buses for their guests, to make sure that guests after a function depart the village in a timely manner.

Regards,

1-304

Lydia
Clarendon Arms

PLAN 2

PLANNING APPLICATION PLN-21-0005

28-30 HIGH STREET, EVANDALE

ATTACHMENTS

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

PLANNING APPLICATION
Proposal

Description of proposal: To site a self contained caravan
on our 1 acre of land at 28 High Street Evandale
(see attached photos) for the purpose of a BNB
with off street parking for the guests vehicle

(attach additional sheets if necessary)

If applying for a subdivision which creates a new road, please supply three proposed names for the road, in order of preference:

1..... 2..... 3.....

Site address: 28-30 High Street, Evandale.

CT no: 2300256/1

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

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

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

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

(attach additional sheets if necessary)

Is any signage required? NO NO SIGNAGE IS REQUIRED FOR THIS
(if yes, provide details)

EXHIBITED

VOL. FOL.
ANNEXURE TO CERTIFICATE OF TITLE 3425 65

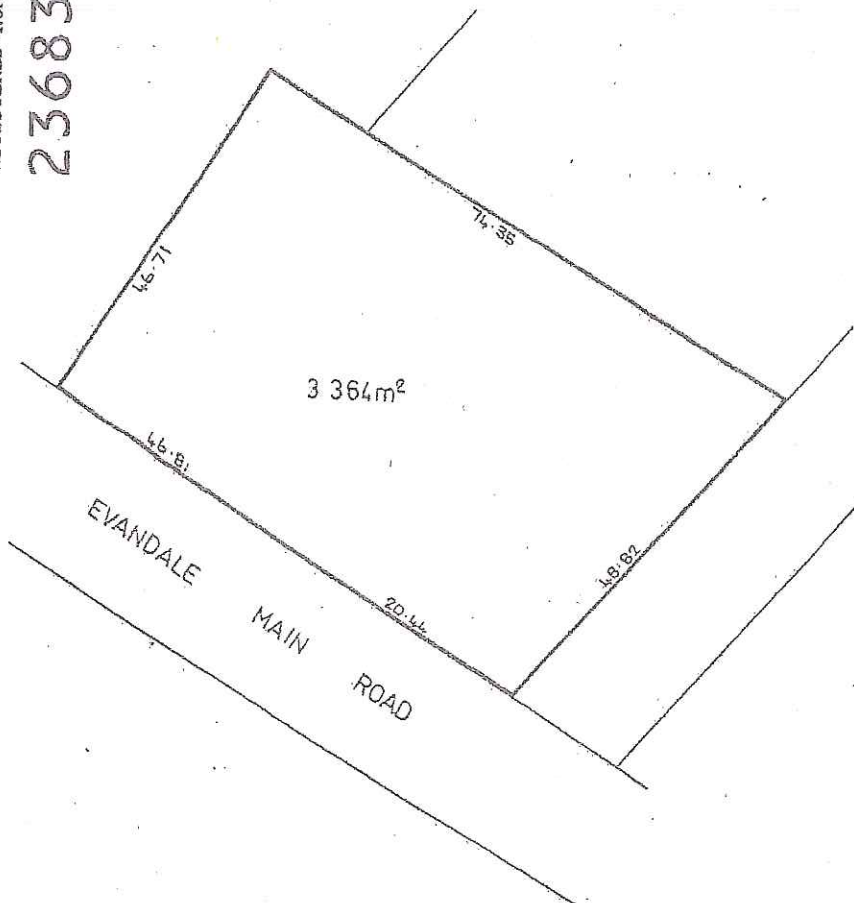
M. G. G. Moore
Recorder of Titles



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

MEAS. IN METRES
SR3709 *Sh.*

REGISTERED NUMBER
236838



Performance Criteria

(Planning Directive, No 6)

P1

a) The privacy of adjoining Properties

We only have one neighbour adjoining that would be affected by the accommodation site. (See Attached letter from owner of property)

The van will only be visible (roof) from the street as there is a hedge & trees blocking the view see attached photos.

b) Any likely increase in noise to adjoining property.

No there would be minimal if any noise increase, as the entry door and window face away from neighbours home and with the 3m high trees also helping.

c) Scale of use and compatibility with surrounding character & uses within the area.

d) Because the van is not visible from the street it has minimal if any it is not affecting the character or compatibility of the area (Note) We are on an acre of land with minimum to large trees surrounding the boundaries.

e) The impact & effect of the local road network

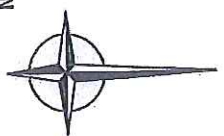
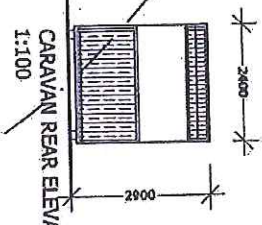
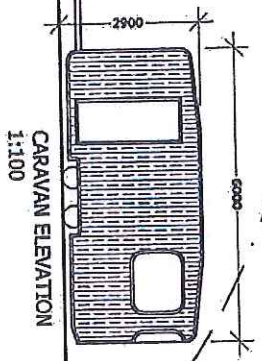
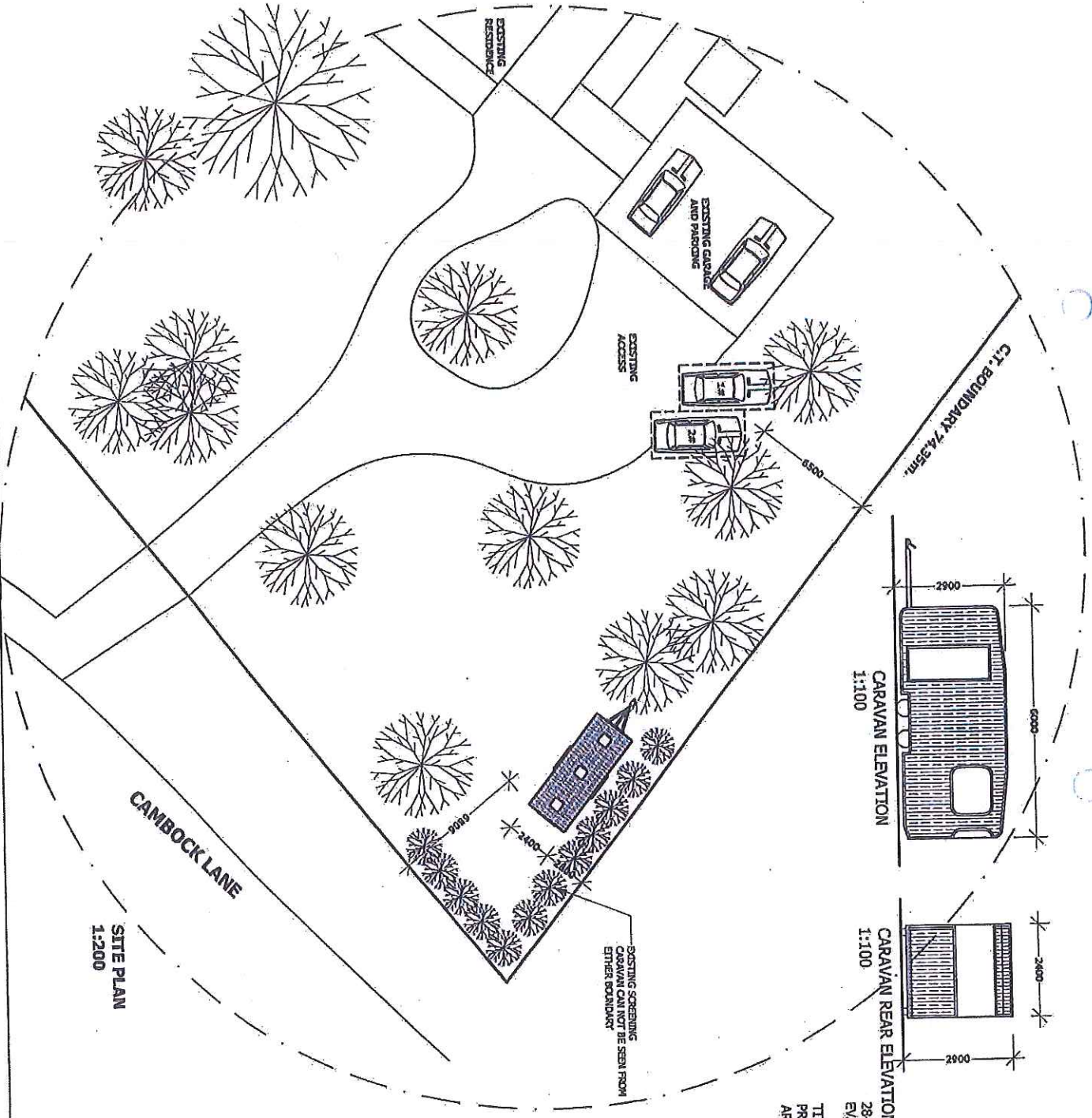
Our property is bordered by High Street (main Street & Cambock Lane, so guests will only turn off the main street Evandale and approximately 40m then enter the property where parking is available. So, no impact on the local roads network. As this is a quiet part of Evandale the vehicle would only be approximately 50 m from the Evandale town boundary.

f) Any impact on the owners and uses right of way as we have an area off approximately 156sq of driveway there will be no impact on us as the owners or the other guests, more than enough room for all vehicles.

EXHIBITED

EXHIBITED

A3



TITLE REF: 236839/1
 PROPERTY ID: 6390812
 AREA = 3364.00m²

CAMBOCK LANE
 SITE PLAN
 1:200

EXHIBITED

1-310



proposed
Crawford's site
holder's field
EXISTING vegetation

71A



1-311

EXHIBITED

STREET VIEW
Panhandle Lane West

11 February 2021

To Northern Midlands Council
Planning Division
Longford Tas.

Mr Michael Groves

Evandale Tas. 7212

I Michael of 1 Cambock Lane as Gary's next door neighbour have spoken to Gary Grant of 28 High Street, Evandale.

Regarding his application for a caravan on his property for the purpose of a BNB Where the van is proposed to be parked it will have impact on my property as it will hidden by Council trees from the road and his private trees on his land.

The disturbance /noise will be minimum as the proposed vans entry door and window faces away from my property. There I have no hesitation in recommending his application for a BNB.

Regards,

Mr Michael Groves



10 February 2021

To Northern Midlands Council
Planning Division
Longford Tas.

Mr Graham Baird

Evandale Tas. 7212

I Graham of No 2 Cambock Lane live opposite Mr Gray Grant of 28 High Street, Evandale.

The planning application Mr Grant is proposing for a BNB Caravan hidden behind the trees at 28 High Street, Evandale.

This to me has absolutely no impact on my property as the proposal is hidden from sight and quest car will not be parked on the street. It will be in a designated park on 28 High Street private land. Therefore, minimal impact on the local street

I have not hesitation in recommending Mr Grant's planning approval.

Regards,



Mr Graham Baird

NORTHERN MIDLANDS COUNCIL

REPORT FROM: HERITAGE ADVISER, DAVID DENMAN
DATE: 1 April 2021
REF NO: PLN-21-0005; 202100.21
SITE: 28-30 High Street, Evandale
PROPOSAL: Use Caravan as Visitor Accommodation & Gift Shop
(Heritage Listed Place, Heritage Precinct)
APPLICANT: Julie & Gary Grant
REASON FOR REFERRAL: HERITAGE PRECINCT
HERITAGE-LISTED PLACE
Local Historic Heritage Code
Heritage Precincts Specific Area Plan

Do you have any objections to the proposal: No

The caravan will not be a permanent structure and is located on the site where there is existing established landscaping. There is adequate separation from the historic water tower. Further screen planting is possible to further reduce the visual impact from the Cambock Lane. Therefore, the impact on the historic heritage values of the site and streetscape are considered acceptable.

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

Attach public exhibition documents

Subject line: Heritage referral PLN-21-0005 - 28-30 High Street, Evandale



David Denman (Heritage Adviser)

Date: 27/4/2021



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

PLANNING REF: PLN-21-0005
THC WORKS REF: #6522
REGISTERED PLACE NO: #5023
FILE NO: 10-47-55THC
APPLICANT: Gary and Julie Grant
DATE THC RECEIVED: 1 April 2021
DATE OF THIS NOTICE: 1 April 2021

NOTICE OF (NO) INTEREST

(Historic Cultural Heritage Act 1995)

The Place: 'Water Tower', 26-30 High Street, Evandale.
Proposed Works: Use caravan as visitor accommodation & gift shop.

Under s36(3)(a) of the *Historic Cultural Heritage Act 1995* the Tasmanian Heritage Council provides notice that it has no interest in the discretionary permit application.

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

A handwritten signature in black ink, appearing to read "Chris Bonner", written over a horizontal line.

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

Karen Jenkins

From: Northern Midlands Council
Sent: Friday, 16 April 2021 11:51 AM
To: NMC Planning
Subject: FW: Planning, Development Application ref. PLN 21-0005

Tina Butler
Administration Officer - Assets/Finance | Northern Midlands Council Council Office, 13 Smith Street (PO Box156),
Longford Tasmania 7301
T: (03) 6397 7303 | F: (03) 6397 7331
E: tina.butler@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au
Tasmania's Historic Heart

-----Original Message-----

From: judi clark <>
Sent: Friday, 16 April 2021 11:30 AM
To: Northern Midlands Council <council@nmc.tas.gov.au>
Subject: Planning, Development Application ref. PLN 21-0005

In reference to PLN 21-0005
28-30 High Street, Evandale, Tasmania.

This is in my opinion a most inept proposal.

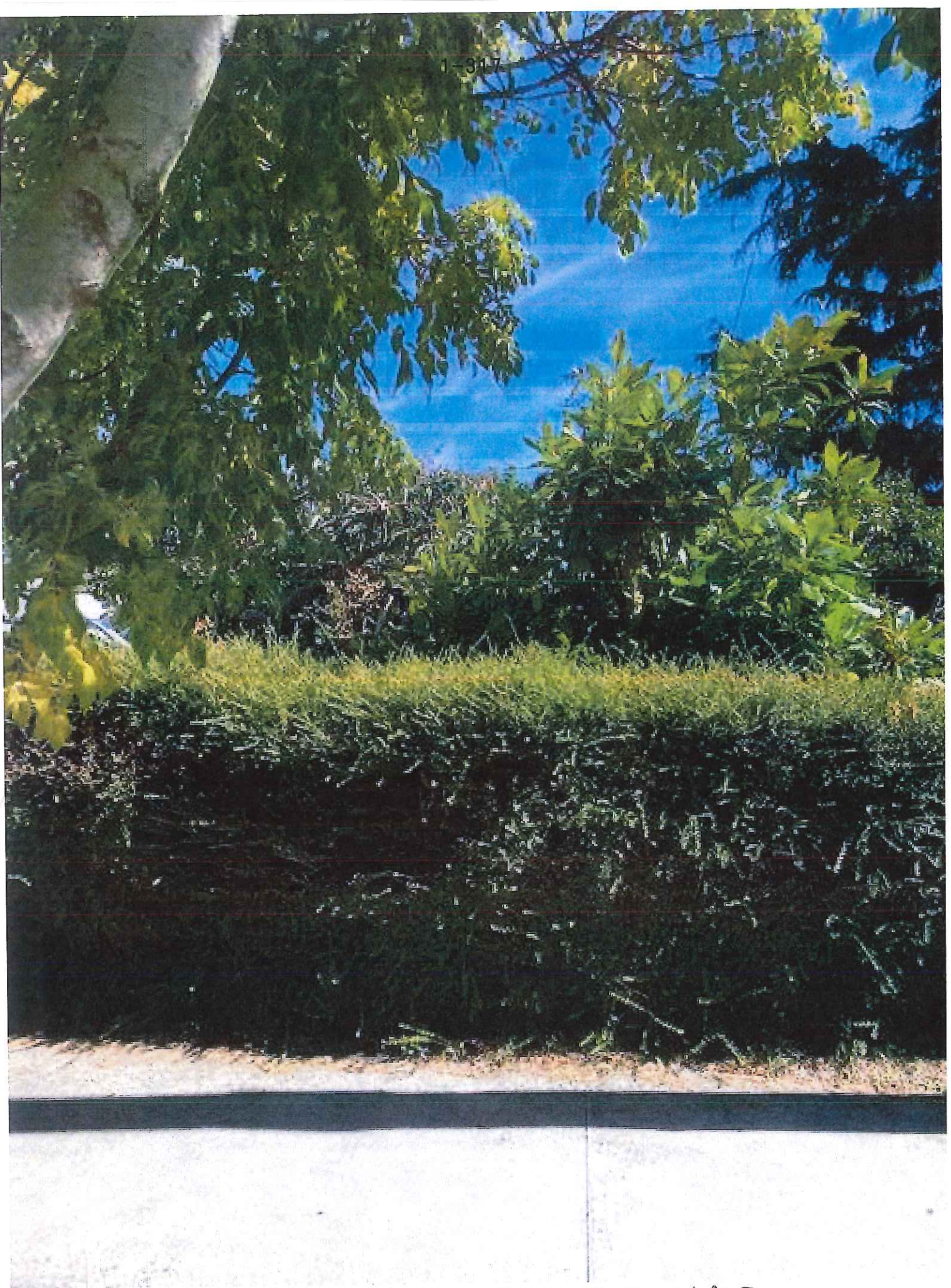
- * The Water Tower is the gateway to Evandale.
- * The proponent makes much of the caravan being hidden by hedges. I don't agree. I consider that I could read the tyre brand on the caravan's wheels from Cambock Lane West.
- * I believe that when MacDonal'd's are selling hamburgers at Saint Andrew's Uniting Church, it will still be too early to dump caravans by the Water Tower.
- * This proposal adds nothing to the aesthetics of an historic village, but would certainly detract.
- * Has Heritage Tasmania to be involved?

Trusting in a tasteful Council.

Michael J. Stokell
U2/ 42 Cambock Lane East
Evandale. 7212

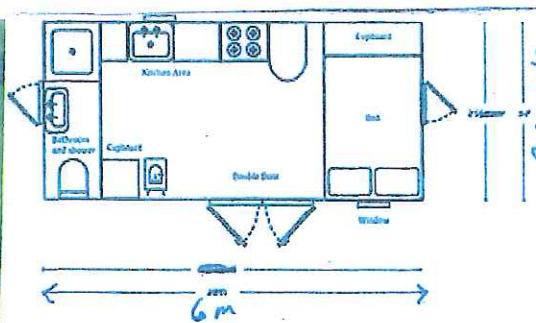
Sent from my iPad

1-317



RESPONSE TO REPRESENTATION -VIEW FROM CAMBOCK LANE

1-318



RESPONSE TO REPRESENTATION - EXAMPLE OF CARAVAN

Specialist Knowledge.
Practical Solutions.

6 May 2021

Des Jennings
General Manager
Northern Midlands Council
planning@nmc.tas.gov.au

Dear Mr Jennings

Planning exemption request for road upgrades in Campbell Town



With regard to the above matter, I can advise that the Department of State Growth intend to carry out upgrades to the road network in Campbell Town. These upgrades include a new pedestrian underpass in High Street (adjacent the sports club) and a new footpath on the eastern side of Bridge Street. The proposed plans for the upgrades are enclosed. We do not anticipate that the underpass will impact Council's future slip lane design in this area but this can only be confirmed once we receive the slip lane design (further discussions can occur to ensure compatibility).

Under Northern Midlands Interim Planning Scheme 2013, the proposed road upgrades are not subject to the requirements of a code relating to historic heritage values or significant trees.

Under Interim Planning Directive No. 4, the Minister for Planning brought forward planning exemptions from the State Planning Provisions. The Directive was prepared by the Department of Justice's Planning Policy Unit, became effective on 22 February 2021 and now applies to the Northern Midlands Interim Planning Scheme 2013. A copy of the Directive is enclosed for Council's information.

The Directive includes Clause 5.2.4, which provides an exemption for road upgrades to occur without requiring a planning permit. Specifically, Clause 5.2.4 provides the exemption for the following road works:

*Maintenance and repair of roads and **upgrading** by or on behalf of the road authority which may extend up to 3m outside the road reserve including:*

- a) *widening or narrowing of existing carriageways;*
- b) *making, placing or upgrading kerbs, gutters, footpaths, shoulders, roadsides, traffic control devices, line markings, street lighting, safety barriers, signs, fencing and landscaping, unless a code relating to historic heritage values or significant trees applies and requires a permit for the use or development; or*
- c) *repair of bridges, or replacement of bridges of similar size in the same or adjacent location.*

From our analysis and discussions with Sean McPhail, Assistant Director, Planning Policy Unit, who reviewed the plans and provided us with advice, we have ascertained that:

- the exemption provided by Clause 5.2.4 applies to both the use and development of road works, for the purposes outlined in the clause;
- while the footpath in Bridge Street is definitely exempt under point b), the examples outlined at points a), b) and c) are not meant to be an exhaustive list and it is reasonable to also consider that the proposed pedestrian underpass is a road upgrade which can be deemed exempt; and
- only Council can determine if the proposal is exempt under Clause 5.2.4 or requires a planning permit.

Given the above matters, we would be very grateful if Council can advise if the proposed road upgrades contained in the enclosed plans are exempt from requiring a planning permit, subject to compatibility with Council's future slip lane.

1-320

Yours sincerely



Doug Fotheringham

Senior Planning & Economic Development Consultant

pitt&sherry

Enc. Proposed Plans

Interim Planning Directive No. 4

DEPARTMENT OF STATE GROWTH CAMPBELL TOWN PEDESTRIAN UNDERPASS

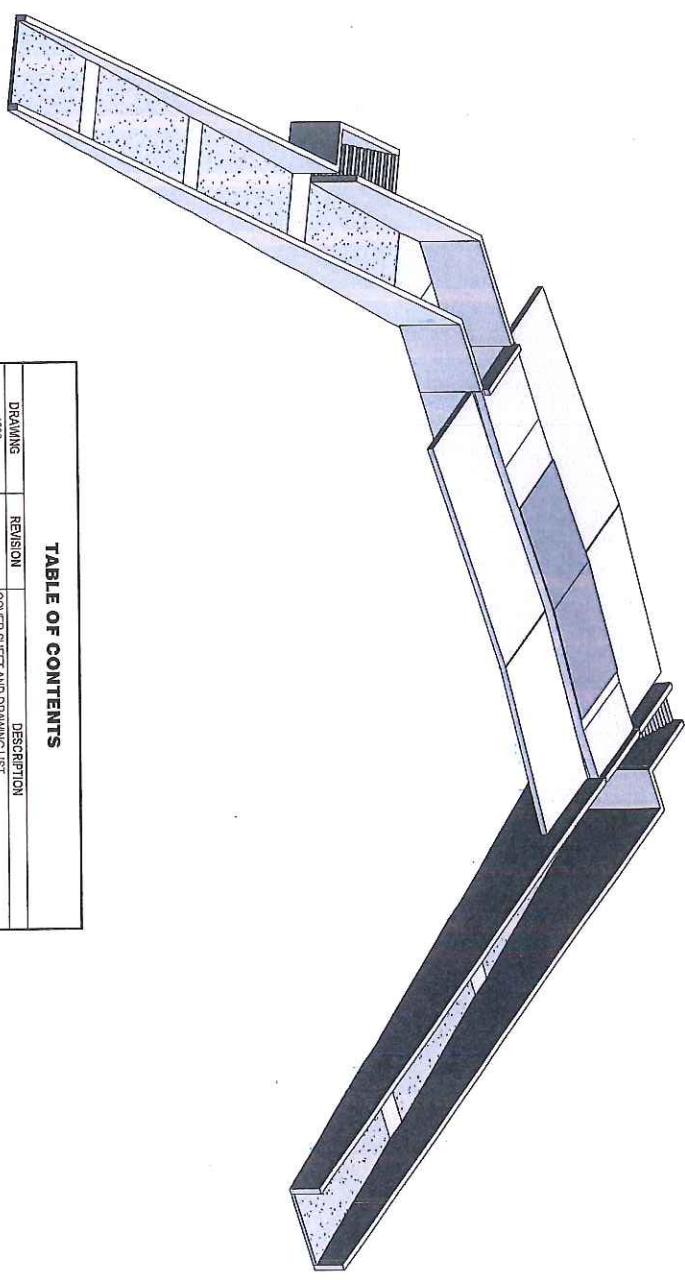



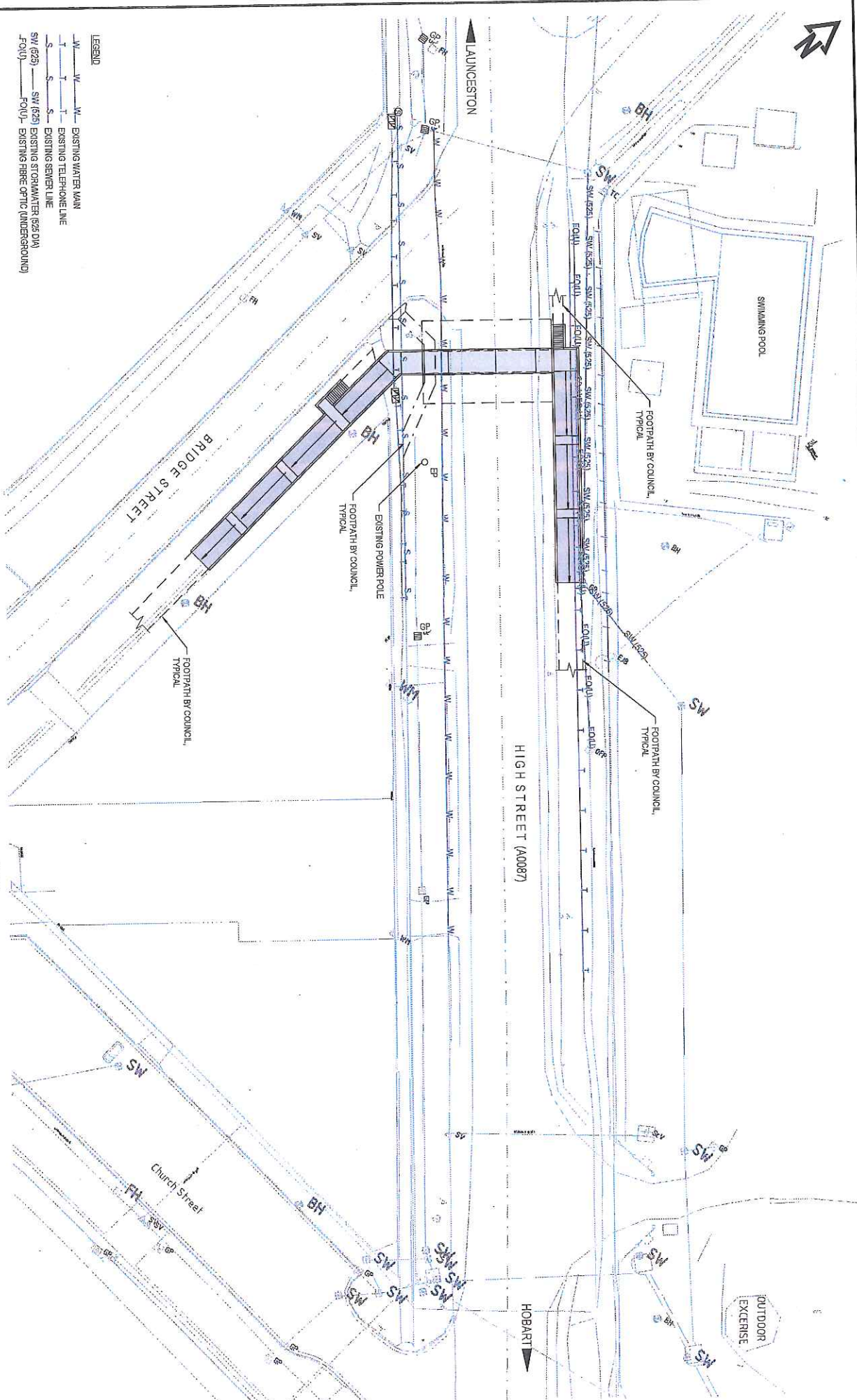
TABLE OF CONTENTS

DRAWING	REVISION	DESCRIPTION
1000		COVER SHEET AND DRAWING LIST
1001		STRUCTURAL NOTES
1002		STRUCTURAL NOTES
1003		SITE PLAN
1004		GENERAL ARRANGEMENT
1005		TYPICAL SECTION
1006		LONG SECTIONS
1007		CLIVERT SECTION - TYPICAL
1008		RAMP SECTION - TYPICAL

No. _____ As original _____	Amendment Description Initials _____ Date _____	Co-ordinate System: MGA ZONE 55 Height Datum: AHD	SCALES NOT TO SCALE	DESIGNED: pit&sherry REVIEWED: _____	Department of State Growth CAMPBELL TOWN PEDESTRIAN UNDERPASS	COVER SHEET AND DRAWING LIST	CONTRACT No. _____ DRAWING P/21 (0229-S)1000 REGISTRATION NUMBER _____	PRINTED DATE 20/11/2017 12:28 PM	SHEET No. 1000 REVISION
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<p>GENERAL</p> <p>G1. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATION, STRUCTURAL, CIVIL AND RELEVANT ENGINEERING SERVICES, DOCUMENTS AND WITH OTHER SUCH WRITTEN INSTRUCTIONS AS MAY BE ISSUED.</p> <p>G2. ALL DIMENSIONS SHOWN SHALL BE VERIFIED ON SITE. ENGINEERS' DRAWINGS MUST NOT BE SCALED.</p> <p>G3. DURING CONSTRUCTION THE RESPONSIBLE CONTRACTOR SHALL MAINTAIN THE STRUCTURE IN A STABLE CONDITION, AND NO PART SHALL BE OVERSTRESSED.</p> <p>G4. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE SPECIFICATION.</p> <p>G5. UNLESS OTHERWISE NOTED ALL DIMENSIONAL UNITS ARE MILLIMETRES EXCEPT REDUCTION LEVELS AND DISTANCES (CHANGINGS) WHICH ARE METRES.</p> <p>G6. ALL COORDINATES ARE IN METRES UNO.</p> <p>G7. UNO DENOTES UNLESS NOTED OTHERWISE.</p> <p>G8. ALL DIMENSIONS WHICH TIE INTO OR OTHERWISE RELATE TO EXISTING STRUCTURES SHALL BE VERIFIED ON SITE PRIOR TO THE START OF CONSTRUCTION BY THE CONTRACTOR.</p> <p>G9. SITE SET-OUT IS BASED ON THE SITE SURVEY UNDERTAKEN BY XXXX SURVEYORS.</p> <p>G10. ANY DISCREPANCIES WITHIN PROJECT DOCUMENTATION SHALL BE REFERRED TO THE SUPERINTENDENT FOR RESOLUTION.</p>	<p>EXCAVATION AND BACKFILL</p> <p>E1. THESE NOTES SHALL BE READ IN CONJUNCTION WITH THE SITE GEO-TECHNICAL INVESTIGATION.</p> <p>E2. ALL EXCAVATION SHALL BE CARRIED OUT IN SUCH A MANNER AS TO PRESERVE COMPACTED FILL AS APPROPRIATE.</p> <p>E3. ALL FOOTINGS SHALL BE CONSTRUCTED ON UNDISTURBED OR COMPACTED FILL FOOTING MATERIAL WITH A SAFE BEARING CAPACITY AS SHOWN IN FOUNDATIONS NOTE F1 AND TO THE APPROVAL OF THE ENGINEER.</p> <p>E4. IF FOOTING EXCAVATIONS ARE CLOSER THAN THOSE SHOWN ON DESIGN DRAWINGS, THE DESIGNER SHALL BE NOTIFIED AS ABOVE.</p> <p>E5. FINISHED EARTHWORK SLOPES SHALL NOT BE STEEPER THAN 2 HORIZONTAL AND 1 VERTICAL UNO.</p> <p>E6. APPROVED BACKFILL MATERIAL SHALL BE PLACED UNIFORMLY AROUND ALL FOOTING SIDES IN 200 MAXIMUM LOOSE LAYERS AND COMPACTED IN ACCORDANCE WITH SPECIFICATION.</p>	<p>FOUNDATION</p> <p>F1. FOOTINGS HAVE BEEN DESIGNED FOR AN ALLOWABLE BEARING PRESSURE OF 1000KPa AT FOUNDING LEVELS UNO. THE CONTRACTOR SHALL OBTAIN THE ENGINEERS APPROVAL OF THE FOUNDATION MATERIAL BEFORE PLACING CONCRETE.</p> <p>F2. REFER ALSO TO THE SITE GEOTECHNICAL REPORT XXXX PREPARED BY XXXX LTD.</p> <p>F3. AFTER EXCAVATION ENSURE THAT ALL LOOSE GRAVEL, SOIL OR DEBRIS IS REMOVED BEFORE PLACING CONCRETE.</p> <p>F4. IN ALL EXCAVATIONS FOR FOOTINGS > 400 WIDE PLACE BLINDING CONCRETE IN A SEPARATE POUR, MINIMUM 85 THICK.</p> <p>F5. EXTERNAL CONCRETE SLABS ON GRADE HAVE BEEN DESIGNED FOR A SURGRADE CBR = 8%.</p>	<p>CONCRETE REINFORCEMENT ABBREVIATIONS</p> <p>CP CENTRALLY PLACED EP EACH WAY FP EACH FACE FF NEAR FACE NF NEAR FACE FP FAR FACE LV LENGTH VARIES LV BOTTOM REINFORCEMENT LV TOP REINFORCEMENT LV BOTTOM REINFORCEMENT LOWER LEVEL LV TOP REINFORCEMENT LOWER LEVEL LV TOP REINFORCEMENT UPPER LEVEL LV TOP REINFORCEMENT LOWER LEVEL LV TOP REINFORCEMENT UPPER LEVEL</p> <p>REINFORCEMENT LAYERING</p>	<p>DESIGN LOADS</p> <p>L1. WIND LOADS RELATE TO THE AS/NZS 1170.2 DESIGN WIND SPEED FOR ULTIMATE STRENGTH LIMIT STATE (Wind, $v = 34.0$ m/s (VARIES DEPENDING ON HEIGHT)), NOTING THE FOLLOWING: HEIGHT = 7 METRES TERMINAL CATEGORY 'TC2S' IMPACT LEVEL 2 DESIGN SERVICE LIFE 50 YRS REGION 'A1'</p> <p>L2. EQUIPMENT LOADS GENERAL TRAFFIC SURCHARGE (AS 5100.2) 20 kPa STANDARD TRUCK AXLE LOAD (AS 5100.2) 180 kN MOBILE CRANE 81 SWL (MAX.) BARRIER IMPACT FROM LOADER TRAVELLING AT 2.5 km/hr MAX. REFER TO THE DESIGN REPORT FOR DESIGN LOADS.</p>	<p>CONCRETE AND OTHER ABBREVIATIONS</p> <p>C1 CONTROL JOINT C2 DOWNED JOINT C3 SLOTTED JOINT C4 TOP SURFACE C5 PNEUMATIC ROCK SET OUT POINT C6 SLAB THICKNESS (=50mm)</p> <p>OTHER ABBREVIATIONS COMPLY WITH AS 1100</p>	<p>CONCRETE</p> <p>C1. ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH THE SPECIFICATION, UNO AND AS 3900. USE GENERAL PURPOSE CEMENT AND NORMAL WEIGHT AGGREGATES UNO. DO NOT USE ADDITIVES WITHOUT APPROVAL.</p> <p>C2. CONCRETE QUALITY SHALL BE AS FOLLOWS (UNO):</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>ITEM</th> <th>CHARACTERISTIC CONCRETE STRENGTH (f_{ck}) (MPa)</th> </tr> </thead> <tbody> <tr> <td>GENERAL PAVED AND STRIP FOOTINGS</td> <td>40</td> </tr> <tr> <td>GENERAL CONCRETE</td> <td>30</td> </tr> <tr> <td>INSITU ROOF SLAB</td> <td>50</td> </tr> </tbody> </table> <p>UNLESS SPECIFIED UNABREVATED TO AS 671 ALL REINFORCEMENT ON THIS PROJECT IS DESIGNATED AS FOLLOWS:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>SYMBOL</th> <th>DESCRIPTION</th> <th>TYPE</th> </tr> </thead> <tbody> <tr> <td>SL</td> <td>MESH - SQUARE GRID</td> <td>D50L TO AS 671</td> </tr> <tr> <td>RL</td> <td>MESH - RECTANGULAR GRID</td> <td>D50L TO AS 671</td> </tr> <tr> <td>TM</td> <td>TRENCH MESH</td> <td>D50L TO AS 671</td> </tr> <tr> <td>R</td> <td>PLAIN BARS</td> <td>R50N TO AS 671</td> </tr> <tr> <td>S</td> <td>DEFORMED BARS</td> <td>D50N TO AS 671</td> </tr> <tr> <td>N</td> <td>DEFORMED BARS</td> <td>D50N TO AS 671</td> </tr> </tbody> </table> <p>DESIGNATION EXAMPLE: S142 REINFORCING MESH 44.1-21M TRENCH MESH 4R10-500 PLAIN BARS 4S12-300 DEFORMED BARS 4N16-200 DEFORMED BARS NOTE: NUMBER OR SPACING SPECIFIED - GENERALLY NOT BOTH</p> <p>CLEAR COVER TO REINFORCEMENT (INCLUDING FITTINGS) SHALL BE AS FOLLOWS UNO: CAST AGAINST BUILDING OR FORMWORK : 50 CAST AGAINST GROUND PROTECTED BY WATERPROOF MEMBRANE : 50 CAST AGAINST GROUND NOT PROTECTED BY WATERPROOF MEMBRANE : 50 CAST AGAINST BLINDING CONCRETE : 50 TOP COVER : 50 SIZES OF CONCRETE ELEMENTS DO NOT INCLUDE THICKNESS OF ANY APPLIED FINISHES.</p> <p>C5. BEAM DEPTHS ARE NOTED FIRST AND INCLUDE THE THICKNESS OF THE SLAB IF ANY.</p> <p>C6. CONSTRUCTION JOINTS WHERE NOT SHOWN ON THE DRAWINGS SHALL BE LOCATED TO THE APPROVAL OF THE ENGINEER. JOINTS TO BE SEALED WITH 'MOROSEAL 280' OR EQUIVALENT.</p> <p>C8. FORMS SHALL BE CHAMFERED FOR RE-ENTRANT ANGLES AND FILLETED FOR CORNERS, WHERE THESE WILL BE EXPOSED TO VIEW IN THE COMPLETED PROJECT THE FACE OF THE BEVEL IN EACH CASE SHALL BE 25 WIDE UNO.</p> <p>C9. NO HOLES, CHASERS OR EMBEDMENTS OF PRESS OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.</p> <p>C9. NO ADJUVANCE HAS BEEN MADE FOR STACKED MATERIALS ON THE CONCRETE STRUCTURE UNO.</p> <p>C10. CONCRETE FLOOR FINISH SHALL BE MONOLITHIC STEEL TROWEL FINISH INTERNAL AND BROOM FINISH EXTERNAL UNO.</p> <p>C11. NO REINFORCEMENT SPLICES SHALL BE MADE IN POSITIONS OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.</p> <p>C12. MAINIMUM LAP FOR FABRICS SHALL BE TWO TRANSVERSE WIRPS PLUS 25 MINIMUM LAP LENGTHS FOR DEFORMED BARS SHALL BE IN ACCORDANCE WITH AS 3600 UNO.</p> <p>C13. WELDING OF REINFORCEMENT IS NOT PERMITTED UNLESS SHOWN ON THE DRAWINGS OR APPROVED BY THE ENGINEER.</p> <p>C14. TOP AND BOTTOM REINFORCEMENT IN SLABS SHALL BE SUPPORTED ON APPROVED PLASTIC TYPED CHAIRS, IN BOTH DIRECTIONS AT MAXIMUM CENTRES OF 750 FOR 20 DIA. BARS, 750 CENTRES FOR MESH.</p> <p>C15. ALL FORMWORK AND PROPS UNDER SUSPENDED CONCRETE WORK SHALL BE REMOVED BEFORE ANY BRICKWORK OR BLOCKWORK IS BUILT ABOVE.</p>	ITEM	CHARACTERISTIC CONCRETE STRENGTH (f _{ck}) (MPa)	GENERAL PAVED AND STRIP FOOTINGS	40	GENERAL CONCRETE	30	INSITU ROOF SLAB	50	SYMBOL	DESCRIPTION	TYPE	SL	MESH - SQUARE GRID	D50L TO AS 671	RL	MESH - RECTANGULAR GRID	D50L TO AS 671	TM	TRENCH MESH	D50L TO AS 671	R	PLAIN BARS	R50N TO AS 671	S	DEFORMED BARS	D50N TO AS 671	N	DEFORMED BARS	D50N TO AS 671	<p>CONCRETE (CONTINUED)</p> <p>C17. THE MINIMUM CLEAR BRACING BETWEEN CONDUITS, CABLES, PIPES AND BARS SHALL BE AS REQUIRED BY AS 3600 BUT NOT LESS THAN THREE DIAMETERS HORIZONTAL AND FOR HORIZONTAL CONDUITS ETC. IN SLAB WALLS AND FOOTINGS AND NOT LESS THAN ONE DIAMETER FOR ALL OTHER CONDUITS ETC.</p> <p>C18. BARS SHALL BE LAPPED AS FOLLOWS UNLESS NOTED OTHERWISE</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">BAR</th> <th colspan="2">MINIMUM LAP LENGTHS</th> </tr> <tr> <th><200 CONCRETE DEPTH (UNDER LAP)</th> <th>>200 CONCRETE DEPTH (UNDER LAP)</th> </tr> </thead> <tbody> <tr> <td>N12</td> <td>385</td> <td>570</td> </tr> <tr> <td>N16</td> <td>510</td> <td>765</td> </tr> <tr> <td>N20</td> <td>635</td> <td>950</td> </tr> <tr> <td>N24</td> <td>760</td> <td>1135</td> </tr> <tr> <td>N28</td> <td>885</td> <td>1320</td> </tr> <tr> <td>N32</td> <td>1010</td> <td>1505</td> </tr> <tr> <td>N36</td> <td>1135</td> <td>1690</td> </tr> <tr> <td>N40</td> <td>1260</td> <td>1875</td> </tr> </tbody> </table> <p>* THE CONCRETE DEPTH IS MEASURED BELOW THE BAR LAP * ON THE NOTED LAP LENGTHS RELATIVE TO GRADE OF THE CONCRETE NOTED ABOVE * CONSULT THE ENGINEER FOR BAR LAPS IN OTHER CONCRETE GRADES.</p> <p>C19. THE LAP LENGTH OF BUNDLED BARS SHALL BE INCREASED FROM THE VALUES SHOWN IN THE TABLES AS FOLLOWS: 3 BAR BUNDLE - 20% 4 BAR BUNDLE - 33%.</p> <p>C20. INDIVIDUAL BARS WITHIN A BUNDLE SHALL BE TERMINATED AT DIFFERENT POINTS STAGGERED BY AT LEAST 40 TIMES THE DIAMETER OF THE LARGEST BAR.</p> <p>C21. LAPS IN REINFORCEMENT SHALL BE STAGGERED SO THAT NO MORE THAN 50% OF BARS ARE LAPPED IN ANY ONE CROSS SECTION AND THAT NO TWO ADJACENT BARS ARE LAPPED AT THE SAME LOCATION.</p> <p>C22. WHERE STAGGERED BAR SPLICES ARE NOT POSSIBLE, THE MINIMUM LAP LENGTH SHALL NOT BE LESS THAN 1.3 TIMES THE STANDARD LAP LENGTH OR AS SHOWN ON THE DRAWINGS, WHICHEVER IS GREATER.</p>	BAR	MINIMUM LAP LENGTHS		<200 CONCRETE DEPTH (UNDER LAP)	>200 CONCRETE DEPTH (UNDER LAP)	N12	385	570	N16	510	765	N20	635	950	N24	760	1135	N28	885	1320	N32	1010	1505	N36	1135	1690	N40	1260	1875
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<p>No. 23 Original</p> <p>Amendment Description</p> <p>Initials</p> <p>Date</p> <p>Coordinate System: NZGD2000</p> <p>Map Zone: 55</p> <p>Height Datum: AMD</p>	<p>SCALE: 1:100</p> <p>DESIGNED: pitt&sherry Tasmanian Government</p> <p>REVIEWED:</p>	<p>Department of State Growth</p> <p>CAMPBELL TOWN PEDESTRIAN UNDERPASS</p> <p>SHEET 1 OF 2 STRUCTURAL NOTES</p>	<p>CONTRACT NO. P.21.0209-51001</p> <p>DRAWING REGISTRATION NUMBER</p> <p>PRINTED DATE 20/06/21 17:23:30 PM</p> <p>SHEET NO. 1001</p> <p>REVISION</p>																																																														

STRUCTURAL STEELWORK			STRUCTURAL STEELWORK (CONTINUED)			SITE SAFETY			SAFETY IN DESIGN (SID)								
<p>S1. ALL STEEL STEELWORK CONNECTIONS AND CORROSION PROTECTION OF STEELWORKER SHALL BE IN ACCORDANCE WITH THE NOTES SPECIFICATION AND AS4100.</p> <p>S2. ALL STEELWORK SHALL BE GRADE 250 EXCEPT USE GRADE 450 FOR COLD FORMED LIGHT GRADE SECTIONS. GRADE 350 FOR HOLLOW SECTIONS, AND GRADE 300 FOR HOT ROLLED SECTIONS. UNO.</p> <p>S3. BOLT TYPES SHALL BE AS FOLLOWS: 4.8S HIGH STRENGTH STRUCTURAL BOLTS WITH BOLT NUTS AND HARDENED WASHERS TO AS4100. SNUG TIGHTENED 8.8S HIGH STRENGTH STRUCTURAL BOLTS AS ABOVE FULLY TENSIONED TO AS4100 IN A BEARING TYPE JOINT 8.8HF HIGH STRENGTH STRUCTURAL BOLTS AS ABOVE FULLY TENSIONED TO AS4100 IN A FRICTION TYPE JOINT AND WITH FINISH SURFACES LEFT UNCOATED. UNO. BOLTS SHALL BE 4.8S UNLESS NOTED OTHERWISE. DESIGNATION EXAMPLE: 6 M20 8.8S.</p> <p>S4. ALL CONNECTIONS SHALL BE SHOWN DETAILED IN ACCORDANCE WITH THE SPECIFIED CONNECTION TYPES ON EACH OF THE STEELWORK FRAMING DRAWINGS. THE CONNECTIONS SHALL BE IN ACCORDANCE WITH THE STANDARD CONNECTION DETAIL DRAWINGS UNLESS NOTED OTHERWISE ON THE FRAMING DRAWINGS.</p> <p>S5. ALL DETAILS, GAUGE LINE ETC. WHERE NOT SPECIFICALLY SHOWN ARE TO BE IN ACCORDANCE WITH THE DETAILS FOR STRUCTURAL STEEL AND AS SPECIFIED ON STRUCTURAL CONNECTIONS.</p> <p>S6. THE MINIMUM CONNECTION REQUIREMENTS SHALL BE AS FOLLOWS: PURLINS AND GIRTS - 2 P16M2 OR 2 M16 4.8S BOLTS WITH A PLATE CLEAT UNO SECTIONS - 2 I10 DEEP - 2 M16 8.8S BOLTS WITH A 9 P PLATE CLEAT UNO SECTIONS - 2 I20 DEEP - 2 M20 8.8S BOLTS WITH A 10 PLATE CLEAT UNO.</p> <p>S7. BOLT HOLES IN STEEL TO STEEL AND STEEL TO CONCRETE CONNECTIONS SHALL BE BOLT DIAMETER PLUS 2mm AND BOLT DIAMETER PLUS 6mm FOR GASKET PLATES UNO.</p> <p>S8. ALL HOLDING DOWN BOLTS SHALL BE EITHER COMMERCIAL BOLTS OR BE MADE FROM MILD STEEL BARS WITH A MINIMUM 16y - 250 MPa UNO.</p> <p>S9. FLAXY ELECTRODES SHALL BE USED FOR ALL WELDS ON GRADE 250 STEELWORK. FLAXY ELECTRODES SHALL BE USED FOR ALL WELDS ON GRADE 300 STEELWORK. LOW HYDROGEN ELECTRODES ARE RECOMMENDED.</p> <p>S10. WELDS SHALL BE 6 GRW (UNO) CATEGORY SP (AS DEFINED IN ASSS4.1) REFER TO THE DRAWINGS FOR WELD CATEGORY OR LOCATIONS.</p> <p>S11. BUTT WELDS WHERE INDICATED SHALL BE COMPLETE PENETRATION WELDS AS DEFINED IN ASS4. UNO.</p> <p>S12. TESTING OF WELDS SHALL BE IN ACCORDANCE WITH SPECIFICATION.</p> <p>S13. HOT DIP GALVANISED STEELWORK WHERE NOTED ON THE DRAWINGS, HOT DIP GALVANISING SHALL BE IN ACCORDANCE WITH AS4680.</p> <p>S14. HOT DIP GALVANISED STEEL SHALL BE SUITABLY PREPARED FOR GALVANISING. THE PREPARATION SHALL INCLUDE GRIT BLASTING TO CLASS 2.5, AS1621.4.</p> <p>S15. FABRICATION OF STRUCTURAL STEEL MEMBERS TO BE HOT DIPPED GALVANISED MUST TAKE INTO ACCOUNT THE REQUIREMENTS OF AS29122 APPENDIX A. ALL MEMBERS TO BE GALVANISED MUST BE GALVANISED IN A BOX SECTION CONTAINING TOTALLY ENCLOSED AREA MUST BE VENTED NEAR EACH END WHEN THE MEMBERS IS TO BE GALVANISED. THE MINIMUM DIAMETER OF THE VENT HOLES IS TO BE 25% OF THE INTERNAL DIAMETER OR DIAGONAL DIMENSION FOR SECTIONS UP TO 150. FOR LARGER MEMBERS VENTING DETAILS SHALL BE PROVIDED BY THE GALVANISER FOR THE APPROVAL OF THE ENGINEER PRIOR TO GALVANISING.</p> <p>S16. ALL STEELWORK BELOW GROUND SHALL BE ENCASED BY CONCRETE 75 MM ALL ROUND.</p> <p>S17. PRIOR TO BOLTING PLATES AGAINST OR SITE WELDING PLATES TO EXISTING STEELWORK, ALL CONTACT AREAS SHALL HAVE CORROSION AND EXISTING LOOSE PAINT ETC REMOVED TO EXPOSE CLEAN BASE METAL. THIS SHALL BE ACHIEVED WITH A PROCESS TO MATCH THE NEW STEELWORK. IF THIS IS PRACTICABLY FEASIBLE.</p> <p>S18. ALL BOLTS SHALL BE HOT DIP GALVANISED UNO.</p> <p>S19. AFTER TIGHTENING, EXPOSED FACES OF NUTS, BOLTS AND WASHERS SHALL BE PREPARED AND COATED AS SPECIFIED ON AS4100 GALVANISED WORK.</p>			<p>S20. THE CONTRACTOR SHALL PREPARE AND SUBMIT 3 COPIES OF ALL WORKSHOP DRAWINGS TO THE ENGINEER FOR APPROVAL. FABRICATION SHALL NOT COMMENCE UNTIL APPROVAL HAS BEEN OBTAINED.</p> <p>S21. REFER TO THE SPECIFICATION FOR PREPARATION, PRIME AND FINISH COATS ON EXTERNAL STEELWORK. IF NO SPECIFICATIONS IS AVAILABLE ALLOW TO PREPARE THE STEELWORK BY CLEANING WITH POWER TOOLS TO AS1627.2 AND PROTECT WITH ONE COAT OF ZINC PHOSPHATE PRIMER (MIN 50 MICRONS DFT) UNO.</p>			<p>S81. ALL WORK AREAS CAN BE POTENTIALLY HAZARDOUS TO PEOPLE, PROPERTY AND EQUIPMENT. ALL PEOPLE WHO ARE AUTHORIZED TO BE ON A WORK SITE MUST CAREFULLY CONSIDER, DOCUMENT AND ADOPT SUITABLE SAFE WORK PROCEDURES FOR ALL REQUIRED ACTIVITIES.</p> <p>S82. CURRENT LEGISLATION REQUIRES THAT ALL PERSONS ARE TO CONSIDER THEIR ACTIONS OR INACTION ON THE HEALTH AND SAFETY OF OTHERS AND THEMSELVES.</p> <p>S83. THE CONTRACTOR SHALL ADOPT WITH AND IS BOUND BY THE CURRENT SAFE WORK AUSTRALIA ACT, REGULATIONS AND CODES OF PRACTICE ISSUED BY STATE GOVERNMENTS AND /OR THEIR AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION, DOCUMENTATION AND MAINTENANCE OF WORK SAFETY PROCEDURES AND OTHER RELEVANT DOCUMENTATION. THE CONTRACTOR SHALL ENSURE THAT ALL SUB CONTRACTORS AND OTHER AUTHORIZED PEOPLE COMPLY WITH THE ABOVE.</p> <p>S84. THE CONTRACTOR SHALL BE ALERT AND PROACTIVE TO IDENTIFY HAZARDS AND MANAGE THE ASSOCIATED RISKS TO ELIMINATE THEM OR MINIMIZE THEM TO AN ACCEPTED RISK LEVEL.</p> <p>S85. THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER IF THERE IS ANY PERCEIVED RISK RELATING TO THE DESIGN OR CONSTRUCTION OF THE DESIGN. THE CONTRACTOR SHALL ENGAGE SUITABLY QUALIFIED ENGINEERS TO CERTIFY ALL TEMPORARY STRUCTURAL WORKS.</p> <p>S86. THE CONTRACTOR SHALL ENGAGE WITH THE SUBCONTRACTOR AND OTHER AUTHORIZED PEOPLE WHO USE THE SITE TO IDENTIFY THEIR RISKY WORK PROCEDURES AND OTHER ACTIVITIES.</p> <p>S87. SUBCONTRACTORS AND OTHER AUTHORIZED PEOPLE SHALL PROVIDE DOCUMENTATION ABOUT THEIR RISK ASSESSMENTS AND RISK MINIMISATION.</p> <p>S88. PUBLIC SAFETY: A LIVE SITE THAT HAS WORK UNDERWAY OR IS UNATTENDED HAS A STRONG ATTRACTION TO THE PUBLIC IN GENERAL. THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO PREVENT UNAUTHORIZED PEOPLE ENTERING THE SITE. EXCAVATIONS, STRUCTURES AND ACCESS EQUIPMENT SHALL BE LEFT IN A SECURE MANNER AS IS REASONABLY PRACTICABLE TO PREVENT ANY UNAUTHORIZED PEOPLE FROM ENTERING, CLIMBING OR FALLING. THE SITE SHALL HAVE CLEAR WARNING SIGNS IN PARALLEL AND WHEN UNATTENDED LEAF IN A LOCKED CONDITION AS IS REASONABLY PRACTICABLE.</p> <p>S89. SPECIFIC ATTENTION SHALL BE PAID TO RISKY ACTIVITIES INCLUDING BUT NOT LIMITED TO: DEMOLITION, RECYCLING AND REMOVAL TEMPORARY WORKS EXCAVATION AND TRENCHING - UNSTABLE GROUND WELDING - EYE PROTECTION CONSTRUCTION PROCESSES TRIPS AND FALLS (GENERAL) UNSTABLE TEMPORARY FOOTINGS WORKING AT HEIGHT.</p>			<p>S91. SID GENERALLY THIS STRUCTURE HAS BEEN DESIGNED TO ELIMINATE HAZARDS TO HEALTH AND SAFETY WHEREVER POSSIBLE. WHERE THIS HAS NOT BEEN POSSIBLE, THE RISK TO HEALTH AND SAFETY OF PERSONS HAS BEEN MINIMISED TO BE REASONABLY PRACTICABLE FOR THE 50 YEAR DESIGN LIFE OF THE WATERBODIE STRUCTURE.</p> <p>S92. WORK HEALTH AND SAFETY: THE CONTRACTOR SHALL ENSURE THAT THE CONSTRUCTION OF THIS PROJECT IS CARRIED OUT UNDER A WORK HEALTH AND SAFETY CO-ORDINATION PLAN AND COMPLIANT WITH ANY SAFETY IN THE WORKPLACE LEGISLATION APPLICABLE IN THE STATE IN WHICH THE WORK IS CARRIED OUT.</p> <p>S93. IDENTIFY HAZARDS: THE CONTRACTOR SHALL MAKE EVERY EFFORT TO ENSURE THAT ALL PERSONS WHO ENTER THE CONTRACTOR SITE ARE MADE AWARE ABOUT THE RISK OF HAZARDS AND POTENTIAL HAZARD WHICH MAY BE ENCOUNTERED TO CORRECT LEVEL OF HAZARD SHALL BE DETERMINED BEFORE ANY PERSON ENTERS THE CONSTRUCTION AREA. ALL PERSONS SHALL WEAR THE APPROPRIATE SAFETY PROTECTION APPAREL SPECIFIED BY THE CONTRACTOR BEFORE ENTERING THE SITE. A QUALIFIED GUIDE SHALL ACCOMPANY ALL NEW CONSTRUCTION WORKERS DURING THEIR INITIATION AND ALL SITE VISITORS WHILE ON THE SITE.</p> <p>S94. STABILITY OF THE STRUCTURE: TEMPORARY MEASURES ARE REQUIRED DURING CONSTRUCTION AND DEMOLITION TO ENSURE THE STABILITY OF THE STRUCTURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND THE CONTRACTOR'S DESIGN ENGINEER TO TAKE ALL NECESSARY MEASURES OF DECONSTRUCTION AND CONSTRUCTION. TEMPORARY SUPPORT IS EXPECTED TO BE NECESSARY.</p> <p>S95. TEMPORARY SUPPORT REQUIRED: SOIL AND ROCK EXCAVATION CONCRETE FORMWORK TO FACILITATE CONCRETE PLACEMENT PRECAST CONCRETE WORK STRUCTURAL STEEL FRAMING TIMBER FRAMING STAIRS OR OPERATING PLANT AND EQUIPMENT STORED MATERIALS STABILITY OF THE EXISTING STRUCTURE.</p> <p>S96. SPECIALIST CONTRACTOR: SOME ACTIVITIES REQUIRED TO BE CARRIED OUT DURING THE CONSTRUCTION ARE NOT CONSIDERED TO BE NORMAL BUILDING PRACTICE, THEREFORE ENGAGEMENT OF A SPECIALIST CONTRACTOR IS EXPECTED TO BE NECESSARY FOR THE FOLLOWING ACTIVITIES, BUT NOT LIMITED TO LIFTING AND PLACEMENT OF HEAVY ELEMENTS USE OF HEAVY EQUIPMENT DEMOLITION WORK MOUND CONSTRUCTION CONCRETE BLOCKS ACCESS USING WORK PLATFORMS, STEPS, FALL ARREST SYSTEMS AND LADDERS DRILLING ANCHOR INSTALLATION WORK NEAR LIVE EQUIPMENT, INCLUDING ELECTRICAL EQUIPMENT.</p>								
<p>S22. ALL DRAWING ABBREVIATIONS CONFORM TO AS1100 AND AS1161 UNO.</p> <p>ADDITIONAL ABBREVIATIONS ARE: CONTINUOUS CONTINUOUS FILET WELD MS MILD STEEL PL PLATE FSW FULL STRENGTH BUTT WELD (CATEGORY SP) FSWW FULL STRENGTH WELD W/ WELD CONTS CONTINUOUS TOG TOP OF PLATE TOG TOP OF GRADE</p>			<p>SCALES 1:100</p>			<p>DESIGNED BY  pitsherry Tasmanian Government</p>			<p>Department of State Growth CAMPBELL TOWN PEDESTRIAN UNDERPASS SHEET 2 OF 2 STRUCTURAL NOTES</p>			<p>CONTRACT No. P.21.0029-51002 DRAWING PRINTED DATE 2/6/2021 12:23:31 PM REGISTRATION NUMBER</p>			<p>SHEET No. 1002 REVISION</p>		
<p>No. Amendment Description Initials Date</p> <p>As original This sheet may be prepared using colour and may be incomplete if copied.</p>			<p>Co-ordinate System: MOA ZONE 55</p>			<p>Height Datum: AHD</p>											



LEGEND

— W — W — W — EXISTING WATER MAIN
 — T — T — T — EXISTING TELEPHONE LINE
 — S — S — S — EXISTING SEWER LINE
 SW (623) — EXISTING STORMWATER (625 DM)
 FO (10) — EXISTING FIBRE OPTIC (UNDERGROUND)



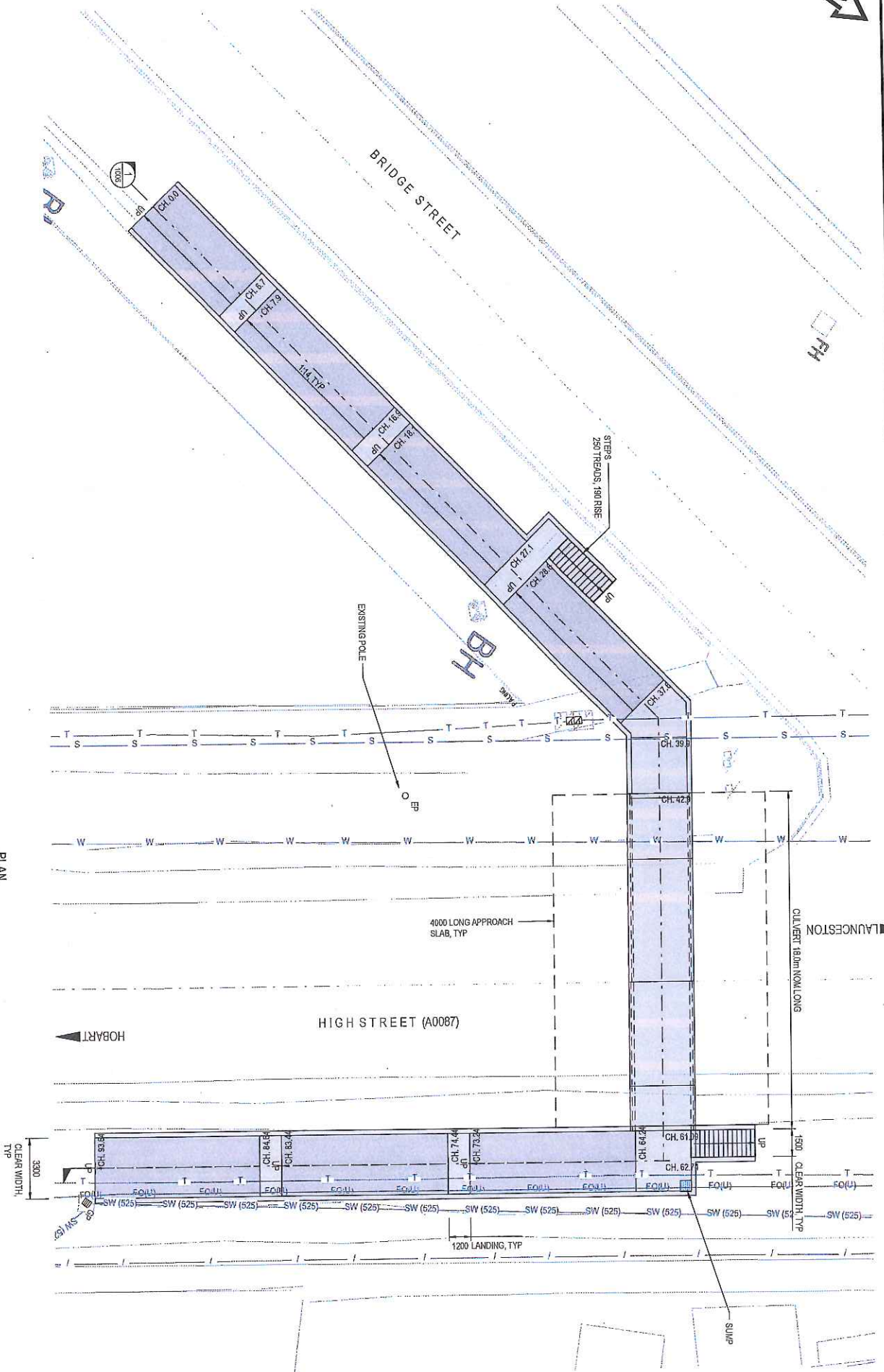
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Coordinate System: MGA ZONE 55
 High Datum: AHD

DESIGNED BY: pitt&sherry
 REVIEWED BY: [Signature]

Department of State Growth
 CAMPBELL TOWN
 PEDESTRIAN UNDERPASS
 SCALE: 1:500

CONTRACT No.	DRAWING	PRINTED DATE
	P.21.10029-5103	2/10/2021 17:23:33 PM
REGISTRATION NUMBER		
SHEET No.		1003
REVISION		



No.	Amendment Description	Date

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1:200
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Coordinate System: MGA ZONES 55
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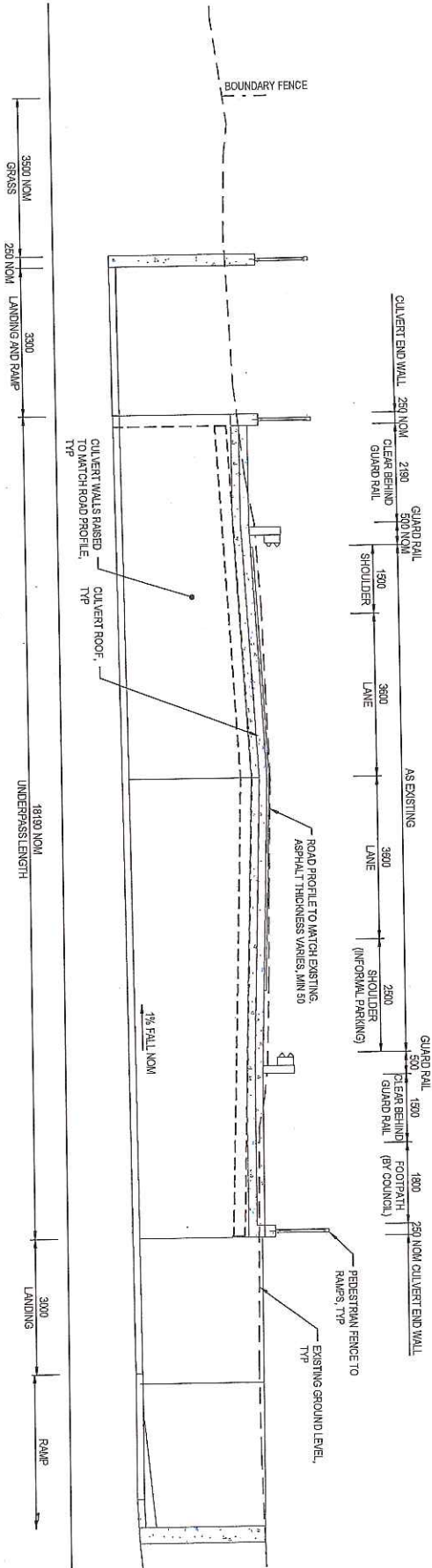
DESIGNED: **pitt&sherry**
REVIEWED:

Department of State Growth
CAMPBELL TOWN
PEDESTRIAN UNDERPASS

GENERAL ARRANGEMENT

CONTRACT No.
DRAWING No. P.21.0029-5/10/04
PRINTED DATE 2/19/2021 7:28:38 PM
REGISTRATION NUMBER

SHEET No.
1004
REVISION



TYPICAL SECTION - LOOKING SOUTH
SCALE: 1:100

No.	Amendment Description	Initials	Date
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SCALES 1:100 SCALE IN METERS: 100 0 100 200 300 400 SCALE IN FEET: 100 0 100 200 300 400		Co-ordinates System: MGA ZONE 55 High Datum: AHD DESIGNED BY: pittasherry REVIEWED BY: 	
Department of State Growth CAMPBELL TOWN PEDESTRIAN UNDERPASS TYPICAL SECTION			
CONTRACT No.	3293	DRAWING	P.21.0029-S1.005
REGISTRATION NUMBER		PRINTED DATE	ZTM/2621 17:36 PM
SHEET No.			1005
REVISION			

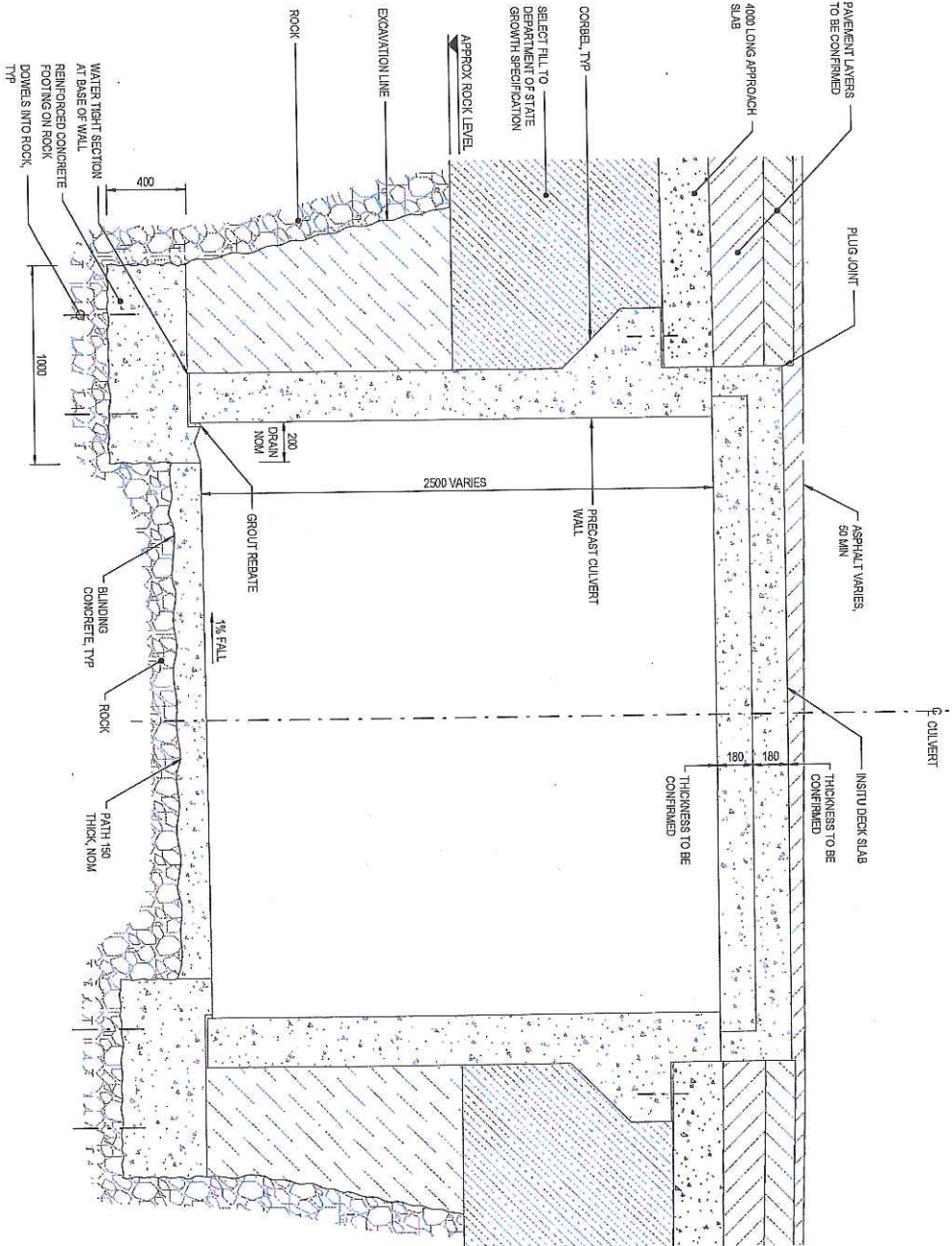
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CH 7.9	204.56	204.04	
CH 16.9	204.57	203.40	
CH 18.1	204.58	203.40	
CH 27.1	204.62	202.76	
CH 28.6	204.60	202.76	
CH 37.6	204.69	202.12	
CH 38.9	204.71	202.12	
CH 42.9	204.74	202.09	
	204.95	202.05	
	205.13	201.98	
	204.86	201.93	
CH 61.09	204.51	201.90	
CH 62.74	204.40	201.89	

CHAINAGE	EXISTING SURFACE	DESIGN SURFACE (FOOTPATH)	DATUM
CH 62.74	204.40	201.89	
CH 64.24	204.37	201.89	
CH 73.24	204.30	202.53	
CH 74.44	204.23	202.53	
CH 83.44	204.03	203.17	
CH 84.64	204.00	203.17	
CH 93.64			

LONG SECTION
SCALE: 1"=200'

<p>Amendment Description</p> <p>No. Initials Date</p>		<p>SCALES</p> <p>1"=200'</p> <p>200 0 200 400 600 800</p> <p>SCALE IN FEET</p> <p>SCALE IN METERS</p>	
<p>DESIGNED</p> <p>REVIEWED</p>		<p>Department of State Growth</p> <p>CAMPBELL TOWN</p> <p>PEDESTRIAN UNDERPASS</p> <p>LONG SECTIONS</p>	
<p>CONTRACT No.</p>		<p>DRAWING</p> <p>P.21.0029-S1706</p>	
<p>PRINTED DATE</p> <p>2/10/2021 12:42:54</p>		<p>REGISTRATION NUMBER</p>	
<p>SHEET No.</p> <p>1006</p>		<p>REVISION</p>	

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CULVERT SECTION - TYPICAL
SCALE 1:25

No.	Amendment Description	Initials	Date

SCALES
1:25

SCALE IN METERS

Co-ordinate System: NZG2000
Height datum: ADG

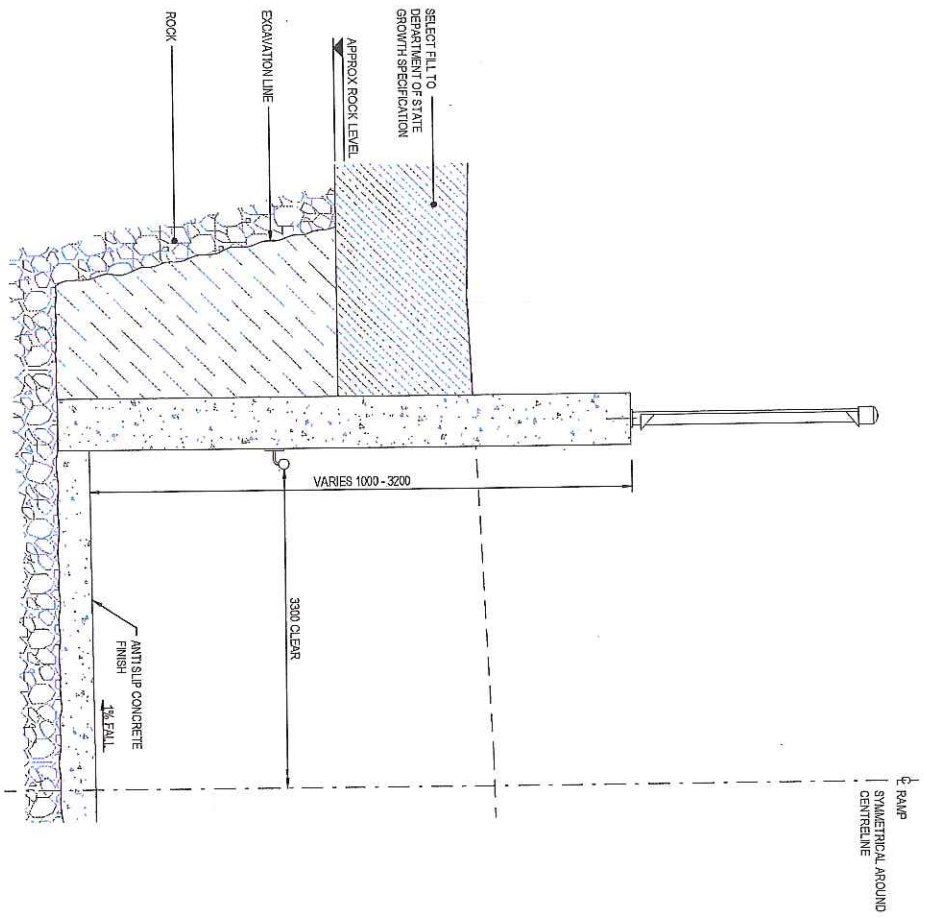
DESIGNED BY: pit&sherry
REVIEWED BY:
Tasmanian Government

Department of State Growth
CAMPBELL TOWN
PEDESTRIAN UNDERPASS

CONTRACT No.	DRAWING	PRINTED DATE
	P.21.0028-ST1007	Z10/0201 12:30 PM
	REGISTRATION NUMBER	

SHEET No.
1007
REVISION

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RAMP SECTION - TYPICAL
SCALE 1:25

No.	Amendment Description	Initials	Date	SCALES	
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As original				This sheet may be prepared using colour and may be incomplete if copied	
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				North Datum	APD
DESIGNED		REVIEWED		pit&sherry	
Tasmanian Government				Department of State Growth	
CAMPBELL TOWN		PEDESTRIAN UNDERPASS		RAMP SECTION - TYPICAL	
CONTRACT No.	DRAWING	PRINTED DATE	SHEET No.		
	P 21.0028-ST-01B	ZW1/20/172359 PM	1008		
REGISTRATION NUMBER	REVISION				