

1-371

PLAN 1

PLANNING APPLICATION PLN-21-0129

51 WELLINGTON STREET, LONGFORD

ATTACHMENTS

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

PLANNING APPLICATION

Proposal

ATTACHMENT A

Description of proposal: New Shed

Demolish existing shed and replace with new Kit garage, stormwater to existing,

Ground scrap only required for new concrete slab, new garage footprint as per old.

New garage to sit on boundary as per existing

.....

(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: 51 Wellington Street, Longford. 7301

.....

CT no:

Estimated cost of project \$ \$29,000 (include cost of landscaping, car parks etc for commercial/industrial uses)

Are there any existing buildings on this property? Yes ~~Yes~~ **No**
If yes - main building is used as Residential dwelling

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

.....

.....

.....

.....

(attach additional sheets if necessary)

Is any signage required?

(if yes, provide details)

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.F. 1459
TASMANIA
REAL PROPERTY ACT, 1862, as amended
NOTE—REGISTERED FOR OFFICE
CONVENIENCE TO REPLACE



CERTIFICATE OF TITLE

Register Book
Vol. Fol.

2872 64

Cert. of Title Vol. 1009 Fol. 44

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

M. L. Lingo

Recorder of Titles.



DESCRIPTION OF LAND

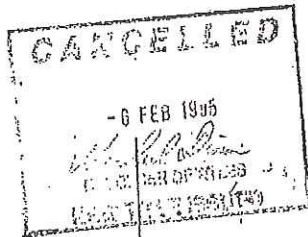
TOWN OF LONGFORD
TWENTY FOUR PERCHES AND NINE TENTHS OF A PERCH on the Plan hereon

FIRST SCHEDULE (continued overleaf)

THE COMMONWEALTH OF AUSTRALIA

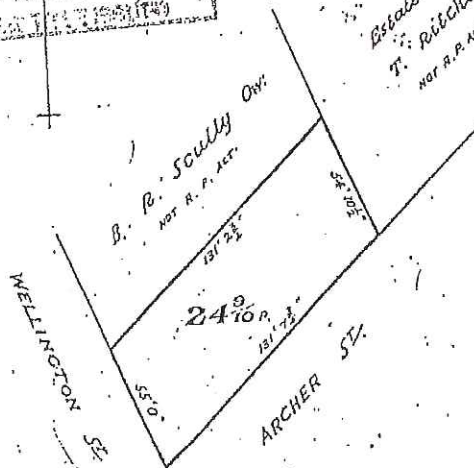
SECOND SCHEDULE (continued overleaf)

NIL.



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

REGISTERED NUMBER
225808



Part of Lot 1 Section C, Gtd. to J.G.Carr. Meas. are in ft. & ins. 407/16D

FIRST Edition. Registered

16 NOV 1970

Derived from C.T. Vol. 1009 Fol. 44 - Application 4652 C.T. *AK*

CHECK CAREFULLY ALL ASPECTS OF THESE DOCUMENTS BEFORE COMMENCING WORK.
ANY ERRORS OR ANOMALIES TO BE REPORTED TO THE DRAWER BEFORE WORK IS CONTINUED
CONFORM ALL SIZES AND HEIGHTS ON SITE
DO NOT SCALE OFF PLAN

ALL CONSTRUCTION IS TO CONFORM WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT AUSTRALIAN STANDARDS

CONSTRUCTION STANDARDS:
ALL WORKS SHOULD BE GENERALLY IN LINE WITH THE PRACTICES SET OUT IN THE GUIDE TO STANDARDS AND TOLERANCES 2007

WIND LOADS DETERMINED IN ACCORDANCE WITH AS 4055 - WIND LOADS FOR HOUSING

THESE DOCUMENTS TO BE USED WITH ALL DOCUMENTATION PREPARED BY AN ENGINEER

THESE DOCUMENTS ARE INTENDED FOR COUNCIL APPLICATIONS AND NORMAL CONSTRUCTION, THEY ARE NOT TO BE USED FOR TENDERING PURPOSES OR INSPECTIONS.

THIS DESIGN IS COVERED UNDER COPYRIGHT AND ANY CHANGES MUST BE CONFIRMED BY "WILKIN DESIGN & DRAWING". THE DRAWER RETAINS ALL "INTELLECTUAL PROPERTY"

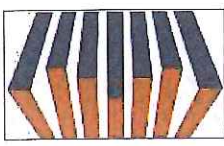
REQUIREMENTS OF SCHEDULE 1

DESIGNER : T. WILKIN - CC678X
PROJECT ADDRESS : 51 WELLINGTON ST LONGFORD TAS 7301
CLIENT NAME : R. MACK & R. YOUNG
TITLE REF : 225808/1
FLOOR AREA : 53.95m²
DESIGN WIND SPEED : N2
SOIL CLASSIFICATION : M
CLIMATE ZONE : 7
BAL LEVEL : LOW
ALPINE AREA : N/A
CORROSION ENVIRONMENT : N/A
KNOWN SITE HAZARDS : NONE

INDEX OF APPLICATION SET:
ARCHITECTURAL DRAWINGS - PAGE 00 - 01
ENGINEERING DRAWINGS - NO SPECIFICATIONS - NO
ADDITIONAL PAGES - FORM 35

PROPOSED GARAGE FOR R. MACK & R. YOUNG AT 51 WELLINGTON ST LONGFORD TAS 7301

LEGEND:
COVER PAGE
PAGE 1# SITE PLAN



wilkin
design

P.O. BOX 478
LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

DATE
03/05/2021

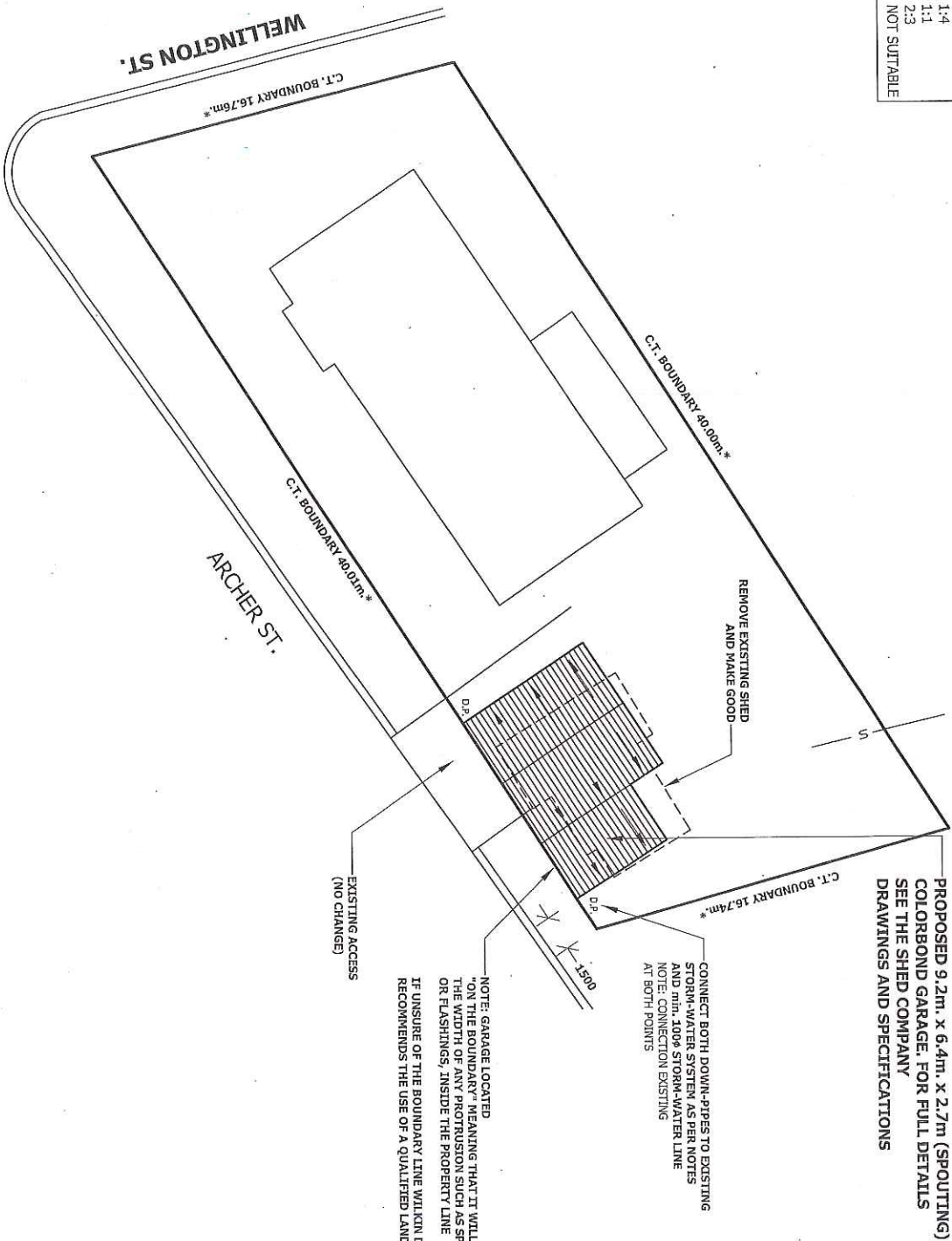
JOB NUMBER:
DA/BA-20SCMAC

NOTE: TABLE FOR UNPROTECTED EMBANKMENT SLOPES
SLOPE = H:1

SOIL TYPE	COMPACTED FILL	CUT
STABLE ROCK	2:3	8:1
SAND	1:2	1:2
SILT	1:4	1:4
CLAY	(FIRM) 1:2	1:1
	(SOFT)	2:3
SOFT SOILS	NOT SUITABLE	NOT SUITABLE

ASBESTOS HANDING AND REMOVAL
THE WATER DOES NOT CONFIRM THE EXISTENCE OF ASBESTOS IN THIS PROJECT BUT POINTS OUT THAT THE CONTRACTOR IN CHARGE OF THE WORKS MUST INSPECT THE SITE FOR ASBESTOS. IF FOUND THE CONTRACTOR MUST FOLLOW THE CODE OF PRACTICE "HOW TO SAFELY REMOVE ASBESTOS" UNDER SECTION 274 OF THE WORK HEALTH AND SAFETY ACT (THE WHS ACT).
AN APPROVED CODE OF PRACTICE IS A PRACTICAL GUIDE TO ACHIEVING COMPLIANCE WITH THE WHS ACT AND THE WORK HEALTH AND SAFETY REGULATIONS (THE WHS REGULATIONS). A CODE OF PRACTICE APPLIES TO ANYONE WHO HAS A DUTY OF CARE IN THE CIRCUMSTANCES DESCRIBED IN THE DOCUMENT.
FOR FURTHER DETAILS SEE
<http://www.safeworkaustralia.gov.au/safety/industry/subject/subject/industries>

1-375

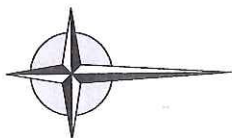


PROPOSED 9.2m. x 6.4m. x 2.7m (SPROUTING) COLORBOND GARAGE. FOR FULL DETAILS SEE THE SHED COMPANY DRAWINGS AND SPECIFICATIONS

CONNECT BOTH DOWN-PIPES TO EXISTING STORM-WATER SYSTEM AS PER NOTES AND min. 100ø STORM-WATER LINE
NOTE: CONNECTION EXISTING AT BOTH POINTS

NOTE: GARAGE LOCATED "ON THE BOUNDARY" MEANING THAT IT WILL BE THE WIDTH OF ANY PROTRUSION SUCH AS SPOUTING OR FLASHINGS, INSIDE THE PROPERTY LINE
IF UNSURE OF THE BOUNDARY LINE WILKIN DESIGN RECOMMENDS THE USE OF A QUALIFIED LAND SURVEYOR

EXISTING ACCESS (NO CHANGE)



51 WELLINGTON ST
LONGFORD TAS 7301

TITLE REF: 225808/1
PROPERTY ID: 6737724
TITLE AREA = 629.79m.*



Wilkin
design

P.O. BOX 478
LAUNCESTON
TASMANIA 7250

AGGREGATION NO.
CC678 X

NOTES

PROJECT TITLE:
MACK GARAGE
51 WELLINGTON ST.
LONGFORD

REVISIONS

DATE

05/05/2021

SCALE

AS SHOWN

JOB NUMBER:
D/A/B/A-205CMAC

PAGE

01 of 01

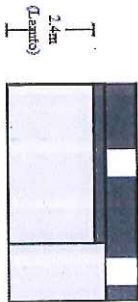
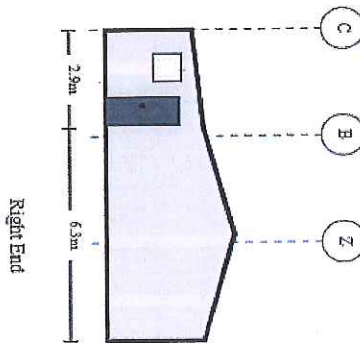
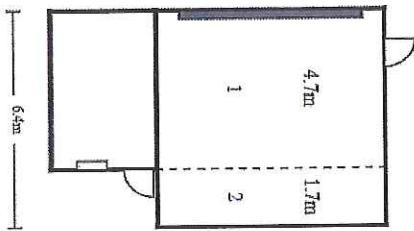
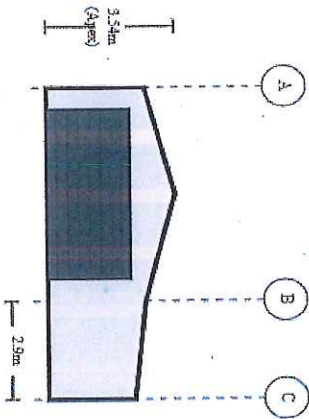
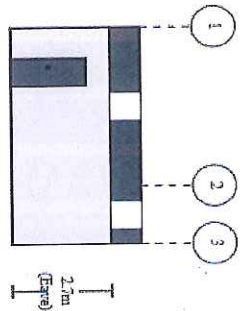
SET OUT NOTES:
- THE BUILDER IS TO SET OUT THE WORKS IN CONJUNCTION WITH THE ACCOMPANYING PLANS. THE FINAL POSITION IS TO BE CONFIRMED BY THE CLIENT AS TO BEING CORRECT. ALL ON SITE BYLAWS APPLICABLE INCLUDING LOCAL COUNCIL, OWNER AND ENGINEER BEFORE ANY EXCAVATION IS TO BE CARRIED OUT.

PLUMBING NOTES:
- ALL PLUMBING WORK BOTH WASTE AND WATER TO COMPLY WITH CURRENT BCA AND AS 3500 WITH ALL LOCAL COUNCIL REQUIREMENTS SATISFIED.
- 100mm BURNERIAL WITH A MINIMUM DEPTH OF 500mm ALL AS PER AS 3500 "PLUMBING AND DRAINAGE".
- STORMWATER DRAIN INSTALLATION SHALL COMPLY WITH AS 3500.

SITE PLAN

1:200

NOTE: ALL DIMENSIONS TO BE CONFIRMED ON SITE.



Purchaser Name: Richard Mack & Rosalie Young

Site Address: 51 Wellington St Langford TAS 7301 Australia

Drawing # TLAN211013-0

Print Date: 04/05/21

Layout
Not to Scale
© Copyright Steak'IP Pty Ltd

Seller: The Shed Company/Lancesson
Head Office Pty Ltd and Head Family Trust
Phone: 03 9002 4272
Fax:
Email: lancesson@theshedcompany.com.au

Apex Engineering Group PTY LTD
ACN 632 588 552
ME Aust: (Registered NER Structural) 5278680
QLD: PRCO No. 24223; TAS: 18570492; VIC: EC67493; NT: 30395785;
Practising Professional Structural & Civil Engineers

Signature: 
J. Ronalson
Date: 04/05/21

Received 7-6-2021

Details of your Building

(Approx. weight: 2,000kg)

Span	6.3 metres	
Length	6.4 metres (2 Bays: 4.7 metres, 1.7 metres)	
Height	2.7 metres	
Roof Type	Gable, 15 degree pitch	
Roof	COLORBOND® steel CORODEK® 0.42 BMT (0.47TCT) sheeting, BlueScope	
Walls and Trim	COLORBOND® steel TRIMCLAD® 0.42 BMT (0.47TCT) sheeting, BlueScope	
Downpipes	90mm PVC downpipe - 6m lengths, 90mm Downpipe straps	
Roller Doors	One (1) COLORBOND® steel 2.4m high x 5m wide roller door (roller door is not wind rated). Refer to the General Specification (# Access Doors) in relation to opening sizes. The Roller Door is boxed or steel wrapped for protection during transport.	
PA Doors	Two (2) 2040 x 820 COLORBOND® steel doors. Single skin metal clad door with COLORBOND® steel facings and fold-down vertical sides for strength and appearance. On a welded RHS frame, the door is pre-hung into a powdercoated frame. Supplied with a Knob/Knob entrance set;	
Windows	One (1) 790x1274 window (supply of the window is included).	
Skylights	Four (4) sheets of 2400gsm Industrial Grade Translucent (Opal) Fibreglass. Two (2) on left side of steel building roof. Two (2) on right side of steel building roof.	
Dividing Walls	One (1) running across the span of the building. COLORBOND® steel TRIMCLAD® 0.42 BMT (0.47TCT) sheeting.	
Right Lean-to	Span	2.9m
	Drop	No drop
	Pitch	6 degrees
	Length	Starting bay 1 for 2 bays
	Height of External Lean-to wall	2.4m
	Open Bays	One (1) 1.7m open bay - along the sides of the leanto. One (1) 2.9m open bays on the ends of the leanto. Refer to Layout (attached) for location & height clearances.
Purlins & Girts	Z sections bolted to rafters & columns with a minimum overlap of 10% of the bay width. The roof purlins are Z100, the side girts are Z150 and the end girts are Z100.	
Fixing to Footings	Chemically anchored stud bolts fitted after concrete is cured. Chemset NOT included.	

Received 7-6-2021



dm248...7...@gmail.com>

Colour Selection - Change Submitted/Confirmed - Job TLAN211013

29 April 2021 at 08:36

Raymond Heald <...>
 Reply-To: Raymond Heald <tlan+1211013@in.theshedcompany.com.au>, Raymond Heald

To: Richard Mack & Rosalie Young Young <...>
 Cc: ...@...>

Dear Richard Mack & Rosalie Young ,

Thank you for selecting the colours for your Job TLAN211013, below is confirmation of the colours you have selected. Please carefully check the colours AND the Walls / Roof sheeting profiles (i.e. 'Corodek' corrugated cladding or 'Trimclad' trapezoidal cladding) to ensure they are correct.

Part	Colour
Walls - Trimclad 0.42 BMT (0.47TCT)	SURFMIST®
Roof - Corodek 0.42 BMT (0.47TCT)	IRONSTONE®
Roller Doors	IRONSTONE®
Gutters	IRONSTONE®
Gable End Capping	IRONSTONE®
Corner Flashings	IRONSTONE®
Opening Flashings	IRONSTONE®
Windows	IRONSTONE®
Personal Access Doors	MONUMENT®

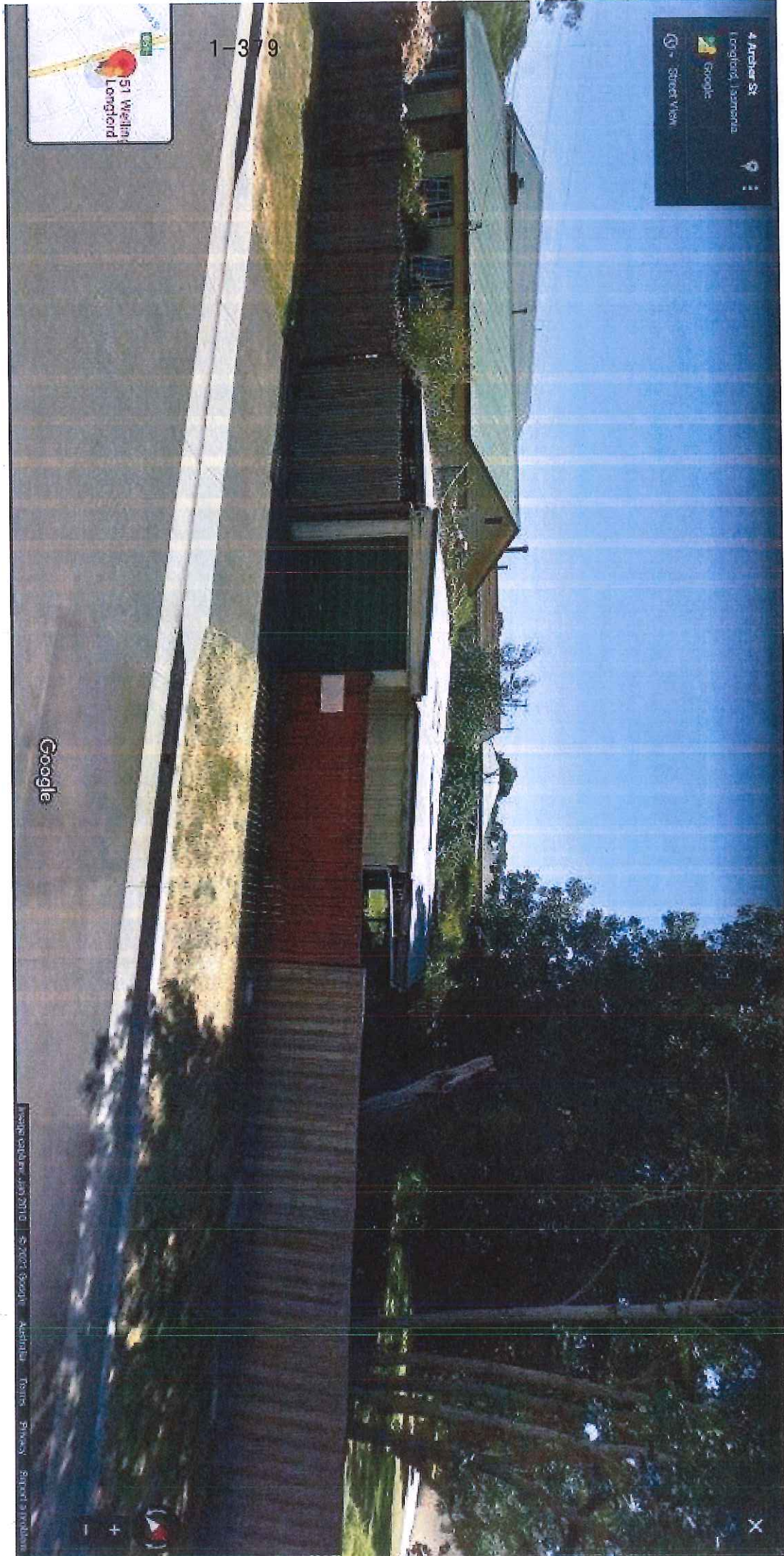
Please note that the colours that have been selected will replace all other colour selections made prior to 29/4/2021 8:36 AM. If you need to change any colours, please do so immediately as no colour changes will be accepted once orders are placed with our supply partners and manufacturing has been scheduled. Please contact us if you have any queries.

Regards,

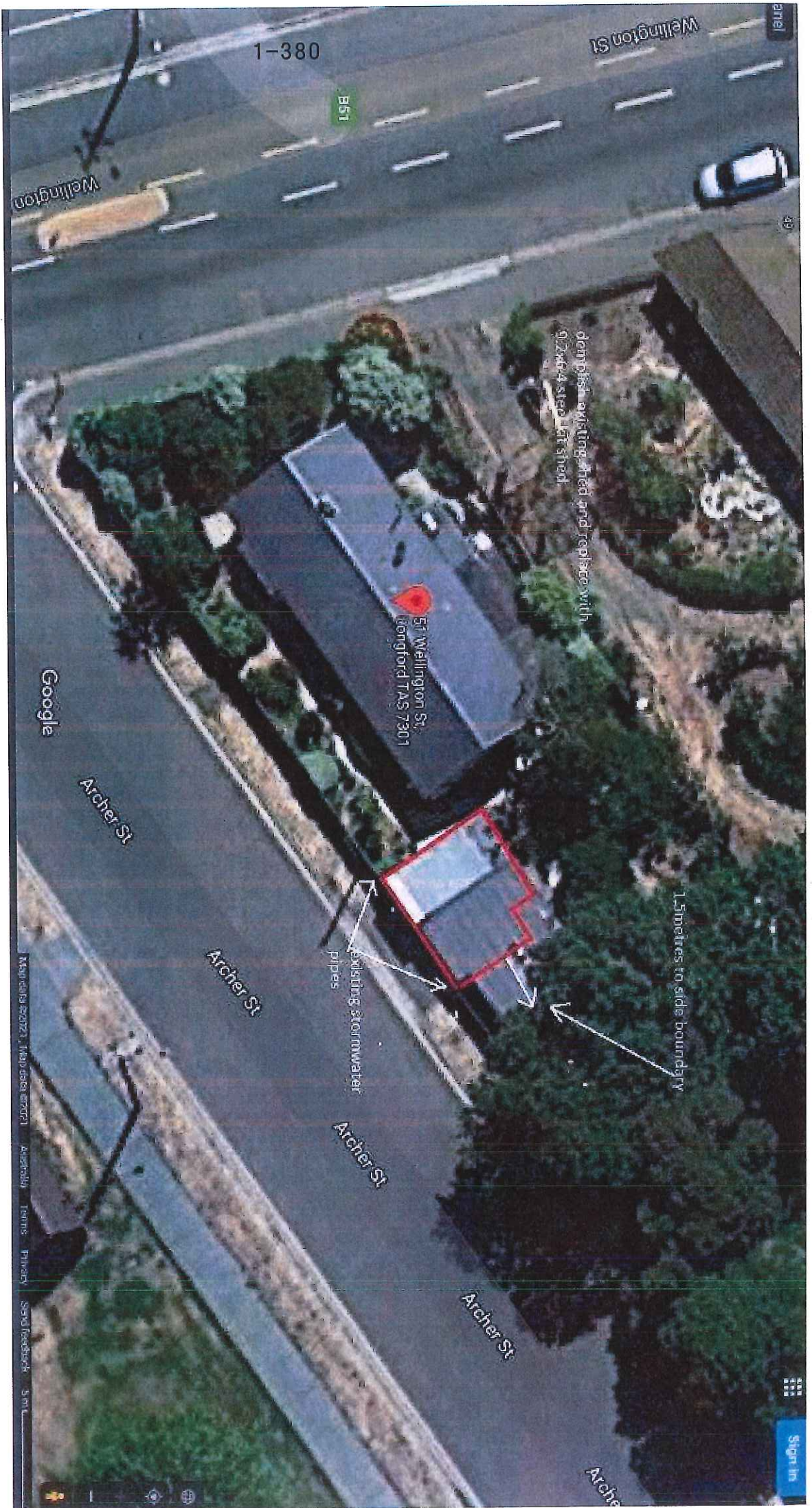
Raymond Heald

Director

1-379



Google



Rosemary Jones

From: Hills, Garry <Garry.Hills@stategrowth.tas.gov.au>
Sent: Tuesday, 22 June 2021 3:03 PM
To: NMC Planning
Subject: (ECM:1177365) RE: Referral to Department of State Growth of Planning Application PLN-21-0129 - 51 Wellington Street, Longford TAS 7301

Follow Up Flag: Follow up
Flag Status: Completed

Our Ref: D21/136591

Hello Rosemary – advising that the Department have no comment to make regarding this application.

Cheers, Garry

Garry Hills | Principal Analyst Traffic Engineering
 Infrastructure Tasmania Division | Department of State Growth
 GPO Box 536, Hobart TAS 7001
 Phone: (03) 6777 1940
www.stategrowth.tas.gov.au

DEPARTMENT OF STATE GROWTH COURAGE TO MAKE A DIFFERENCE THROUGH:



From: NMC Planning <planning@nmc.tas.gov.au>
Sent: Thursday, 10 June 2021 12:25 PM
To: Development <Development@stategrowth.tas.gov.au>
Subject: Referral to Department of State Growth of Planning Application PLN-21-0129 - 51 Wellington Street, Longford TAS 7301

10/06/2021

Department of State Growth

via email to: Development@stategrowth.tas.gov.au

Referral to Department of State Growth of Planning Application PLN-21-0129 - 51 Wellington Street, Longford TAS 7301

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

NMC ref no:	PLN-21-0129
Site:	51 Wellington Street, Longford TAS 7301
Proposal:	Demolish outbuilding, construct garage (vary secondary frontage; Heritage Precinct)
Applicant:	The Shed Company
Use class:	Residential Single Dwelling
Zone:	GENERAL RESIDENTIAL ZONE Heritage Precinct
Development status:	Discretionary
Notes:	The subject site is in a 50kph zone. No changes to access proposed.

Attached is a copy of the application, plans/documentation relating to the proposal. It would be appreciated if you could return any comments, or notification that you do not wish to comment on the application, within fourteen (14)

NORTHERN MIDLANDS COUNCIL

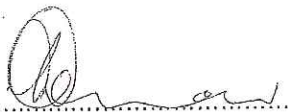
REPORT FROM: HERITAGE ADVISER, DAVID DENMAN
DATE: 26 May 2021
REF NO: PLN-21-0129; 113600.19
SITE: 51 Wellington Street, Longford
PROPOSAL: Shed demolition & replacement shed (vary secondary frontage; Heritage Precinct)
APPLICANT: The Shed Company
REASON FOR REFERRAL: HERITAGE PRECINCT
HERITAGE-LISTED PLACE
Local Historic Heritage Code
Heritage Precincts Specific Area Plan

Do you have any objections to the proposal: Yes

Due to the prominent location of the site the following recommendations are suggested for the proposal to comply with the Heritage Precinct Management Objectives.

1. The street facing walls be lined with bullnose profile weatherboards.
2. The roof pitch be increased to match the existing dwelling on site.
3. The front wall be setback 1.2M from the Archer Street boundary, to help reduce the visual impact on the streetscape.

Email referral as word document to David Denman – david@denman.studio
Attach public exhibition documents
Subject line: Heritage referral PLN-21-0129 - 51 Wellington Street, Longford



David Denman (Heritage Adviser)

Date: 10/06/2021

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.

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

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

Comment: N/a

E13.6 DEVELOPMENT STANDARDS

E13.6.1 Demolition

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

Comment: Satisfies the performance criteria.

E13.6.2 Subdivision and development density

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

<p><i>solution.</i></p>	<p>a) <i>be consistent with and reflect the historic development pattern of the precinct or area; and</i></p> <p>b) <i>not facilitate buildings or a building pattern unsympathetic to the character or layout of buildings and lots in the area; and</i></p> <p>c) <i>not result in the separation of building or structures from their original context where this leads to a loss of historic heritage significance; and</i></p> <p>d) <i>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</i></p> <p>e) <i>not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</i></p>
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Comment: N/a

E13.6.3 Site Cover

Objective: To ensure that site coverage is consistent with historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts, if any.

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

Comment: Satisfies the performance criteria.

E13.6.4 Height and Bulk of Buildings

Objective: To ensure that the height and bulk of buildings are consistent with historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

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

Comment: Satisfies the performance criteria.

E13.6.5 Fences

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

Comment: N/a

E13.6.6 Roof Form and Materials

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

Comment: It is recommended that the roof pitch be increased to match the existing dwelling.

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: It is recommended that the walls facing Archer Street be clad with bullnose weatherboards. (these can be fibre cement with the profile match timber bullnose boards.)

E13.6.8 Siting of Buildings and Structures

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

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

Comment: It is recommended that the street setback be a minimum of 1.2M to reduce the visual impact of the garage within the historic streetscape.

E13.6.9 Outbuildings and Structures

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

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

Comment: Satisfies the performance criteria with recommended conditions.

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 Car parking areas for non-residential purposes must be: a) located behind the primary buildings on	P1 Car parking areas for non-residential purposes must not: a) result in the loss of building fabric or the

<p>the site; or</p> <p>b) in accordance with the acceptable development criteria for access and parking as within a precinct identified in Table 1: Heritage Precincts, if any.</p>	<p>removal of gardens or vegetated areas where this would be detrimental to the setting of a building or its historic heritage significance; and</p> <p>b) detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>
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Comment: N/a

E13.6.11 Places of Archaeological Significance

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

Comment: N/a

E13.6.12 Tree and Vegetation Removal

<p><i>Objective: To ensure that the removal, destruction or lopping of trees or the removal of vegetation does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.</i></p>	
Acceptable Solutions	Performance Criteria
<p>A1 No acceptable solution.</p>	<p>P1 The removal of vegetation must not:</p> <p>a) unreasonably impact on the historic cultural significance of the place; and</p> <p>b) detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>

Comment: N/a

E13.6.13 Signage

<p><i>Objective: To ensure that signage is appropriate to conserve the historic heritage significance of local heritage places and precincts.</i></p>	
Acceptable Solutions	Performance Criteria
<p>A1 Must be a sign identifying the number, use, heritage significance, name or occupation of the</p>	<p>P1 New signs must be of a size and location to ensure that:</p> <p>a) period details, windows, doors and other architectural details are not covered or removed; and</p> <p>b) heritage fabric is not removed or destroyed through attaching signage; and</p> <p>c) the signage does not detract from the setting of a heritage</p>

<p>owners of the property not greater than 0.2m².</p>	<p>place or does not unreasonably impact on the view of the place from public viewpoints; and</p> <p>d) signage does not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>
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Comment: N/a

E13.6.14 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 <u>historic cultural heritage significance</u> of local heritage places and precincts.</p>
<p>Acceptable Solution</p> <p>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.

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

Ross' heritage ambience has been acknowledged, embraced and built on by many of those who 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: With recommended conditions, 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 unacceptable effect on the streetscape if the recommended conditions are adopted.