

locality and surrounding area and so suited to take advantage of the strategic location, serving the agricultural areas of the Northern Midlands, Launceston and Meander, but also the Launceston Airport.

A response to the Northern Tasmania Regional Land Use Planning Framework is provided and shows that the proposal is in compliance with the relevant objectives.

The Use would be Permitted under the General Industrial Zone, as such, this is what has been applied for. The usual use of General Industrial zoned land would allow the proposed Use without detriment so it follows that the subject area can accommodate the Use without detriment to surrounding uses, normal and typical of the zone. As there is no land available in the area covered by the SAP for the proposed Use of Equipment and machinery sales and hire, the proposed is needlessly excluded from the area and the subject site, yet, it is demonstrated that the Use can be accommodated and is compliant with the purpose of the SAP. Many sites in the vicinity of the subject site, which use the same transport networks (Evandale Road to the highway networks) include uses that are similar to the proposed in terms of actual use on the ground, being storage and distribution of commercial scale equipment and machinery.

Strategic plans indicate that the Translink precinct has importance to the region, but they also indicate that industrial land and land use should be flexible in approach to provide for changing needs and demand. The freight and distribution sector has a designated place within the precinct and the need for this is clear due to the proximity to the airport, but the precinct also represents a key location for access to rural and agricultural activities that also require support services. Excluding Equipment and Machinery Sales and Hire from the SAP (as it is currently) means one element of supportive service to the Agricultural sector is missing. Additionally, the proposed has a direct service and support role towards the operations of the Airport. If the purpose of the SAP is to *provide for industrial and commercial uses and developments which serve the strategic needs of the Launceston and Northern Midlands region and the State* the inclusion of supportive business sectors to the agricultural industry as well as the airport should be considered.

The proposed Use is shown to be compliant with the provisions of the SAP and Zone – as proposed. The relevant Codes are addressed.

In summary, the proposal would have a positive impact on the offering of supply and service in the Translink precinct, providing strategic and economic advantage for the supplier and the customer base. No area of disadvantage or impact to others is identified and the proposed is a good fit to the area. A SSQ to the SAP is requested for approval from Council and Tasmanian Planning Commission.

Annexure 1 – Certificate of Title Plan and Folio Text

Annexure 2 – Proposal Plan



Land Surveying | Town Planning | Project Management
w woolcottsurveys.com.au e office@woolcottsurveys.com.au

Launceston
Head office
10 Goodman Court
Invermay 7250
p (03) 6332 3760

St Helens
East Coast office
48 Cecilia Street
St Helens 7216
p (03) 6376 1972

Hobart
South office
Rear studio, 132 Davey Street
Hobart 7000
p (03) 6227 7968

Devonport
North west office
2 Piping Lane
East Devonport 7310
p (03) 6332 3760



FOLIO PLAN
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



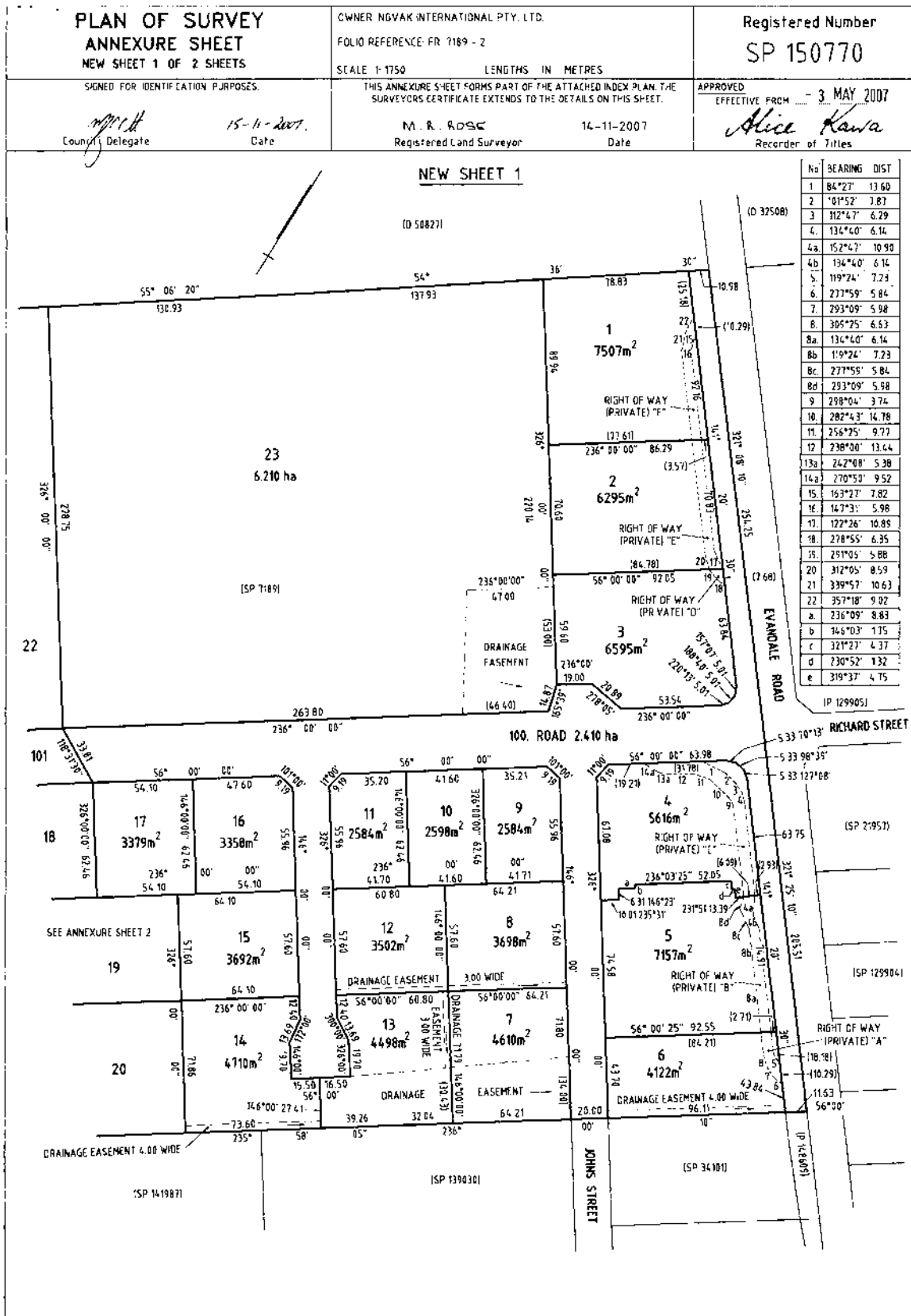
OWNER: NOYAK INTERNATIONAL PTY LTD. FOLIO REFERENCE: FR 7189 - 2 GRANTEE: PART OF 81a - 2r - 19p GRANTED TO WILLIAM KITSOM, PART OF 324 ACRES GRANTED TO THOMAS GEE	<h3 style="margin: 0;">PLAN OF SURVEY</h3> BY SURVEYOR M.R. ROSE OF 2/3 WALDEN STREET, NEWSTEAD 7250 LOCATION LAND DISTRICT OF CORNWALL PARISHES OF BREADALBANE & PERTH SCALE 1 3000 LENGTHS IN METRES	Registered Number <h2 style="margin: 0;">SP 150770</h2> APPROVED EFFECTIVE FROM - 3 MAY 2007 <i>Alice Kawa</i> Recorder of Titles	
MAPSHEET MUNICIPAL (CODE No 113 (5040-55))	LAST UPI No 4700470	LAST PLAN: SP. 7189	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
NEW INDEX PLAN			
C 827002 AMENDING THE BOUNDARY OF LOTS 4 & 5 AS SHOWN HEREON PURSUANT TO A REQUEST TO AMEND UNDER SECTION 103 OF THE LOCAL GOVERNMENT (B.A.M.P.) ACT NO. 96 OF 1993 <i>Alice Kawa</i> RECORDER OF TITLES 14 11 2007		COUNCIL DELEGATE <i>[Signature]</i> DATE 15 11 07	



FOLIO PLAN

RECORDER OF TITLES

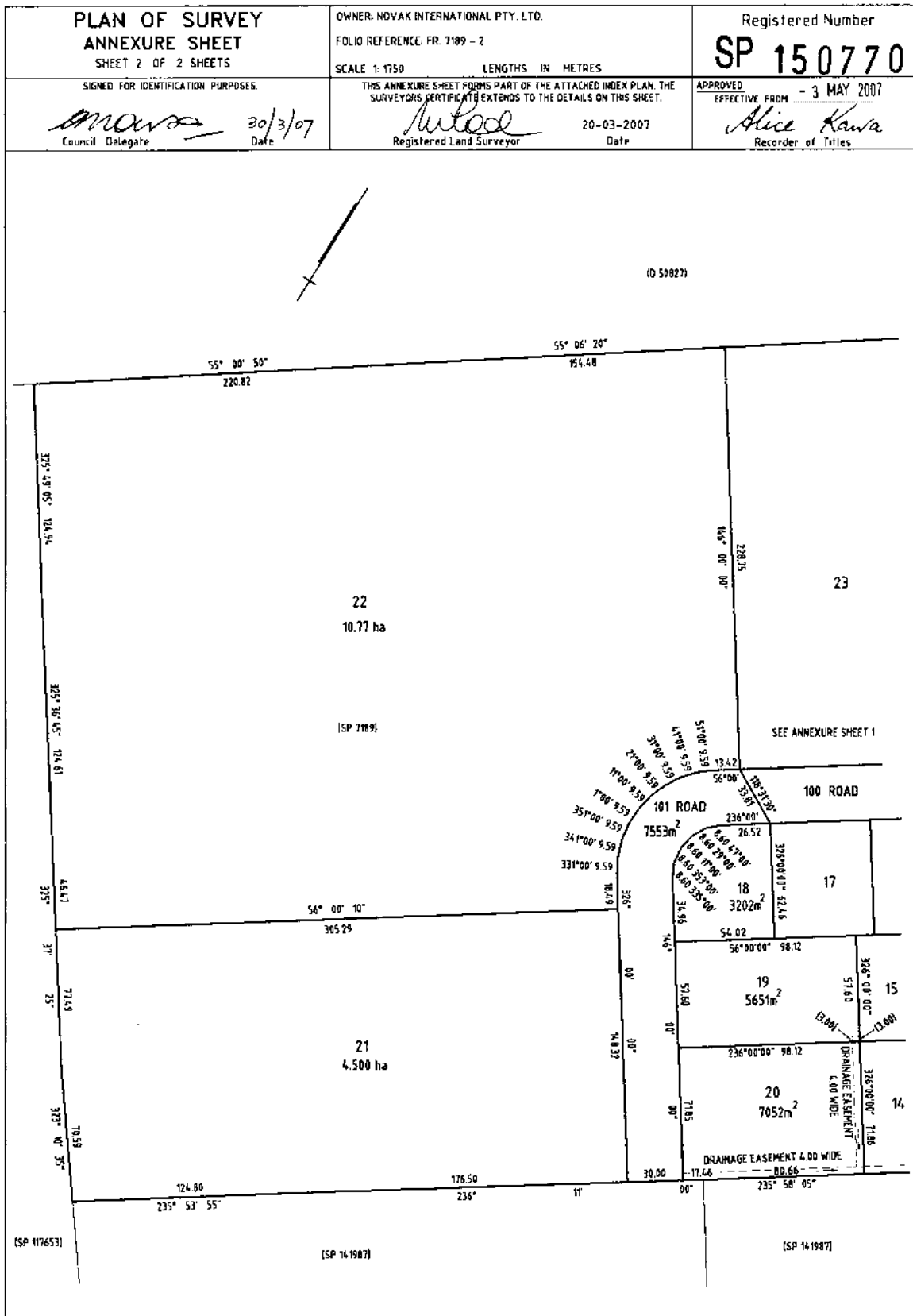
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FOLIO PLAN
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980





RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 150770	FOLIO 8
EDITION 11	DATE OF ISSUE 02-Mar-2023

SEARCH DATE : 01-Jun-2023

SEARCH TIME : 03.54 PM

DESCRIPTION OF LAND

Parish of BREADALBANE Land District of CORNWALL
 Lot 8 on Sealed Plan 150770
 Derivation : Part of 324 Acres Gtd. to Thomas Gee
 Prior CT 7189/2

SCHEDULE 1

N103915 TRANSFER to FIELDWICK HOLDINGS PTY LTD Registered
 02-Mar-2023 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP150770 EASEMENTS in Schedule of Easements
 SP150770 FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 150770

PAGE 1 OF 3 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and

(2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and

(2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lots 6, 7, 8, 12, 13, 14, 19, 20 and 23 are subject to a right of drainage (appurtenant to the Northern Midlands Council) over the lands marked DRAINAGE EASEMENT 3.00 WIDE, DRAINAGE EASEMENT 4.00 WIDE and DRAINAGE EASEMENT passing through those lots on the plan

Lot 1 is subject to a right of carriageway (appurtenant to lots 2 and 3) over the land marked RIGHT OF WAY (PRIVATE) "F" passing through that lot on the plan

Lot 1 is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) "D" and RIGHT OF WAY (PRIVATE) "E" on the plan

Lot 2 is subject to a right of carriageway (appurtenant to lots 1 and 3) over the land marked RIGHT OF WAY (PRIVATE) "E" passing through that lot on the plan

Lot 2 is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) "D" and RIGHT OF WAY (PRIVATE) "F" on the plan

Lot 3 is subject to a right of carriageway (appurtenant to lots 1 and 2) over the land marked RIGHT OF WAY (PRIVATE) "D" passing through that lot on the plan

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: NOVAK INTERNATIONAL PTY LTD	PLAN SEALED BY: ^{NORTHERN MIDLANDS} BRONCESTON COUNCIL
FOLIO REF: FR. 7189 - 2	DATE:
SOLICITOR	DA
& REFERENCE: RAE & PARTNERS (P. Lebski)	REF NO. 27/003/322 903-447 Council Delegate 
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 3 PAGES	Registered Number SP 15 0770
SUBDIVIDER: NOVAK INTERNATIONAL PTY LTD FOLIO REFERENCE: FR. 7189 - 2	

Lot 3 is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) "E" and RIGHT OF WAY (PRIVATE) "F" on the plan

Lot 4 is subject to a right of carriageway (appurtenant to lots 5 and 6) over the land marked RIGHT OF WAY (PRIVATE) "C" passing through that lot on the plan

Lot 4 is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) "A" and RIGHT OF WAY (PRIVATE) "B" on the plan

Lot 5 is subject to a right of carriageway (appurtenant to lots 4 and 6) over the land marked RIGHT OF WAY (PRIVATE) "B" passing through that lot on the plan

Lot 5 is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) "A" and RIGHT OF WAY (PRIVATE) "C" on the plan

Lot 6 is subject to a right of carriageway (appurtenant to lots 4 and 5) over the land marked RIGHT OF WAY (PRIVATE) "A" passing through that lot on the plan

Lot 6 is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) "B" and RIGHT OF WAY (PRIVATE) "C" on the plan

Fencing provision

~~The owners of the lots on the plan are subject to the fencing provision created and set forth in Scaled Plan No 7189~~

In respect to the lots on the plan the vendor (NOVAK INTERNATIONAL PTY LTD) shall not be required to fence

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



SCHEDULE OF EASEMENTS

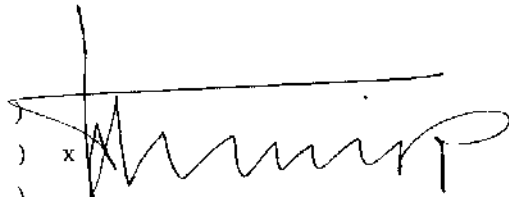
RECORDER OF TITLES

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 3 PAGES	Registered Number SP 150770
SUBDIVIDER: NOVAK INTERNATIONAL PTY LTD FOLIO REFERENCE: FR. 7189 - 2	


Signed under Section 127 (1) of the Corporations Act 2001 by NOVAK INTERNATIONAL PTY. LTD.
 being the registered proprietors in folio of the Register volume 7189 folio 2 in the presence of-


) x (PAUL NOVAK)
) x (Director/Secretary)


Witness:
 name: *Anna James Robb*
 address: *Level 28 And Place 10 Entab & Brisbane*
 occupation: *Certified Practising Accountant*

EXECUTED by BANK OF WESTERN AUSTRALIA LTD ABN 22 050 494 454 by its duly constituted Attorney under Power of Attorney No. 72/6137 dated 10 April 2001 who has no notice of revocation of such Power of Attorney in the presence of:

BANK OF WESTERN AUSTRALIA LTD
 by its Attorney:



 An Officer of the Bank
 Name (please print): **Alison Madonna Rice**
 C.dec 85558



 Signature **Beverley Lewis**
Manager Operations Team
 Name and Title (please print)

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



DRAWING SCHEDULE

A00	COVER PAGE
A01	LOCALITY PLAN
A02	SITE PLAN
A03	SIGN ELEVATIONS

PROJECT INFORMATION

BUILDING DESIGNER:	GRANT JAMES PFEIFFER
ACCREDITATION No:	CC2211T
BUILDING CLASS:	CLASS 6
LAND TITLE REFERENCE NUMBER:	150770/8
DESIGN WIND SPEED:	TBC
SOIL CLASSIFICATION:	TBC
CLIMATE ZONE:	7
BUSHFIRE-PRONE BAL RATING:	N/A
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	LOW
FLOODING:	NO
LANDSLIP:	NO
DISPERSIVE SOILS:	UNKNOWN
SALINE SOILS:	UNKNOWN
SAND DUNES:	NO
MINE SUBSIDENCE:	NO
LANDFILL:	NO
GROUND LEVELS:	REFER PLAN
ORG LEVEL:	75mm ABOVE GROUND LEVEL

DEVELOPMENT AREA	
Name	Area
EXISTING SHED	55.25 m ²
EXISTING SHED	70.30 m ²
EXISTING SHOWROOM	961.09 m ²
	1086.64 m ²

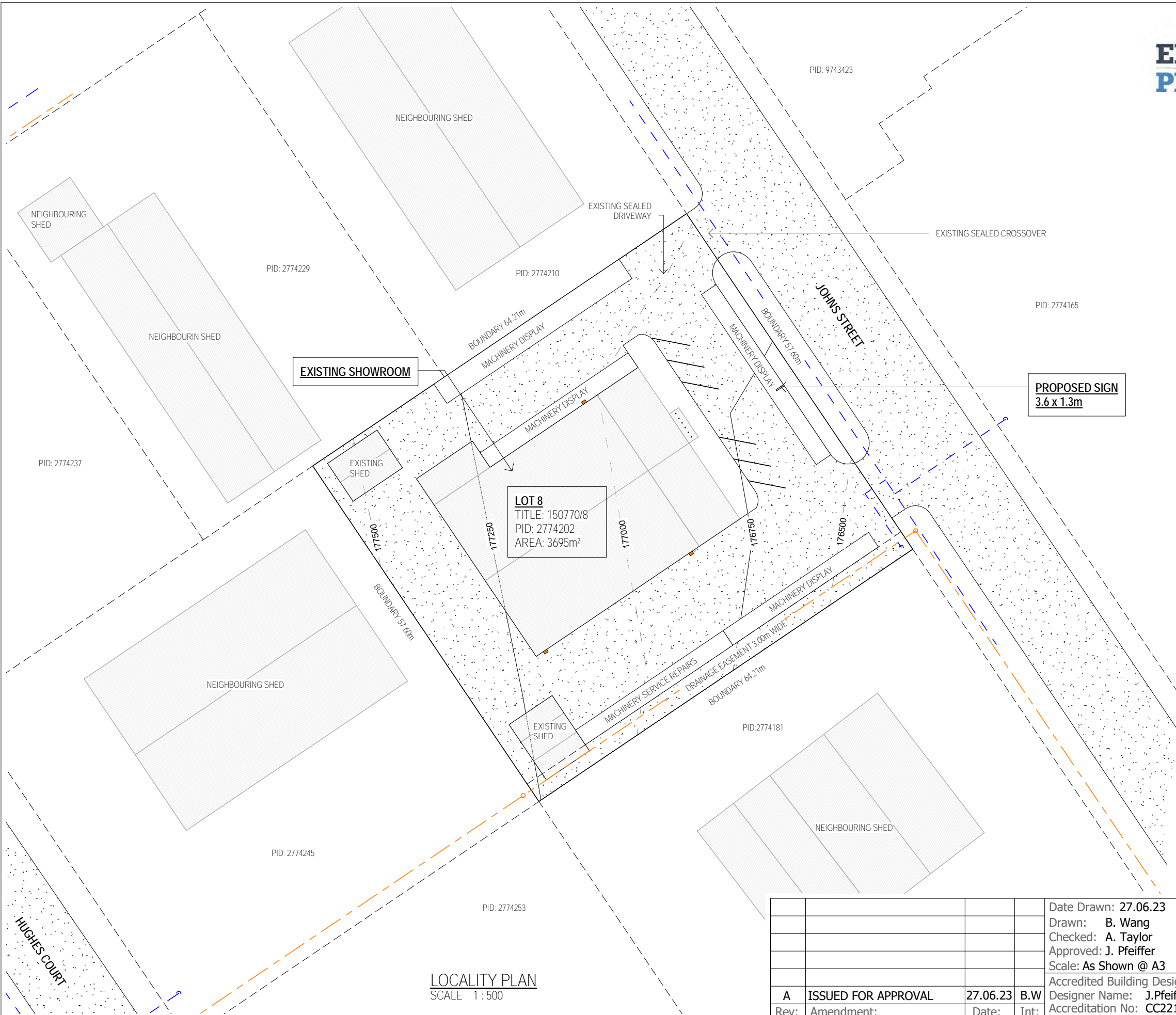
CHANGE OF USE

FIELDWICK HOLDINGS PTY LTD
 19 JOHNS ST
 WESTERN JUNCTION

NORTHERN MIDLANDS COUNCIL

ISSUED FOR APPROVAL

81 Elizabeth Street, Launceston, Tasmania 7250 jack@engineeringplus.com.au, trin@engineeringplus.com.au
 Jack 0417 362 783 or Trin 0417 545 813



DRAINAGE
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF NATIONAL PLUMBING AND DRAINAGE CODE AS3500 AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

NOTE
STORMWATER FROM PROPOSED SHED TO BE DIRECTED INTO EXISTING STORMWATER SYSTEM TO LOCAL COUNCIL REQUIREMENTS & AS3500

LEGEND	
	SEWER
	WATER
	STORMWATER

ISSUED FOR APPROVAL

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Client: **FIELDWICK HOLDINGS PTY LTD**
Project: **CHANGE OF USE**
Address: **19 JOHNS ST**
WESTERN JUNCTION

Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trin@engineeringplus.com.au

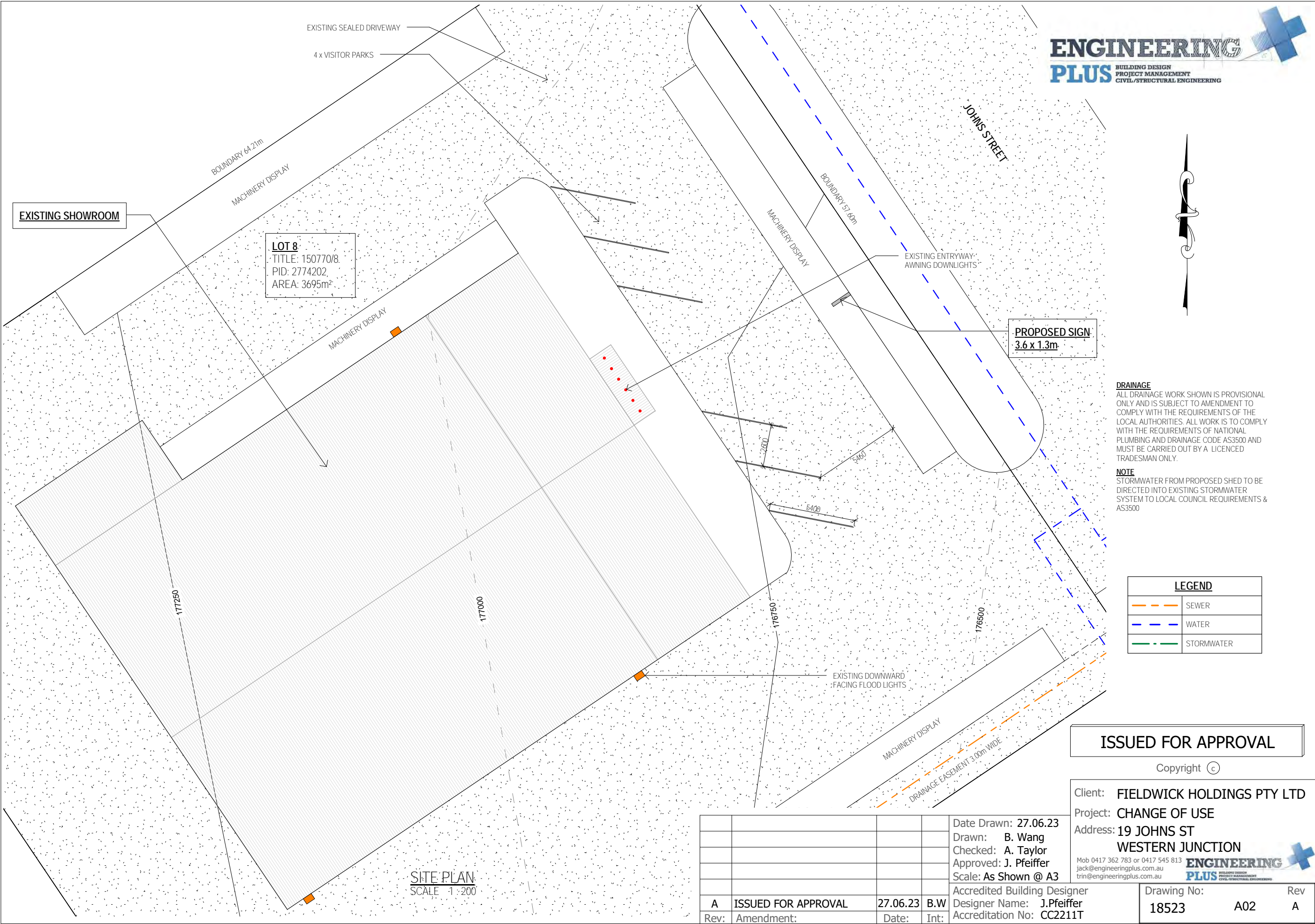


Date Drawn: 27.06.23	Drawn: B. Wang	Checked: A. Taylor	Approved: J. Pfeiffer	Scale: As Shown @ A3
Accredited Building Designer	Designer Name: J.Pfeiffer	Accreditation No: CC2211T		
Rev: A	ISSUED FOR APPROVAL	27.06.23	B.W	
Rev:	Amendment:	Date:	Int:	

Date Drawn: 27.06.23
Drawn: B. Wang
Checked: A. Taylor
Approved: J. Pfeiffer
Scale: As Shown @ A3

Drawing No: 18523
A01
Rev A

LOCALITY PLAN
SCALE 1:500



DRAINAGE
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF NATIONAL PLUMBING AND DRAINAGE CODE AS3500 AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

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LEGEND	
	SEWER
	WATER
	STORMWATER

ISSUED FOR APPROVAL

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Client: FIELDWICK HOLDINGS PTY LTD
Project: CHANGE OF USE
Address: 19 JOHNS ST
WESTERN JUNCTION

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trin@engineeringplus.com.au



Date Drawn: 27.06.23	Drawn: B. Wang	Checked: A. Taylor	Approved: J. Pfeiffer	Scale: As Shown @ A3
Accredited Building Designer				
Designer Name: J.Pfeiffer				
Accreditation No: CC2211T				
Rev: A	ISSUED FOR APPROVAL	27.06.23	B.W	Designer Name: J.Pfeiffer
Rev: Amendment:		Date:	Int:	Accreditation No: CC2211T
			Drawing No: 18523	Rev: A
			A02	

SITE PLAN
SCALE 1:200



1310



1200
600
600
550
650
3600

BLADE SIGN
SCALE 1:20



FRONTAGE SIGNS
SCALE 1:100

ISSUED FOR APPROVAL

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Project: CHANGE OF USE
Address: 19 JOHNS ST
WESTERN JUNCTION

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				Date Drawn: 27.06.23			
				Drawn: B. Wang			
				Checked: A. Taylor			
				Approved: J. Pfeiffer			
				Scale: As Shown @ A3			
				Accredited Building Designer		Drawing No:	Rev
				Designer Name: J.Pfeiffer		18523	A03
				Accreditation No: CC2211T			A
A	ISSUED FOR APPROVAL	27.06.23	B.W				
Rev:	Amendment:	Date:	Int:				



P.O. BOX 1220
LAUNCESTON, TASMANIA 7250
PHONE: (03) 6391 6222
FAX: (03) 6391 8580

07 August 2023

Karen Jenkins
Northern Midlands Council
13 Smith Street
LONGFORD TAS 7301

Dear Karen

RE: Planning Application PLN-23-0118 – Draft Amendment 09/2023 to Insert a Site Specific Qualification to the Existing Specific Area Plan (Translink Specific Area Plan) to Allow Equipment & Machinery Sales and Hire as a Permitted Use to Table NOR-S1.5.2 - Area 2 for 19 Johns St Western Junction - 19 Johns Street, Western Junction TAS 7212

I refer to the above development application and after review of the proposal, provide the following comments:

- We understand that the application is essentially for a change of use only, with no proposed development other than signage.
- A very small portion of the subject site is located between the 20 and 25 ANEF contours as mapped and laid out in the Launceston Airport Master Plan 2020, however the building type (light industrial) is 'acceptable' according to AS2021-2015.
- The site is located within Maximum Lighting Intensity Zone D as mapped and laid out in the Master Plan where the maximum intensity of light sources measured at 3 degrees above the horizontal is 450 candela (cd).

Therefore, Launceston Airport does not object to the development application at **19 John Street, Western Junction**, however requests the following be added as conditions to the planning permit:

1. The maximum luminous intensity, at 3 degrees above horizontal, of any proposed lighting or illuminated signage must not exceed 450 cd. Should any external lighting cause confusion, distraction or glare to pilots in the air, under Regulation 94 of the Civil Aviation Regulations 1988 (CAR1988), CASA may seek that the lighting be modified, shielded or extinguished to ensure aviation safety.
2. Due to the proximity to the prescribed airspace surfaces (OLS) for Launceston Airport, any plant or equipment that extends to a height greater than the existing building may infringe the OLS and must be referred to Launceston Airport for written approval prior to use. Approval from CASA and Airservices Australia may be required, and this process may take 12 weeks or longer to obtain.
3. Landscaping, certain planting, standing water and waste have the potential to attract wildlife which can increase the risk of wildlife transiting across aircraft flight paths. In relation to any proposed landscaping, Launceston Airport encourages the proponent to contact the Launceston Airport Operations Department and discuss options for reducing the risk associated with aircraft bird strikes.



P.O. BOX 1220
LAUNCESTON, TASMANIA 7250
PHONE: (03) 6391 6222
FAX: (03) 6391 8580

If you or the applicant has any questions relating to the above comments, please don't hesitate in contacting me.

Yours sincerely



Ilya Brucksch

Head of Planning, Development and Customer

Australia Pacific Airports (Launceston) Pty. Ltd.



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-23-0118	Council notice date	11/07/2023
TasWater details			
TasWater Reference No.	TWDA 2023/00899-NMC	Date of response	18/07/2023
TasWater Contact	Shaun Verdouw	Phone No.	0467 901 425
Response issued to			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
Development details			
Address	19 JOHNS ST, WESTERN JUNCTION	Property ID (PID)	2774202
Description of development	Draft Amendment-Insert a Site Specific Qualification to the Existing Specific Area Plan (Translink Specific Area Plan)		
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater makes the following submission(s):			
<ol style="list-style-type: none"> 1. TasWater does not object to the draft amendment to planning scheme and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings. 2. TasWater does not object to the proposed development and no conditions are imposed. 			
TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

PLANNING APPLICATION Proposal

Description of proposal: Construction of new addition, alterations to existing
..... heritage listed house.
.....
.....
.....
.....

(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: 23 Macquarie Street, Evandale
.....

CT no: 139560:1.....

Estimated cost of project \$ 800,000 *(include cost of landscaping, car parks etc for commercial/industrial uses)*

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

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

See attached cover letter
.....
.....
.....
.....

(attach additional sheets if necessary)

Is any signage required?
(if yes, provide details)



Blackman.creative

58a Elizabeth Street, Launceston 7250
Felix Blackman — 0437 340 493
architecture@blackmancreative.com.au

Project: 23 Macquarie St, Evandale

Project#: 22009

Owner: Ros Palmer

Distribution: Northern Midlands Council

Transmission: Email

Attn: Planning Officer

Date Issued: 7 Jun 2023

To whom it may concern,

Please find attached the supporting documentation for our Development Application at
23 Macquarie Street, Evandale.

The subject land is zoned **8.0 General Residential** under the Tasmanian Planning Scheme, and falls within a Local Heritage overlay and requires a discretionary permit.

The proposed development is permanently listed on the Tasmanian Heritage Registry - ID5031

The proposed development is in the Evandale Specific Area Plan overlay, NOR-S5.0

The proposed development is located in the Evandale Heritage Precinct overlay, NOR-C6.2.2, and the Local Heritage Place overlay, NOR-C6.1.171

Application of C6.0 Local Historic Heritage Code.

C.6.2.3 This code does not apply to a registered place entered on the Tasmanian Heritage Register, unless for the lopping, pruning, removal or destruction of a significant tree as defined in this code.

As the proposed development is listed on the Tasmanian Heritage Registry, the proposed building works shall be exempt from C6.0, NOR-C6.2.2.

This document outlines how the proposed (the Project) addresses the performance requirements under the Tasmanian Planning Scheme and Local Area Plan.

If there are any queries regarding this proposal, please reach out to us —

Felix Blackman
Principal Architect



Blackman.creative
 58a Elizabeth Street, Launceston 7250
 Felix Blackman — 0437 340 493
 architecture@blackmancreative.com.au

Tasmanian Planning Scheme (Northern Midlands)

8.0 General Residential Zone - Development Standards for Dwellings

<p>8.4.1 Residential density for multiple dwellings</p> <p>Objective: That the density of multiple dwellings: (a) makes efficient use of land for housing; and (b) optimises the use of infrastructure and community services.</p>	
<p>N/A - single dwelling only</p>	
<p>8.4.2 Setbacks and building envelope for all dwellings</p> <p>Objective: That siting and scale of dwellings: (a) provides reasonably consistent separation between dwellings and their frontage within a street; (b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings; (c) provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and (d) provides reasonable access to sunlight for existing solar energy installations.</p>	
<p>A1</p> <p>ACCEPTABLE SOLUTION Does not comply: existing frontage <4.5m.</p>	<p>PERFORMANCE SOLUTION The proposed set back is <4.5m but maintains a similar building line to the existing heritage dwelling on site.</p>
<p>P1</p> <p>PERFORMANCE CRITERIA A dwelling must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints</p>	<p>The existing front set back is 0.23m. The proposed front set back is 0.7m. Refer architectural drawings.</p>
<p>A2</p> <p>ACCEPTABLE SOLUTION Does not comply: proposed carport forward of building line.</p>	<p>PERFORMANCE SOLUTION The existing heritage listed street front building has a dilapidated early 20th century shopfront which was attached to the original Georgian cottage. Heritage Tasmania have provided an exemption to demolish this structure to free up the Georgian Cottage Facade. The proposed carport will replace the form / scale of the former shop frontage / attachment, it will also be set further back slightly. Outline of former shopfront is shown on drawings.</p>
<p>P2</p> <p>PERFORMANCE CRITERIA A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints</p>	<p>A heritage listed conifer tree is located on the northern boundary, this prohibits locating a carport to this side, as it would be detrimental to the tree and its extensive root system.</p>



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 architecture@blackmancreative.com.au

<p>A3</p>	<p>ACCEPTABLE SOLUTION <u>Does not comply:</u> due to the length of development along the southern boundary wall.</p>	<p>PERFORMANCE SOLUTION It is considered that the variation to the side setback criteria meets the performance criteria.</p>
<p>P3</p>	<p>PERFORMANCE CRITERIA The siting and scale of a dwelling must:</p> <p>(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <ul style="list-style-type: none"> - reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property; - overshadowing the private open space of a dwelling on an adjoining property; - overshadowing of an adjoining vacant property; and - visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; <p>(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and</p> <p>(c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:</p> <ul style="list-style-type: none"> - an adjoining property; or - another dwelling on the same site. 	<p>(i) the dwelling at No 25 Macquarie Street is located south of the subject site, and around 1.2m from the shared boundary. There will be a reduction in sunlight to habitable rooms along the northern elevation to the lower sections of wall at No 25 around the winter equinox. The proposed development seeks to remove and tall invasive non-native tree species that has a significant shading impact on No 25 throughout the year. Around the winter solstice, between sunrise and 12:30pm, the shadow from No 23 will cover the lower third of the wall height, but sun will continue to enter through the glazing along this edge.</p> <p>(ii) The private open space of the dwelling at No 25 Macquarie Street is extensive and there will be minimal overshadowing to private open space.</p> <p>(iii) N.A.</p> <p>(iv) The proposed development at No 23 Macquarie is residential in scale and the bulk of the development in the second story section sits 4.5m in from the side boundary, and is East of No 25. The vast majority of the proposed development sits within the acceptable of development. Development along the shared boundary is kept low to minimise impact, and overshadowing to No 25. 23 Macquarie is Heritage listed and to minimise impact to the existing delicate structure, the connection between the existing and proposed addition sited and formed to ensure clear separation between historic / new elements, as well as to ensure adequate sunlight to private out door areas throughout the year.</p>



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8.4.3 Site coverage and private open space for all dwellings		
Objective: That dwellings are compatible with the amenity and character of the area and provide:		
<ul style="list-style-type: none"> (a) for outdoor recreation and the operational needs of the residents; (b) opportunities for the planting of gardens and landscaping; and (c) private open space that is conveniently located and has access to sunlight. 		
A1	ACCEPTABLE SOLUTION Dwellings must have: <ul style="list-style-type: none"> (a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and (b) for multiple dwellings... 	COMPLIANT DESIGN The proposed site coverage is <50% Total site area: 1075m ² Total site coverage: 485m ² (45%)
A2	ACCEPTABLE SOLUTION A dwelling must have private open space that: <ul style="list-style-type: none"> (a) is in one location and is not less than: <ul style="list-style-type: none"> - 24m² or - 12m², if the dwelling is a multiple dwelling... (b) has a minimum horizontal dimension of not less than: <ul style="list-style-type: none"> - 4m or - 2m, if the dwelling is a multiple dwelling... (c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and (d) has a gradient not steeper than 1 in 10 	COMPLIANT DESIGN The proposed dwelling has private open space of no less than 24m ² with a minimum dimension of 4m and a gradient of less than 1 in 4 located in the rear setback. Refer site plan.
8.4.4 Sunlight to private open space of multiple dwellings		
Objective: That the separation between multiple dwellings provides reasonable opportunity for sunlight to private open space for dwellings on the same site.		
N/A - single dwelling only		
8.4.5 Width of openings for garages and carports for all dwellings		
Objective: To reduce the potential for garage or carport openings to dominate the primary frontage		
A1	ACCEPTABLE SOLUTION A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).	COMPLIANT DESIGN The proposed carport opening facing the primary frontage is <6m in width, and less than half the total width of the frontage. Refer architectural drawings.
8.4.6 Privacy for all dwellings		
Objective: To provide reasonable opportunity for privacy for dwellings.		



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<p>A1</p>	<p>ACCEPTABLE SOLUTION A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level >1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a:</p> <p>(a) side boundary, where set back < 3m (b) rear boundary, where set back < 4m (c) dwelling on the same site, where set back <6m: - from a window/door to a habitable room of the other dwelling on the same site; or - from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site</p>	<p>COMPLIANT DESIGN The proposal does not include any balconies, decks, roof terraces, parking spaces or carports with a finished surface or floor level more than 1m above existing ground level.</p>
<p>A2</p>	<p>ACCEPTABLE SOLUTION A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a) unless it satisfies (b):</p> <p>(a) the window or glazed door: - is to have a setback >3m from a side boundary; and - is to have a setback >4m from a rear boundary</p> <p>(b) the window or glazed door: - is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; - is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or - is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above the floor level, with a uniform transparency of not more than 25%</p>	<p>COMPLIANT DESIGN All new windows in the proposal with a floor level >1m above existing ground level comply with (a) wherein: - side setbacks >3m - rear setbacks >4m</p>
<p>A3</p>	<p>N/A - single dwelling only</p>	<p>N/A</p>
<p>8.4.7 Frontage fences for all dwellings</p> <p>Objective: The height and transparency of frontage fences: (a) provides adequate privacy and security for residents; (b) allows the potential for mutual passive surveillance between the road and the dwelling; and (c) is reasonably consistent with that on adjoining properties.</p>		



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<p>A1 ACCEPTABLE SOLUTION No acceptable solution</p>	<p>PERFORMANCE SOLUTION The proposal complies to the performance criteria.</p>
<p>P1 PERFORMANCE CRITERIA A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must:</p> <p>(a) provide for security and privacy while allowing for passive surveillance of the road; and</p> <p>(b) be compatible with the height and transparency of fences in the street, having regard to:</p> <ul style="list-style-type: none"> - the topography of the site; and - traffic volumes on the adjoining road 	<p>(a) The front fence will be no taller than 1.6m to allow for passive surveillance of the road.</p> <p>(b) The front fence is compatible in height and transparency to the fences of the street.</p>

C2.0 Parking and Sustainable Transport Code

<p>C2.6.3 Number of Accesses for Vehicles</p> <p>Objective: That:</p> <p>(a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;</p> <p>(b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and</p> <p>(c) the Number of accesses minimise impacts on the streetscape.</p>	
<p>A1 ACCEPTABLE SOLUTION <u>Does not comply:</u> Require more than one crossover.</p>	<p>PERFORMANCE SOLUTION</p> <p>(a) The existing crossover at No 23 will be used for off-street guest parking to the property and to access the garden beyond. Due to the location of a sensitive historical conifer along the existing vehicle access pathway it is not practical to retain access along this edge. Main car access / garage is being relocated to the southern boundary to ensure the integrity of the significant tree is maintained.</p> <p>(b) The front fence across No 23 will be low to maintain visual connection to car / pedestrian movements through Macquarie St. No 25 has a low front fence as does No. 21.</p> <p>(c) Macquarie Street is a quiet residential street, it is straight and has no on street vegetation to block sight lines. Affect on Traffic safety is minimal.</p> <p>(d) Vehicle access at No. 25 is at the opposite side of the title lot from No. 23. There is an existing parking bay at No 21 adjacent. This has no crossover point currently.</p> <p>(e) There is minimal impact on the streetscape, due to the low density streetscape, and lack of landscaping / features.</p>
<p>P1 PERFORMANCE CRITERIA The number of accesses for each frontage must be minimised, having regard to:</p> <p>(a) any loss of on-street parking; and</p> <p>(b) pedestrian safety and amenity;</p> <p>(c) traffic safety;</p> <p>(d) residential amenity on adjoining land; and</p> <p>(e) the impact on the streetscape.</p>	



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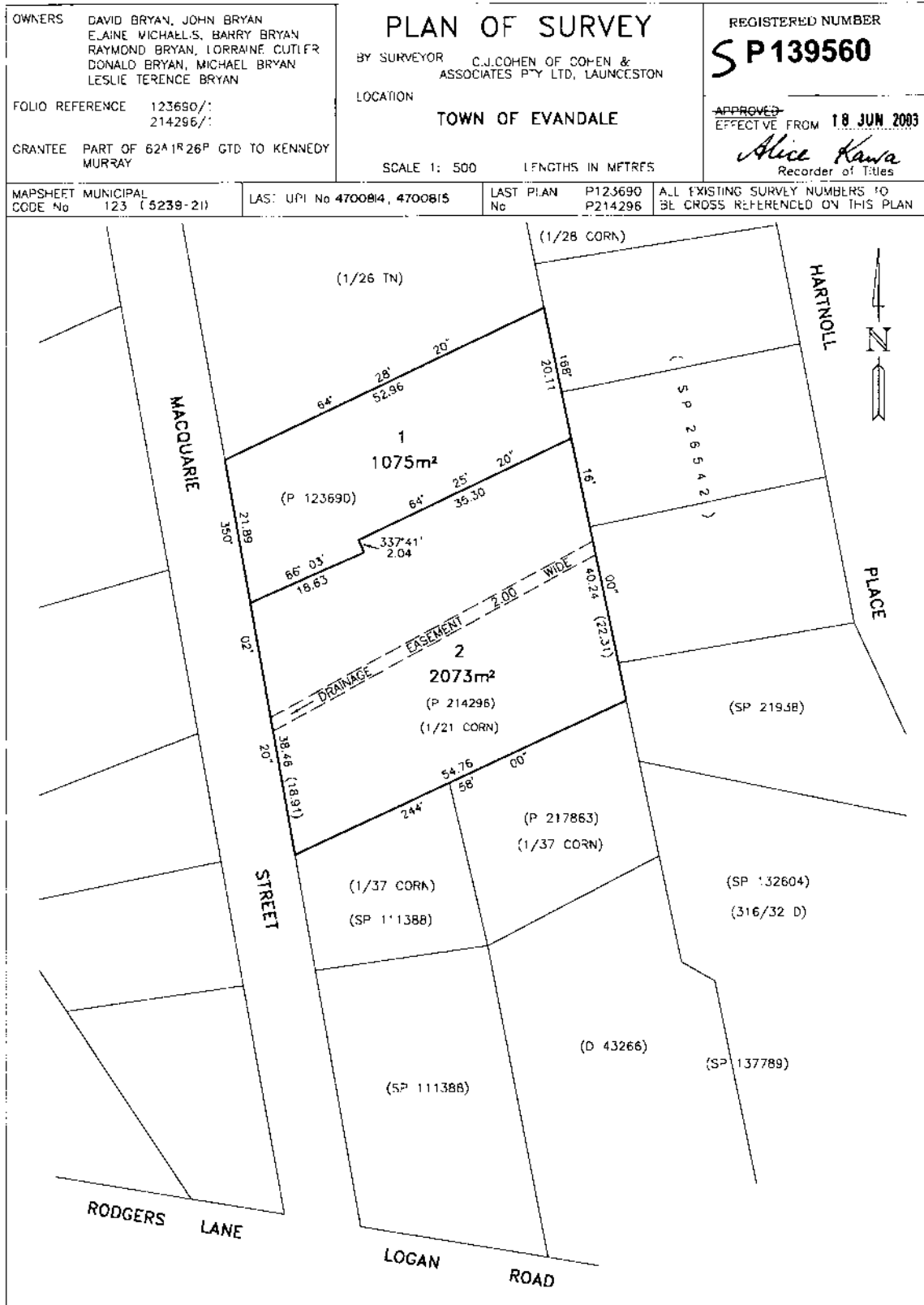
NOR-S5.0 Evandale Specific Area Plan

NOR-S5.7 Development Standards for Buildings and Works		
Objective: That: (a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses; (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and (c) the Number of accesses minimise impacts on the streetscape.		
A1	ACCEPTABLE SOLUTION Wall materials, excluding outbuildings, places listed in Table C6.1, and sites located within the Evandale Historic Heritage Precinct listed in Table C6.2, must be of a form and material that matches the existing building or not be visible from any road or public open space adjoining the site.	COMPLIANT DESIGN The proposed development is listed in table C6.1 under NOR-C6.1.171 and is excluded.
Objective: That window form and details are consistent with the streetscape or rural village character.		
A3	ACCEPTABLE SOLUTION Windows for new buildings and extensions to existing buildings, or alterations to existing buildings, excluding places listed in Table C6.1 and sites located within the Evandale Historic Heritage Precinct listed in Table C6.2, must not be visible from public spaces.	COMPLIANT DESIGN The proposed development is listed in table C6.1 under NOR-C6.1.171 and is excluded.



FOLIO PLAN
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980





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Heritage Works - Design Guidelines

The proposed works are located within the Evandale Historic Heritage Precinct, the project is to be assessed on its design merits by Heritage Tasmania. The following sections are excerpted from the *Works Guidelines for Historic Heritage Places* (2015) and will apply to the proposal:

1.0 Maintenance and Repair of Built Elements	
<p>General guidelines:</p> <ol style="list-style-type: none"> 1. Do 'as much as necessary but as little as possible'; 2. Take care to retain as much original fabric as possible and to protect and conserve original and/or significant fabric and particularly details, such as vents, cappings, chimneys, mouldings, carving and glazing that give a place its character; 3. Repairs should match or be compatible with the existing fabric in type of material used, appearance, and method of fixing. 	
<p>1.1 Repair by select replacement</p>	<p>EXEMPT WORKS Selectively replacing sections or units of historic building fabric that are broken or decayed, where:</p> <ul style="list-style-type: none"> - the sections or units are demonstrably defective; and - repair is not feasible; and - the new work will match the material, detail, colour or finish of the original; and - the area of the replacement fabric is less than 25% of that part of the structure on which the work occurs (ie. partial replacement) <p>DISCRETIONARY WORKS Removing and replacing large sections of significant fabric.</p> <p>The amount of historic fabric replaced should be kept to a minimum so as to retain the authenticity of the place. Repairs that involve the introduction of discreet amounts of new material with little or no removal of the original should be pursued as the first option rather than replacement. Significant fabric should generally only be replaced where it has degraded to such an extent that it can no longer be repaired.</p> <p>Where new works will be of a minor nature or are small in scale, it is preferable that there is a higher level of conformity between the new fabric and the original. New fabric and minor works can be distinguished by subtle means (method, style, colour, material etc). New fabric can also be distinguished by incorporating date or marking devices and by keeping records to document the feature as new works. Where significant elements (eg. historic doors, panelling etc) are to be removed, it is preferable that they be kept on site in a secure location, so that they can be returned to their original location if required.</p>
<p>1.2 Roofs - cladding replacement</p>	<p>EXEMPT WORKS Totally replacing early or original corrugated galvanised cladding with new corrugated galvanised cladding (not Zinalume or Colorbond), where the roof is demonstrably defective and repair is not feasible. For highly significant buildings and/or prominent roofs, the sheet lengths are to match the existing length.</p> <p>The profiles and details of the ridge capping, flashings, barge boards and fascias, gutters and downpipes, vents and skylights, are to match the existing form or an earlier historic form.</p>



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<p>Replacing early or original corrugated galvanised cladding with new Colorbond or Zinalume in cases where:</p> <ul style="list-style-type: none"> - the roof is demonstrably defective and - repair is not feasible; and - the roof is an element that in itself is of no particular significance; and - the significance of the building is relatively low or the roof is not a prominent feature of the heritage building or the roof is not in public view; and - details that impart heritage character to the roof, including sheet lengths, ridge capping, flashings, barge board and fascias, gutters and downpipes match the existing or an earlier historic form. 	
<p>DISCRETIONARY WORKS A change of roof cladding material. This may be acceptable where there is minimal impact on heritage values and the choice of new material is sympathetic to the heritage character of the place</p> <p>Replacing slate or terracotta claddings with new galvanised corrugated cladding, Zinalume or Colorbond is generally only acceptable:</p> <ul style="list-style-type: none"> - in roof planes that do not contribute to the formal presentation of the place and are concealed from public view; and - where the replacement material is chemically compatible with existing ridge cappings, flashings, gutters and downpipes 	

2. Maintenance and Repair - Rural Activities

The 'rural activities' described in this section are those heritage works and activities that are associated with the usual management of a productive farming property.

The landowner should be familiar with the area that is entered in the Heritage Register: This registered area is defined by either a Central Plan Register (CPR) diagram or a corresponding title plan. Rural activities that occur outside of the registered area are not regulated by the Heritage Council.

In undertaking rural activities, consideration should be given to the impact of works and activities on the heritage significance of the place including: integrity of heritage fabric; proximity to significant features and heritage places; the visibility of proposed works or activities; and any significant archaeological remains. Care should be taken to ensure that works do not detract from the rural character and form of the place as composed by such things as landscape features and building groupings.

2.1 General maintenance	N/A
2.2 Agricultural activities (general)	N/A
2.3 Introducing new elements	N/A
2.4 Horticultural activities	N/A
2.5 Planting native vegetation	N/A
2.6 Fencing	N/A
2.7 Water tanks and stock troughs	N/A

3. Restoration and Reconstruction



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<p>Discretionary permit applications will be required for those repairs, restoration or reconstruction works which may impact the significance of the place. Typically this will be works which involve greater amounts of intervention, changes to, or replacement of significant fabric or potential intrusions to the setting or presentation of a place.</p>	
<p>3.1 Repair after minor damage</p>	<p>EXEMPT WORKS Salvage involving the removal of loose debris (resulting from a storm/fire etc) where significant elements are retained and/or identified and safely stored.</p> <p>Reinstatement of significant elements to their original context</p> <p>Reconstruction of significant elements (in which the form, detail and materials will be consistent with a known earlier state)</p> <hr/> <p>DISCRETIONARY WORKS Rebuilding to an altered form.</p> <p>Minimise changes to the significant features of a place. Changes in concealed areas will in many cases be acceptable.</p> <p>Damaged elements that are still structurally viable should be retained and incorporated into the 'rebuild' in their original location so that they can still contribute to the place's authenticity.</p>
<p>3.2 Restoration</p>	<p>EXEMPT WORKS Restoration in which:</p> <ul style="list-style-type: none"> - suitably qualified and experienced tradespeople are employed to carry out the work; - the fabric is still in existence and is able to be re-used; - reconstruction is minimal, involving the substitution of missing or defective components with replica elements in a way that does not diminish the integrity of the whole; - accretions needing to be removed are clearly not historic fabric <hr/> <p>DISCRETIONARY WORKS Reinstatement of elements (including original fabric) where the context of that fabric has substantially changed since it was removed.</p> <p>Traces of the place's evolution and history of use, which provide an important tangible illustration of its history and significance should not be stripped away to facilitate a preferred presentation of the place.</p> <p>In some cases it may be appropriate to demolish later additions that have little or no significance in order to restore or reconstruct elements that will reveal or enhance more significant aspects of the place.</p> <p>Avoid adding details that are out of harmony with the place's architectural period as this will lead to confusion when trying to understand how a place has evolved.</p> <p>New work should be materially compatible with what exists so as not to create conditions that will result in the decay of existing fabric.</p>
<p>3.3 Reconstruction</p>	<p>EXEMPT WORKS Reconstruction in which:</p> <ul style="list-style-type: none"> - suitably qualified and experienced tradespeople are employed to carry out the work; - clear documentation exists to enable an earlier state to be reproduced; - the reconstructed fabric is visually and physically compatible with the existing fabric; - the new work will be identifiable on close inspection or through interpretation (signage)



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	<p>DISCRETIONARY WORKS Reconstruction where some aspects of the place's significance may be compromised.</p> <p>The work should be preceded by an investigation of the place's heritage significance and an analysis of competing or conflicting aspects of significance.</p> <p>In some cases it may be appropriate to demolish later additions that have little or no significance in order to restore or reconstruct elements that will reveal or enhance more significant aspects of the place.</p> <p>Material salvaged from other places and used in reconstruction should not be treated in a manner that conveys a false impression of the history and characteristics of the place. Interpretation can be used to counter any likely misconceptions.</p>	
<p>3.4 Invasive investigation</p>	<p>EXEMPT WORKS Removing non-significant fabric to expose underlying significant fabric (without disturbance of the significant fabric).</p> <p>Removing small amounts of significant material as samples for analytical purposes, where the resultant damage is discreet and repairable.</p> <p>DISCRETIONARY WORKS Major disturbance of significant fabric for investigative purposes.</p> <p>Invasive investigation may be justified where it will assist in the conservation of the place.</p> <p>Investigative work should be planned and managed so as to cause the least possible physical impact.</p>	
<p>4. Interpretation</p>		
<p>Interpretation is all the ways of presenting the cultural significance of the place. The aim of interpretation is to reveal and help retain this significance. Conservation works, such as restoration, preservation and reconstruction can also be seen as types of interpretation, having the potential to reveal significance and assist in its understanding.</p> <p>Interpretation can take many forms, such as the way in which a place is used, investigated, or presented through a range of different media, such as signs, displays, activities, publications, activities and events. Discretionary permit applications are required for those interpretation works which may impact the significance of the place. Typically, this will be works which involve greater amounts of intervention, changes to, or replacement of, significant fabric, or potential intrusions to the setting or presentation of a place.</p>		
<p>5. Subdivision or Boundary Adjustment</p>		
<p>An application to remove subdivided lots from the Heritage Register may be initiated where it is clear that these lots do not contribute to the historic heritage significance of the place. Pre-lodgement advice from Heritage Tasmania should be sought on this matter.</p>		
<p>6. Demolition, Relocation and Moveable Heritage</p>		



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<p>Significant built elements: the relocation or demolition (partial or total) of significant built elements is likely to have adverse impacts on the heritage significance of a place.</p> <p>Safety issues are relevant when contemplating demolition, however, most structures can be made safe and demolition should be a last resort. The Heritage Council may request a heritage impact statement for an application for full demolition or removal.</p> <p>For places that have been assessed against criterion (c) - potential to yield information - or where a place is likely to have significant archaeological values, the Heritage Council may require the preparation of a Statement of Historical Archaeological Potential to ensure impacts to significant archaeological values are considered.</p> <p>Where demolition is agreed to, a documentary record of the place may be required prior to the works occurring.</p>		
<p>Moveable heritage: Moveable heritage encompasses a wide range of items of all sizes, types and materials, from large transport items to family collections and domestic objects. Where moveable heritage is associated with a heritage place its significance may be interrelated with the value of that place, and therefore diminished by separation. Retaining moveable heritage <i>in situ</i> where practical to do so is the preferred option.</p>		
<p>6.1 Relocating buildings or structures</p>		N/A
<p>6.2 Partial demolition</p>	<p>EXEMPT WORKS Demolishing or removing non-significant additions to heritage structures, where the work involved will not result in damage to historic fabric or will not markedly impact on the ability to understand the historical evolution of the place.</p> <p>Removing non-significant building fabric, applied finishes, fixtures or fittings</p>	
	<p>DISCRETIONARY WORKS Demolition significant elements of a place.</p> <p>This should be avoided or minimised as far as practicable, so as to retain the heritage significance of the place. Partial demolition may be justifiable where it can achieve a greater conservation benefit; for example, where the partial demolition will allow for the sustainable use and conservation of the more significant parts of the place.</p> <p>Where an internal wall or other structural element is removed, it is desirable to keep vestiges of the removed element as evidence of the past form of the building. Vestiges may be patches in the floor, wall nibs and ceiling bulkheads. In most cases the retention of vestigial elements is preferable to the complete removal of significant fabric.</p> <p>Where the fabric proposed to be removed is significant and has the potential to be reinstated or meaningfully reused at the place, or if it has archaeological value, the Heritage Council may require that fabric to be stored in good condition at the place.</p>	
<p>6.3 Total demolition</p>	<p>EXEMPT WORKS Demolishing or removing non-significant structures (eg. modern outbuildings) that are separate from the heritage structures where this work will not markedly impact on the ability to understand the historical evolution of the place</p>	
	<p>DISCRETIONARY WORKS Demolishing a significant structure.</p> <p>Total demolition of a significant structure is a last resort and is generally not an acceptable outcome. In order for the Heritage Council to consider such an application, it will require information that provides justification for demolition.</p> <p>If the Heritage Council accepts that total demolition is justifiable, it may require that a record be made of the structure to be demolished (ie. an extant record). The record will need to be prepared to the standards set by the Heritage Council</p>	



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<p>6.4 Moveable heritage (ie. fixtures, fittings, furnishings etc)</p>	<p>EXEMPT WORKS Temporary relocation of moveable heritage items to assist with conservation of the place; this may include repair or maintenance, display or documentation.</p> <p>DISCRETIONARY WORKS Permanent relocation of moveable heritage.</p> <p>Where possible, moveable heritage items should remain at the place with which they are historically associated.</p> <p>Where there is no alternative to removal, the Heritage Council may require a record of the items that are proposed to be removed. This record should include details of where the items were located originally, and where they are to be relocated to. A copy of this record should be provided to Heritage Tasmania and another copy should be kept at the place.</p> <p>On-site interpretation of the removed item/s may, in some cases, be appropriate.</p> <p>The item/s should be returned to the place in future if the opportunity arises.</p>	
<p>7. Excavation and Archaeological Investigation</p>		
<p>Many places on the Tasmanian Heritage Register are significant because of a potential to reveal new information about early life in Tasmania through archaeological investigation.</p> <p>Where a place had been assessed as having significant archaeological value against criterion © - potential to yield information - or the place is otherwise known to have significant archaeological remains, the Heritage Council may require a Statement of Historical Archaeological Potential to ensure impacts to significant archaeological values are considered. The Statement of Potential should be completed in the planning phase and lodged with the development application. The statement will inform the Heritage Council as to whether it is appropriate to require a Method Statement to lessen the impacts on the significant archaeological values.</p> <p>Refer the Heritage Council publication: <i>Managing Historical Archaeological Significance in the Works Process</i></p>		
<p>7.1 Initial investigation</p>	<p>EXEMPT WORKS Removing non-significant deposits (eg. recent soil deposits) where undertaken or supervised by a qualified archaeologist to test/confirm/refine and archaeological judgement and temporarily expose underlying deposits without disturbing them.</p> <p>DISCRETIONARY WORKS Ground disturbance in an area known to have significant archaeological values.</p> <p>The Heritage Council may require a Method Statement.</p> <p>The Heritage Council may condition arrangements for the curation, storage or display of artefacts derived from an archaeological investigation.</p>	
<p>7.2 Excavation and ground disturbance</p>	<p>EXEMPT WORKS Works to areas of potentially no to low archaeological value.</p> <p>Works where a qualified archaeologist has determined that there is a low risk of disturbing significant archaeological remains.</p> <p>Excavating identified non-significant deposits under the supervision of a qualified archaeologist to ensure works do not encroach on and disturb significant archaeological remains.</p> <p>Dealing with unanticipated finds after consultation with Heritage Tasmania.</p>	



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	<p>DISCRETIONARY WORKS Where proposed works will disturb areas of potentially medium to high archaeological value.</p> <p>In these circumstances, the Heritage Council may require:</p> <ul style="list-style-type: none"> - a Statement of Archaeological Potential, and/or a Method Statement; - the design of the works to be amended; - additional investigation or research undertaken; - a controlled archaeological investigation as a condition of the permit. 	
<p>8. New Buildings</p>		
<p>The foremost consideration for a new building within a heritage place is how well it responds to its context or setting. It must be sympathetic to the place's existing heritage features (ie. the building/s, landscape and spaces). This will require an understanding of the particular characteristics or qualities of a place that make it distinct or give it special value, such as siting and setting, scale, massing, form, architectural style and design details, and materials. At some places the historical or social characteristics of how a place has been traditionally used or valued will also be relevant.</p> <p>New construction that would adversely affect a significant setting or relationship should be avoided.</p> <p>Other matters which may be relevant include the management of significant landform and landscape elements and significant archaeological values. For places that have been assessed criterion (c) - potential to yield information - or there are known significant archaeological values, the Heritage Council may require a Statement of Historical Archaeological Potential to ensure impacts to significant archaeological values are considered.</p>		
<p>8.1 New buildings (generally)</p>	<p>EXEMPT WORKS New buildings that are:</p> <ul style="list-style-type: none"> - of a scale and sited such that they are not conspicuous; - not attached, or in close proximity, to heritage structures; - not in an area that has significance for landscape values; - not in an area that forms a significant setting for a heritage place; or - not on a site of significant archaeological potential. 	



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	<p>DISCRETIONARY WORKS New buildings that affect the place's heritage values.</p> <p>Appropriate outcomes are new buildings that respond positively to:</p> <p>(a) The character of the heritage place: This will normally require consideration of such aspects such as the siting and setting, scale, massing, form and style of historic buildings; materials, building techniques and details; and significant views of these places. At some places, understanding this character may require an analysis of broader qualities related to streetscape, townscape or landscape contribution.</p> <p>(b) The scale of the heritage place and its setting: This will mean different things in different contexts. New buildings that are larger than those in the surrounding context of the heritage place can have the visual impact of their scale reduced through various design techniques.</p> <p>(c) The form of the heritage place and setting: Aspects to consider include roofline and roof forms; choice of materials; and the design and arrangement of facades and the placement of openings.</p> <p>(d) Established and important streetscapes or significant views: Aspects such as orientation, location and setbacks should be considered. Significant landscape and landform elements and/or significant archaeological values should also be considered when selecting the location for a new building.</p> <p>(e) Existing historic building materials, textures and colour: These characteristics can be creatively reinterpreted as part of a new building.</p> <p>(f) Details that contribute to the character of a place or an area: Includes things such as predominant building materials; roof forms and materials; chimneys, parapets and so on. Such details do not need to be replicated, but can act as clues for the design details in new buildings.</p>	
<p>8.2 Temporary structures</p>		<p>N/A</p>
<p>8.3 Adding freestanding structures</p>	<p>EXEMPT WORKS Adding a single storey, lightweight structure that:</p> <ul style="list-style-type: none"> - can be easily removed or relocated to restore the prior setting (eg. a sheet-metal garden shed); and - has a footprint of less than 18m²; and - does not occur within an area that has significance for landscape values or in an area that forms a significant setting for a heritage place; and - will not impact on significant archaeological values. <p>DISCRETIONARY WORKS Structures that affect the place's heritage values.</p> <p>Appropriate outcomes include new buildings that:</p> <ul style="list-style-type: none"> - are located in visually unobtrusive locations, usually at the rear of buildings where possible. Where this is not possible, care should be taken in the location and design of these structures to minimise adverse visual impacts. - are free-standing structures, where sufficient room exists to allow this; - are of a scale or size that is subservient to the main building (ie. they should not visually dominate the scale of the historic building); - have materials or finishes that are darker or recessive colours, and non-reflective materials, or where the structure is screened by landscaping; - incorporate roof forms and other details compatible with that of the heritage building. 	
<p>9. Alterations, Additions and Extensions</p>		



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<p>Most heritage places have been previously modified to suit changing circumstances and will continue to be modified to ensure that they meet contemporary standards of comfort and amenity. With careful planning and the right advice, the majority of these alterations, additions and extensions can be carried out in a manner that is compatible with the heritage significance of the place. The extent of change to significant fabric should be minimised as far as practicable.</p> <p>When planning works, an analysis of the fabric of the place will help to identify opportunities and constraints. Other matters which may be relevant include the need to manage significant landform and landscape elements and significant archaeological values.</p> <p>For places that have been assessed against criterion (c) - potential to yield information - or there are known significant archaeological values, the Heritage Council may require a Statement of Historical Archaeological Potential to ensure impacts to significant archaeological values are considered.</p>	
<p>9.1 Internal partitions</p>	<p>EXEMPT WORKS Installing lightweight partition walls that:</p> <ul style="list-style-type: none"> - do not involve the removal of original fabric; - do not alter a significant design or layout of an interior space, including historic patterns of access and movement; - do not impact on significant fabric (eg. ceiling heights, plaster detail such as cornices, timber panelling, skirting, architraves, historic/original wallpaper; and - are fully reversible. <p>DISCRETIONARY WORKS Installing new partitions or walls in significant spaces or in a manner that may damage significant fabric or the character of the interior space.</p> <p>Avoid dividing or breaking up spaces of high significance. If a space has some significance by must be divided, use walls or partitions that do not extend to the ceiling, or partitions that have transparent elements where connected to historic fabric.</p> <p>Partitioning rooms into smaller spaces should be carefully considered and planned in such a way as to retain significant elements. For example, by keeping chimney breasts and fireplace mantels in one space and not dividing them between separate rooms. Partitions should be designed to be reversible so they can be removed at a later date if required, enabling recovery of the space without causing damage to significant historic fabric.</p> <p>New walls should be configured to minimise the need for alteration of significant features such as windows, stairs, fireplaces, skirtings and cornices.</p>
<p>9.2 Alterations to significant structures</p>	<p>EXEMPT WORKS Alterations to structures or parts of structures that are of little significance, where the work will not result in either a physical or a visual impact on the more significant elements or spaces of the place.</p> <p>DISCRETIONARY WORKS Alterations to significant structures or alterations in a location where the new work will result in either a physical or visual impact on the significant elements or spaces of a place.</p> <p>In places where the fabric has varying levels of significance, altering fabric with lower levels of significance is preferable to altering fabric with higher levels of significance.</p> <p>It is desirable that alterations to significant fabric be reversible.</p> <p>In some cases significant external characteristics of a place should be retained, such as:</p> <ul style="list-style-type: none"> - the presentation of the place to the street, particularly where a place contributes to the significance or character of a streetscape or townscape;



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	<ul style="list-style-type: none"> - the essential form of the place, including its scale, construction materials and their appearance (ie. unpainted brick or stone should remain unpainted) - roof form and roof materials, chimneys, door and window arrangements and their joinery details (eg. glazing divisions in sashes); - design details of particular interest or value such as verandahs, decorative mouldings, carvings, joinery or ironwork. 	
<p>9.3 Works to non-significant structures</p>	<p>EXEMPT WORKS Minor alterations, additions or extensions to structures or parts of structures that are not significant, where the work will not result in either a physical or visual impact on the significant elements or spaces of the place.</p> <p>DISCRETIONARY WORKS Additions or alteration to a non-significant structure where the new work will result in either a physical or visual impact on the significant elements and spaces of a place.</p> <p>Alterations, additions or extensions to non-significant structures should be designed to be in sympathy with the significant elements of the place, and to result in the least possible intrusion into significant views or spaces.</p> <p>Impact on areas of archaeological potential should be minimised, which in some cases may be achieved by construction methods that do not involve ground disturbance.</p> <p>New work to non-significant structures should not imitate historic elements. However, new work may utilise similar scale, massing, form, material and level of detail as the historic elements in order to be sympathetic to the character of the place.</p>	
<p>9.4 Internal alterations (generally)</p>	<p>EXEMPT WORKS New openings into walls that are of little or no significance.</p> <p>Upgrading bathroom, kitchen or laundry fit-outs where there will be no alterations to significant door and/or window openings and no impacts to significant joinery, walls, ceilings or floors, or significant archaeological values below floor level.</p> <p>DISCRETIONARY WORKS Alterations that involve disturbance or removal of significant fabric such as walls, floors, ceilings, fireplaces, stairs, joinery, or decorative plasterwork.</p> <p>In places where the fabric has varying levels of significance, altering fabric with lower levels of significance is preferable to altering fabric with higher levels of significance.</p> <p>Retaining significant internal aspects of the place is preferable. This may include:</p> <ul style="list-style-type: none"> - the overall room layout and circulation patterns; - significant elements such as historic staircases, fireplace mantels, cornices, skirtings, floorboards, dado rails, doors, door and window architraves, ceiling roses etc; - rare and important decorative finishes such as painted surfaces that imitate stone or wood, or rare and unusual wallpapers. <p>Where alterations involve the removal of early fabric that forms spatial division, the work should be planned to retain significant details such as stairs, fireplaces, ornamental ceilings, doors and windows, and the vestiges should be kept of the fabric that is removed.</p> <p>Where significant internal elements (eg. historic doors, panelling etc) are to be removed, it is preferable that they be kept on-site in a secure location, so that they can be returned to their original location at a future date if required.</p>	



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<p>9.5 Additions or extensions</p>	<p>EXEMPT WORKS Minor additions or extensions to structures or parts of structures that are of little significance, where the work will not result in either a physical or a visual impact on the more significant elements or spaces of the place.</p>	
	<p>DISCRETIONARY WORKS Additions or extensions to structures or parts of structures that are significant, or to other structures where the work will result in a physical or a visual impact on the significant elements or spaces of the place.</p> <p>Additions or extensions should be subservient to the main historic building. That is, an addition should not visually dominate the historic structure.</p> <p>Significant public views of a place should be retained when additions or extensions are planned and implemented. Where such works will be publicly visible, care should be taken in the configuration and choice of materials to minimise visual impacts. This may be particularly relevant when considering the height of additions; roof forms, materials and colours; wall materials, textures and colours; and window proportions and arrangements.</p> <p>The design used for new additions or extensions should be sympathetic to the significance of the place.</p> <p>Where minor or small scale additions or extensions are proposed, a higher level of conformity with the heritage place is desirable. The new fabric can be distinguished from historic fabric by subtle means. For example by distinguishing minor differences in construction, stylistic details, colour, material, and the junction between old and new. New fabric can also be distinguished by incorporating date or marking devices and by keeping records to document the feature as new works.</p> <p>Where the additions or extensions are substantial, it is appropriate that the new work is more easily distinguished from the historic part. This can be achieved through a variety of approaches from traditional to highly contemporary. Poor quality imitation or mimicry of historic building forms and styles should be avoided.</p> <p>Designs that provide a visual contrast between old and new should be visually compatible and sympathetic to the historic elements and should not diminish the place's significance.</p> <p>Take care to avoid ongoing conservation problems at the interface between the historic place and the addition or extension. For example, construction details in new works should avoid breaching damp proof courses or preventing the ventilation of historic fabric which may lead to damp issues that are difficult and costly to resolve post-construction. Position additions or extensions so that significant trees, gardens or garden features are retained.</p>	
<p>10. Access to Heritage Places</p>		
<p>Legislation at both Commonwealth and State levels requires that people with disabilities be able to access certain premises without discrimination. These requirements relate predominantly to public buildings and spaces, such as workplaces, shops, assembly buildings and accommodation buildings.</p> <p>For places that have been assessed against criterion (c) - potential to yield information - or there are known significant archaeological values, the Heritage Council may require a Statement of Historical Archaeological Potential to ensure impacts to significant archaeological values are considered.</p>		
<p>10.1 Providing access (generally)</p>	<p>N/A</p>	
<p>10.2 Equal access toilet facilities</p>	<p>N/A</p>	
<p>10.3 Ramp and walkway access</p>	<p>N/A</p>	



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10.4 Internal circulation and use		
10.5 Lifts		
10.6 Parking and external circulation		
11. New Services		
<p>Installing new services and technologies in heritage places may increase opportunities for the ongoing use of the place. Updating services and facilities can be challenging but in many cases it is possible to find a solution with minimal impact on the heritage values of a place.</p> <p>For places that have been assessed against criterion (c) - potential to yield information - or there are known significant archaeological values, the Heritage Council may require a Statement of Historical Archaeological Potential to ensure impacts to significant archaeological values are considered.</p>		
<p>11.1 New services (generally)</p>	<p>EXEMPT WORKS</p> <ul style="list-style-type: none"> - Installing new services where the work clearly does not result in either a physical or visual impact on the significant character, fabric or spaces of a place. - Installing plant and equipment in roof spaces or under floors where this work can occur without disturbance of significant fabric. - Replacing electrical cabling, fuses and meters where original or early switches, power points and light fittings are retained. - New meter (with or without box/cover) placed in a discreet location and concealed from public view. - Installing pipes or cabling within existing floor/wall penetrations and cavities - New pipes or cables that enter the building at the lowest possible level and through a mortar joining rather than through heritage fabric - Excavating existing service trenches to install new pipes or cabling - Trenching for pipes or cables that does not affect significant archaeological values <p>DISCRETIONARY WORKS</p> <p>Installing modern services, plant and equipment where the work will result in either a physical or visual impact on the significant character, fabric or spaces of a place.</p> <p>Install new services with the least intrusion or impact on the significance of a place and its important features. Where possible, changes should be designed to be reversible.</p> <p>Avoid or minimise visual impacts by locating new services in areas that do not detract from the public presentation of a place.</p> <p>With masonry buildings, any fixings into the external walls should be with noncorrosive materials and into the mortar joints rather than the face of the stone or brick units. Penetrations for cables or pipes should also be through mortar joints where possible.</p> <p>Locate operating equipment away from significant fabric to avoid damage from vibration, condensation, airflow etc.</p>	
<p>11.2 Fire safety</p>	<p>EXEMPT WORKS</p> <ul style="list-style-type: none"> - Installing smoke detectors in discreet locations in a manner that has minimal impact on significant fabric - Installing a largely wireless system, where installation involves only one hard wired element (ie. the control panel) - Applying fire-resistant paint on previously painted surfaces, except where the existing painted surface is of intrinsic value to original decorative work. - Installing fire safety signage that has no impact on significant fabric and the character of significant interiors. 	



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	<p>DISCRETIONARY WORKS</p> <p>Installing equipment or devices where the work will result in either a physical or visual impact on the significant character, fabric or spaces of a place.</p> <p>Impact should be minimised where possible.</p> <p>NOTE: Works required for compliance with fire safety provisions of the National Construction Code are supported where significant fabric is not adversely impacted. Where impacts on significant fabric cannot be avoided the building surveyor may vary the Construction Code requirements, if appropriate, or accept an alternative solution to the requirements. The minimum works required to achieve statutory obligations should be explored to limit impact on heritage values.</p>	
<p>11.3 Heating and cooling services</p>	<p>EXEMPT WORKS</p> <p>Installing external units and conduits:</p> <ul style="list-style-type: none"> - in a discreet manner which does not impact on the heritage significance of the place, including setting, streetscape and views to or from the place; and - where heat pumps installed against sandstone or porous brickwork are shielded from the airflow generated by the condenser unit (so as to minimise evaporation and the potential to accelerate salt damage from rising damp) <p>Mechanical upgrading and/or maintenance of an existing heating and cooling service.</p> <p>Installing new radiant heaters with no impact to heritage significance.</p> <p>Installing new wall or ceiling mounted units in domestic interiors where these do not adversely impact on significant fabric.</p> <p>Floor heating involving discreet placement of grilles in timber floors.</p> <p>Installing under floor heating where there is minimal disturbance of original floor material and any lifted material will be re-laid upon completion of installation, with no apparent change to form, detail or material.</p> <p>DISCRETIONARY WORKS</p> <p>Installing external units and conduits where there is an impact on heritage significance.</p> <p>Position heat pumps and air conditioners where they have minimal visual impact and where they can be easily accessed and maintained. This can be achieved by locating them at ground or roof level.</p> <p>Avoid positioning units above shopfront awnings or in windows.</p> <p>Avoid the use of multiple heat condenser units, particularly if they are publicly visible. Multiple condensers should not be located on front elevations of heritage places as it can result in a negative visual impact.</p> <p>Avoid mounting external heat pump condensers next to sandstone walls or porous brick work. Such placement can accelerate salt damage from rising damp.</p> <p>Fit internal elements carefully to minimise heritage impacts. Using dropped ceilings to hide equipment should be avoided as it impacts on the proportion of rooms and the concealment of details such as cornices, ceiling roses and so on. Where wall construction allows, locate cabling within wall cavities. Intake grilles should be carefully located and designed to minimise impacts.</p> <p>Installing ducted systems that require demolition of masonry footings or removal/replacement of flooring. Demolition or removal of fabric should be minimised as far as practicable.</p>	
<p>11.4 Satellite dishes, antennas and aerials</p>	<p>EXEMPT WORKS</p> <p>Installing an antenna, aerial or satellite dish in a non-prominent and unobtrusive position, which does not impact on the setting, streetscape, or views to or from the heritage place.</p>	



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	<p>DISCRETIONARY WORKS Installing an antenna, aerial or satellite dishes where there is an impact on a place's significance.</p> <p>Position satellite dishes and antennae to avoid visual impacts. They should not be visible from the principal views of a place. To minimise the visual impact, run cabling beneath the eaves and through wall cavities, rather than running along the surface of external walls. Avoid damage to skirtings, architraves or ornate cornices.</p>	
<p>11.5 Rainwater tanks</p>	<p>EXEMPT WORKS Installing rainwater tanks of an appropriate size, location and colour and where there is no change to significant fabric or setting, significant archaeological values, trees and plantings and views to and from the place.</p> <p>NOTE Water tanks are a feature of many historic properties, particularly in the rural environment where the use of tanks may be considered a traditional element. The scale, colour and materials of the tank and their potential heritage impact should be considered. For rural and regional properties there may be more opportunities for placement, scale and materials.</p>	
	<p>DISCRETIONARY WORKS Installing water tanks where the work will result in either a physical or visual impact on the significant character or spaces of a place.</p> <p>Locating tanks towards the rear or side of the building to reduce their visual impact. Bladder and underground systems may be another option.</p> <p>Locating corrugated iron tanks on wooden stands located away from principal elevations will generally have an acceptably low impact. Plastic and fibreglass tanks may have a greater visual impact on the significance of the place due to their colour and texture. Screening of such tanks may be required.</p>	
<p>11.6 Solar panels</p>	<p>EXEMPT WORKS Installing solar panels aligned with the plane of the roof and located on a roof plane not visible from public areas.</p> <p>DISCRETIONARY WORKS Installing solar panels where they may be visible from public areas or have an impact on significance.</p> <p>Locating solar devices to avoid visual impacts resulting from their location, scale, form, colours and reflectivity. Devices should not intrude on the principal views of a place.</p> <p>Installing or locating free-standing collector devices on structures of lesser heritage significance, such as garages, carports or pergolas.</p> <p>Avoiding use of stands to fix solar collectors or solar hot water systems onto heritage roofs.</p> <p>For solar hot water systems, the tank can be installed inside the roof space or in another location which reduces the visual impact of the installation. Internal spaces may have the added benefit of reducing heat loss.</p> <p>Ensuring that the weight of new devices can be borne by the supporting structure, or that the structure is appropriately strengthened to accommodate the addition weight. The minimum number of fixing holes should be used to fix the device to the roof, which will help minimise the extent of damage, and will assist with future removal and replacement.</p> <p>Ensuring that new metal components in contact with metal roof cladding are chemically compatible or insulated to avoid corrosion.</p>	

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<p>11.7 Energy efficiency</p>	<p>EXEMPT WORKS Installing insulating materials within a building, where there is no impact on significant fabric, including significant or original ceilings.</p> <p>Replacing window sashes to effect double glazing in parts of a place or building that are of no heritage significance, where the new components are of the same material and appearance as those they replace.</p> <p><i>See also section 1.4 Doors and Windows</i></p> <hr/> <p>DISCRETIONARY WORKS Installing insulation where the work involves disturbance of original fabric such as roof claddings, (including remnant shingles) or internal linings such as lath and plaster.</p> <p><i>See also section 11.1 New services (generally)</i></p> <p>Upgrade to double glazing involving the replacement of early or original window frames and/or sashes. Double glazing involving the replacement of significant fabric and/or visual changes to the principal elevation/s of a place is discouraged. Other options, such as a sash window repair or internal secondary glazing may be a preferred solution.</p>	
<p>11.8 Wind energy devices</p>		<p>N/A</p>
<p>11.9 Fixed wire internet or telecommunications connection</p>	<p>EXEMPT WORKS Installing fixed wire internet where the types of works are consistent with the Heritage Council's <i>NBN Exempt Works Guidelines</i></p> <hr/> <p>DISCRETIONARY WORKS Where there may be impact on the place's significance.</p> <p>Avoiding fixing conduits and boxes onto the front faces of buildings, into highly decorative or detailed fabric, or into un-painted masonry. External infrastructure should be discreetly located. Where possible, cabling and conduits should be run internally within the building, either within the roof, floor or wall cavity, and where possible not be exposed to the building exterior.</p> <p><i>See also Heritage Council's NBN Exempt Works Guidelines for more information.</i></p>	
<p>11.10 Gas and fuel installations</p>		<p>N/A</p>



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12. Residential Fences and Gates		
<p>Historic fences or gates may form part of the significance of a place and their retention is encouraged. Maintenance, repair and partial replacement of missing or deteriorated elements is desirable over the complete replacement of significant fences and gates. Maintenance, repair and spot replacement are exempt from requiring a permit.</p> <p>Historically, fence heights have generally ranged from 800mm (for small cottages with a narrow frontage) to 1370mm (for more commanding buildings with wider frontages). Fences 1050mm high were also very common. In most cases, fences of this height will provide an adequate barrier and will not overly obscure the building.</p> <p>A useful guideline on designing new fences at heritage places is the Hobart City Council publication <i>New Fences for Old Houses: A guide to designing a traditional fence for your home</i>. For places that have been assessed against criterion (c) - potential to yield information - or there are known significant archaeological values, the Heritage Council may require a Statement of Historical Archaeological Potential to ensure impacts to significant archaeological values are considered.</p>		
12.1 New fences and gates	<p>EXEMPT WORKS Installing a new fence and/or gate where the work:</p> <ul style="list-style-type: none"> - will reconstruct a historically documented former fence in matching form, detail and material finish; or - will replace a non-significant fence with a more sympathetic alternative; and - does not impact on heritage material; and - is on the same or similar alignment; and - is sympathetic to the character, presentation and setting of the place; and - is of similar height and length as the previous fence/gate; and - is consistent with fence heights and character of the streetscape. <p>DISCRETIONARY WORKS Installing new fences and gates where there may be an impact on heritage significance.</p> <p>New fences and gates should be sympathetic to the significance of the place. They should complement the presentation or setting of the place, its period of construction and its character. In general:</p> <ul style="list-style-type: none"> - the height of the fence should not obscure public views of the building; - the design should complement the character of the place; and - materials used should be of a type that complements the significance of the place; - for places that have been assessed against criterion (c) - potential to yield information - the works will not impact on significant archaeological values. 	
12.2 Maintaining and repairing fences and gates that are of significance		N/A
12.3 Reconstructing significant fences		N/A
12.4 Removing a significant fence/gate		N/A
12.5 Extending a significant fence/gate		N/A
12.6 Maintaining, repairing, and replacing fences and gates that are of no significance	<p>EXEMPT WORKS Maintaining, repairing or replacing non-significant fences where the works do not impact on significant fabric or setting of the significant historic structures</p> <p>DISCRETIONARY WORKS Replacing non-significant fences with new fencing (eg. replacing) that impacts on the setting or significance of the place.</p> <p><i>See also 12.1 New fences and gates.</i></p>	



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13. Historic Plantings and Landscaping		
<p>Significant historic plantings or landscapes may include mature trees; designed landscapes such as parks or gardens; hedges or avenues of plantings; and early garden elements such as garden buildings, walls, paving, steps, furniture and fountains. Altering significant landscapes, gardens and historic plantings should be approached in the same manner as considering any other type of works.</p> <p>In undertaking landscaping works, a person should consider the heritage significance of the place, with particular reference to the significance of the plantings, landscape and setting, including any significant views to and from a heritage place. For places that have been assessed against criterion (c) - potential to yield information - or there are known significant archaeological values, the potential for impacts to significant archaeological values may also need to be considered.</p> <p>For particularly significant gardens, parks or landscapes, the Heritage Council may require a landscape management plan to be submitted with the application. The plan should analyse the significance of the place and provide strategies for the conservation of the landscape values.</p>		
13.1 Changing significant landforms		N/A
13.2 Changing significant gardens or landscapes		N/A
13.3 Replacement planting		N/A
13.4 New planting		N/A
13.5 Removing plantings	<p>EXEMPT WORKS Removing non-significant plantings, where:</p> <ul style="list-style-type: none"> - there is no impact to the social or community value of any planting (ie. memorial plantings); - the vegetation does not contribute to the heritage significance of a place. <p>Removing a significant planting, where:</p> <ul style="list-style-type: none"> - it presents an urgent threat to life or property; and/or - an arborist confirms that it is senescent (ie. has reached the end of its life) 	
	<p>DISCRETIONARY WORKS Removing significant plantings.</p> <p>Retaining significant historic plantings is the preferred option. Where removal is agreed to, a replacement planting may be required.</p> <p>Removing a significant tree or undertaking substantial pruning, where supported by an arborist's assessment.</p> <p>Removing plantings of lower significance to save plantings of higher significance where supported by an arborist's assessment</p> <p>Removing historic plantings that constitute a hazard to life or built structure where supported by an arborist's assessment.</p> <p>Removing historic plantings that are part of an earlier design or function that are now considered weeds and where supported by a detailed discussion on alternatives considered, including re-establishing the planting feature with replacement plantings</p>	
13.6 Removing wood or branches, hedge trimming and pruning		N/A
13.7 Hard landscaping		N/A
13.8 Ponds and water features		N/A



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13.9 Retaining walls		N/A
13.10 New flagpoles		N/A
13.11 Buildings or works near significant trees	EXEMPT WORKS Works which do not impact on the health, form and character of the plant, or where the impact is minimised in line with <i>AS4970 - Protection of Trees on Development Sites</i> Installing temporary structures. <i>See also 8.2 Temporary structures</i>	
	DISCRETIONARY WORKS Building or works near significant trees. Harm or damage to significant trees should be avoided. Specialist advice from an arborist may be required to determine management approaches so that trees can be maintained in stable, healthy condition. Measures may include avoiding root pruning, avoiding soil compaction and locating buildings or services beyond the drip line of the tree. <i>See AS4970 Protection of Trees on Development Sites</i>	
13.12 Car parking	EXEMPT WORKS New car parking provided in a discreet location (to the rear or side of a place) that does not involve the removal of significant plantings or landscape features. <i>See also 10.6 Parking and external circulation.</i>	
	DISCRETIONARY WORKS New car parking that may have an impact on heritage significance. Design car parking to avoid significant visual impacts on the setting of a place. Visual impacts can be minimised where car parking is provided at the side or rear of a place. Where this is not possible, consideration should be given to the surface material of the car park as well as screening the car park, for example through plantings. New car parking should be designed to retain significant elements such as significant plantings or other garden features.	
13.13 Archaeological considerations		N/A
14. Signage		
Communications and advertising are an essential part of carrying out a business. However, identifying and promoting businesses and services should be undertaken in a manner that does not have a detrimental effect on, but generally reinforces, the historic cultural significance of a place. Signs can detract from the appreciation of buildings, townscapes and landscapes. Care is needed to locate new signs so that they respect the architectural features of a building and do not intrude upon the visual qualities of the streetscape. A new sign should never dominate the heritage values of a place.		
14.1 Installing temporary signs		N/A
14.2 Replacing an existing sign		N/A
14.3 New signs		N/A
14.4 Old signs		N/A

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Received
07.06.2023

DA

CLIENT DETAILS
Client/S: Rosamund Palmer
Address: 23 Macquarie Street, EVANDALE 7212 lutruwita (Tasmania)

PROJECT DETAILS
Site ID: CT. 139560/1
Address: 23 Macquarie Street, EVANDALE 7212 TAS
LGA: Northern Midlands Council
Zone: 8.0 - General Residential
Heritage: Evandale Heritage Precinct (lot) Heritage ID 5031 (house)
Planning: Evandale Specific Area Plan NOR-S5.0
Evandale Heritage Precinct Overlay, NOR-C6.2.2
Local Heritage Place Overlay, NOR-C6.1.171

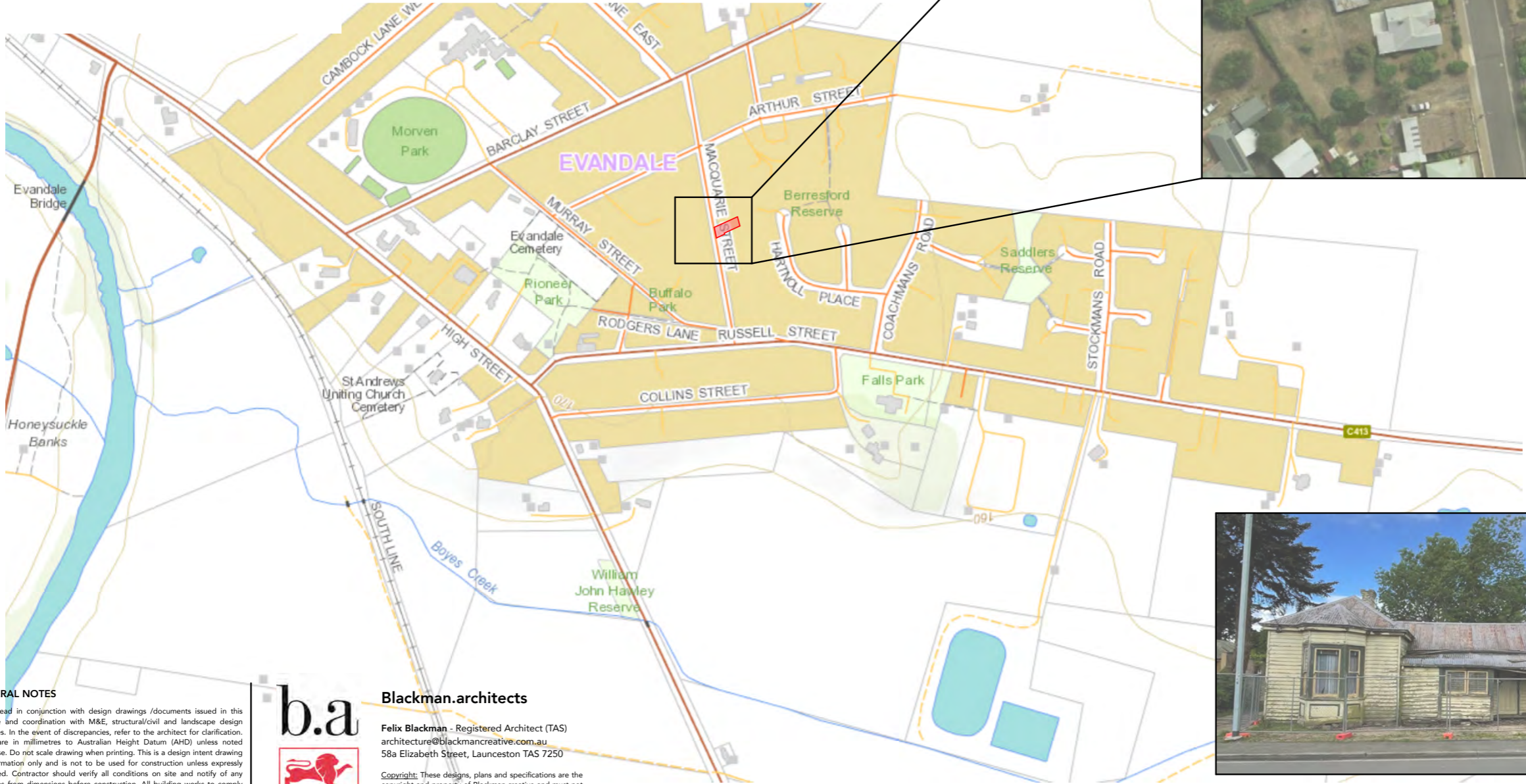
Bushfire Risk: N/A
Landslip Risk: N/A
Soil Type: -
Wind Rating: -
ARCHITECTURAL CONSULTANT
Architect: Blackman.architects
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DRAWING INDEX

Sheet #	Title	Scale	Set	Revision	Published
A101	TITLE		Issued for DA	02	26/5/2023
A102	SITE / ROOF PLAN		DA RFI 1	03	7/6/2023,
A103	EXISTING / DEMO PLAN		DA RFI 1	03	7/6/2023,
A104	POST-DEMO PLAN	1:100	DA RFI 1	03	7/6/2023,
A106	FIRST FLOOR (A3)		DA RFI 1	02	7/6/2023,
A201	Courtyard / Street Elevations		DA RFI 1	03	7/6/2023,
A202	East & North Elevations		DA RFI 1	03	7/6/2023,
A203	South Elevations		DA RFI 1	02	7/6/2023,
A301	Building Section		DA RFI 1	03	7/6/2023,
A501	Sun Shadow Diagrams		Issued for DA	01	26/5/2023
A502	Sun Shadow Diagrams		Issued for DA	01	26/5/2023



LOCATION PLAN
NTS



GENERAL NOTES
To be read in conjunction with design drawings /documents issued in this package and coordination with M&E, structural/civil and landscape design packages. In the event of discrepancies, refer to the architect for clarification. Levels are in millimetres to Australian Height Datum (AHD) unless noted otherwise. Do not scale drawing when printing. This is a design intent drawing for information only and is not to be used for construction unless expressly permitted. Contractor should verify all conditions on site and notify of any variations from dimensions before construction. All building works to comply with National Construction Codes - Building & Plumbing Codes of Australia, Australian Standards, Building Acts and Regulations and Council Bylaws.

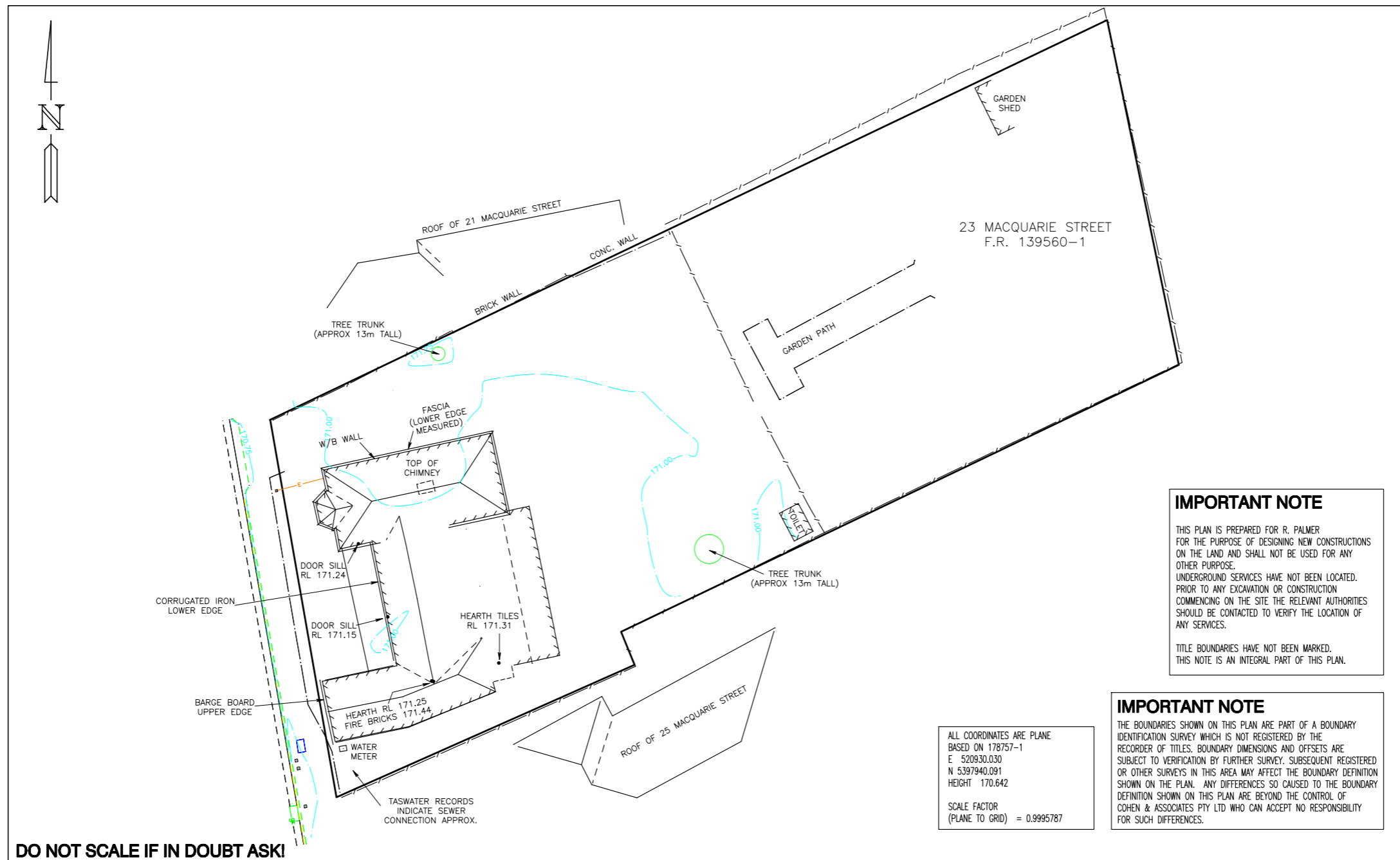
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street elevation, photo taken Nov 2022

Received

07.06.2023



IMPORTANT NOTE

THIS PLAN IS PREPARED FOR R. PALMER FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS ON THE LAND AND SHALL NOT BE USED FOR ANY OTHER PURPOSE. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. PRIOR TO ANY EXCAVATION OR CONSTRUCTION COMMENCING ON THE SITE THE RELEVANT AUTHORITIES SHOULD BE CONTACTED TO VERIFY THE LOCATION OF ANY SERVICES.

TITLE BOUNDARIES HAVE NOT BEEN MARKED. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

IMPORTANT NOTE

THE BOUNDARIES SHOWN ON THIS PLAN ARE PART OF A BOUNDARY IDENTIFICATION SURVEY WHICH IS NOT REGISTERED BY THE RECORDER OF TITLES. BOUNDARY DIMENSIONS AND OFFSETS ARE SUBJECT TO VERIFICATION BY FURTHER SURVEY. SUBSEQUENT REGISTERED OR OTHER SURVEYS IN THIS AREA MAY AFFECT THE BOUNDARY DEFINITION SHOWN ON THE PLAN. ANY DIFFERENCES SO CAUSED TO THE BOUNDARY DEFINITION SHOWN ON THIS PLAN ARE BEYOND THE CONTROL OF COHEN & ASSOCIATES PTY LTD WHO CAN ACCEPT NO RESPONSIBILITY FOR SUCH DIFFERENCES.

ALL COORDINATES ARE PLANE
BASED ON 178757-1
E 520930.030
N 5397940.091
HEIGHT 170.642

SCALE FACTOR
(PLANE TO GRID) = 0.9995787

WARNING THIS DRAWING SHALL NOT BE ALTERED OR USED FOR ANY UNAUTHORISED PURPOSE WITHOUT THE WRITTEN CONSENT OF COHEN & ASSOCIATES PTY LTD 	COHEN & ASSOCIATES P/L LAND & AERIAL SURVEYORS 103 CAMERON STREET PO BOX 990 LAUNCESTON 7250 TAS TELEPHONE : 03 6331 4633 www.surveyingtas.com.au EMAIL : admin@surveyingtas.com.au ABN 70 689 298 535	SCALE 1 : 200@A3	JOB 8502	REF 61-53	GRID INTERVAL N/A	CLIENT	
		DATE 10 Mar 2023	PRO -	CAD -	CONTOUR INTERVAL 0.25	R. PALMER DETAIL SURVEY 23 MACQUARIE STREET, EVANDALE	SHEET:
		DRAWN SPVERBEETEN	CHECKED	APPROVED	1 OF 1		
		HORIZ. DATUM AZIMUTH DATUM IS MGA2020	VERT. DATUM HEIGHT DATUM IS AHD83				

61-53 (8502) 10/3/2023 12:55

GENERAL NOTES

To be read in conjunction with design drawings /documents issued in this package and coordination with M&E, structural/civil and landscape design packages. In the event of discrepancies, refer to the architect for clarification. Levels are in millimetres to Australian Height Datum (AHD) unless noted otherwise. Do not scale drawing when printing. This is a design intent drawing for information only and is not to be used for construction unless expressly permitted. Contractor should verify all conditions on site and notify of any variations from dimensions before construction. All building works to comply with National Construction Codes - Building & Plumbing Codes of Australia, Australian Standards, Building Acts and Regulations and Council Bylaws.



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Revisions		
ID	Description	Date
01	Heritage Tasmania Review	16/5/2023
02	Issued for DA	26/5/2023

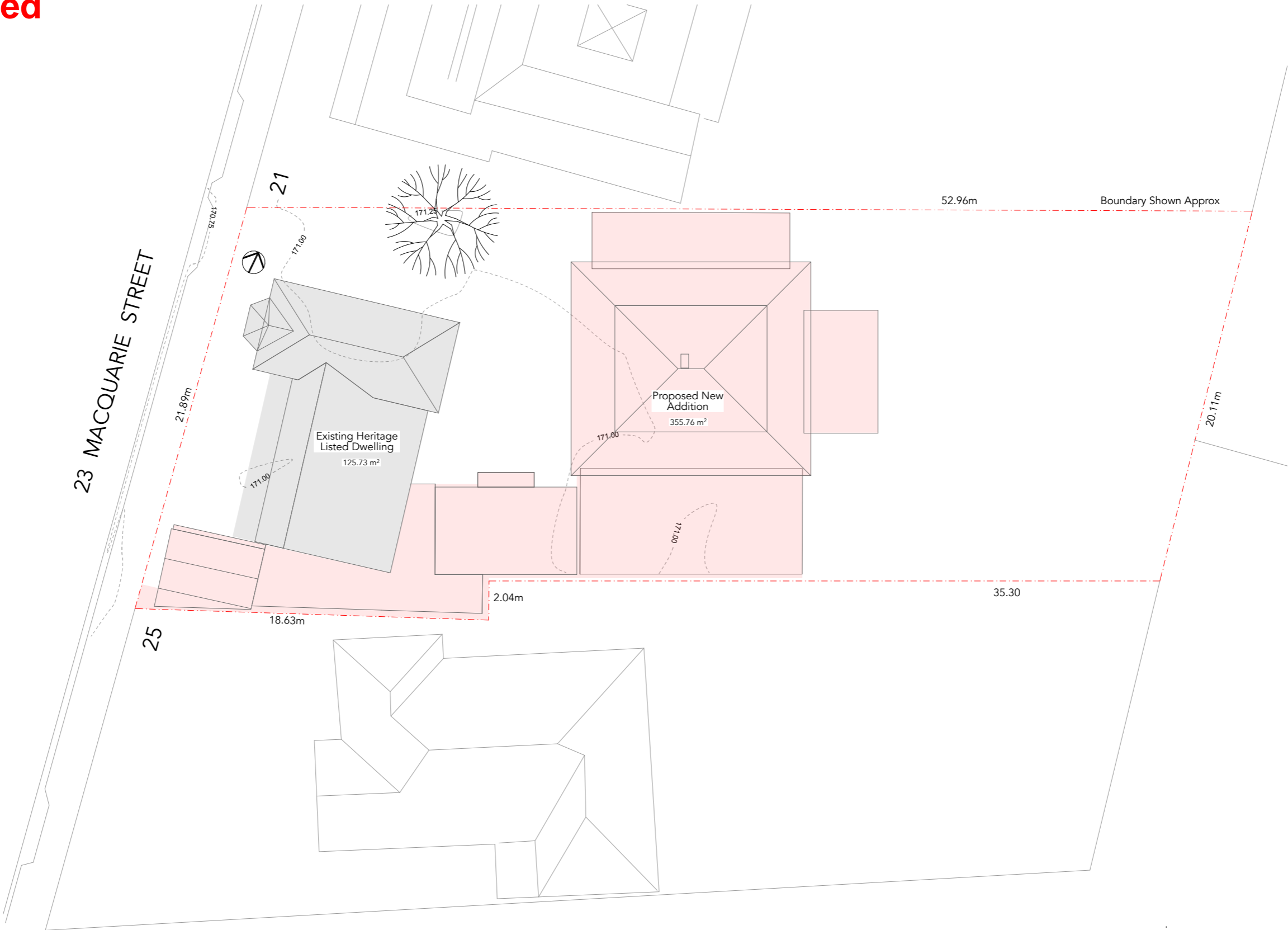
ref. 22009_23MAC_230503.pln

Client/s **Rosamund Palmer**
 Site Address 23 Macquarie Street
 EVANDALE 7212
 lutruwita (Tasmania)
 Project Contact Felix Blackman 0437 340 493
 architecture@blackmancreative.com.au

Project Name **23 Macquarie Street**
 Drawing Title **TITLE**
 Scale/s

Project ID **22009**
 Stage **DA**
A101
 Rev. ID **02**
 Published **7/6/2023**

Received
07.06.2023



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02	Issued for DA	26/5/2023
03	DA RFI 1	7/6/2023

ref. 22009_23MAC_230503.pln

Client/s **Rosamund Palmer**
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Project Contact Felix Blackman 0437 340 493
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Project Name **23 Macquarie Street**
Drawing Title **SITE / ROOF PLAN**

Project ID **22009**
Stage **DA**
Scale/s **A102**
Rev. ID **03**
Published **7/6/2023**

Areas shown in red to be demolished.
Heritage Exemption issued 15th February 2023.

Received
07.06.2023

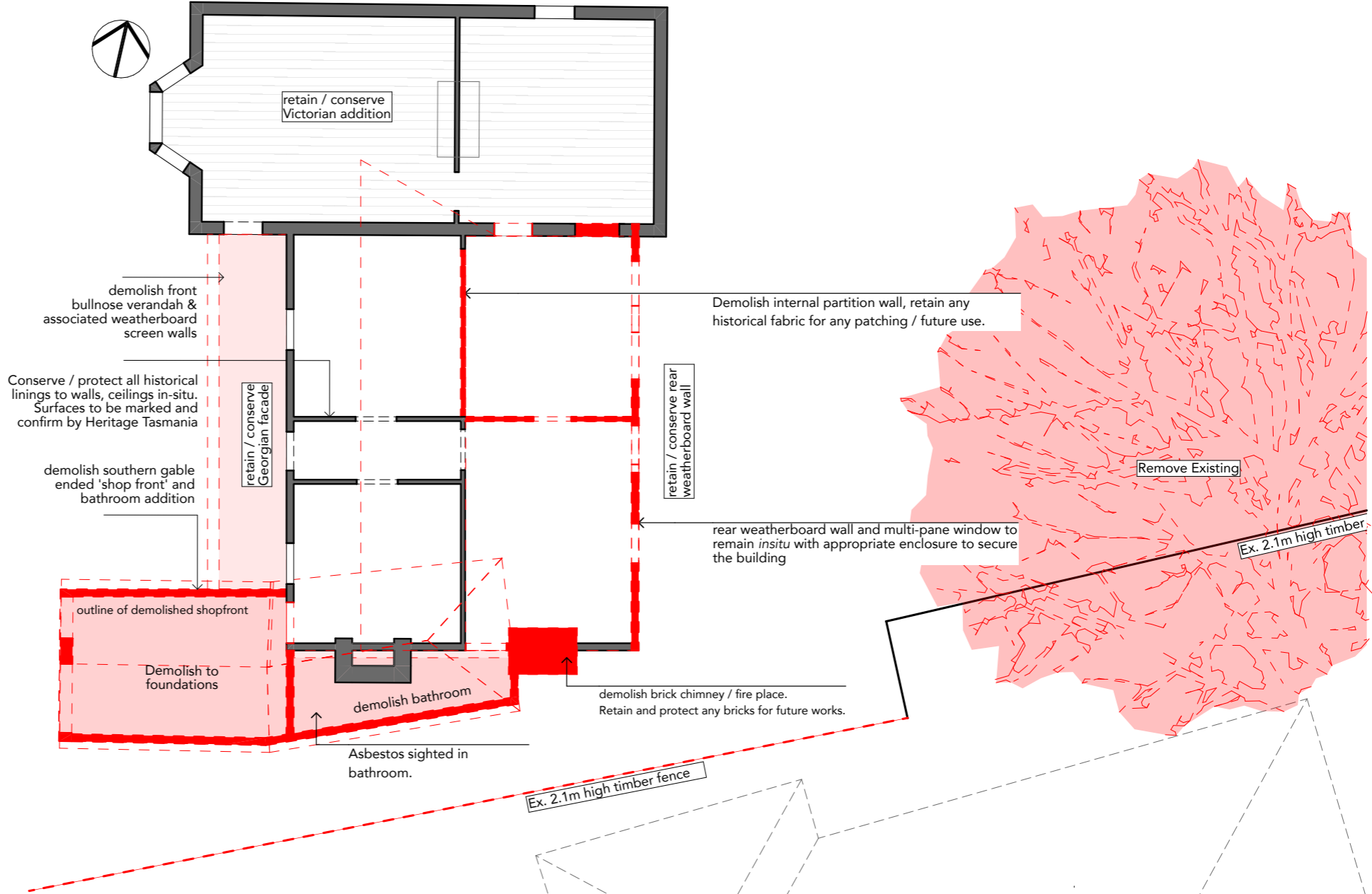


DEMOLITION WORKS

- All demolition works to comply with AS 2601
- Hazardous materials removal to comply with AS 2601 - 1.6.2
- All demolition works undertaken to comply with Worksafe Tasmania requirements, Safe Work Australia Demolition Work – Code of Practice
- All asbestos to be identified and subsequent removal / encapsulation to comply with Worksafe How to Safely Remove Asbestos, Code of Practice
- Until permanent support can be provided, install suitable temporary supports to ensure that relevant sections of the existing building can be safely demolished, and that the building in post-demolition is safely supported. Recommend site visit from structural engineer to confirm suitable support have been provided.
- Ensure a suitable, secure perimeter boundary to the site works to prevent access of non authorised persons. Refer drawings.

NOTE

- all building fabric must be conserved / retained unless otherwise noted
- all materials removed from building are to be stored on site and not removed unless instructed



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03	DA RFI 1	7/6/2023

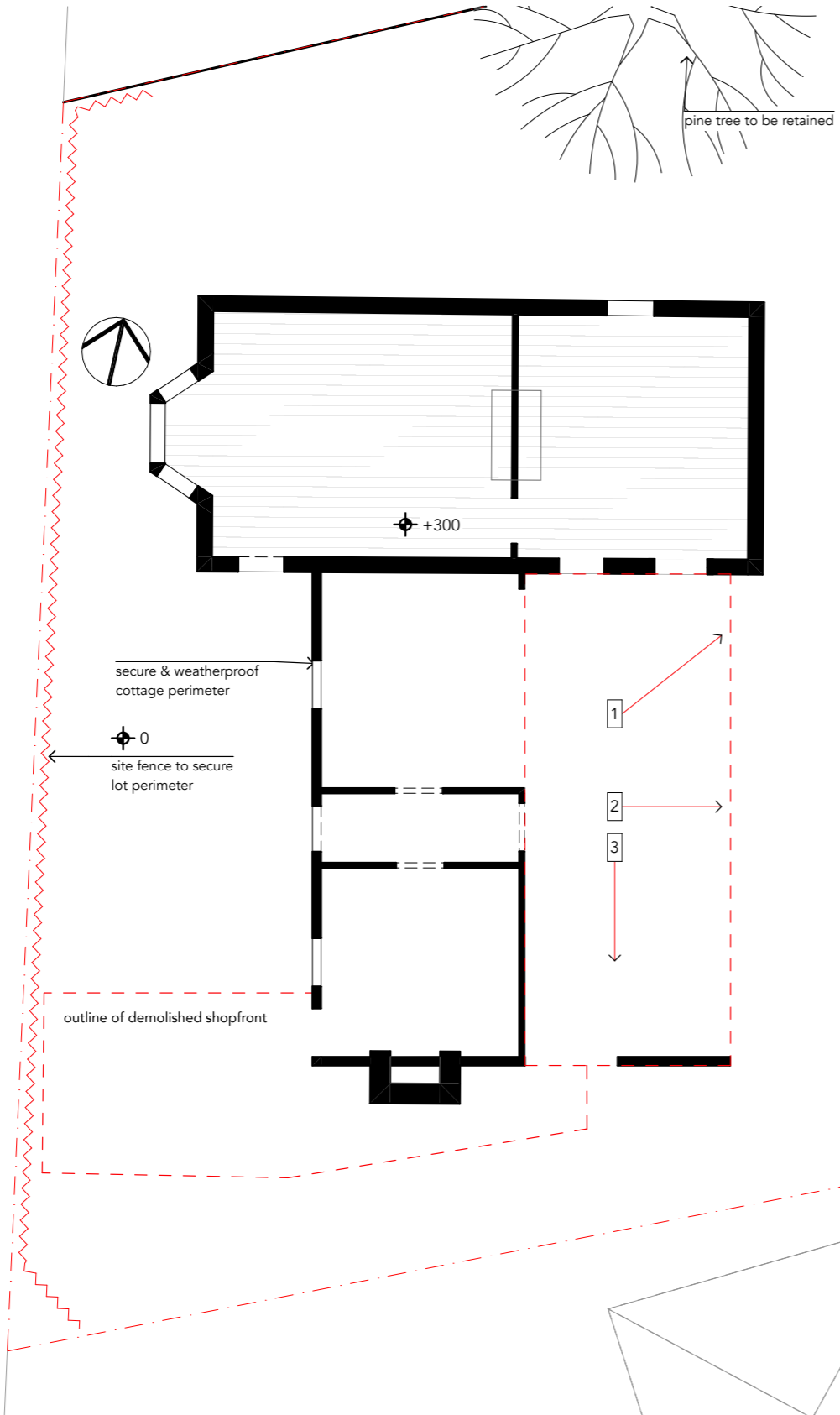
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Client/s **Rosamund Palmer**
Site Address **23 Macquarie Street EVANDALE 7212 lutruwita (Tasmania)**
Project Contact **Felix Blackman 0437 340 493 architecture@blackmancreative.com.au**

Project Name **23 Macquarie Street**
Drawing Title **EXISTING / DEMO PLAN**

Project ID	22009
Stage	DA
Scale/s	A103
Rev. ID	03
Published	7/6/2023

23 MACQUARIE STREET



View of back wall from point 1, showing severe dilapidation, and structural wall failure of the rear wall. Photo taken 18th April, post lining removal.



View of back wall from point 2, showing severe dilapidation, and structural failure of the rear wall. Photo taken 18th April, post lining removal.



View of back wall from point 3, showing severe dilapidation, and structural failure of the rear wall. Photo taken 18th April, post lining removal.

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07.06.2023

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03	DA RFI 1	7/6/2023

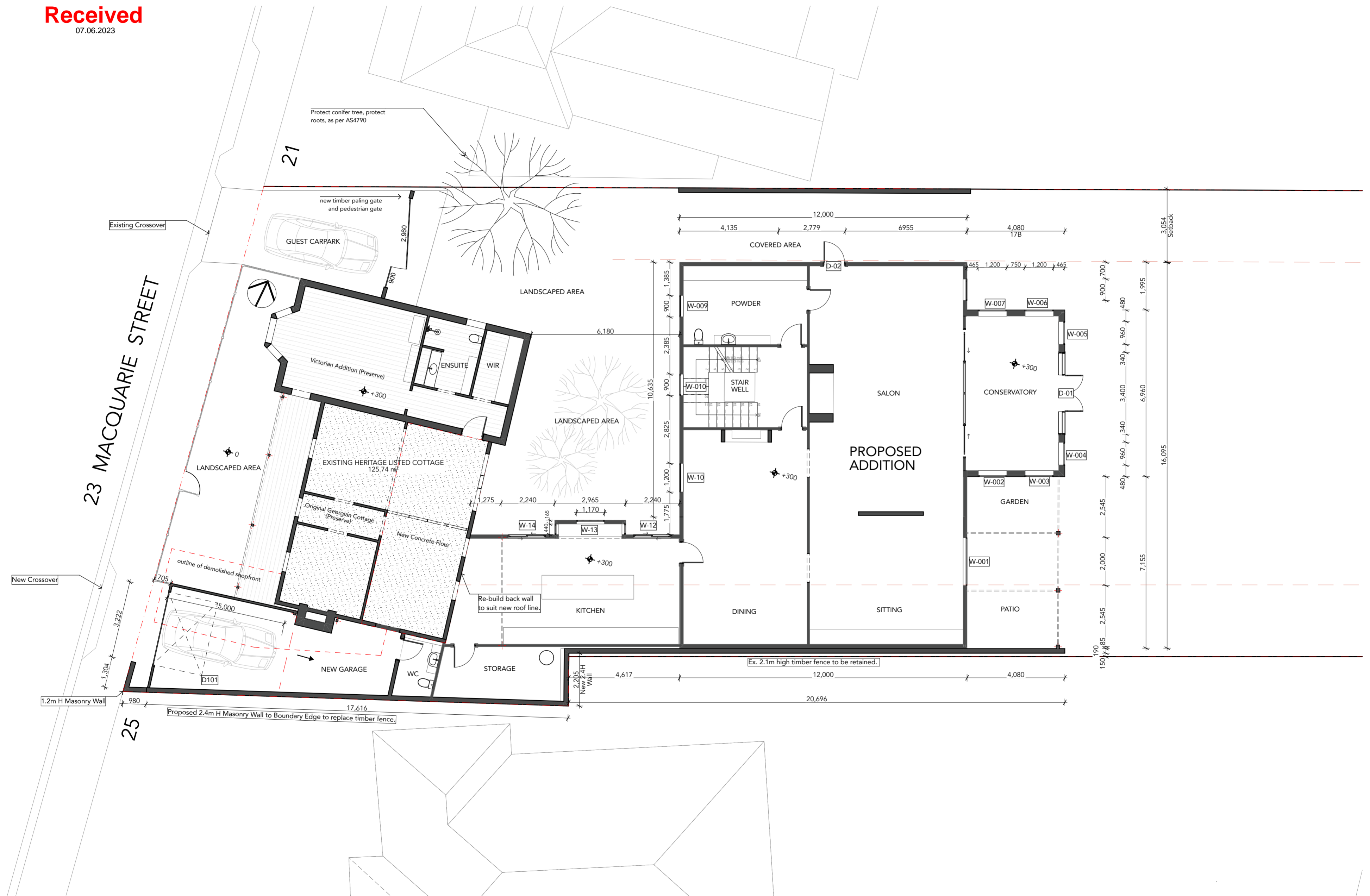
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Client/s **Rosamund Palmer**
Site Address 23 Macquarie Street
EVANDALE 7212
lutruwita (Tasmania)
Project Contact Felix Blackman 0437 340 493
architecture@blackmancreative.com.au

Project Name **23 Macquarie Street**
Drawing Title **POST-DEMO PLAN**

Project ID **22009**
Stage **DA**
Scale/s **1:100**
A104
Rev. ID **03**
Published **7/6/2023**

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07.06.2023



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	03	DA RFI 1	7/6/2023

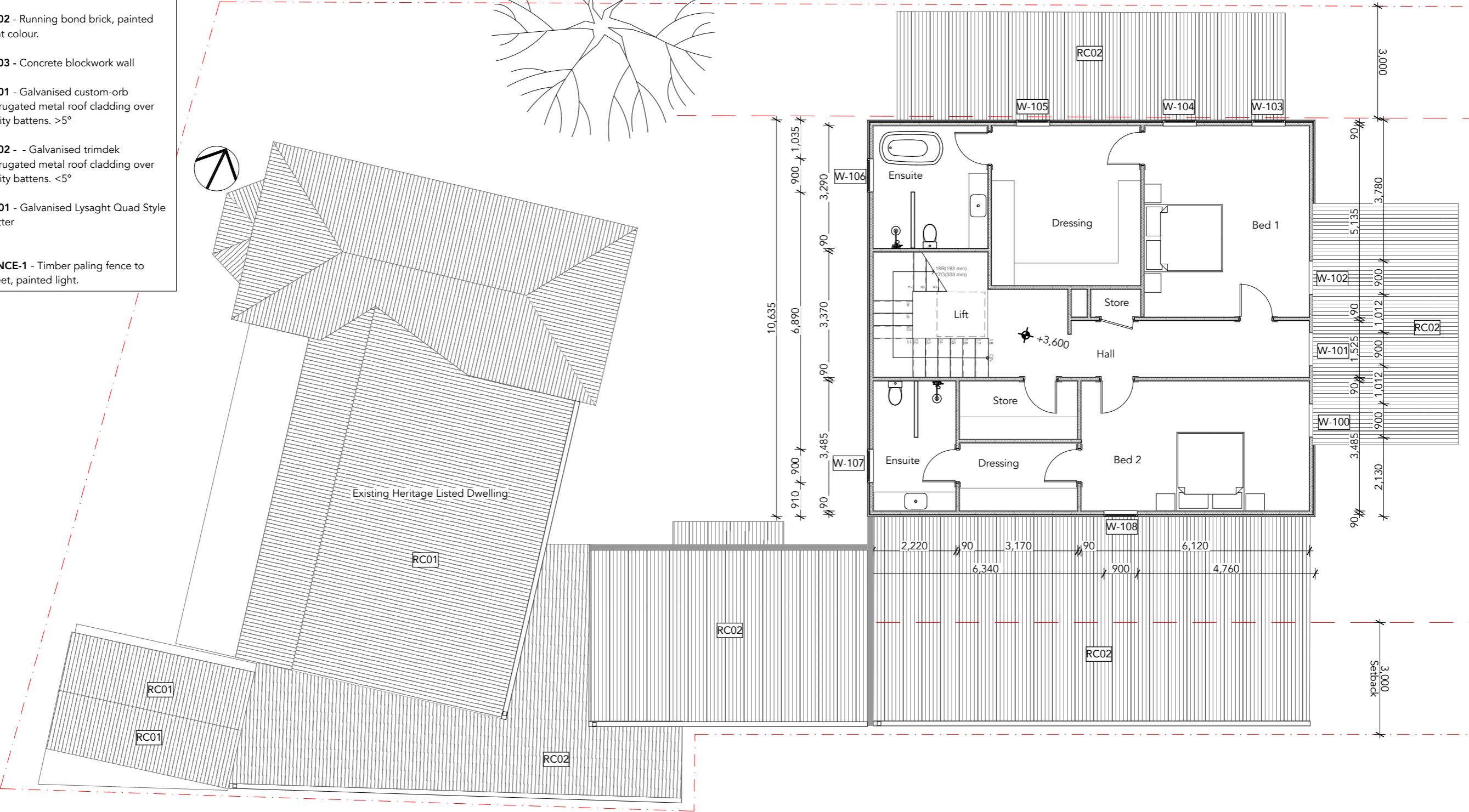
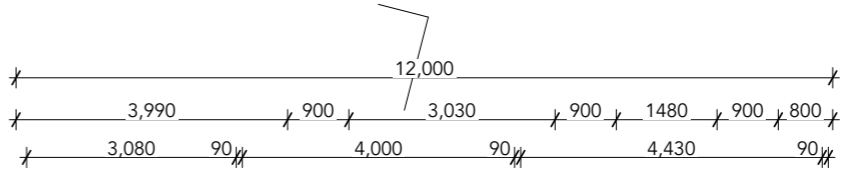
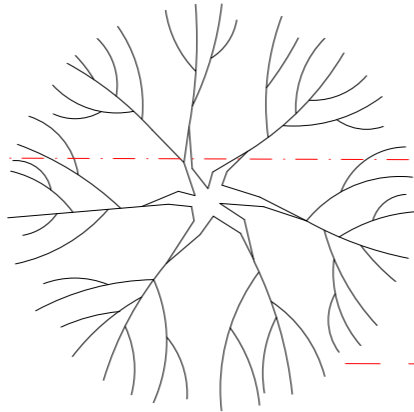
Client/s: Rosamund Palmer
Site Address: 23 Macquarie Street, EVANDALE 7212, lutruwita (Tasmania)
Project Contact: Felix Blackman 0437 340 493, architecture@blackmancreative.com.au

Project Name: 23 Macquarie Street
Drawing Title: GROUND FLOOR (A2)

Project ID: 22009
Stage: DA
Scale/s: A105
Rev. ID: 03
Published: 7/6/2023

Received
07.06.2023

- Finishes Legend**
- EC01** - Weatherboard horizontal cladding over cavity battens over studs, painted light.
 - EC02** - Running bond brick, painted light colour.
 - EC03** - Concrete blockwork wall
 - RC01** - Galvanised custom-orb corrugated metal roof cladding over cavity battens. >5°
 - RC02** - Galvanised trimdek corrugated metal roof cladding over cavity battens. <5°
 - RA01** - Galvanised Lysaght Quad Style Gutter
 - FENCE-1** - Timber paling fence to street, painted light.



GENERAL NOTES

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02	DA RFI 1	7/6/2023

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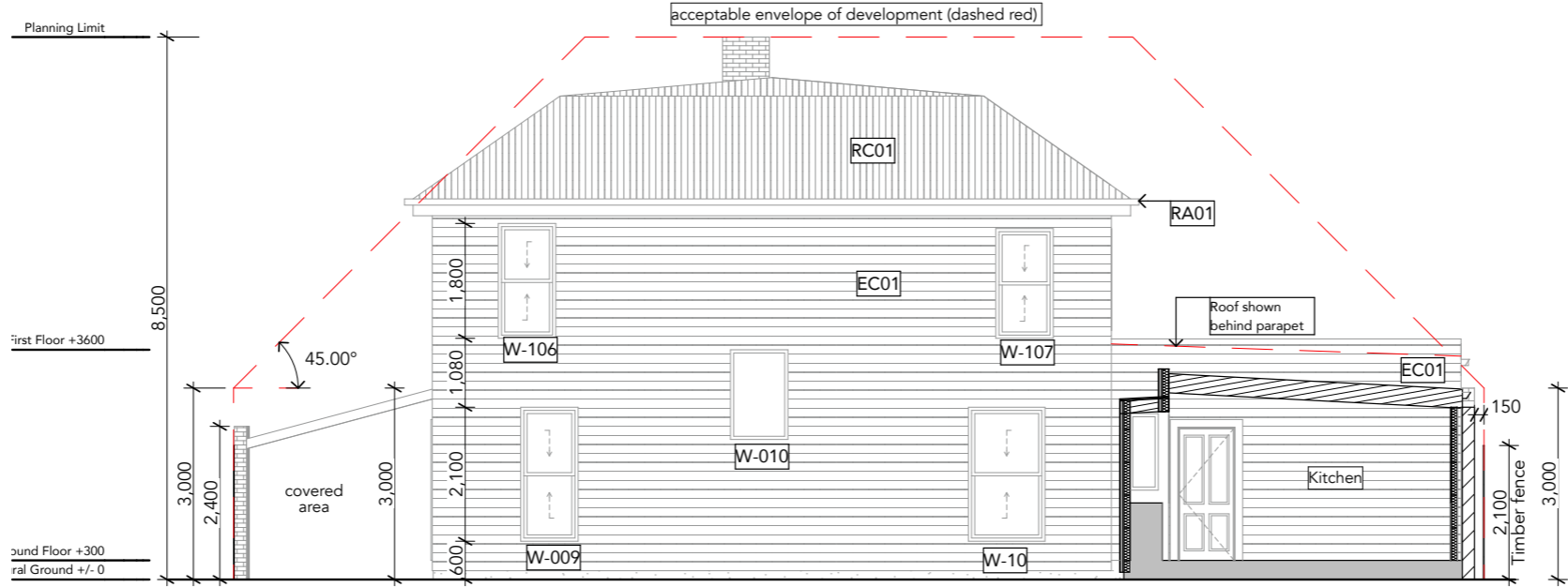
Client/s **Rosamund Palmer**
Site Address 23 Macquarie Street
EVANDALE 7212
lutruwita (Tasmania)
Project Contact Felix Blackman 0437 340 493
architecture@blackmancreative.com.au

Project Name **23 Macquarie Street**
Drawing Title **FIRST FLOOR (A3)**

Project ID **22009**
Stage **DA**
Scale/s **A106**
Rev. ID **02**
Published **7/6/2023**

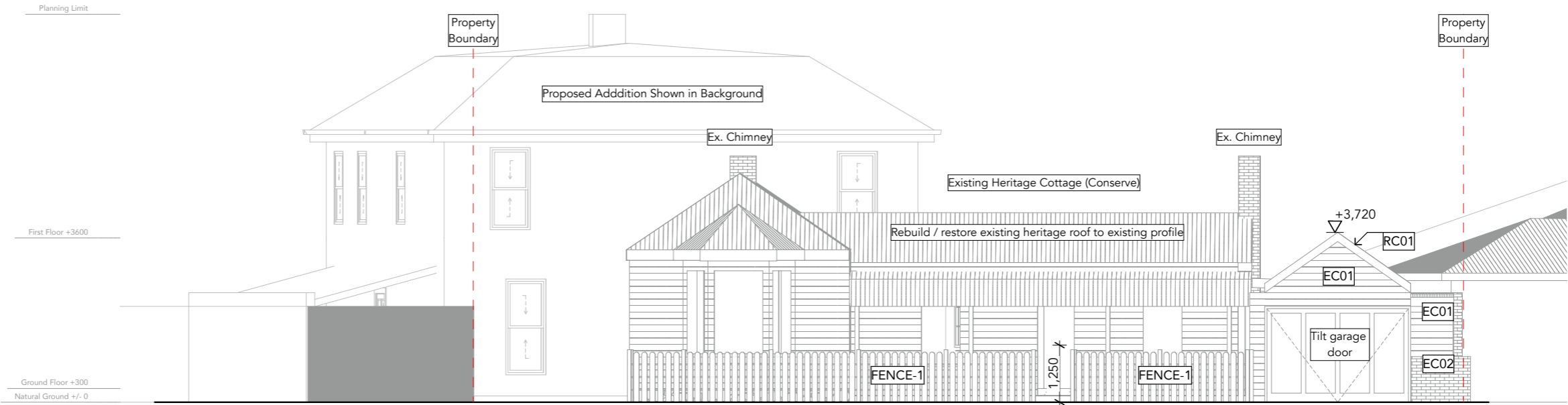
Received

07.06.2023



- Finishes Legend**
- EC01** - Weatherboard horizontal cladding over cavity battens over studs, painted light.
 - EC02** - Running bond brick, painted light colour.
 - EC03** - Concrete blockwork wall
 - RC01** - Galvanised custom-orb corrugated metal roof cladding over cavity battens. >5°
 - RC02** - Galvanised trimdek corrugated metal roof cladding over cavity battens. <5°
 - RA01** - Galvanised Lysaght Quad Style Gutter
 - FENCE-1** - Timber paling fence to street, painted light.

COURTYARD ELEVATION
1:100



STREET ELEVATION
1:100

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Client/s **Rosamund Palmer**
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lutruwita (Tasmania)
Project Contact Felix Blackman 0437 340 493
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Project Name **23 Macquarie Street**
Drawing Title **Courtyard / Street Elevations**
Scale/s

Project ID **22009**
Stage **DA**
A201
Rev. ID **03**
Published **7/6/2023**

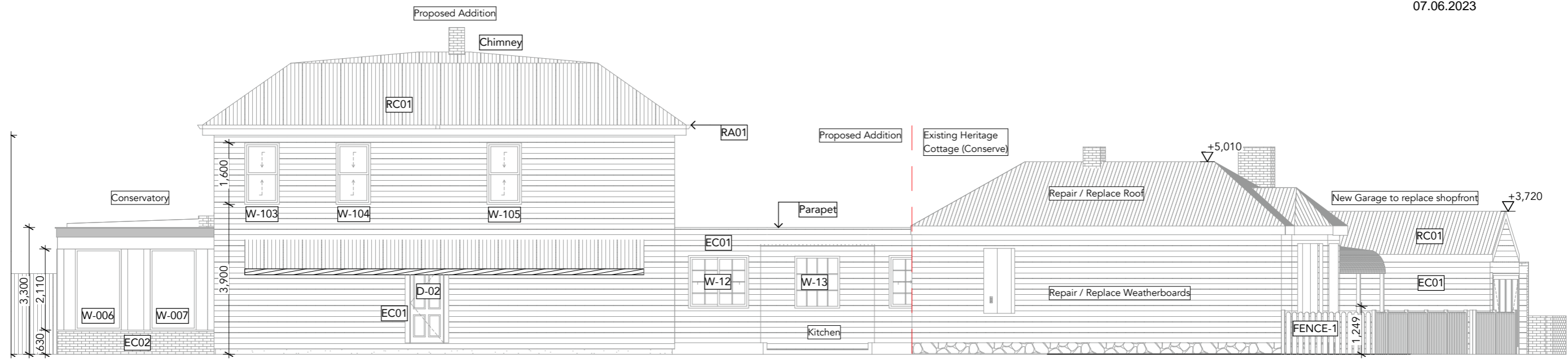


Finishes Legend

- EC01** - Weatherboard horizontal cladding over cavity battens over studs, painted light.
- EC02** - Running bond brick, painted light colour.
- EC03** - Concrete blockwork wall
- RC01** - Galvanised custom-orb corrugated metal roof cladding over cavity battens. >5°
- RC02** - Galvanised trimdek corrugated metal roof cladding over cavity battens. <5°
- RA01** - Galvanised Lysaght Quad Style Gutter
- FENCE-1** - Timber paling fence to street, painted light.

EAST ELEVATION
1:100

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07.06.2023



NORTH ELEVATION
1:100

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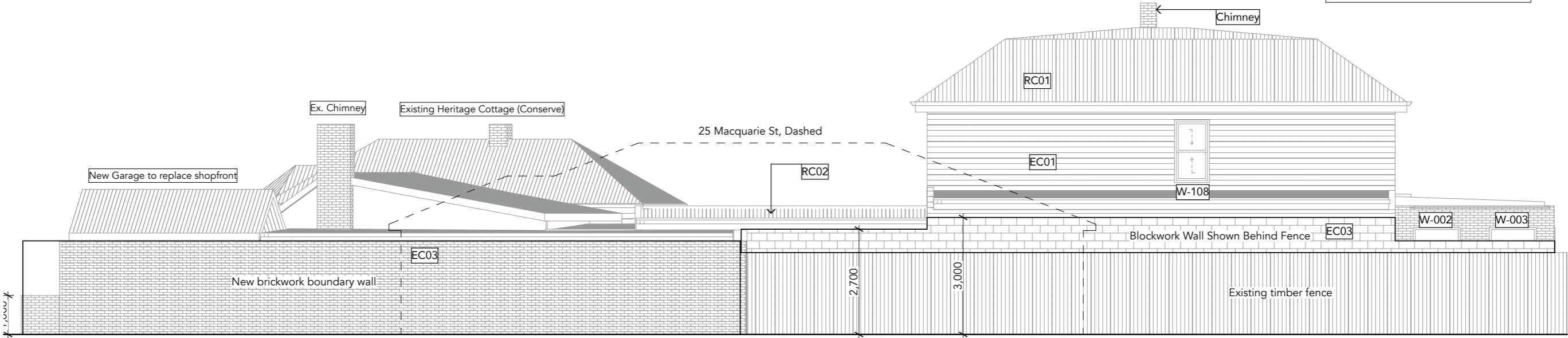
ref. 22009_23MAC_230503.pln

Client/s **Rosamund Palmer**
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 lutruwita (Tasmania)
 Project Contact Felix Blackman 0437 340 493
 architecture@blackmancreative.com.au

Project Name **23 Macquarie Street**
 Drawing Title **East & North Elevations**
 Project ID **22009**
 Stage **DA**
 Scale/s **A202**
 Rev. ID **03**
 Published **7/6/2023**

Received
07.06.2023

- Finishes Legend**
- EC01** - Weatherboard horizontal cladding over cavity battens over studs, painted light.
 - EC02** - Running bond brick, painted light colour.
 - EC03** - Concrete blockwork wall
 - RC01** - Galvanised custom-orb corrugated metal roof cladding over cavity battens. >5°
 - RC02** - Galvanised trimdek corrugated metal roof cladding over cavity battens. <5°
 - RA01** - Galvanised Lysaght Quad Style Gutter
 - FENCE-1** - Timber paling fence to street, painted light.



SOUTHERN ELEVATION
View from Neighbour side
1:100

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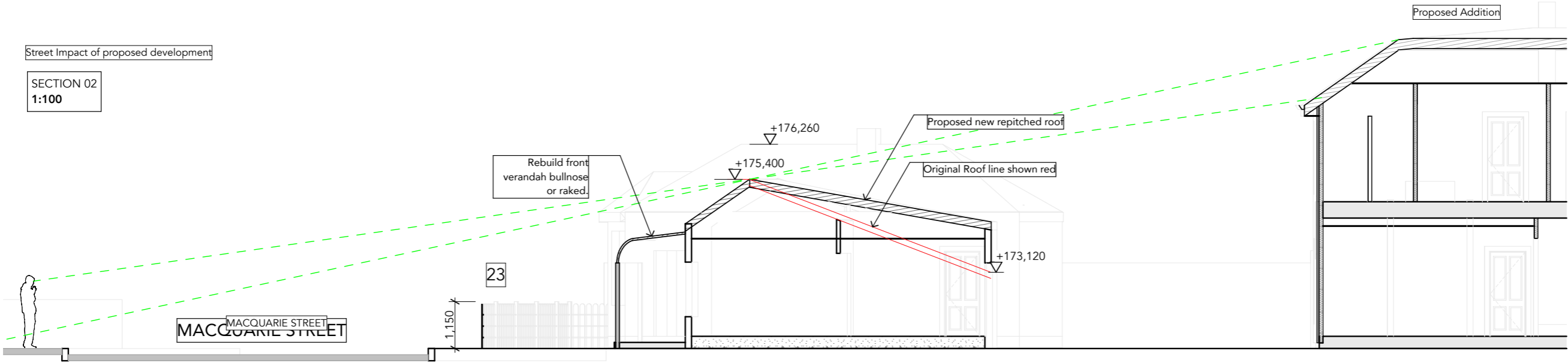
ref. 22009_23MAC_230503.pln

Client/s **Rosamund Palmer**
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EVANDALE 7212
lutruwita (Tasmania)
Project Contact Felix Blackman 0437 340 493
architecture@blackmancreative.com.au

Project Name
23 Macquarie Street
Drawing Title
South Elevations

Project ID **22009**
Stage DA
Scale/s
A203
Rev. ID **02**
Published 7/6/2023

Received
07.06.2023



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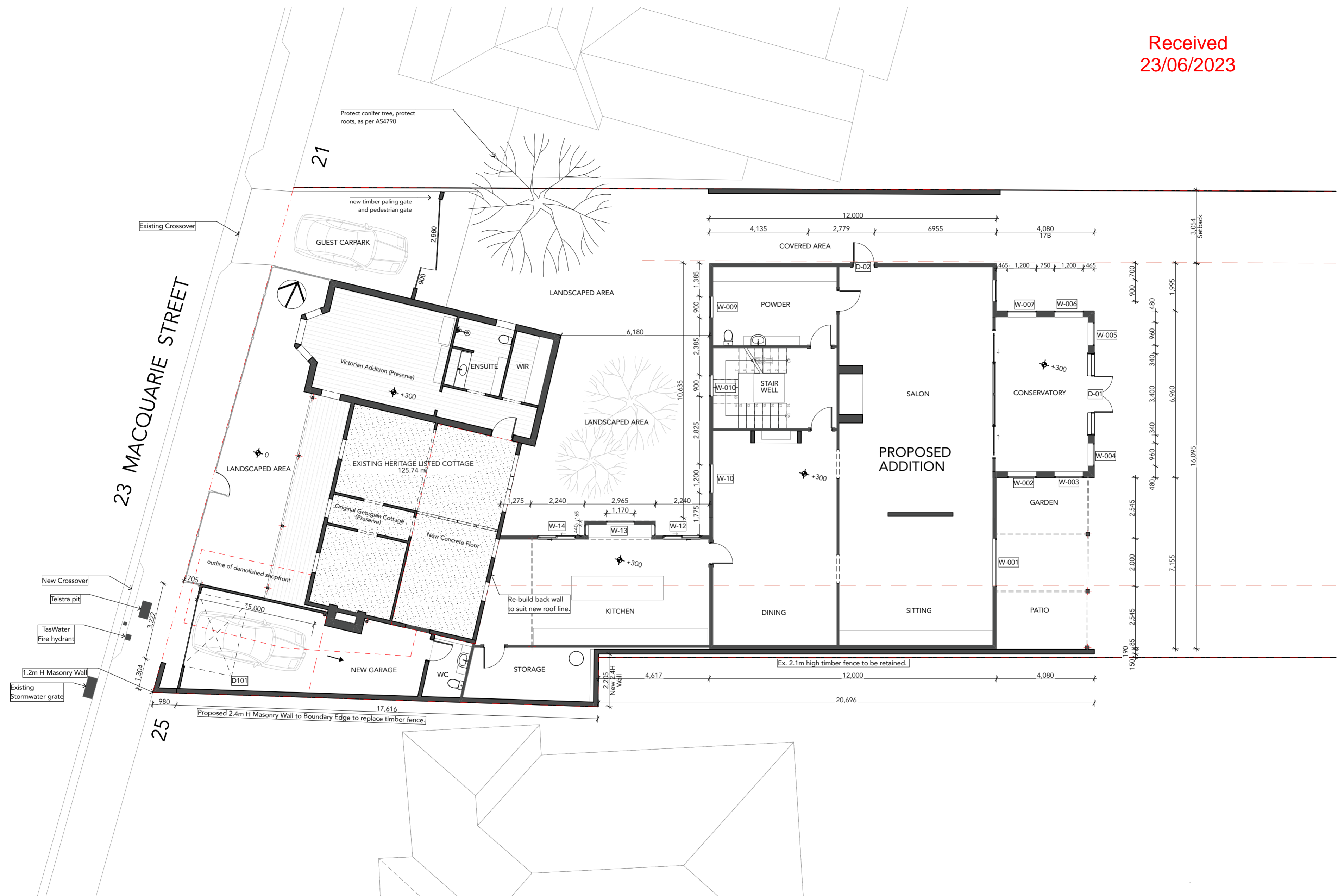
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Client/s **Rosamund Palmer**
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Project Contact Felix Blackman 0437 340 493
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Project Name
23 Macquarie Street
Drawing Title
Building Section

Project ID 22009
Stage DA
Scale/s
A301
Rev. ID 03
Published 7/6/2023

Received
23/06/2023



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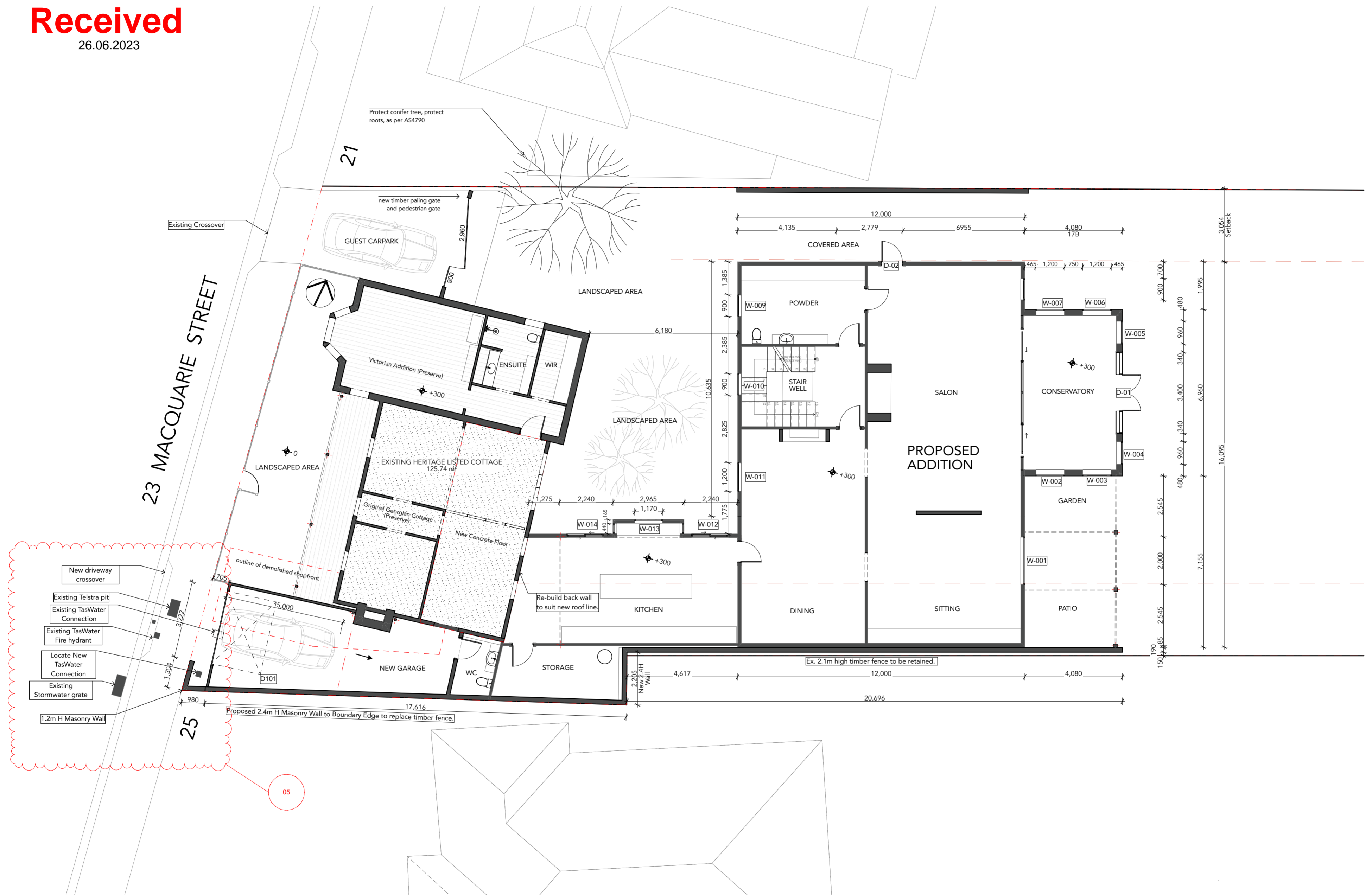
Revisions	ID	Description	Date
01	Heritage Tasmania Review		16/5/2023
02	Issued for DA		26/5/2023
03	DA RFI 1		7/6/2023
04	DA RFI 2		23/6/2023

Client/s **Rosamund Palmer**
Site Address 23 Macquarie Street
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lutruwita (Tasmania)
Project Contact Felix Blackman 0437 340 493
architecture@blackmancreative.com.au

Project Name **23 Macquarie Street**
Drawing Title **GROUND FLOOR (A2)**
Scale/s

Project ID **22009**
Stage **DA**
A105
Rev. ID **04**
Published **23/6/2023**

Received
26.06.2023



05

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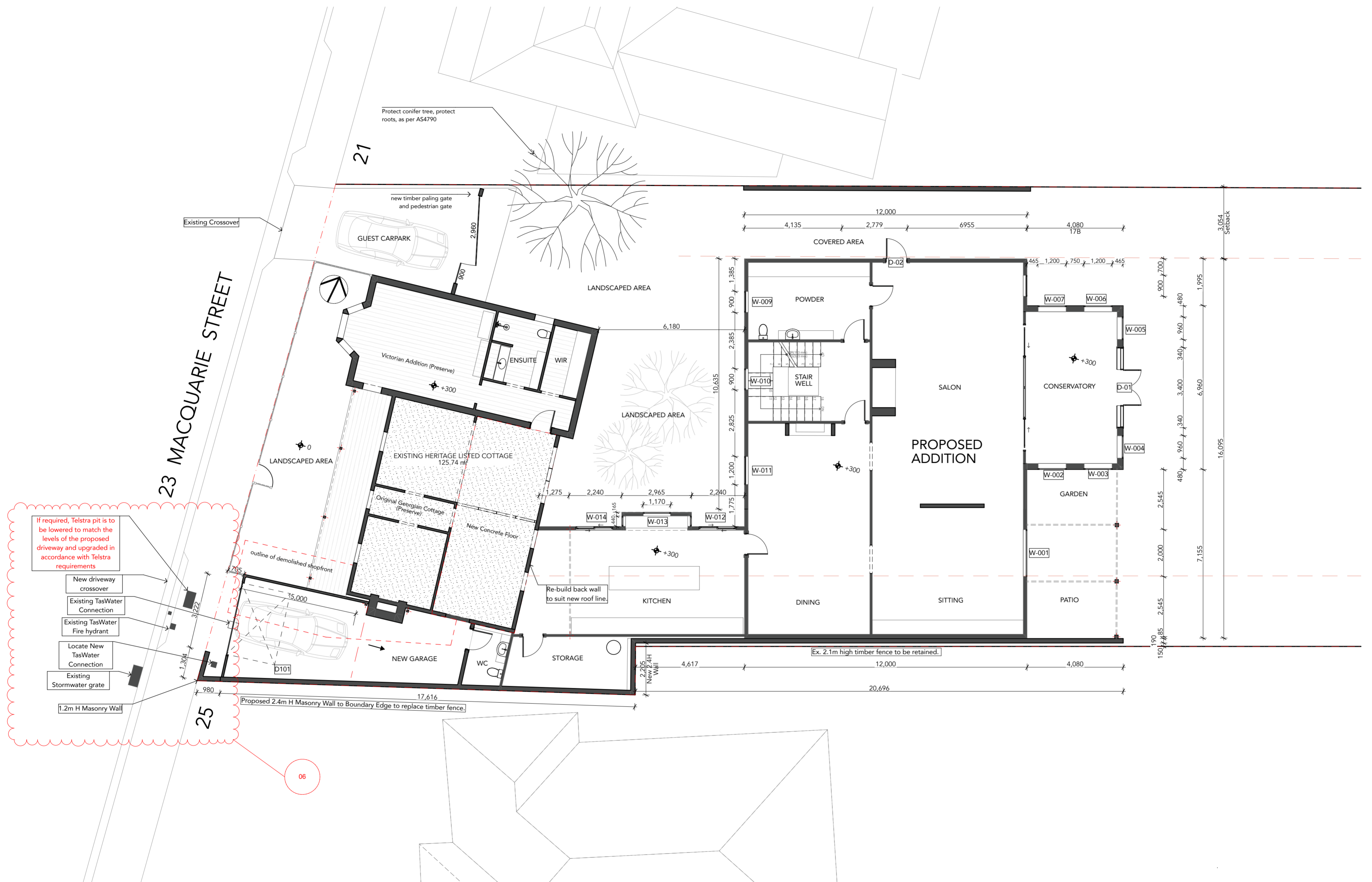
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Revisions	ID	Description	Date
	01	Heritage Tasmania Review	16/5/2023
	02	Issued for DA	26/5/2023
	03	DA RFI 1	7/6/2023
	04	DA RFI 2	23/6/2023
	05	DA RFI 3	26/6/2023

Client/s **Rosmund Palmer**
Site Address **23 Macquarie Street
EVANDALE 7212
lutruwita (Tasmania)**
Project Contact **Felix Blackman 0437 340 493
architecture@blackmancreative.com.au**

Project Name **23 Macquarie Street**
Drawing Title **GROUND FLOOR (A2)**

Project ID **22009**
Stage **DA**
Scale/s **A105**
Rev. ID **05**
Published **26/6/2023**



If required, Telstra pit is to be lowered to match the levels of the proposed driveway and upgraded in accordance with Telstra requirements

- New driveway crossover
- Existing TasWater Connection
- Existing TasWater Fire hydrant
- Locate New TasWater Connection
- Existing Stormwater grate
- 1.2m H Masonry Wall

06

GENERAL NOTES
 To be read in conjunction with design drawings/documents issued in this package and coordination with M&E, structural and landscape design packages. In the event of discrepancies, refer to the architect for clarification. Levels are in millimetres to Australian Height Datum (AHD) unless noted otherwise. Do not scale drawing when printing. This is a design intent drawing for information only and is not to be used for construction unless expressly permitted. Contractor should verify all conditions on site and notify of any variations from dimensions before construction. All building works to comply with National Construction Codes - Building & Plumbing Codes of Australia, Australian Standards, Building Acts and Regulations and Council Bylaws.

b.a Blackman.architects
 Felix Blackman - Registered Architect (TAS)
 architecture@blackmancreative.com.au
 55a Elizabeth Street, Launceston TAS 7250
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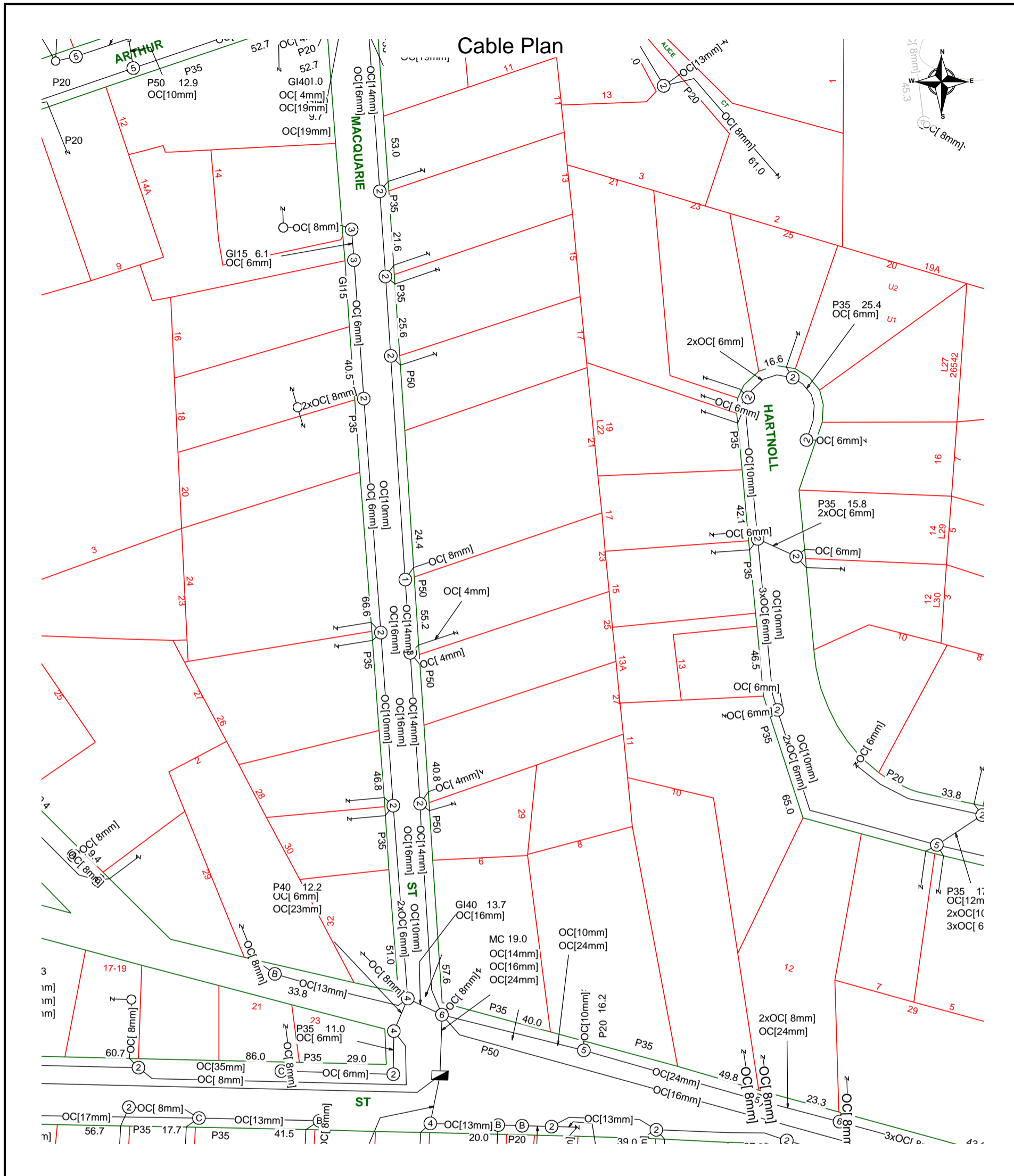
Revisions	ID	Description	Date
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04	DA RFI 2		23/6/2023
05	DA RFI 3		26/6/2023
06	DA RFI 4		21/7/2023

ref. 22009_23MAC_230423.ph

Client/s **Rosmund Palmer**
 Site Address **23 Macquarie Street
 EVANDALE 7212
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Project Name **23 Macquarie Street**
 Drawing Title **GROUND FLOOR (A2)**
 Scale/s

Project ID **22009**
 Stage **DA**
A105
 Rev. ID **06**
 Published **21/7/2023**



Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment>
 Ph - 13 22 03
 Email - Telstra.Plans@team.telstra.com
 Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

Sequence Number: 226213553

Please read Duty of Care prior to any excavating

TELSTRA LIMITED A.C.N. 086 174 781

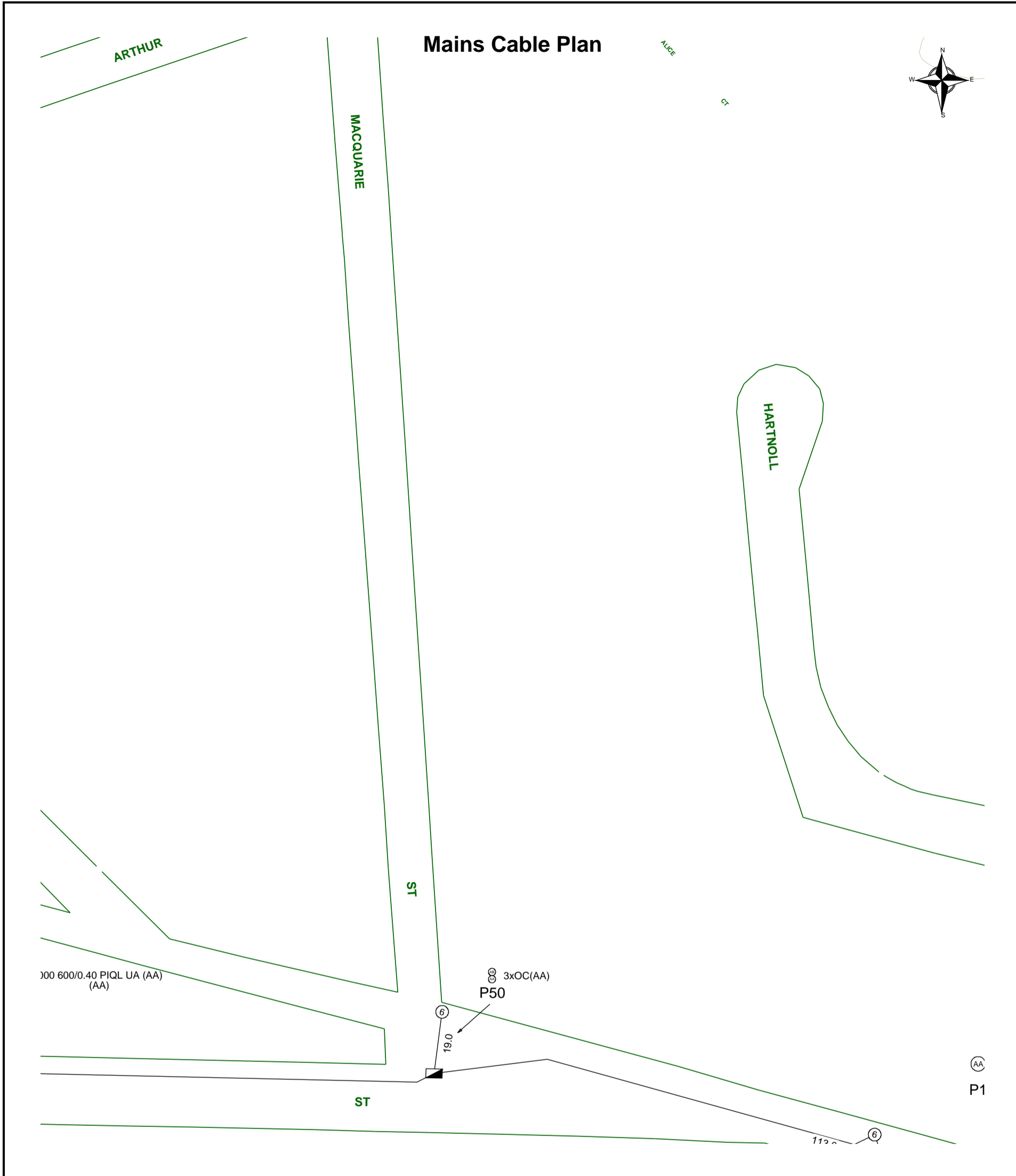
Generated On 23/06/2023 11:41:55


The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING

Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.



	Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 226213553
	TELSTRA LIMITED A.C.N. 086 174 781 Generated On 23/06/2023 11:41:57	Please read Duty of Care prior to any excavating

WARNING
 Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.
 See the Steps- Telstra Duty of Care that was provided in the email response.

Our ref: PLN-23-0095

6/06/2023



Felix Blackman
12 Effingham Street
SOUTH LAUNCESTON 7249
By email: felix@blackmancreative.com.au

Dear Felix,

Additional Information Required for Planning Application PLN-23-0095
Alterations and Additions to Existing Dwelling (Heritage Listed, Evandale SAP, Second crossover) at 23 Macquarie Street, Evandale

Thank you for your application. The following additional information is required.

- Please provide clarification whether a second dwelling is proposed. It is unclear the connectivity between the existing dwelling and the "addition". Also, Drawing A201 Street Elevation states "proposed dwelling shown in background", so it is unclear whether additions to a single dwelling are proposed or a second additional dwelling.
- A second crossover is required to access the proposed New Garage, provide a written response addressing P1 of C2.6.3 Number of Accesses.
- Drawing A203 Southern Elevation indicates "New blockwork boundary wall" but the vertical elements of the drawing appear to also have a timber fence in front along the section of the garage boundary wall, please clarify whether the existing timber fence will be retained along the entirety of this boundary.
- The Evandale Specific Area Plan applies to the site, as such a written response addressing P1 of NOR-S5.7.3 Wall Materials, P3 of NOR-S5.7.4 Windows.

This information is required under section 54 of the *Land Use Planning and Approvals Act 1993*. In accordance with section 54 (2) of the Act, the statutory period for determining the application will not recommence until the requested information has been satisfactorily supplied.

Please send any emails to planning@nmc.tas.gov.au including the reference **PLN-23-0095**.

If you have any questions, please contact me on 6397 7303, or e-mail planning@nmc.tas.gov.au

Yours sincerely

A handwritten signature in black ink that reads "Rebecca Green".

Rebecca Green
Planning Consultant

Our ref: PLN-23-0095

20/06/2023



Felix Blackman
12 Effingham Street
SOUTH LAUNCESTON 7249
By email: felix@blackmancreative.com.au

Dear Felix,

Additional Information Required for Planning Application PLN-23-0095
Alterations and Additions to Existing Dwelling (Heritage Listed, Evandale SAP, Second crossover) at 23 Macquarie Street, Evandale

Thank you for your application. The following additional information is required.

- Council's Works and Infrastructure Department has reviewed the application and require the following in relation to the proposed additional crossover to Macquarie Street:

Please provide a revised plan showing the location of the proposed driveway in relation to stormwater, Taswater and Telstra infrastructure. Note that approval from Taswater may be required to lower the fire hydrant and the applicant must also contact Telstra to determine their requirements are in relation to the Telstra pit.

This information is required under section 54 of the *Land Use Planning and Approvals Act 1993*. In accordance with section 54 (2) of the Act, the statutory period for determining the application will not recommence until the requested information has been satisfactorily supplied.

Please send any emails to planning@nmc.tas.gov.au including the reference **PLN-23-0095**.

If you have any questions, please contact me on 6397 7303, or e-mail planning@nmc.tas.gov.au

Yours sincerely

A handwritten signature in black ink that reads "Rebecca Green".

Rebecca Green
Planning Consultant

Our ref: PLN-23-0095

30/06/2023

Felix Blackman
12 Effingham Street
SOUTH LAUNCESTON 7249
By email: felix@blackmancreative.com.au



Dear Felix,

**Additional Information Required for Planning Application PLN-23-0095
Alterations and Additions to Existing Dwelling (Heritage Listed, Evandale SAP, Second crossover) at 23
Macquarie Street, Evandale**

Thank you for your application and additional information received 26 June 2023. The following additional information is required.

- Council's Works and Infrastructure Department has reviewed the application and require the following in relation to the proposed additional crossover to Macquarie Street:

Please provide a revised plan showing the location of the proposed driveway in relation to stormwater, Taswater and Telstra infrastructure. Note that approval from Taswater may be required to lower the fire hydrant and the applicant must also contact Telstra to determine their requirements are in relation to the Telstra pit.

Council's Works and Infrastructure Department has reviewed information submitted 26 June 2023 and advise that they are not satisfied with what has been provided.

You are required to provide confirmation that you have approval from Telstra (ideally in the form of a written instruction) and not on the drawing what Telstra's requirements are.

This information is required under section 54 of the *Land Use Planning and Approvals Act 1993*. In accordance with section 54 (2) of the Act, the statutory period for determining the application will not recommence until the requested information has been satisfactorily supplied.

Please send any emails to planning@nmc.tas.gov.au including the reference **PLN-23-0095**.

If you have any questions, please contact me on 6397 7303, or e-mail planning@nmc.tas.gov.au

Yours sincerely

A handwritten signature in black ink that reads "Rebecca Green".

Rebecca Green
Planning Consultant



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-23-0095
THC WORKS REF: #8185
REGISTERED PLACE NO: #5031
FILE NO: 09-85-48 THC
APPLICANT: Felix Blackman, Blackman Creative Pty Ltd
DATE: 7 July 2023

NOTICE OF HERITAGE DECISION

(Historic Cultural Heritage Act 1995)

The Place: 23 Macquarie Street, Evandale.
Proposed Works: Construction of new addition, and alterations and additions to existing house.

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-23-0095, advertised on 17/06/2023, subject to the following conditions:

1. Demolition and salvage of fabric from the Victorian Georgian cottage must be undertaken in accordance with the notes on the submitted drawing A103.

Reason for condition

To ensure that significant original elements are managed in accordance with the appropriate outcomes described in Sections 6.2 of the *Works Guidelines*.

2. The reconstructed front verandah must be designed and constructed to achieve a high degree of consistency with traditional Victorian Georgian verandah detail.

Reason for condition

To ensure that the new work has a material character that is complementary to the heritage place consistent with the appropriate outcomes described in Section 8.1 of the *Works Guidelines*.

4. Original door and window joinery in the earliest part of the cottage must be retained and conserved.

Reason for condition

To ensure that the authenticity of the cottage is not unduly compromised and key elements contributing to its heritage character are preserved, consistent with the appropriate outcomes described in Section 9.2 of the *Works Guidelines*.

4. The concrete floors to the cottage and new garage must be designed and constructed such that the relationship between the slab and masonry fireplace/s:

(i) Does not result in the transfer of moisture or the introduction of soluble salts to the masonry; and,

(ii) Incorporates a ventilated void or strip of porous fill alongside the base of the masonry, of minimum 200mm width, enabling the evaporation of moisture from the ground at the base of the masonry; or other detail having similar effect, to the satisfaction of Heritage Tasmania's Works Manager.

Reason for condition

To avoid any circumstances that may cause or exacerbate rising damp or rot in the historic masonry or timber wall structures. This is consistent with the appropriate outcomes described in Section 9.5 of the *Works Guidelines*.

5. The part of the southern side boundary wall that is visible from Macquarie Street must be finished in a brick construction that is a sympathetic response to the heritage character of the place and its setting, and not concrete block.

Reason for condition

To ensure that the new fence is in keeping with the character of the place, consistent with the appropriate outcomes in Section 12 of the *Works Guidelines*.

6. The new 'tilt garage door' must be finished in a material profile and colour that is complementary to the heritage streetscape.

Reason for condition

To ensure that the new work has a material character that is complementary to the heritage place consistent with the appropriate outcomes described in Section 8.1 of the *Works Guidelines*.

Advice

Retention of the rear kitchen fireplace and rear slope of the original cottage hipped roof structure is also recommended to preserve the integrity and authentic character of the cottage. A flat-awning roof is recommended to replace the existing rear skillion in place of altering the historic cottage roof structure. Also, it is recommended that further consideration be given to the planning of the WC proposed for in the garage, arranging it so as to enable retention of the kitchen fireplace.

In relation to the new two-storey building addition, it is recommended that the projection of the boxed eaves be reduced to nominally 150mm which is more consistent with the form that this element takes in houses of this style.

Heritage Tasmania may be contacted for further advice.

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



Request for Additional Information

For Planning Authority Notice

Council Planning Permit No.	PLN23-0095	Application date	16/06/2023
TasWater details			
TasWater Reference No.	TWDA 2023/00781-NMC	Date of response	23/06/2023
TasWater Contact	Timothy Carr	Phone No.	0419 306 130
Response issued to			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
Development details			
Address	23 MACQUARIE ST, EVANDALE	Property ID (PID)	2205288
Description of development	Alterations and Additions to Existing Dwelling	Stage No.	
Additional information required			
<p>Additional information is required to process your request. To enable assessment to continue please submit the following:</p> <ol style="list-style-type: none"> 1. TasWater requires a concept servicing plan to be submitted which shows the exact location (either suitably dimensioned or by notation) and suitable details of proposed or modified water and/or sewer connections. Reason for request: <i>The existing water/sewer connections appear to be located in the proposed garage area. Please confirm and if so, these will need to be relocated.</i> 			
Advice			
<p>Service Locations</p> <p>Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure. The location of this infrastructure as shown on the GIS is indicative only.</p> <ul style="list-style-type: none"> • A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater • TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies • Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council. <p>To view our assets, all you need to do is follow these steps:</p> <ol style="list-style-type: none"> 1) Open up webpage - http://maps.thelist.tas.gov.au/listmap/app/list/map 2) Click 'Layers' 3) Click 'Add Layer' 4) Scroll down to 'Infrastructure and Utilities' in the Manage Layers window, then add the appropriate layers. 5) Search for property 6) Click on the asset to reveal its properties 			



TASWATER CONTACT DETAILS			
Email	development@taswater.com.au	Web	www.taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001		



Submission to Planning Authority Notice

Council Planning Permit No.	PLN23-0095	Council notice date	16/06/2023
TasWater details			
TasWater Reference No.	TWDA 2023/00781-NMC	Date of response	30/06/2023
TasWater Contact	Timothy Carr	Phone No.	0419 306 130
Response issued to			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
Development details			
Address	23 MACQUARIE ST, EVANDALE	Property ID (PID)	2205288
Description of development	Alterations and Additions to Existing Dwelling		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Blackman.architects	Ground Floor (A2) – A105	05	26/06/2023
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
CONNECTIONS, METERING & BACKFLOW			
1. A suitably sized water supply with metered connections and sewerage system and connections to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.			
2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.			
Advice; <i>The water and sewer connections must be located outside of the proposed garage area.</i>			
3. Prior to commencing construction of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.			
TASWATER ASSETS			
4. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.			
Advice; <i>If modifications are required to be made to the fire hydrant, these must be carried out by TasWater at the developers cost.</i>			
DEVELOPMENT ASSESSMENT FEES			
5. The applicant or landowner as the case may be, must pay a development assessment fee of \$226.71 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.			
The payment is required within 30 days of the issue of an invoice by TasWater.			



Advice			
General			
For information on TasWater development standards, please visit https://www.taswater.com.au/building-and-development/technical-standards			
For application forms please visit https://www.taswater.com.au/building-and-development/development-application-form			
Service Locations			
Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure. The location of this infrastructure as shown on the GIS is indicative only.			
(a) A permit is required to work within TasWater’s easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.			
(b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies.			
(c) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.			
Declaration			
The drawings/documents and conditions stated above constitute TasWater’s Submission to Planning Authority Notice.			
TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

To

The General Manager
North Mid Council

21.6.23

From

Christopher Wallis

24 Macquarie Street
Evandale 7212

Email ww@bigpond.net.au

Phone. 63919153

Mob. 0418248817

NORTHERN MIDLANDS COUNCIL					
File No.					
Property					
Attachments					
REC'D 22 JUN 2023					
	I	A		I	A
GM			PLN		
P&DM			BLD		
CSM			MYR		
WM			EA		
HR					
HLT					

As I reside at 24 Macquarie Street Evandale opposite the proposed development I wish to strongly object to the following points

[A]

- 1 The double story dwarfing the heritage cottage in front
2. There are no double story houses in our heritage street ,they are all single as this should be
- 3 I am very concerned that a double story house would diminish our privacy in our house front and garden ,not to mention the other adjacent neighbours

[B]

- 1 Proposed new garage
2. The replacement of the old heritage shop wing with a new garage directly onto the street
The garage becoming the dominant focus of the property
- 3 No houses in this heritage area have a garage in such a prominent position
- 4 Surely the new garage could be moved to the left side of the property, set back behind the guest parking space. Where the original garage was , before it was demolished by the present owner

[C]

1. Destruction of the magnificent tree which must be as much heritage as the cottage and certainly

A wonderful part of the street scape of Macquarie street
And certainly our view over the road

- 2 Surely the proposed plan could be moved into the block away from the direct boundary ,saving the tree which could be trimmed. ,if needed
3. The owner has had a sorry history of illegal tree removal ,etc which should Be in your files

Lastly -surely the proposal could be lowered to a single story as the plan shows plenty of room to save the tree and all direct neighbours being overlooked and blend in more sympathetically with the cottage and street scape

Yours faithfully ,



Christopher Wallis|

To

THE GENERAL MANAGER 1/49A CAMBOCK LANE EAST
NORTH MIDLANDS COUNCIL EVANDALE 7212
RE: DA. PLN 23-0095

Dear Sir,

I am writing to express my concerns over the proposed development of the historic house and shop in Macquarie Street. I draw your attention to the proposed two storey addition at the rear of said property. I suggest this building would dwarf and detract from the older dwelling in front of it.

There is plenty of room to extend a single storey addition at the rear of the property.

The proposed new garage could be returned to the left corner (rear) and thus be more complimentary to the house and streetscape. This in turn would provide off-street parking.

Macquarie Street is a nightmare to negotiate on market days as it is.

The Tree at the rear of house could be lopped rather than destroyed.

While I applaud anyone taking on the renovation of an historic house, it should always be in keeping with the heritage of Evandale.

Yours Sincerely
Patricia Armistead.

NORTHERN MIDLANDS COUNCIL					
File No.					
Property					
Attachments					
REC'D 30 JUN 2023					
	I	A	PLN	I	A
GM			BLD		✓
P&DM			MYR		
GSM			FA		
WM					
HL					
HLT					

The General Manager
Northern Midlands Council
Longford.

12/07/2023

Dear sir

NORTHERN MIDLANDS COUNCIL					
File No.					
Property					
Attachments					
REC'D 13 JUL 2023					
GM	I	A	PLN	I	A
P&DM			BLD		
GSM			MYR		
WM			EA		
HL					
HLT					

REF: Redevelopment of 23 Macquarie St Evandale

As the closest neighbours of the above property (next door) we believe that having heard of an objection to some aspects of the redevelopment it is only right that we express our thoughts on the proposal.

Having lived alongside this eyesore for many years, first as a tenant and now as the owners, we looked at the redevelopment application very closely.

We should point out that the main interest to us was the large tree sitting on our boundary right next to our house which has caused no end of problems to us due to its lack of care over many years. This tree has basically made the patio on that side of our house unusable due to the overhang and constant dropping of debris/leaves and small sticks onto this area especially when windy. During Autumn when it drops its leaves it's a difficult task keeping the area clean and in particular the roof which despite the gutter guard has to be constantly cleaned to stop blockages. Although we're not qualified persons in this area it is very obvious that the tree is in poor condition due to the lack of care over many years, there is a large hole in the main bough leading off the trunk that fills with water which will cause this bough to rot out and eventually break, so having had a look at the Plans we were obviously happy to see the tree removal was part of it.

What concerns us is that there is an objection to the tree removal stating it is of significance, we should point out that no attempt had been made by this objector to ascertain the condition of this tree, and in fact we had outlined the condition to this person when he came to our house to discuss the plans and gain our overall thoughts. He understood the situation and said that's fine, despite this he has objected.

We hope we are totally wrong in this assumption but we are concerned that there maybe underlying issues here and the facts are being overlooked.

We are very happy with the overall plans and the set back of the two story addition should not cause any issues that we can see.

This redevelopment can only but be an asset and we are certainly looking forward to it.

Yours Sincerely




Ian & Andrea Pease
25 Macquarie St
Evandale 7212

Ph: 0438810054
Email: iaadp46@gmail.com



Blackman.architects
58a Elizabeth Street, Launceston 7250
architecture@blackmancreative.com.au

Project: 23 Macquarie St, Evandale
Owner: Ros Palmer
Distribution: Northern Midlands Council
Attn: Planning Officer

Project#: 22009
Transmission: Email
Date Issued: 31 Jul 2023

To whom it may concern,

Please find attached replies to the representations received to PLN23-0095 - **23 Macquarie Street, Evandale.**

The below replies are a *direct* reply to a redacted representation received via NMC on the 4th July, 2023. The Representation statements have been directly excerpted, and are shown in italics.

A

1. *The double story dwarfing the heritage cottage in front*

Reply - The two storey component of the proposed development is within the 8.5m acceptable guidelines for development under the Tasmanian Planning Scheme (TPS), and is less than 8.5m. As per drawing A301, which shows a street section between the opposite side of the street. The only part of the building visible to the street is the top part of the new roof section. Please refer to figures 1&2 which are street views of the proposed development.

2. *There are no double story houses in our heritage street, they are all single as this should be.*

Reply - THC have assessed the proposed development, and have not provided any advisories / comments against the height / bulk of the double storey section. There is an existing two storey building located at the neighbouring #21 Macquarie Street, so it is not the only 2 storey dwelling on the street. The TPS allows for heights up to 8.5m in the title lot zoning.



Blackman.architects
58a Elizabeth Street, Launceston 7250
architecture@blackmancreative.com.au

- 3. I am very concerned that a double story house would diminish our privacy in our house front and garden, not to mention the other adjacent neighbours.*

Reply - The double storey component of the proposed development meets the front, side, rear setback development guidelines under 8.4.6 Privacy for all Dwellings of the TPS.

B

Proposed new garage

- 1. The replacement of the old heritage shop with a new garage directly onto the street. The garage becoming the dominant focus on the property.*

Reply - See comments below.

- 2. No houses in this heritage area have a garage in such a prominent position.*

Reply - The existing shopfront building noted to be demolished in the proposed development and replaced by a garage has received an exemption for its demolition by THC. Number 23 Macquarie Street was / is heritage listed due to the historically significant 19th century Georgian cottage which has over time been encapsulated within a Victorian addition at left, and a 1930s local shopfront addition at right. By pushing the shopfront building form towards the southern boundary, the original Georgian cottage form will be revealed and its relationship to the streetscape strengthened. THC have made recommendations to the facing / claddings of the proposed garage / garage door to reflect its context, which would infer that there are no objections to it from a heritage perspective.

- 3. Surely the new garage could be moved to the left side of the property, set back behind the guest parking space. Where the original garage was, before it was demolished by the present owner.*

Reply - This comment is not relevant to the proposed application.

b.a

Blackman.architects
58a Elizabeth Street, Launceston 7250
architecture@blackmancreative.com.au

C

1. *Destruction of the magnificent tree which must be as much heritage as the cottage and certainly a wonderful part of the street scape of Macquarie Street and certainly our view over the road.*

Reply - Refer to attached arborist report.

2. *Surely the proposed plan could be moved into the block away from the direct boundary, saving the tree which could be trimmed, If needed.*

Reply - Refer to attached arborist report.

3. *The owner has had a sorry history of illegal tree removal, etc which should Be in your files.*

Reply - This comment is not relevant to the proposed application.

4. *Lastly - surely the proposal could be lowered to a single storey as the plan shows plenty of room to save the tree and all direct neighbours being overlooked and blend in more sympathetically with the cottage and streetscape.*

Reply - The Tasmanian Planning Scheme allows for the heights proposed. THC have not objected to the scale / bulk of the proposed development. The existing proposed cottage is the dominant streetscape element. Please see figure 1 + 2, overleaf which visualise the street impact of the proposed development.

b.a

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FIGURE 1 - VIEW AT EYE LEVEL FROM DRIVEWAY OPPOSITE #23. PROPOSED DEVELOPMENTS SHOWN IN COLOUR, EXISTING IN WHITE.



FIGURE 2 - VIEW AT EYE LEVEL FROM OPPOSITE #23. PROPOSED DEVELOPMENTS SHOWN IN COLOUR, EXISTING IN WHITE.



Tree Report

***23 Macquarie street,
Evandale. Tasmania
03/08/2023***



Contents

1. Terms of Reference3

2. Restrictions3

3. Limitations3

4. Methodology of Inspection.....3

5. Date and Weather of Inspection.....3

6. Equipment used on Inspection3

7. Findings and Recommendations.....4

8. Statement5





1. Terms of Reference

Adam's Tree Services has been contracted by Ros Palmer to carry out a tree report regarding an established Ash tree in Evandale. It is understood the tree is in the heritage precinct and the intention is to have the tree removed.

The site is fully fenced off and access has been restricted.

The main reason for the report is to provide an individual opinion and provide recommendations.

2. Restrictions

No part of this report is to be forwarded or copied without the consent of Sam Gavlik, managing director of Adam's Tree Services.

3. Limitations

The tree and the site's cultural and historic values are beyond this report.

A PiCUS sonic tomograph was not deemed necessary for this report.

No soil or plant material was removed from site.

4. Methodology of Inspection

A visual ground base inspection was carried out by Adam Djatschenko, Cert III Hort, Cert III Arb, Advanced QTRA (Quantified Tree Risk Assessment) user & TRAQ (Tree Risk Assessment Qualification) user.

5. Date and Weather of Inspection

Inspection conducted in the morning on the 3rd of August 2023. The weather was cold and overcast.

6. Equipment used on Inspection

An iPhone was used to gather notes on site and to gather digital images.

A Industry recognised sounding mallet, Thorex 710.

A tape measurer was used to record the DBH *Diameter at Breast Height* and DAB *Diameter At Base*.

7. Findings and Recommendations

Tree particulars for Ash Tree

Address:	23 Macquarie Street, Evandale
Location:	Rear Right hand side of property
Genus & Species:	<i>Fraxinus excelsior</i> . Possibly <i>F. excelsior Aurea</i>
Height:	12-15m
Spread:	15m
Stability-	
Below ground:	Fair
Above ground:	Poor to fair
Vitality:	Good to very good
Structure:	Lateral dominate, upright regrowth
Stage:	Mature
DBH:	116cm
	<i>(Diameter at Breast Height. Taken at 1.45m)</i>
DAB:	130cm
	<i>(Diameter At Base)</i>

Comments

The tree is heavily weighted towards the North with two main lateral branches, one towards the north the other towards the north-west. These are the apical dominate growth leaders. There is one upright stem which appears to be epicormic growth (viewed as sound due to its small size).

An exposed root plate is present with visible surface roots. The surface roots appear to be damaged on top side with callous wood present, indicating damage was carried out over the years and several seasons ago. Some exposed roots have been severed.

A sounding mallet was struck against the main trunk. No tonal differences or echoing were heard which is consistent with sound solid wood.

The north lateral main union appears to be sound with no separation visible on the top side. Unsure of the soundness of the north-western lateral union.

A sounding mallet was struck against the north lateral at approx. 2m high. Tonal differences were heard which is consistent with decayed and unsound wood.
A large cavity is present on the top side and water is present in this cavity.

The tree has been lopped at approx. 6m. Decay is present in this area. Appears to epicormic growth that survived for a few growth seasons then died out.
The upright growth attachment unions are not viewed as sound.

Relatively minor dead wood is present through out canopy which is common for established Ash trees.

Recommendations

Remove tree if site occupancy increases.

Retain tree if site conditions remain the same as inspection.

8. Statement

I have viewed the tree as having good to very good (over all tree health) but I have concerns of the soundness of the tree, mainly in the mid sections. Due to the shape and conditions of the tree I wouldn't consider pruning to be a viable option.

Overall, I believe the tree has come to the end of its SULE, Safe Usable Life Expectancy and its time for the tree to go, given the plans for the site.

I, Adam Djatschenko, have compiled this report without biased views or financial gain which contributed to the findings or recommendations of this report.

End of Report.







Jeremy Rockliff
Premier of Tasmania

Share

18 July 2023

Jeremy Rockliff, Premier
Acting Minister for Planning

TAKING THE POLITICS OUT OF PLANNING

The Rockliff Liberal Government will take the politics out of planning decisions to improve certainty, transparency and the effectiveness of planning across Tasmania.

Premier and Acting Minister for Planning Jeremy Rockliff said the government would introduce new legislation to allow for some planning decisions to be made by independent expert Development Assessment Panels (DAP).

“We will take the politics out of planning by ensuring that decisions are driven by the rules and not the vested interests or personal biases of individual councillors,” the Premier said.

“There’s too many examples where critical land, housing or other projects are being stopped or delayed by ideologically motivated, party-aligned councillors, and this is not good for Tasmania.

“Let me be clear, this legislation will not change Tasmania’s planning rules. Councils will still undertake assessments and the community will still have their say, as they always have.

“This is simply about providing a second decision-making option, where the politics is removed from planning.

“This initiative will help us to deliver our target of 10,000 homes by 2030, and meet Tasmania’s affordable housing needs, by reducing unnecessary delays.

“In meeting this target, we committed to taking advice from industry, our community housing provider partners, Homes Tasmania and those engaging in our planning system to deliver the housing Tasmania needs. We heard loud and clear they need certainty in a pathway.”

Under the proposal, proponents would be able to opt-in and choose whether a council or a panel makes the final decision on their project. Similarly, councils would also have the option of referring the final decision, enabling them to better advocate for their community. Panels would be determined by the independent Tasmanian Planning Commission.

The type and scale of projects eligible for the new process will be determined as we develop legislation, but are expected to include housing, social housing, large-scale developments and other proposals of community interest. A value floor will also be implemented for non-prescribed project, including projects valued over \$10 million in urban centres and over \$5 million in rural areas.

Premier Rockliff said this was the next step in the Government’s strong planning agenda.

“We are planning for Tasmania’s future, and we are planning for growth, this legislation will be the next step in our long-term plan to achieve this,” Premier Rockliff said.

“When we came to Government in 2014, we said we would deliver a single-state-wide planning scheme, and we have. There are now 21 councils on board, providing councils, planners, developers and the community with greater certainty, consistency and transparency.

“We have introduced the Major Projects process for large scale, complex infrastructure, energy and industry projects, which was key to delivering the critically important new Bridgewater Bridge in the south and is being used to assess the NE Wind Farm project in the north.

“Now, we are taking the next sensible step by introducing independent expert panels that will further improve the effectiveness of planning across Tasmania.

“The new legislation will give the community and developers the confidence that they need in our planning system, so they can invest with certainty, and we can continue to meet the needs of our growing population.”

Draft legislation will be out for consultation later this year, and it is anticipated it will be introduced to Parliament at the start of 2024.

[More Media Releases from Jeremy Rockliff \(/media_release_search_2015?queries_member_query=188150\)](#)

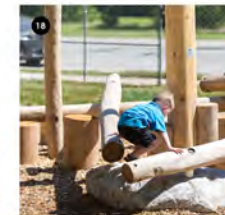
[More Media Releases from the Premier \(/media_release_search_2015?queries_portfolio_query=Premier\)](#)

NUMBER LEGEND

- 1 Pathway connections with adjoining streets.
- 2 Signature trees to highlight every pathway connection to adjoining streets.
- 3 Screen planting along property boundary to consist of native trees, shrubs, tussocks, and groundcovers.
- 4 Large ornamental trees within open lawn areas to provide seasonal interest and shade in summer.
- 5 1800mm (w) exposed concrete footpaths to form a network throughout the park.
- 6 Informal path along the top of the proposed detention basin mound.
- 7 Slopes greater than 1:4 shall be mass planted with native grasses due to mechanical mowing restrictions.
- 8 Planting buffer between the property boundary and pathway to consist of hardy narrow shrubs and tussocks.
- 9 Large evergreen shade trees along Napoleon Street frontage to provide shade and visual interest to the open space.
- 10 Proposed sewer and stormwater services as per engineer's drawings.
- 11 Future inclusive single cubicle toilet facility.
- 12 Picnic shelter (5 x 5m), over an accessible picnic table and coloured concrete pavement.
- 13 Shelter (4 x 2m), over an inclusive electric BBQ with two hotplates. The BBQ will be linked to the adjoining shelters with a 1500mm (w) concrete path.
- 14 1500mm (w) coloured concrete circular paths to envelop the play space and to provide inclusive access to all play elements.
- 15 Five large ornamental trees to provide seasonal interest as well as shade in summer and solar access in winter. A seat will be placed under each tree to overlook the playspace.
- 16 Large Oak tree centrally placed provides a focal point as well as shade in summer and solar access in winter.
- 17 Three bay swing consisting of a basket for all abilities, toddler swing and adult swing. Earth brown coloured pour rubber soft fall provides all-weather access to the play equipment.
- 18 Large natural hardwood timber logs and tree stump sleepers together with various sized stone boulders provide interpretive play and quiet play opportunities.
- 19 Surfacing within the playspace shall consist organic mulch with areas of wet pour rubber softfall to provide inclusive access to all play elements.
- 20 Multi-play structure for a variety of age groups and challenges.
- 21 Three large natural hardwood timber logs to provide interpretive play and quiet play opportunities.
- 22 1800mm (w) Exposed concrete paths connects the playspace with the network paths throughout the park.
- 23 Open lawn area for run-around spaces close to the playspace.

PROPOSED PLANTING SCHEDULE

Botanical Name	Common Name	H x W
Trees		
Acer species	Maple	12 x 8m
Allocasuarina species	Sheoak	10 x 6m
Banksia species	Banksia	8 x 5m
Betula species	Birch	10 x 6m
Eucalyptus species	Dwarf Gum Trees	5 x 5m
Oak species	Oak	15 x 15m
Pyrus species	Ornamental Pear	8 x 4m
Ulmus species	Elm	10 x 10m
Zelkova species	Zelkova	10 x 6m
Shrubs		
Callistemon species	Bottlebrush	4 x 3m
Correa species	Correa	1 x 2m
Leptospermum species	Tea Tree	3 x 3m
Tussocks & Groundcovers		
Dianella species	Native Flax lily	6 x 3m
Dietes bicolor	Spanish Iris	1 x 1m
Grevillea species	Grevillea	5 x 1m
Lamandra species	Sagg	1 x 1m



NAPOLEON STREET PARK

Napoleon Street Perth Tasmania

Landscape Concept Plan

0 5 10m
20 January 2023
Issue A



Motions tabled at LGAT General Meetings by Northern Midlands Council*Updated August 2023*

03/2022	1. That LGAT Members support the development of a domestic and sexual violence prevention framework for local government across the state. 2. That LGAT lobby the State Government to initiate and fund the development and implementation of a family and sexual violence prevention framework for local government across the state.	Carried
03/2022	Motion considered: That LGAT lobby the State Government to initiate and fund the development and implementation of a family and sexual violence prevention framework for local government across the state.	
08/2021	That LGAT lobby the State Government to amend the statewide planning scheme provisions to ensure loopholes are not exploited resulting in development contrary to the intention of the provision of the scheme. Motion considered: That LGAT lobby the State Government to urgently review recent Resource Management and Planning Appeal Tribunal and Supreme Court planning decisions with a view to amending the statewide planning scheme provisions to take account of any recent issues and to ensure loopholes are not exploited resulting in development contrary to the intention of the provision of the scheme.	Carried
08/2021	That LGAT reject the continual cost shifting exercise by the State Government including matters such as cat management and control of weeds. Motion considered: That LGAT lobby the State Government to increase the resourcing for cat management and control of weeds	Carried
12/2019	That LGAT give consideration to and coordinate an investigation into the possible need for a Women's Shelter/s to be located in and to service the entire Lyons electoral area and other rural areas, to service the population across the greater part of rural Tasmania. Motion considered: That LGAT advocate for the State Government to investigate the need for a Women's Shelter/s to be located in and to service regional Tasmania and other rural areas, to service the population across the greater part of rural Tasmania.	Carried
12/2019	That LGAT seek support from member councils to set up a fund to contribute to legal costs in relation to matters which have the potential to have an impact on future planning decisions of councils across the state.	Lost
2018	That Council request LGAT to lobby for legislation to be passed to protect cemeteries;	Matter raised during AGM by Council representative.
2018	That Local Government Association of Tasmania lobby the government to ask that the Anglican Church not insist that communities meet the strict criteria in regards to stopping the sale of important community assets.	Motion not submitted, matter listed for discussion at the July LGAT meeting.
2018	That the Land Use Planning Approvals Act be reviewed to reduce the requirement to advertise planning applications in full to abbreviated planning advertising in local newspapers.	Decision of Council at March 2018 rescinded at April 2018 meeting

2018	That LGAT lobby the State Government and Spirit of Tasmania to ensure the availability of sailings adequately meets commuter and tourist demand and that affordable pricing is available to that demographic.	Carried
2017	LGAT to lobby the State Government for a more coordinated approach to weed management so that DPIPWE does not need to duplicate work done by Councils, and that all relevant agencies collaborate to map weeds across Tasmania and develop an action plan that can be implemented whenever weed infestations are reported by the community.	Carried
2016	Introduction of State Tyre Levy	Carried
2016	Federal Government assistance to replace the Bass Link cable	Amended motion Carried
2016	That LGAT lobby the State Government and TasRail to permit a Tasmanian Transport Museum MS steam train to travel from Hobart to Fingal once a year on the Fingal Valley Festival day.	Carried
2015	That the Local Government Association make representation to the Prime Minister requesting a referendum to facilitate the recognition of Local Government in the Australian Constitution.	Carried
2015	That the Local Government Association make representation to the relevant Australian Government Ministers seeking support for the development of a consistent basis for determining whether a particular function is best carried out by Local, State or Federal Government.	Carried
2015	That LGAT lobby the Minister for Infrastructure, Hon. Rene Hidding, advocating for the reinstatement of a State Government trails and bikeways funding program, the development of an inventory of what work is still required to fill in the many gaps in the network of trails and pathways, and the establishment of a permanent fund that will meet the growing demand now apparent in cycling tourism and in the use of bicycles for sport and leisure.	Carried
2014	That the Local Government Association of Tasmania continue to lobby the State Government to fund and employ, within the Invasive Species Unit, additional weed officers for each of the three regions to actively facilitate the eradication of listed weeds throughout Tasmania.	Carried
2014	That the Local Government Association of Tasmania continue to lobby the State Government to address the pending environmental impacts resulting from excessive storage of used tyres in the absence of a suitable recycling facility or other appropriate means of disposal.	Carried
2014	That LGAT lobby the ministers responsible for mines and our rivers to address the contamination of many of our waterways through heavy metal leachate from past mining operations and to provide an inventory of all such waterways and an action plan to end the contamination.	Carried
2014	That LGAT supports the position of all state parties in their election commitments to lobby the major federal political parties in opposing super trawlers operating in Australian waters, and support immediate federal legislation to permanently ban super trawlers in Australia's Exclusive Economic Zone (EEZ) but not to affect current fishing operators.	Lost (Deferred to September meeting)
2014	That LGAT lobby the TasWater Board to call on the Australian Government to work with the State Government to fund the development of renewed water and sewerage infrastructure works, particularly for small and regional communities across the State.	Lost

2014	That the Local Government Association of Tasmania request both the State and Commonwealth Governments to encourage Telstra to provide a regional officer within each region able to provide detailed infrastructure answers in a timely manner to facilitate the ongoing development of private and public infrastructure works.	Carried
2014	That LGAT Support the continuation of the Tasmanian Freight Equalisation Scheme due to its importance to Tasmania. Lobby the Australian Government and State Governments to re-establish the Tasmanian Freight Equalisation Scheme for all freight transported to and from Tasmania.	Carried
2014	That LGAT Investigate the terms of the proposed Australian Competition and Consumer Commission/Productivity Commission enquiry into the Tasmanian Freight Equalisation Scheme with the aim of issuing a brief to Councils. Assess options for a study that analyses the benefits and costs of a support package for a direct international service from TASMANIA.	Lost
2013	That LGAT lobby the minister responsible for DIER to have all unapproved signage removed from state roads.	Carried
2013	That the Local Government Association of Tasmania lobby the Minister responsible for the Department of Infrastructure, Energy and Resources to ensure that speed restrictions of road works and the like are not erected prematurely, left in place beyond the completion of works or between work periods, unless required due to the condition of the road surface.	Carried
2013	That the Local Government Association of Tasmania request the State Government to make legislative change, if necessary, and confirm that representations made pursuant to sections 26, 30 I or 57 of the Land Use Planning and Approvals Act 1993 shall not be made public to the extent that they contain specific reference to individual councillors or staff.	Lost
2013	That the Local Government Association of Tasmania lobby the State Government, specifically Department of Economic Development and the Environmental Protection Authority to address the pending environmental impacts resulting from excessive storage of used tyres in the absence of a suitable recycling facility or other appropriate means of disposal.	Carried
2012	That the Local Government Association of Tasmania requests the State Government to develop policy guidelines, educational information and advice to address the issues of: <ul style="list-style-type: none"> • Transport and appropriate disposal of declared weeds; and, • Contamination of green waste with declared weeds; and, • Treatment of green waste to minimise the presence of weed seeds in composted Green waste that is to be sold to the public and/or used in public open space.	Carried
2012	That the State Government fund an additional Weed Officer for each of the three regions to facilitate the reduction of listed weed species in order to maximise the long term sustainable agricultural use of Tasmania's resources, in particular with regard to the new and proposed irrigation infrastructure which in turn will support the furtherance of the State Government's 'food bowl' initiative.	Carried
2012	That LGAT discuss with the State Government that in the event of a fire/flood the proposition of taking immediate action on temporary minor repairs to state roads and/or other infrastructure on the basis that funds are reimbursed within a reasonable time frame.	Carried

2011	That the LGAT work with the State Government to amend Principle nine of the State Policy for the Protection of Agricultural Land 2009 to enable Council planning schemes to prohibit or require discretionary permit for an agricultural use on land zoned for agricultural purposes where such land is also determined to be within a special area or overlay to address issues including, but not limited to, scenic protection, landslip, water catchment, heritage protection and flood or bushfire hazard.	Carried
2011	That, in order to address the loophole in LUPA relating to the lack of termination power, LGAT lobby the Department of Justice to progress a legislative amendment to provide the power to void an application after a finite period of time.	Carried
2010	To bring accountability to the water authorities that Owners' Representatives and the Chief Executive Officers of each of the Regional Corporations meet monthly with councils (members of Regional Corporations).	Lost
2010	That LGAT lobby the State Government to review the current approach to environmental management and sustainable use of resources in Tasmania, with a view to developing an integrated approach with reference to overall natural systems.	Carried
2010	That a second Weed Management Officer for the region be financed by the State Government.	Lost
2009	... legislate, so that Local Government is empowered to ensure that the planting of trees within town boundaries are species that are appropriate in relation to both fire and general safety. ... to reassess the state planning template; and to manage road verges in regard to fire management.	Carried
2009	... investigate and promote initiatives to reduce the use of fossil fuels.	Carried
2008	... Hydro Tasmania extend cloud seeding flights over non-Hydro catchment areas, such as the Meander, Macquarie, South Esk, Clyde and East Coast catchments; and that the cloud seeding program be on-going, as an extended period is necessary to obtain any long term benefits; and the Local Government Association of Tasmania and the State Government be requested to undertake independent reports on cloud seeding in Tasmania.	Carried
2008	That Councils support the motion for the Local Government Association to lobby the State Government to review the application of taxes and stamp duty associated with business transactions, e.g. payroll tax, insurance premium renewals and mortgage dealings.	Carried
2007	That a proposal put forward at the 2006 ALGA Conference by Timber Towns Victoria to form a national network of local governments with an interest in sustainable forestry management on both private and public land be noted and a member of Timber Towns Victoria be invited to attend the next meeting of the LGAT General Management Committee.	
2006	That the Local Government Association of Tasmania i) Discuss with the State Government the development of controls regarding overshadowing and other nuisance factors caused by existing or future planting, and ii) Prepare information brochures outlining recommended species and planting guidelines which minimise overshadowing of neighbouring properties: such guidelines to be distributed to Councils for circulation with new developments.	Lost
2006	That the Local Government Association of Tasmania enter into discussions with the State Government with regard to the provision of Government funding to meet the costs associated with Council Youth Development Officers performing roles that have traditionally been the responsibility of the State Government Departments.	Carried

2005	That the Local Government Association of Tasmania in relation to threatened Non-Forest Vegetation Communities supports alternative measures to implement the State/Federal Bilateral Agreement being i) adoption of a truly voluntary system similar to the Regional Forest Agreement Private Forests Reserve Program (which includes incentives) and ii) the removal of the statutory enforcement mechanisms within the Bilateral Agreement i.e. (the Planning Directive and subsequent amendment of the local government planning schemes).	Carried
2005	That the Local Government Association request the State Government to liaise with the Federal Minister for Immigration and Multicultural and Indigenous Affairs to ensure that skilled migrants are encouraged to resettle in Tasmania.	Carried
2005	That Local Government support a proposal from the Tasmanian Bus Association for the State Government to provide funds for the reinstatement of a school bus safety campaign and any other road safety education programs that will minimise the risks to children.	Carried
2005	That the Local Government Association request the State Government to;- i) Abolish the Easter Tuesday as a prescribed statutory public holiday and ii) Investigate a uniform set of public holidays within Tasmania and where possible, these be standard across Australia.	Lost
2005	That the Local Government Association of Tasmania negotiate, on behalf of Council's, an agreement with the Rail Authority (Pacific National Tasmania) to ensure a maintenance service level is provided with a defined area at each level rail crossing.	Carried



General Meeting Motions

To be included at the General Meeting

to be held on 1 November 2023

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Phone: (03) 6146 3740
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Motions

- 1.1 Diversity and Inclusion Statement3
- 1.2 Road linemarking responsibilities4
- 1.3 Parks and Wildlife Service and Crown Land Services Review and Resourcing5

* Denotes Attachment

**1.1 Diversity and Inclusion Statement
Council – Kingborough Council**

Decision Sought

That Members note the Diversity and Inclusion Statement developed by Kingborough Council and agree to consider developing and adopting a similar statement to support safe, welcoming, and inclusive communities across Tasmania.

Background Comment

Kingborough Council is committed to creating a safe, welcoming, and inclusive community. In 2022, a subcommittee of Kingborough’s Disability Inclusion and Access Advisory Committee was formed to consider how Council may better recognise and support the needs of people in the community who are neurodiverse, to address any potential discrimination. The subcommittee and Council officers developed a Diversity and Inclusion Statement, which was subsequently endorsed by the Disability Inclusion and Access Advisory Committee. The Statement refers to diversity of thought and background, including diversity of cultures, sexualities, beliefs, abilities, genders, and ages.

Diversity and Inclusion Statement

Kingborough Council strives to be the model of an inclusive culture where diversity of thought and background is valued.

We acknowledge, value and respect people of all cultures, sexualities, beliefs, abilities, genders and ages, and support their rights of equal access, equity and participation.

We believe diversity of thought and background, together with an inclusive work environment are critical to support every person and team to excel. We want to enable innovation for continuous improvement of service delivery.

We strive for an environment where people feel they belong, are valued as an individual, and are respected with a shared sense of fairness.

On 5 June 2023, Kingborough Council endorsed the Diversity and Inclusion Statement prepared by the Disability Inclusion and Access Advisory Committee. The Diversity and Inclusion Statement is intended to raise awareness of neurodiversity amongst staff and the broader community, and to encourage inclusivity and reduce discrimination. Kingborough Council is committed to providing workplace accommodations, providing senior staff with specific training on identifying and working positively with employees who are neurodiverse, and putting greater emphasis on diversity during recruitment and induction processes. The Statement has been promoted on Council’s website and

is used to promote Council's approach to diversity and inclusivity in Council's recruitment and induction process.

1.2 Road line marking responsibilities Council – Kingborough

Decision Sought

That LGAT undertake advocacy on behalf of Councils to have road line marking responsibilities legislated and additional funding provided by the State Government.

Background Comment

There is a long-standing arrangement that the Tasmanian Government provides for the renewal of road line marking, although it is not a legislated responsibility. This covers renewal of all line marking except for parking bays and yellow lines and new installations a part of Council projects.

Each year the Department of State Growth (DSG) asks for a list of possible line marking renewal projects. Kingborough Council staff undertake an audit and provide a list and generally DSG fund a selection of what has been identified.

Kingborough Council Safety Committee members have noted that line markings on local roads are often faded and not fit for purpose and are an ongoing safety hazard for road users. There has not been adequate funding allocated to sustain local road line marking to an appropriate standard, noting that line marking needs to be renewed regularly.

It is noted that this matter was previously raised at a Local Government Association Tasmania (LGAT) in 2016 and it was agreed to advocate with the State Government.

LGAT did advocate with the State Government, however their position was they provided funding towards line marking on local government roads rather than taking responsibility for adequately managing all line marking.

This is a matter that concerns all councils and rather than advocating directly with State Government as a single council it would be prudent to seek whether there was an appetite for LGAT to again advocate to the State Government on behalf of the collective councils.

The intention with the advocacy would be to increase the funding for line marking on local government roads and to more clearly define the roles and responsibilities of the State Government and councils within the legislation frameworks available.

1.3 Parks and Wildlife Service and Crown Land Services Review and Resourcing Council – Break O’Day

Decision Sought

That LGAT lobby the Tasmanian Government to undertake a review of the administrative activities of the Tasmanian Parks and Wildlife Service (PWS) and Crown Land Services (CLS) with a particular focus on ensuring that the required level of resources are available to assess applications and deal with enquiries in a timely manner.

Background Comment

Regular reviews of administrative activities and resourcing levels are essential for maintaining effective, efficient, and accountable government agencies that can adapt to evolving circumstances and best serve the public and the environment.

At a local government level, we interact with the Tasmanian Parks and Wildlife Service and Crown Land Services on a continuous basis and we, local government agencies, have all experienced extremely lengthy delays in the processing of simple applications.

The delays in receiving the required approval for a simple project can be extremely frustrating and can potentially lead to the applicant just going ahead and doing what they were seeking approval for without waiting. This can have serious ramifications that ultimately have to then be addressed retrospectively and in a reactionary way. This defeats the protections that are afforded by going through the application process.

Anecdotally we hear that many of these delays come down to the low level of resourcing within the agency resulting in unrealistic workloads and ultimately the loss of experienced staff. This turnover of staff compounds the problem and delays being experienced.

Discussions with PWS and CLS staff involved in application processing over the last few years reveals that the amount of applications received has increased substantially. This has led to an increase in revenue flowing to Treasury, and whilst there has been an increase in revenue, the level of resources to deal with the applications received hasn’t increased as required.

Another area for concern for local government is the perception that delays to projects have within the community. The community is always quick to blame local government when there is a hold-up in a development even if it is out of our hands. The community more often than not hold us responsible for project delays. This can have serious impacts on a Council’s image within community as well as cause blow outs to time frames. This can be particularly problematic when grant funding is involved.

In requesting this review, The Break O'Day Council is asking that there be a particular focus on the level of resources that are available for administrative activities such as dealing with applications and permits. We believe that resources should be increased. With a greater level of resources applications will be dealt with within an appropriate timeframe.

LIVE STREAMING OF COUNCIL MEETINGS

Originated Date:

Amended Date/s:

Applicable Legislation: *Local Government Act 1993*
Local Government (Meeting Procedures) Regulations 2015

Objective The objective of this policy is to:

1. provide information and procedures for the audio/visual live streaming and recording of open ordinary Council meetings for the public to access; and
2. promote transparency, accessibility and greater community awareness and confidence in the integrity and accountability of Council meeting practices, and the conduct of their elected representatives.

Administration: Governance

Review Cycle/Date: Within 12 months of commencement.

1 INTRODUCTION

The *Local Government Act 1993* and the *Local Government (Meeting Procedures) Regulations 2015* make provision for the operation and conduct of Council meetings. Whilst the legislation identifies how these processes can occur, there are some lower level procedures required to be set out by Council. This policy stipulates those guidelines.

The *Local Government (Meeting Procedures) Regulations 2015* do not preclude live streaming of Council meetings or making recordings of meetings available on-demand.

This policy is to be read in conjunction with Councils Meeting Procedures Policy.

2 POLICY STATEMENT

This policy outlines Council's commitment to transparent and accessible decision making processes with the introduction of audio/visual live streaming and recording of ordinary open council meetings.

3 SCOPE

This policy applies to formal Council meetings (ordinary meetings, special meetings and Annual General meetings). This policy does not apply to closed sessions of Council or Committee meetings of Council.

Live streaming of Council meetings does not authorise any Councillor to attend meetings remotely and it is noted regulation 38(2) of the *Local Government (Meeting Procedures) Regulations 2015* requires Councillors to attend a meeting in person and Council may not determine that a councillor may attend a meeting in any manner that does not consist of in person attendance.

4 PROCEDURES

4.1 MEETINGS TO BE LIVE STREAMED AND RECORDED

Ordinary and Special Council Meetings held in Council's Chambers at 13 Smith Street, Longford will be audio and visually live streamed and recorded and made on the internet via Council's website www.nmc.tas.gov.au.

The recording will be uploaded to Council's website as soon as possible and no later than four business days after the Council meeting (not including the day of the meeting). A link to the streaming service and recording of meetings will be made available on Council's website for ease of access.

Closed Council Meetings will not be live streamed or recorded.

The Chairperson and/or General Manager have the discretion and authority to direct the live streaming and recording be interrupted or terminated at any time if they believe it is advisable to do so, for example where the content of the debate is misleading, defamatory, a breach of privacy, unlawful or potentially inappropriate to be published.

There may be situations where live streaming and/or recordings of Council meetings is not available due to technical issues. Council takes no responsibility for and cannot be held liable for the live streaming, or access to it, on Council's website being unavailable due to technical issues beyond its control. Technical issues may include the availability of the internet connection, device failure or malfunction, unavailability of social media platforms or power outages.

Council will take every effort to ensure the smooth operation of live streaming and recording of Council meetings.

The recordings will not replace written minutes of Council meetings. The recordings may be used by Council Officers when preparing minutes.

4.2 DISCLAIMER

4.2.1 Meeting Agendas are to include at the start a notice that Council meetings are being live streamed using **audio/visual** technology and that **audio/visual** recordings will be made available to the public to view online after the meeting.

4.2.2 Public Notices will be placed in prominent positions outside and within the Council Chambers to inform the meeting is being **audio/visually** live streamed and recorded, a persons image and/or voice may be broadcast and by remaining in the public gallery during the meeting or participating during the meeting, their consent to being live streamed and recorded is assumed.

4.2.3 The Chairperson will make a statement at the opening of Council meetings advising as follows:

"Ladies and Gentleman,

*Please note this meeting is being **audio/visually** live streamed and recorded on the Council's website in accordance with Council's Live Streaming of Open Council Meetings policy.*

The recording will be archived and made available on Council's website after the meeting.

While care is taken to maintain your privacy while in attendance at the Council meeting, please note that your presence in the Council Chambers and/or voice may be live streamed and recorded, including any statement made during public question time or consideration of planning matters.

All speakers ought to refrain from making any defamatory comments or releasing personal information of another individual without their prior consent.

Council accepts no liability for any damage that may result from defamatory comments and all liability will rest with the individual making those comments.

By remaining in the public gallery, you are deemed to consent to being live streamed and recorded. If any person attending the meeting does not agree to being live streamed or recorded, you may choose to leave the meeting.

Thank you"

4.2.4 A disclaimer will be included on Council's website from which the live streaming and recordings will be accessed.

4.3 ARCHIVING OF RECORDINGS

Prior to publishing the **audio/visual** recordings on Council's website, the recordings must be reviewed and authorised for broadcast by the General Manager.

The **audio/visual** recordings of Council meetings will be retained and archived by Council for a minimum period of six (6) months. The recordings will be made available on Council's website www.nmc.tas.gov.au for public viewing free of charge.

4.4 COPYRIGHT

Unless expressly stated otherwise, Northern Midlands Council claims copyright ownership of the content of recordings of Council meetings ("the Recordings").

The Recordings may not be uploaded, displayed, transcribed and/or reproduced without the written permission of the General Manager for the express purpose proposed.

The Northern Midlands Council reserves the right to revoke such permission at any time. Apart from uses permitted under the *Copyright Act 1968*, all other rights are reserved.

Requests for authorisations, including authorisations for the use of recordings, should be directed to the General Manager, 13 Smith Street, Longford TAS 7301.

4.5 ADVERTISEMENT

To promote this policy and live streaming and recording of Council meetings, Council will place advertisements on the Council's website, Facebook page and the Northern Midlands Courier to inform the community that live streaming and recordings of Council meetings is available.

Ongoing advertisement and public promotion of live streaming and recording of council meetings will be reviewed periodically by the General Manager.

5 RISK MANAGEMENT

Public Council meetings are an open forum of statements, questions, and answers. Occasionally, comments could be made which may be regarded as offensive, defamatory, inaccurate, or unlawful.

It is acknowledged that live streaming and recording of Council meetings does not increase these risks, however it could increase the impact due to the larger audience as a result of the broadcast. This could increase the likelihood and/or severity of potential liability.

Accordingly, the Chairperson and/or General Manager have the authority and discretion to interrupt or terminate the live streaming and recording of Council meetings if they believe it is advisable to do so. This discretion is to be exercised in exceptional circumstances only and where the Chairperson and/or General Manager are of the view that the debate is misleading, inaccurate, unlawful, defamatory, or inappropriate to be published.

Following the meeting, the General Manager has the discretion to direct the exclusion of all or part of the recording of any meeting prior to the recording being published on the Council's website. The circumstances in which the General Manager may exercise this discretion is limited to where the material is inappropriate, including but not limited to inaccuracies or misinformation, defamatory statements, infringement of copyright, breach of privacy or disclosure of personal information, offensive and inappropriate behaviour and confidential information.

Parliamentary privilege does not apply to local Council meetings. It should be noted that no protection is afforded to Councillors or Council employees for comments made during meetings.

The opinions or statements made during the meetings are those of the individuals, and not necessarily the opinions or statements of Council. Council does not necessarily endorse or support the views, opinions or information contained in the live streaming and/or recording of meetings.

Council does not accept any responsibility or liability for verbal comments made during meetings which are inaccurate, incorrect or defamatory. The Council does not accept any liability for any loss, damage, cost or expense that may be incurred as a result of viewing, use of or reliance on the information or statements provided in the live streaming or recordings.

6 REVIEW

The policy will initially be reviewed within 12 months of commencing operation.



NORTHERN MIDLANDS COUNCIL POLICY MANUAL

MEETING PROCEDURES

- Originated Date:** Adopted 23 September 2002 – Min. No: 379/02 (as Policy 32)
- Amended Date/s:** Revised 25 January 2010 – Min. No: 15/10 (388/06)
Amended 22 March 2010 – Min. No. 69/10
Amended 21 September 2015 and incorporating Recording of Meeting Policy (formerly Policy 51) – Min. No. 253/14
Amended 20 August 2018 – Min. No. 218/18
Amended 28 June 2021 – Min. No. 214/21
- Applicable Legislation:** *Local Government Act 1993*
Local Government (Meeting Procedures) Regulations 2015
COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020
- Objective** The objective of this policy is to set Council meeting procedures for the following:
1. Public Question Time during Council meetings;
 2. Public representations on planning items during Council meetings
 3. Petition procedures during Council meetings;
 4. Recording of Council meetings; and
 5. Appointment of Council Representatives to Committees of Council, or a committee external to Council.
- Administration:** Governance
- Review Cycle/Date:** Every 4 years. Next review June 2025.

1 INTRODUCTION

The *Local Government Act 1993* and the *Local Government (Meeting Procedures) Regulations 2015* allow for Public Question Time, Public Representations on planning items, Petitions, Recording of Council meetings and the establishment of committees of Council. Whilst the legislation identifies how these processes can occur, there are some lower level procedures required to be set out by Council. This policy stipulates those guidelines.

2 PUBLIC QUESTION TIME

Regulation 31 of the *Local Government (Meeting Procedures) Regulations 2015* relates to the provision of Public Question Time during a Council meeting. Regulation 31(7) of the Regulations stipulate that “a Council is to determine any other procedures to be followed in respect of public question time at an ordinary council meeting.”

Public question time is to commence immediately after the meal break at approximately 6:45pm and is to be conducted in accordance with the following guidelines:

- At each Council Meeting up to 20 minutes, or such longer period as Council may determine by resolution at that meeting, is to be provided for persons at the meeting to ask questions.
- A person seeking to ask a question must firstly identify himself or herself by stating their name and the town they reside in.
- If more than one person wishes to ask a question, the Mayor is to determine the order in which those questions are asked.
- Questions must be directed to the Mayor who shall answer or direct the question to the appropriate Councillor or Council Officer. A question will be answered if the information is known otherwise taken on notice and responded to in writing within 10 working days. Questions should preferably be in writing and provided to the General Manager 7 days prior to the Council Meeting.



NORTHERN MIDLANDS COUNCIL POLICY MANUAL

- A person is entitled to ask no more than 2 questions on any specific subject. If a person has up to two questions on several subjects, the Mayor may defer those questions until other questions have been asked and refer back to that person only if time permits.
- Each speaker is limited to a maximum of 3 minutes.

3 REPRESENTATIONS ON PLANNING ITEMS

A maximum of 4 persons per item (2 for and 2 against) will be permitted to address Council on a planning item. After the representation has been made, Councillors are permitted to ask questions of the party who made the representation.

Each speaker is limited to a maximum of 3 minutes.

4 PETITIONS

Part 6, Division 1 of the *Local Government Act 1993* refers to the presentation of a petition to Council. Council is to treat any petition received in accordance with the provisions of the *Local Government Act 1993*.

5 RECORDING OF COUNCIL MEETINGS

Regulation 33 of the *Local Government (Meeting Procedures) Regulations 2015* provides for the audio recording of Council meetings.

Regulation 33(4) provides that “a Council may determine any other procedures relating to the audio recording of meetings it considers appropriate.

The purpose of recording meetings of Council is to assist Council officers in the preparation of minutes of proceedings.

As a result of the COVID-19 pandemic, Council meetings were closed to the general public for a period of time. During this time Council commenced uploading Council meeting recordings to the Council website in accordance with the provisions of the *COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020* and regulation 33 of the *Local Government (Meeting Procedures) Regulations 2015*. Council will continue with this practice until the COVID-19 emergency is declared at an end.

The provision of recording of Council meetings in this policy:

- only applies to formal Council meetings (ordinary meetings, special meetings and Annual General meetings);
- does not apply to closed sessions of Council;
- does not apply to Committees of Council;
- the recording will not replace written minutes and a transcript of the recording will not be prepared;
- the recording may be used by Council staff to assist with the preparation of the minutes and by Council during a subsequent meeting within the period that the recording is retained;
- the minutes of a meeting, once confirmed, prevail over the audio recording of the meeting;
- the recording of a Council meeting published on the Council website will be removed from the website after a period of 6 months;
- the official copy of the recording of a Council meeting is to be retained by Council for at least a period of 6 months from the date of a meeting and deleted after that period has expired;
- if requested, a recording of a Council meeting to be available to Councillors at no cost within 24 hours of the meeting;
- notices advising that
 - the proceedings of the meeting are to be audio recorded; and
 - the detail relating to the recording of meetings by members of the public are to be on display at each meeting.

A member of the public may only use an audio recorder, or any other recording and/or transmitting device, to record the



NORTHERN MIDLANDS COUNCIL POLICY MANUAL

proceedings of a meeting of Council with the written permission of the General Manager for the express purpose proposed. The Northern Midlands Council reserves the right to revoke such permission at any time.

Unless expressly stated otherwise, Northern Midlands Council claims copyright ownership of the content of recordings of Council meetings ("the Recordings").

The Recordings may not be uploaded, displayed, transcribed and/or reproduced without the written permission of the General Manager for the express purpose proposed.

The Northern Midlands Council reserves the right to revoke such permission at any time. Apart from uses permitted under the *Copyright Act 1968*, all other rights are reserved.

Requests for authorisations, including authorisations for the use of recordings, should be directed to the General Manager, 13 Smith Street, Longford TAS 7301.

6 APPOINTMENT OF COUNCIL REPRESENTATIVES TO COMMITTEES OF COUNCIL AND OUTSIDE BODIES

Sections 23 and 24 of the *Local Government Act 1993* permit Council to establish council committees or special committees of Council. From time to time Councillors may be invited to represent Council on committees external to Council.

With the exception of appointments made by the Council under any enactment, all representative appointments of the Council to community committees and outside bodies expire at the first Council meeting following every ordinary Council election.

At the first ordinary meeting following a Council election Council is to appoint a Councillor representative to all Council Committees and Special Committees of Council in accordance with the following procedure:

- a list of all Council committees and special committees of Council is to be produced at the ordinary Council meeting;
- Councillors are to nominate which committee/s they wish to be a representative on;
- in the event two or more Councillors nominate for the same committee, all of those Councillors can be appointed as a representative to that committee, except where that committee specifies that there is to be only one Councillor representative, in which case the Councillors are to vote on which Councillor is to be appointed, with the nominee having the least number of votes to be eliminated and this process followed until there is one nominee remaining. In the event there is a tie, the Mayor is to have the casting vote.
- if there is a casual vacancy for a representative appointment made by Council, then the Council is to elect a replacement appointee to fill the vacancy at the earliest available meeting of the Council in accordance with the above procedure.

7 PUBLIC ATTENDANCE AT MEETINGS DURING THE COVID-19 DISEASE EMERGENCY

While COVID-19 restrictions remain in place, Council is mindful of the need to ensure community safety and compliance with regard to social distancing and limitations on the number of persons who may gather.

Attendance of the public at Council meetings will be restricted to those who wish to make representation or present a statement in person at the meeting. Preference is to be given to individuals making representations to planning applications which are subject to statutory timeframes (limit of 4 persons per item) and those making statements or representations on items listed in the Agenda for discussion (limited to 2 persons).

To ensure compliance with Council's COVID-19 Safety Plan, any person wishing to attend will be required to register their interest to attend, which is to be received by Council before 12 noon, 4 days preceding the meeting by emailing council@nmc.tas.gov.au or phoning Council on 6397 7303.



NORTHERN MIDLANDS COUNCIL POLICY MANUAL

On arrival attendees will:

- be required to complete the health declaration section of their registration form to support COVID-19 tracing (in the event that it is necessary); and
- receive direction from council officers (or Council's delegate) in relation to their access to the meeting room.

Access to the Municipal Building will only be permitted until 6.45pm, at which time Public Question Time will commence.

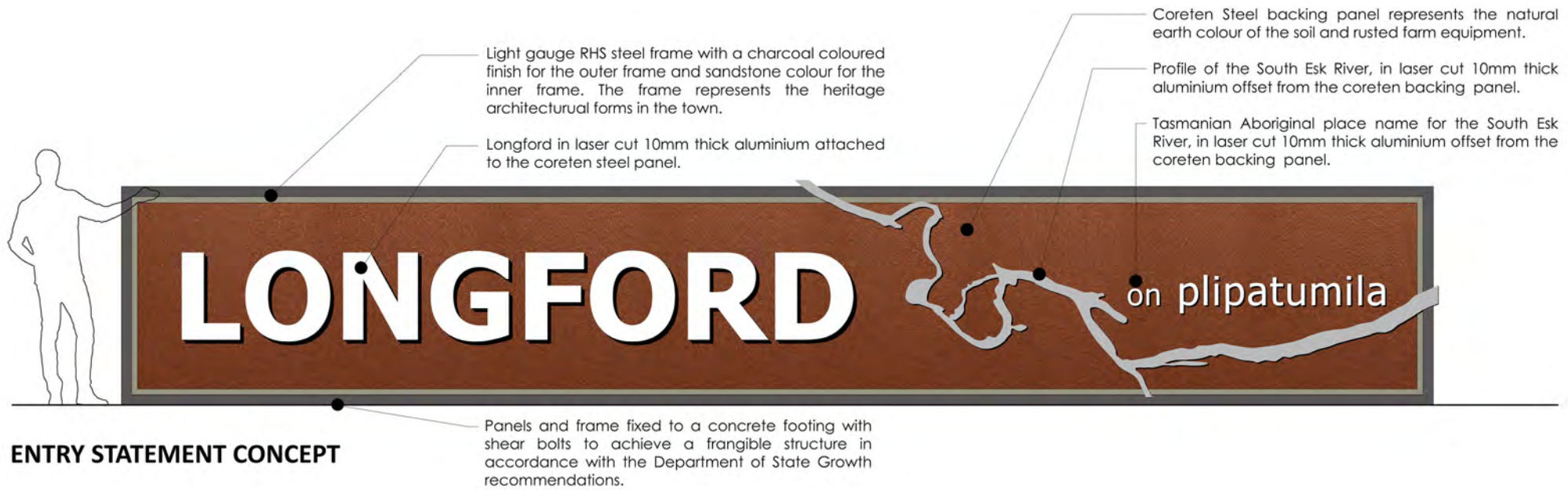
Members of the public who would prefer not to attend the meeting, but would like to ask a question or make a representation to the Council that would normally be heard during Public Question Time, may forward their question/representation to council@nmc.tas.gov.au which is to be received by Council before 12 noon 4 days (i.e. usually the Friday) preceding the meeting. Any questions/representations received will be circulated to Councillors prior to the meeting, tabled at the meeting and recorded in the minutes of the meeting.

8 REVIEW

The policy will be reviewed every 4 years or more frequently, if dictated by operational demands or legislative changes.

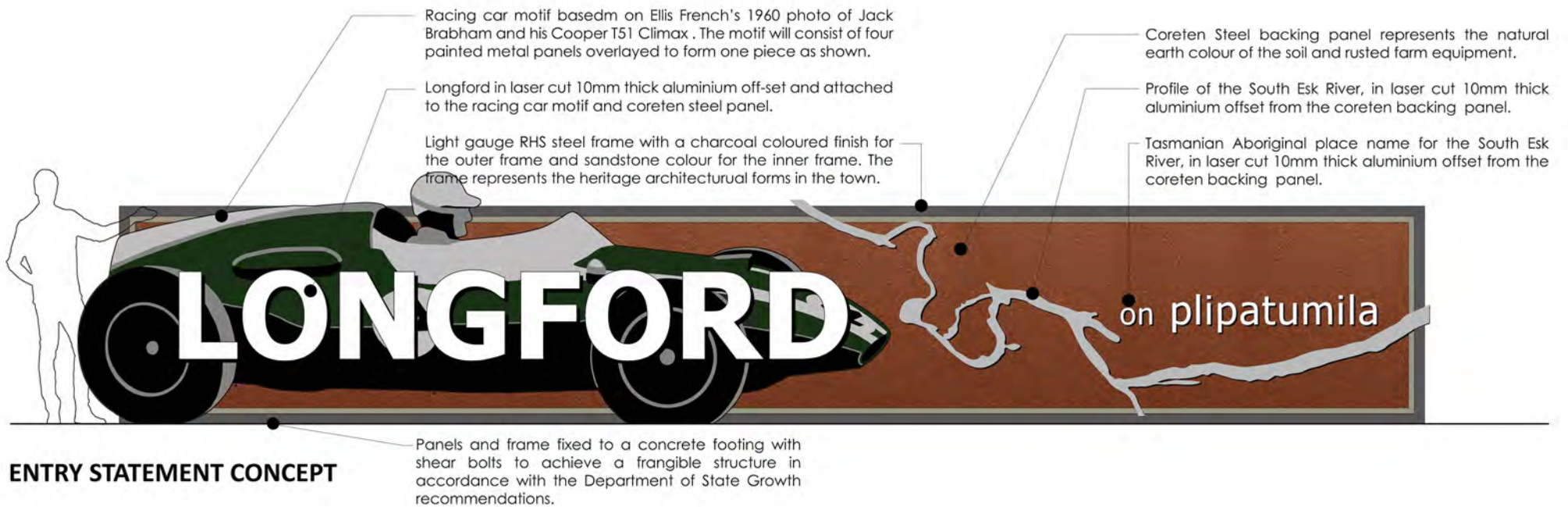


ENTRY STATEMENT PLACEMENT - Northern Approach from Illawarra Road





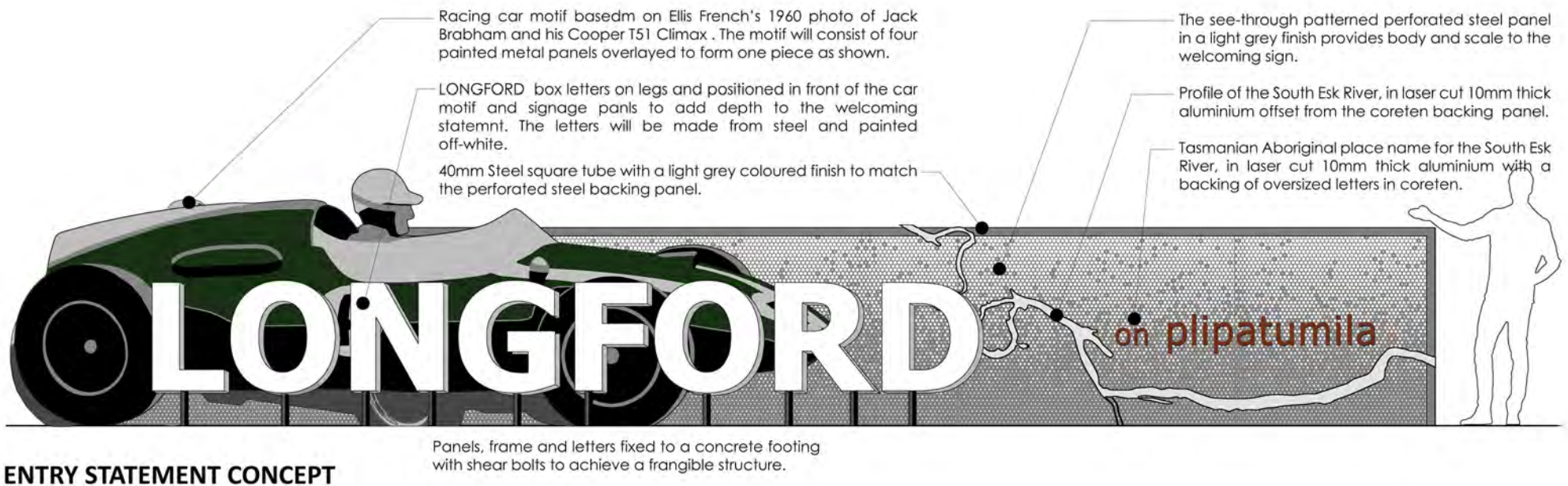
ENTRY STATEMENT PLACEMENT - Northern Approach from Illawarra Road



ENTRY STATEMENT CONCEPT



ENTRY STATEMENT PLACEMENT - Northern Approach from Illawarra Road



ENTRY STATEMENT CONCEPT



PERTH

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PERTH ENTRY STATEMENTS

Addition of Tasmanian Aboriginal Place Naming

LANGE Design, March 27, 2023

EXEMPT TEMPORARY BUILDINGS OR WORKS (INCLUDING SHIPPING CONTAINERS)

Originated Date: 16 April 2018, minute reference 92/18

Amended Date/s: Amended 24 October 2022 – Min. No. 22/347

Applicable Legislation: Northern Midlands Council Interim Planning Scheme 2013 *Tasmanian Planning Scheme – Northern Midlands*
Land Use Planning & Approvals Act 1993

Objective To regulate a time period for developers to place a temporary building on premises under the exemption in the *Northern Midlands Council Interim Planning Scheme 2013* *Tasmanian Planning Scheme – Northern Midlands*

Administration: Community and Development

Review Cycle/Date: Every 2 years. Next review 2025 2024 or the commencement of a new planning scheme, whichever occurs first.

1. BACKGROUND

The following is exempt from requiring a permit under *the Northern Midlands Council Interim Planning Scheme 2013* *the Tasmanian Planning Scheme – Northern Midlands* clause 5.3.3 **4.3.5:**

The erection of temporary buildings or works to facilitate development for which a permit has been granted or for which no permit is required provided they are not occupied for residential use and are removed within 14 days of completion of development.

	<i>Use or Development</i>	<i>Requirements</i>
4.3.5	<i>temporary buildings or works</i>	<i>If:</i> (a) <i>to facilitate development for which a permit has been granted or for which no permit is required or for an occasional use that is exempt under this clause;</i> (b) <i>not occupied for Residential use; and</i> (c) <i>removed within 14 days of completion of development or occasional use.</i>

A temporary building to be used by a developer may therefore be placed on a site that is to be developed in accordance with a planning permit, or in accordance with the no permit required/exemption criteria of the planning scheme.

2. PURPOSE AND APPLICATION

The purpose of this policy is to stipulate a timeframe for a temporary building to be placed on land prior to a development commencing - to ensure temporary buildings are not left on land for prolonged periods, as well as regulating the location of the temporary building.

A person must make a written application to the General Manager to place a temporary building on a premises before development commences. The application must include a site plan to scale showing the intended location of the temporary building and the date that the development is to commence. The temporary building must not be placed on site without written approval from the General Manager regarding the location of the temporary building.

3. REASONABLE TIME

A temporary building can be placed on premises no more than 3 months prior to the work commencing in accordance with (clause 5.6.1 of the *Northern Midlands Council Interim Planning Scheme 2013*) *clause 4.3.5 of the Tasmanian Planning Scheme – Northern Midlands.*

4 LOCATION AND USE

A temporary building must be located in an unobtrusive location, and must not be used for any other purpose, such as advertising. In determining whether a location is 'obtrusive', consideration must be given to the proximity of the temporary building to the street and public viewpoints, site constraints, the location of future buildings and structures and whether the site is within an area of any heritage significance.

5. REMOVAL

If a temporary building has been on a premises more than 3 months prior to work commencing, Council will commence enforcement action under the *Land Use Planning & Approvals Act 1993* for its removal. ~~That~~The temporary building must be removed upon **within 14 days of the** issue of the certificate of completion **for the development, being issued.**

6. REVIEW

This policy is due for review every two years.



24 July 2023

General Manager, Desmond Jennings
Northern Midlands Council
PO Box 156
LONGFORD TAS 7301
By email: council@nmc.tas.gov.au

Our Project Ref: 2208

Dear Mr Jennings

PALMERSTON BESS – DEVELOPMENT APPLICATION FEE WAIVER

Cogency Australia Pty Ltd (Cogency) acts for Akaysha Energy Pty Ltd (the Proponent), who propose to develop a large-scale battery energy storage system (BESS) adjacent to the existing Palmerston Substation (the Proposal). An underground cable will connect the battery to the substation.

We intend to submit a Development Application for the Proposal in the coming weeks and ask Council to consider a fee waiver (reduction) at its August 21 Council Meeting, or earliest convenience.

Confirmation of the fee waiver will allow assessment of this significant project to commence directly upon receipt and processing of the Development Application, reliant upon fee payment. As set out further below, we strongly believe a fee waiver is appropriate in the context.

The Proponent has invested significant resources in a diverse consultant team in order to address the multiple relevant technical matters. This has culminated in the preparation of a thorough Development Application package, that will soon be ready to be lodged with Council.

The Proposal

In the coming weeks, a Development Application will be lodged for the use and development of land for Utilities (BESS and electricity transmission infrastructure), at 1440 Saundridge Road, Cressy (the Site). The total development area is approximately 1.5 hectares, including BESS, security fencing, access and roads, vegetation planting for screening, and underground cable connection to Palmerston Substation. The proposed capacity of the BESS is approximately 100 MW and 200 MWh.

It will provide significant benefits to the State and the Northern Midlands area in particular. In short:

- The Proposal will help store and discharge electricity and provide grid services to help improve the strength of the Tasmanian and National Electricity Market (NEM).
- It will support the transition to 100% renewables by allowing increased renewable energy generation, currently limited by uncontrolled intermittency.
- The site is well suited to a BESS as it benefits from its adjacency to the Palmerston Substation and is visually compatible with existing infrastructure in the vicinity.
- The Proposal has been strategically sited and designed to avoid impacting agricultural activities in the vicinity, particularly pivot irrigation.
- Creation of approximately 100 direct construction jobs and 5-10 direct ongoing jobs.

The Proponent is undertaking the development under a lease agreement with the landholder. The Proponent is an experienced renewable energy and BESS developer.

While the nominal cost of works for the Proposal is **\$150 million**, this is highly skewed by the nature of the BESS and electricity infrastructure, including transmission connection into Palmerston Substation. The high capital costs are not reflective of a typical (building) development. The project has a minor footprint and is not a complex planning assessment.



Cogency Australia Pty Ltd. ABN: 90 656 657 984
www.cogencyaustralia.com.au

1



Proposed Fee Waiver (Reduction)

We recognise that Council's fee schedule does not specifically contemplate major infrastructure projects. Council's fee schedule contains only a base fee of \$567.00 + 0.3% for works over \$300,000.00 (plus additional advertising fee).

As set out in Council's fee schedule, applications with a cost of works above \$10 million can be negotiated, with a minimum application fee of \$30,000.

For an infrastructure project such as this Proposal, with cost of works in the order of \$150 million, the generated application fee would be in the region of \$450,000. Clearly, this is not an appropriate fee to charge, and is not reflective of the complexity of assessment and work that Council might be required to undertake. Furthermore, as already agreed, the Proponent will fund an independent planner to assist with assessment, in the order of \$30,000 (or higher depending on any additional work required by the planner).

For comparison, other Councils in Tasmania, such as City of Hobart, have a fee schedule with bandings based upon cost of works. The City of Hobart's planning fee schedule includes multiple bands up to \$25 million, and a \$25+ million band (base fee \$40,000 + a percentage of cost of works). These bandings however, are also focused on standard (building) development and do not reflect the extremely high costs of infrastructure-focused projects.

To contrast, in Victoria, where planning permits (Development Applications) for large-scale renewable energy projects have been centralised to the Minister for Planning, the fee schedule is based upon cost of works bandings, with the **maximum fee** for projects exceeding \$50 million set at **\$59,539.30**. This fee is an appropriate reflection of the work required to assess applications for major projects, as well as the nature of capital works investment in renewable energy and infrastructure.

Considering the above, we believe it is appropriate to set a maximum application fee, as set in Victoria. Given that the Victorian example is a State-based fee, not Local Government, \$60,000 is considered an excessive upper limit. Noting that the Proponent is already funding an independent planning consultant for Council (in the order of \$30,000), we consider that a reduced base application fee should be applied (**\$15,000 + advertising fee, excluding costs of independent planner**) to this Proposal. With a Development Area of only 1.5 hectares, this more accurately reflects the complexity of the Proposal and its assessment.

Conclusion

As outlined above, we submit there is a strong case to waive (reduce) the Development Application fee.

We respectfully request that Council consider the waiver at its next meeting, so that the Development Application can be lodged and validated thereafter, commencing the assessment process as soon as possible.

Yours sincerely

Adam Terrill
Director and Co-Founder
Cogency Australia

CC:


Mayor Mary Knowles OAM. mary.knowles@nmc.tas.gov.au

Paul Godier, Senior Planner. paul.godier@nmc.tas.gov.au



Cogency Australia Pty Ltd. ABN: 90 656 657 984
www.cogencyaustralia.com.au

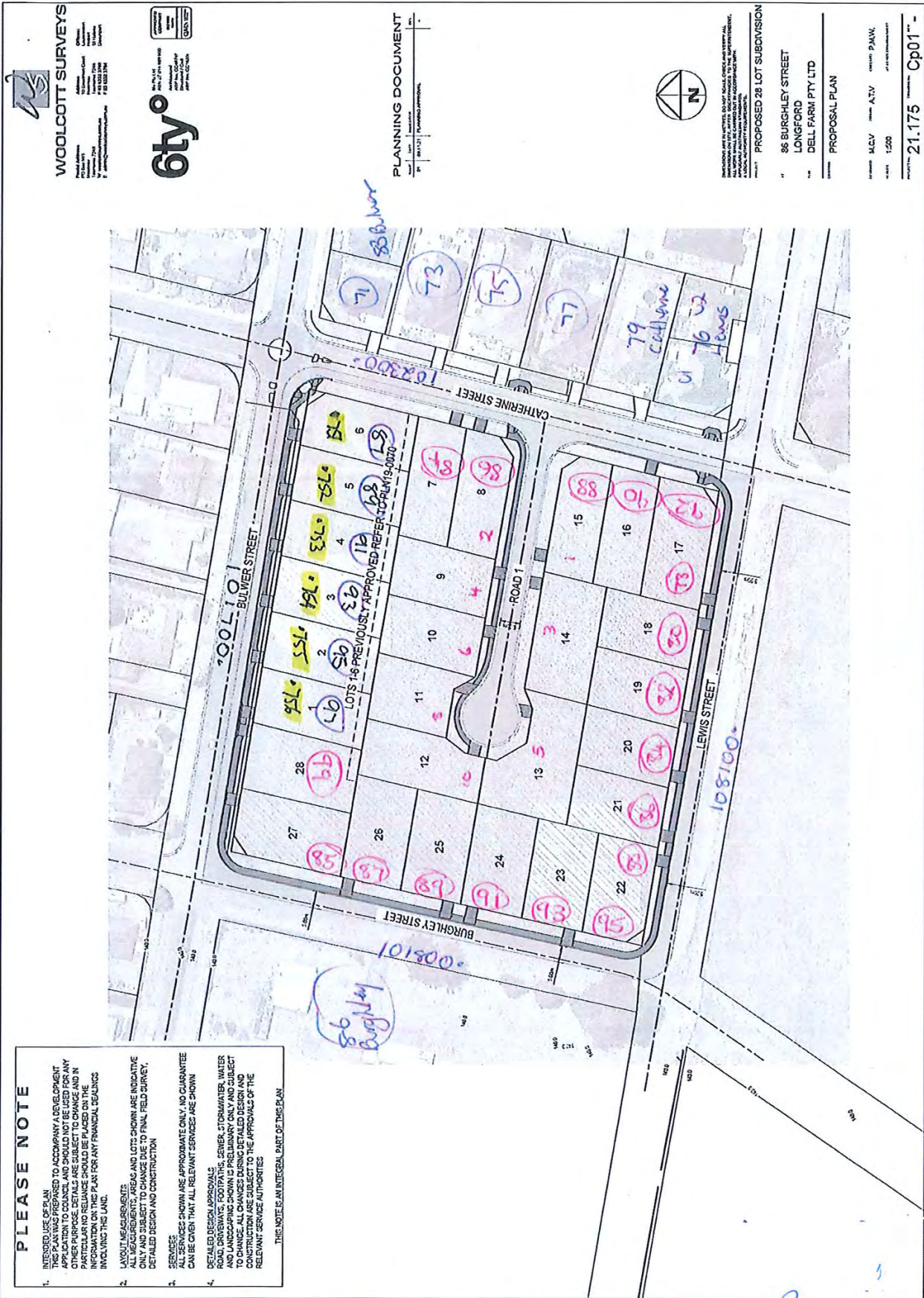
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Northern Midlands Council Account Management Report	Annual Budget	YTD Actual	Annual Budget		Scheduled and Actual Works by Month														
	\$	\$			Actual Expenditure	Scheduled Work	B/fwd	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
2023/24 for year to 30 June 2024			Spent %																
Capital Expenditure - Governance																			
Fleet, Plant & Equipment, Land and Buildings																			
700009 Fleet - F9 Pool Vehicle	20,000	-																	
700183 Fleet - F183 Pool Vehicle	30,000	-																	
788609.15	-	-																	
	<u>50,000</u>	<u>-</u>	0%																
Capital Expenditure - Corporate Services																			
Equipment & Buildings -Corporate Services																			
700020 Fleet - F20 Child Care Van	-	39,885	0%																
715300 Corp - Computer System Upgrade	325,863	-	0%																
715300.5 Corp - Council Chamber audio upgrade incl live	100,000	-	0%																
791105 Cry Child Care Centre Internal Painting	10,000	-	0%																
791110 Pth - Child Care Centre Fore Street Preliminaries	-	1,854	0%																
791111 Pth - Child Care Centre Fore Street Construction Contract	-	1,640	0%																
791112 Pth - Child Care Centre Fore Street Furniture & Fittings	-	-	0%																
Total Equipment & Buildings - Corporate Services	<u>435,863</u>	<u>43,379</u>	10%																
	<u>435,863</u>	<u>43,379</u>	10%																
Capital Expenditure - Regulatory and Community and Development Services																			
Fleet, Plant & Equipment																			
700002 Fleet - F2 Pool Vehicle	32,000	-	0%																
700006 Fleet - F6 Pool Vehicle	20,000	-	0%																
700004 Fleet - F4 Development	20,000	-	0%																
Total Fleet, Plant & Equipment	<u>72,000</u>	<u>-</u>																	
Total Capital Expenditure - Regulatory and Community Services	<u>72,000</u>	<u>-</u>	0%																
Capital Expenditure - Works Department																			
Fleet, Plant & Depot																			
700051 Fleet - F51 Backhoe	170,000	-	0%																
700064 Fleet - F64 Tractor	100,000	-	0%																
700069 Fleet - F69 Compactor Truck	250,000	-	0%																
700131 Fleet - F131 Mower Trailer	15,000	-	0%																
700146 Fleet - F146 Water Tanker	30,000	-	0%																
700179 Fleet - F179 Building Management and Maintenance	25,000	-	0%																
700180 Flet - F180 Depot Pool Utility Vehicle	30,000	-	0%																
700199 Fleet - F199 Vehicle Hoist Longford Depot	12,000	-	0%																
715320 Works - Purchase Small Plant	40,000	1,080	3%																
720200 Works - Longford Depot Improvements	50,000	998	2%																
720201 Works - Ctown Depot Improvements	50,000	-	0%																
Total Fleet, Plant & Depot	<u>772,000</u>	<u>2,078</u>	0%																
All Areas - Street Tree program																			
707814 BUDGET ONLY NO ORDERS All Areas - Street Tree Program	-	-																	
Total All Areas - Street Tree program	<u>-</u>	<u>-</u>	0%																

All Areas - Town Entrance Landscape/Beautification					
707855	BUDGET ONLY NO ORDERS All Areas - Town Entrance Landscaping/Beautification	-	-	0%	
707899	BUDGET ONLY NO ORDERS All Areas - Signage Projects	20,000	-	0%	
	Total All Areas - Town Entrance Landscape/Beautification	20,000	-	0%	
All Areas - Street Furniture					
715255	BUDGET ONLY NO ORDERS All Areas - Street Furniture	90,000	85	0%	
715255.11	Avoca - Street Furniture Seat Purchase and Installation	-	-	0%	
715255.12	Lfd - Park Furniture Seat Purchase and Installation Cairns Park	-	-	0%	
715255.13	Ctown - Street Furniture Seat Purchase and Installation Queen St	-	-	0%	
715255.14	Ross - Street Furniture Seat Purchase and Installation Church St	-	-	0%	
715256.3	Cry - Barthomolew Park Swing Set Installation	-	-	0%	
		90,000	85	0%	
Recreation					
707740	Pth - Rec Ground Cricket Net Extension & Fence	80,000	-	0%	
707937	Lfd - Rec Ground Scoreboard and Entrance Improve	-	10,900	0%	
707978	Evan - Morven Park Oval Topdressing	20,000	-	0%	
		100,000	10,900	11%	
Cressy Recreation Ground Redevelopment					
707923	Cry - Recreation Ground Building Redevelopment	-	243	0%	
707923.5	Cry - Recreation Ground Building Redevelopment Stage 2 BBQ Shelter	-	11,701	0%	
707923.6	Cry - Recreation Ground Cricket Net upgrade	-	6,475	0%	
707926.7	Cry - Recreation Ground Carpark area and dump point	115,000	849		
		115,000	19,268	17%	
Other Recreation Projects					
707717	Lfd - Rec Ground Training Oval Place fill and Formation	35,000	-	0%	
707717.5	Lfd - Rec Ground Training Oval Fencing	20,000	-	0%	
707758	Lfd - Caravan Park Amenities Improvement	450,000	-	0%	
707801	All Areas - Private Power Pole Replacement	20,000	-	0%	
707835	Lfd - Recreation Ground and Little Athletics Topdressing	15,000	-	0%	
707876	Pth Recreation Ground Topdressing	25,000	-	0%	
707889	BUDGET ONLY NO ORDERS All Areas - Playground Shelters	20,000	-	0%	
707924	Cry - Pool Solar Blanket Replacement	50,000	-	0%	
708042	Pth - Train Park Play Equipment Upgrades	150,000	-	0%	
708045	Lfd - Road Safety Park St Georges Square	20,000	-	0%	
708049	Lfd - Railway Bridge Pillar Restoration Project	50,000	-	0%	
708056	Ross - Mens Shed Building Upgrades	210,000	-	0%	
708060	Cry - Macquarie Street River Reserve Fencing Carpark and Picnic Tables	17,000	-	0%	
708061	Ctown - King St Oval Security Cameras	5,000	-	0%	
708063	Evan - Pioneer Park Play Equipment and Masterplan Upgrades	250,000	-	0%	
708064	Lfd - Tannery Road Boom Gate Replacement	-	2,122	0%	
708065	Lfd - Recreation Ground Irrigation System	200,000	-	0%	
708067	Pth - Bicentennial Dog Park Separation Fence	7,550	-	0%	
708068	Pth - Bicentennial Dog Park Culvert	15,000	-	0%	
708069	Pth - Mural Project	5,500	-	0%	
708072	Ross - Pool Work Health and Safety Upgrades	10,000	132	1%	
708073	All Areas - Dog Parks Upgrades Noticeboards and Fencing Upgrades	15,000	-	0%	
708075.1	Lfd - Laycock/Wellington Street Playground - Preliminaries	500,768	-	0%	
708077	Avoca - Museum, weatherboard replacement and painting	45,000	91	0%	
708078	Ctown - Swimming Pool - refibre glassing and lawn irrigation	45,000	-	0%	
708079	Ctown - King Street Hall, heating and painting and kitchenette	35,000	-	0%	
708080	Lfd - Bishopsbourne - Church purchase	20,000	-	0%	
708080.5	Lfd - Bishopsbourne - LED light replacement in stadium	10,000	-	0%	

712949	FOGO - Service Establishment Initial Bin Purchase	-	364	0%
712950	Recycling - Bin Purchase (Replacements Only)	-	316	0%
712951	Recycling - Bin Purchase (New Services)	17,500	-	0%
712952	Waste - Bin Purchase (Replacements Only)	17,500	-	0%
712953	Waste - Bin Purchase (New Services)	-	-	0%
728770	All Areas - Recycling Initiatives	10,000	-	0%
	Total Waste Management	45,000	680	2%
Roads				
Ctown - Barton Rd Reconstruction Ch 6.120 to 8.090				
751612.9	Pth - Seccombe St Main Rd to Minerva Drive - Speed reducing device	50,000	-	0%
	Total Ctown - Barton Rd Reconstruction Ch 6.120 to 8.090	50,000	-	0%
Ctown - Bond St Grant to High St Reconstruction				
750156	Ctown - Bond St Grant to High incl No.15 Reconstruction K&G	30,000	-	0%
	Ctown - Bond St Grant to High St Reconstruction	30,000	-	0%
Lfd - Labour St Kerb & Verge Reconstruction				
750677.6	Lfd - Latour St, Archer to Smith - Footpaths	30,000	-	0%
750678.6	Lfd - Latour Street, Archer to Smith, footpath	42,000	-	0%
		72,000	-	0%
Perth Bypass - Associated Works				
751425	Pth - Youl Road K&G Seal Verge and Bike Track from Phillip	350,000	-	0%
751614	Lfd - Entrance Roundabout Landscaping	200,000	-	0%
751614.6	W/Junct - Hobart Road Shared Path Way	250,000	-	0%
752010	Perth Bypass - Planting Vegetation Corridors	-	808	0%
752025	Pth - Main Street Program	1,641,000	-	0%
752025.7	Pth - Main Street Program - Jumbo bins	-	-	0%
752026	Pth - Fairtlogh Street - Construction pf a school crossing and associated works	-	31,325	0%
752027	Ross - High Street, Bollards outside post office	6,000	375	6%
752028.6	Ross - Railway Crossing High Street - footpath crossing	60,000	-	0%
	Perth Bypass - Associated Works	2,507,000	32,508	1%
Resealing Program				
715005	Roads - Resealing All Areas	\$830,473.00	\$0.00	0%
715005.008	Ross - Reseal Badajos St Ch 0.0 to Ch 0.075	\$0.00	\$1,234.00	0%
715005.0082	Ross - Reseal Badajos St Ch 0.120 to Ch 0.307	\$0.00	\$3,701.00	0%
715005.0158	Ross - Reseal Bond St Ch 0.0 to Ch 0.298	\$0.00	\$1,234.00	0%
715005.0159	Ross - Reseal Bond St Ch 0.298 to Ch 0.352	\$0.00	\$1,234.00	0%
715005.016	Ross - Reseal Bond St Ch 0.532 to Ch 0.767	\$0.00	\$1,234.00	0%
715005.0161	Ross - Reseal Bond St Ch 0.767 to Ch 0.922	\$0.00	\$1,234.00	0%
715005.0188	Ross - Reseal Bridge St Ch 0.303 to Ch 0.363	\$0.00	\$1,234.00	0%
715005.0224	Lfd - Reseals Asset 224 - Burghley St, William St0 to High St 155	\$0.00	\$1,375.00	0%
715005.0239	Lfd - Reseal Catherine St Ch 0.206 to 0.226	\$0.00	\$1,375.00	0%
715005.0242	Lfd - Reseal Catherine St Ch 0.657 to 0.675	\$0.00	\$1,375.00	0%
715005.0246	Lfd - Reseal Catherine St Ch 1.139 to 1.531	\$0.00	\$1,375.00	0%
715005.0376	Pth - Reseal Drummond St Ch 0 to 0.168	\$0.00	\$10,137.00	0%
715005.0377	Pth - Reseal Drummond St Ch0.168-0.377	\$0.00	\$21,320.00	0%
715005.0378	Pth - Reseal Drummond St Ch0.530-0.607	\$0.00	\$34,032.00	0%
715005.0379	Pth - Reseal Drummond St Ch0.607-0.688	\$0.00	\$9,155.00	0%
715005.0464	Lfd - Reseals Asset 464 - George St, Packenham St 0 to William St 71	\$0.00	\$1,375.00	0%
715005.0465	Lfd - Reseals Asset 465 - George St, William St 71 to Archer St 207	\$0.00	\$1,375.00	0%
715005.0536	Lfd - Reseal Hay St Ch 0.370 to 0.500	\$0.00	\$1,375.00	0%
715005.0554	Reseal - Lfd - High St, Wellington St 0 to Marlborough St 205	\$0.00	\$1,375.00	0%
715005.0555	Lfd - Reseal Asset 555 - High St, Marlborough St205 to Packenham St 378	\$0.00	\$1,375.00	0%

Urban Stormwater Drainage																		
788575	BUDGET ONLY NO ORDERS Storm Water Drainage - Unallocated Projects	40,000	-	0%														
788628	Pth - Stormwater Main Replacement Frederick St Perth Norfolk to No 65	-	8,680	0%														
788632	Evan - Stormwater Barclay St Subdivision Contribution	-	646	0%														
788633	All Areas - Stormwater Side Entry Pit Renewals Program	50,000	-	0%														
788648	Ctown - Stormwater High St Esplanade Humceptor Installation	90,000	-	0%														
788649	Ross - Stormwater Waterloo St Culvert	20,000	-	0%														
788651.5	Lfd - Anstey Street - Stormwater Kerb and road widening - Seal	-	25,765	0%														
788655	Ctown - Stormwater Recreation Ground Humceptor Installation	45,000	-	0%														
788656	Ctown - Stormwater High St west of 1a Bond Street - culvert upgrade	30,000	-	0%														
788657	Ctown - Stormwater High St Esplanade Humceptor Installation	20,000	-	0%														
788658	Ctown - Stormwater Church/High Streets - Duplicate culvert upgrade pits and inst	100,000	-	0%														
788659	Ctown - Stormwater East Street William St south - rock drain against rail line	100,000	-	0%														
788660	Lfd - Stormwater Carins Street, Union to end, instal low flow pipes and v-pits, rest	30,000	-	0%														
788661	Pth - Stormwater CCTV West Perth	60,000	-	0%														
788662	Pth - Stormwater - Frederick Street, Cromwell to Napoleon, Realign open drain an	50,000	-	0%														
788663	Pth - Stormwater Perth Recreation Ground northern side drainage	30,000	-	0%														
	Total Urban Stormwater Drainage	<u>665,000</u>	<u>35,091</u>	<u>5%</u>														
	Total Capital - Works Department	<u>19,777,452</u>	<u>288,209</u>	<u>1%</u>														
Total Capital Works All Departments			<u>20,335,315</u>	<u>331,588</u>	<u>2%</u>													



PLN21-0323

FENCING OF COUNCIL RESERVES: CONTRIBUTION

Originated Date: Adopted 23 August 1999 – Minute No 354/99 (as Policy 5)

Amended Date/s: Revised 20 January 2003 – Min. No.019/03
 Revised 18 September 2006 – Min. No. 332/06
 Revised 21 September 2009 – Min. No. 255/09
 Revised 21 September 2015 – Min. No.270/15
 Revised 15 March 2021 – Min. No. 113/21
 Revised ~~2022~~ August 2023 – Min. No.

Applicable Legislation: *Boundary Fences Act 1908.*

Objective To clearly define Council’s position in relation to its voluntary contribution to boundary fences ~~adjoining Council’s reserves-contributions.~~

Administration: Corporate Services

Review Cycle/Date: Next review ~~2022~~ 2027.

CONTRIBUTION TO FENCING OF RESERVES

That Council have decided to voluntarily make an ex-gratia financial contribution to the ~~construction/repair of~~ boundary fences that abut Council owned or managed ~~land/reserves~~. Council acknowledges the Boundary Fences Act 1908 (the Act) does not apply to public reserves, however Council has decided to voluntarily contribute towards boundary fences of its reserves as provided for within this Policy.

SCOPE:

1. This policy applies only in circumstances where Council owns, or has accepted responsibility for the management of, the ‘reserve’.
2. This policy only applies to the repair of an existing boundary fence. It does not apply to initial fencing of land following subdivision, in this circumstance the cost of fencing shall be the total responsibility of the adjoining property owner.
2. This policy does not apply to boundary fences adjoining a road, as defined by Act, or reserves or land predominantly used by motor vehicles.
3. Council will not make any contribution where the existing fence is in sound condition, but the adjoining owner wishes to upgrade it or alter its style.
4. This policy does not apply where the negligent actions of the owner/occupier of the adjoining land has caused unnecessary damage to the existing fence.
5. This policy is not retrospective and Council will not retrospectively pay for boundary fencing works.

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POLICY

The following conditions apply to this policy:

1. ~~The Council own the land or have accepted responsibility for the management of the “reserve”. However, no contribution shall be made to “reserves” or land predominantly used by motor vehicles.~~
2. ~~The initial fencing of land provided following subdivision shall be the total responsibility of the property owner.~~
- 3.1. The owner of the adjoining land is to obtain three (3) quotes from recognised fencing contractors and provide copies to Council for consideration. The Council will then elect its preferred contractor to be

engaged by the adjoining property owner.

2. The rate of contribution by Council towards repairs of boundary fences of reserves shall be:
- ♦ For a paling fence – 50% of the accepted quotation, with a maximum contribution of between \$45 60.00 per metre (based on a 1.8m height fence constructed using “C” section posts 3 75mm x 50mm rails, overlapped 150mm palings and using galvanised nails) for a paling fence, or
 - ♦ For a post and wire fence – 50% of the accepted quotation, up to with a maximum contribution of \$9 0012.50 per metre, for a post and wire fence.

Where the landowner constructs the fence, Council may pay for the cost of materials up to a maximum contribution of \$45.00 per metre subject to the height and type of fence.

4. The ex-gratia contribution shall be made after the work is completed to a standard and in a workmanship like manner satisfactory to the Manager, Infrastructure & Works.

3. The replacement fence shall be the standard of fencing predominant in the area. For a paling fence, this is a 1.8m high fence constructed using “C” section posts, 3x 75mm x 50mm rails, overlapped 150mm palings and using galvanised nails. Any higher standard or material shall be the sole responsibility of the person making the request.

4. That Council makes a budget allocation each financial year for fencing of Council reserves contributions.

Payment

5. The ex-gratia contribution shall be made after the work is completed to a standard and in a workmanship like manner satisfactory to the Manager, Works Department.

56. The total limit of payments in one financial year shall be as allowed in the budget allowance for that year.

67. The ex-gratia payment will be on a “first in–first served” basis and must be by written agreement between Council and the property owner prior to any work starting.

78. The policy shall not be retrospective.

89. Any special case which does not comply with this policy may be raised with the Council for decision on a case by case basis.

910. Residents shall be advised of this policy on a regular basis.

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FENCING OF COUNCIL RESERVES: CONTRIBUTION

Originated Date:	Adopted 23 August 1999 – Minute No 354/99 (as Policy 5)
Amended Date/s:	Revised 20 January 2003 – Min. No.019/03 Revised 18 September 2006 – Min. No. 332/06 Revised 21 September 2009 – Min. No. 255/09 Revised 21 September 2015 – Min. No.270/15 Revised 15 March 2021 – Min. No. 113/21 Revised August 2023 – Min. No.
Applicable Legislation:	<i>Boundary Fences Act 1908.</i>
Objective	To clearly define Council’s position in relation to its voluntary contribution to boundary fences adjoining Council’s reserves
Administration:	Corporate Services
Review Cycle/Date:	Next review 2027.

CONTRIBUTION TO FENCING OF RESERVES

That Council have decided to voluntarily make an ex–gratia financial contribution to the repair of boundary fences that abut Council owned or managed reserves. Council acknowledges the *Boundary Fences Act 1908 (the Act)* does not apply to public reserves, however Council has decided to voluntarily contribute towards boundary fences of its reserves as provided for within this Policy.

SCOPE:

1. This policy applies only in circumstances where Council owns, or has accepted responsibility for the management of, the ‘reserve’.
2. This policy only applies to the repair of an existing boundary fence. It does not apply to initial fencing of land following subdivision, in this circumstance the cost of fencing shall be the total responsibility of the adjoining property owner.
2. This policy does not apply to boundary fences adjoining a road, as defined by Act, or reserves or land predominantly used by motor vehicles.
3. Council will not make any contribution where the existing fence is in sound condition, but the adjoining owner wishes to upgrade it or alter its style.
4. This policy does not apply where the negligent actions of the owner/occupier of the adjoining land has caused unnecessary damage to the existing fence.
5. This policy is not retrospective, and Council will not retrospectively pay for boundary fencing works.

POLICY

The following conditions apply to this policy:

1. The owner of the adjoining land is to obtain three (3) quotes from recognised fencing contractors and provide copies to Council for consideration. The Council will then elect its preferred contractor to be engaged by the adjoining property owner.
2. The rate of contribution by Council towards repairs of boundary fences of reserves shall be:
 - ◆ For a paling fence - 50% of the accepted quotation, with a maximum contribution of \$60.00per metre; or
 - ◆ For a post and wire fence – 50% of the accepted quotation, with a maximum contribution of \$12.50

per metre.

3. The replacement fence shall be the standard of fencing predominant in the area. For a paling fence, this is a 1.8m high fence constructed using "C" section posts, 3x 75mm x 50mm rails, overlapped 150mm palings and using galvanised nails. Any higher standard or material shall be the sole responsibility of the person making the request.
4. That Council makes a budget allocation each financial year for fencing of Council reserves contributions.

Payment

5. The ex-gratia contribution shall be made after the work is completed to a standard and in a workmanship like manner satisfactory to the Manager, Works Department.
6. The total limit of payments in one financial year shall be as allowed in the budget allowance for that year.
7. The ex-gratia payment will be on a "first in-first served" basis and must be by written agreement between Council and the property owner prior to any work starting.
8. Any special case which does not comply with this policy may be raised with the Council for decision on a case-by-case basis.
9. Residents shall be advised of this policy on a regular basis.