EXHIBITED

PLANNING APPLICATION

Proposal

Description of proposal: EXTENSION OF EXISTING DWELLING & CONSTRUCTION OF NEW SHED

(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: 80-82 MONTAGU STREET CAMPBELL TOWN

CT no: 156972/2

Estimated cost of project $ 330,000 *(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 RESIDENCE

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

(attach additional sheets if necessary)

Is any signage required? NO

(if yes, provide details)

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

EXHIBITED

Tasmanian Government

OWNER JAMES ROBERT THOMAS AND DEBBIE MAREE JOY THOMAS

FOLIO REFERENCE C.T. 232855 – 9
C.T. 31480 – 8

GRANTEE
LOT 9 (SEC. G.1) GTD. TO A. GRAY AND ~~ANOTHER~~ J. GRAY (1-0-0)
WHOLE OF LOT 8 (SEC. G.1) GTD. TO J.R. KEATING (1-0-0)

PLAN OF SURVEY

BY SURVEYOR GARY IAN FISHER

LOCATION

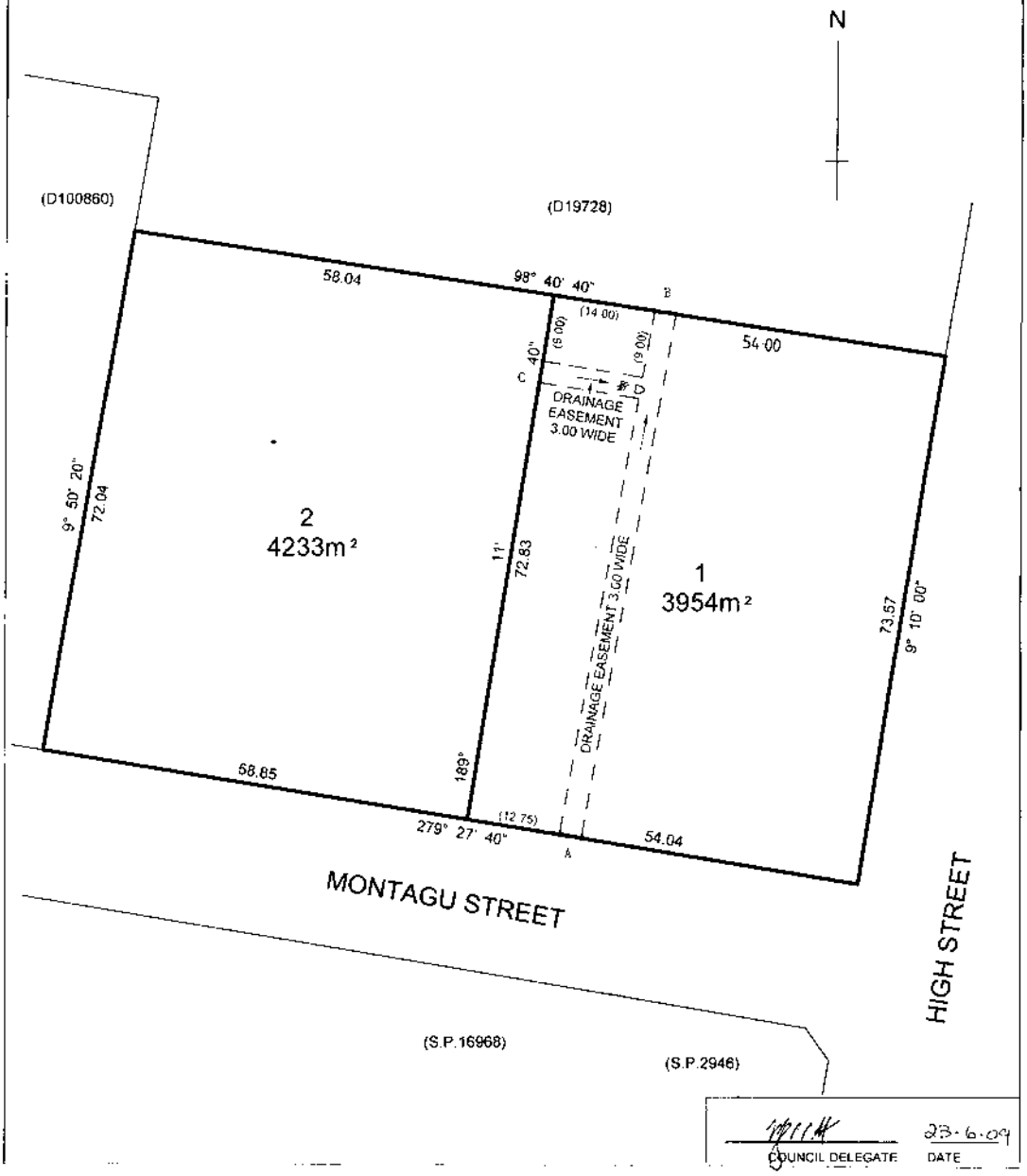
TOWN OF CAMPBELLTOWN

SCALE 1:500 LENGTHS IN METRES

REGISTERED NUMBER
SP156972

APPROVED - 9 JUL 2009
EFFECTIVE FROM >>>>>>>>>>>>>>>>
Alice Kawa
Recorder of Titles

MAPSHEET MUNICIPAL CODE No> 123 (5435-Z:)	LAST UPI No 4301157 4301158	LAST PLAN No> P232855 0 31480	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



EXHIBITED

Northern Midlands Council Planning Scheme Submission

Project: Proposed extension to dwelling and steel shed/garage

Location: 80-82 Montagu Street, Campbell Town

Client: A. & L. Compton

Zone: General Residential

Northern Midlands Interim Planning Scheme 2013 Standards for proposed extension and steel shed/garage at 80-82 Montagu Street, Campbell Town.

Multiple dwellings

10.4.1. Residential density for multiple dwellings

Acceptable Solutions:	Performance Criteria:
A 1 n/a – single dwelling.	

10.4.2. Setbacks and building envelope for all dwellings

Acceptable Solutions:	Performance Criteria:
A1 (a) The extension has a front setback of 38.5 metres. (b) n/a (c) n/a, not a vacant site (d) n/a, not located above a non-residential use (e) n/a, not abutting a road specified in Table 10.4.2	
A2 (a) The garage has a setback of 51 metres. (b) n/a **(c)** n/a	
	P3 (a) The proposed works do not cause an unreasonable loss of amenity.

EXHIBITED

	i) Drawings SJD 22/13-SD and SJD 22/13-01 show that shadows do not reduce sunlight to a habitable room of 154 High Street, Campbell Town. ii) Drawings SJD 22/13-SD and SJD 22/13-01 show that shadows do not encroach into the private open space of 154 High Street, Campbell Town. iii) n/a, not adjoining vacant property. iv) The extension is beneath the building envelope for the property except for the 1 metre square turret which only encroaches by 952mm. The shed/garage extends 600mm outside the 45 degree line of the building envelope both vertically and horizontally but this only the apex of the gable roof. Given such small encroachments it is suggested that the proposal does not cause undue visual impacts on the properties in the area. (b) It is noted that within a 100 metre radius, 81 Montagu Street, 148 High Street and 158 High Street all have buildings closer to the side boundary than the 2 metres proposed in this development. (c) Drawing SJD 22/13-SD indicates that shadows do not encroach unreasonably on either an adjoining property or another dwelling on the same site.

10.4.3. Site coverage and private open space for all dwellings

Acceptable Solutions:	**Performance Criteria:**
A 1 **(a)** Site coverage is less than 50%, covering 9.1% of the lot. **(b)** n/a – single dwelling	
A 2 The private open space area is to the rear of the property. (a) The private open space is in excess of 1000m²; (b) The minimum horizontal dimension for the private open space is 21m;	

EXHIBITED

(c) Private open space is not between the dwelling and the frontage, as it is to the rear of the dwelling for privacy; (d) There is minimal gradient of the lot as the lot is near flat;	

10.4.4. Sunlight and overshadowing for all dwellings

Acceptable Solutions:	Performance Criteria:
A1 n/a – single dwelling	
A2 n/a – single dwelling	
A3 n/a – single dwelling	

10.4.5. Width of openings for garages and carports for all dwellings

Acceptable Solutions:	Performance Criteria:
A1 n/a – the garage is 51 metres setback from primary frontage.	

10.4.6. Privacy for all dwellings

Acceptable Solutions:	Performance Criteria:
A1 n/a there is no construction which has a floor level of 1m or higher from ground level;	
A 2 n/a – the minimum setback of the extension to any boundary is 17.5 metres and a minimum of 32 metres to the neighbouring dwellings.	
A 3 n/a – single dwelling - there are no shared driveways or parking spaces.	

10.4.7. Frontage fences for all dwellings

Acceptable Solutions:	Performance Criteria:
A1 n/a –no fences are proposed.	

EXHIBITED

Submission to F2.0 (Heritage Precincts Specific Area Plan)

F2.1 Purpose of Specific Area Plan

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

F2.2 Application of Specific Area Plan

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

F2.3 Definitions

F2.3.1 Streetscape

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

F2.3.2 Heritage-Listed Building

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

F2.4 Requirements for Design Statement

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

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

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

The proposed work is for an extension to the dwelling, which is visible from the street, utilising weatherboards, painted the same colour as the house, and roof slope that matches the existing house roof slope. The shed will be the closest colorbond colour to the existing dwelling and incorporates 30 degree slopes on the roof to assimilate with the heritage nature of the area. The shed is setback greater than 13 metres from the house frontage. With all of these factors, all additions will have minimal impact to the streetscape..

EXHIBITED

F2.5 Standards for Development

F2.5.1 Setbacks

Objective: To ensure that the predominant front setback of the existing buildings in the streetscape is maintained, and to ensure that the impact of garages and carports on the streetscape is minimised.
Acceptable Solutions (no performance criteria)
A1 The predominant front setback as identified in the design statement must be maintained for all new buildings, extensions, alterations or additions (refer Figure F2.4 & F2.8).
A2 New carports and garages, whether attached or detached, must be set back a minimum of 3 metres behind the line of the front wall of the house which it adjoins (refer Figure F2.3, & F2.7).
A3 Side setback reductions must be to one boundary only, in order to maintain the appearance of the original streetscape spacing.

Comment:

A1. The front setback has not changed.

A2. The new shed/garage is setback 13.5m behind the existing house façade.

A3. Side setbacks have not changed, as additions are built in line with existing structures.

F2.5.2 Orientation

Objective: To ensure that new buildings, extensions, alterations and additions respect the established predominant orientation within the streetscape.
Acceptable Solutions (no performance criteria)
A1 All new buildings, extensions, alterations or additions must be orientated: *a) perpendicular to the street frontage (refer Figure F2.5, F2.6, & F2.8); or* *b) Where the design statement identifies that the predominant orientation of buildings within the street is other than perpendicular to the street, to conform to the established pattern in the street; and* *c) A new building must not be on an angle to an adjoining heritage-listed building (refer Figure F2.5).*

Comment:

A1 a) All new structures are perpendicular to the street frontage.

F2.5.3 Scale

Objective: To ensure that all new buildings respect the established scale of buildings in the streetscape, adhere to a similar scale, are proportional to their lot size and allow an existing original main building form to dominate when viewed from public spaces.
Acceptable Solutions (no performance criteria)

EXHIBITED

A1	*Single storey developments must have a maximum height from floor level to eaves of 3 metres (refer Figure F2.14).*
A2	*Where a second storey is proposed it must be incorporated into the roof space using dormer windows, or roof windows, or gable end windows, so as not to detract from original two storey heritage-listed buildings (refer Figure F2.13 & F2.15).*
A3	*Ground floor additions located in the area between the rear and front walls of the existing house must not exceed 50% of the floor area of the original main house.*

Comment:

A1. The shed/garage height from floor to eaves is 3.0 metres in height.

A2. n/a, the existing dwelling is not a heritage listed building.

A3. n/a, the addition to the existing dwelling are not within the front and rear walls of the existing house line.

F2.5.4 Roof Forms

Objective: To ensure that the roof form and elements respect those of the existing main building and the streetscape.	
Acceptable Solutions (no performance criteria)	
A1.1	*The roof form for new buildings, extensions, alterations, and additions must, if visible from the street, be in the form of hip or gable, with a maximum span of 6.5m and a pitch between 30 – 40 degrees (refer Figure F2.14 & F2.18); and*
A1.2	*Eaves overhang must be a maximum of 300mm excluding guttering.*
A2	*Where there is a need to use the roof space, dormer windows are acceptable and must be in a style that reflects the period setting of the existing main building on the site, or the setting if the site is vacant (refer Figure F2.15).*
A3	*Where used, chimneys must be in a style that reflects the period setting of the existing main building on the site, or the setting if the site is vacant.*
A4	*Metal cowls must not be used where they will be seen from the street.*

Comment:

A1.1 The additional roof forms visible from the street are the extension and shed/garage, the extension matches the existing Council approved house roof slope, is gable in style, with a span a maximum of 4.5 metres, the shed/garage roof slope is 30 degrees with a maximum span of 5.2 metres.

A1.2 The shed/garage has no eaves and the extension matches the existing dwelling at 150mm.

A2. n/a, the existing building was constructed in 2018.

A3. n/a, the existing building was constructed in 2018.

A4. n/a

EXHIBITED

F2.5.5 Plan Form

Objective: To ensure that new buildings, alterations, additions and extensions respect the setting, original plan form, shape and scale of the existing main building on the site or of adjoining heritage-listed buildings.	
Acceptable Solutions	***Performance Criteria***
A1.1 Alterations and additions to pre-1940 buildings must retain the original plan form of the existing main building; and *A1.2 The plan form of additions must be rectilinear and consistent with the existing house design and dimensions.*	*P1 Original main buildings must remain visually dominant over any additions when viewed from public spaces.*
A2 The plan form of new buildings must be rectilinear (refer Figure F2.9).	*P2 No performance criteria*

Comment:

A1. n/a

A2. The new form of the buildings are rectilinear in design.

F2.5.6 External Walls

Objective: To ensure that wall materials used are compatible with the streetscape.	
Acceptable Solutions	***Performance Criteria***
A1.1 Materials used in additions must match those of the existing construction, except in additions to stone or brick buildings; and *A1.2 External walls must be clad in:* *a) traditional bull-nosed timber weatherboards; if treated pine boards are used to replace damaged weatherboards they must be painted; thin profile compressed board weatherboards must not be used; or* *b) brickwork, with mortar of a natural colour and struck flush with the brickwork (must not be deeply raked), including:* • *painted standard size bricks; or* • *standard size natural clay bricks that blend with the colour and size of the traditional local bricks; or* • *standard brickwork rendered in traditional style; or* • *if a heritage-listed building, second-hand traditional local bricks.* *Heavily–tumbled clinker bricks must not be used; or* *c) concrete blocks specifically chosen to blend with local dressed stone, or rendered and painted;* *d) concrete blocks in natural concrete finish must not be used.*	*P1 Materials used in minor additions to stone and brick buildings may be weatherboard.*

EXHIBITED

A1.3 Cladding materials designed to imitate traditional materials such as brick, stone and weatherboards must not be used.	

Comment:

A1.1 The addition to the house is built from the same material as the existing house, which is weatherboards.

A1.2a) The garage which can be seen from the street, will be constructed of bull nosed weatherboards, so from the street the materials will be consistent

F2.5.7 Entrances and Doors

Objective: To ensure that the form and detail of the front entry is consistent with the streetscape.
Acceptable Solutions (no performance criteria)
A1.1 The position, shape and size of original door and window openings must be retained where they are prominent from public spaces; and
A1.2 The front entrance location must be in the front wall facing the street, and be located within the central third of the front wall of the house; and
A1.3 Modern front doors with horizontal glazing or similar styles must not be used (refer Figure F2.21).

Comment:

n/a – front entry has not changed

F2.5.8 Windows

Objective: To ensure that window form and details are consistent with the streetscape.
Acceptable Solutions (no performance criteria)
A1 Window heads must be a minimum of 300mm below the eaves line.
Solid-void ratio
A2 Front façade windows must conform to the solid/void ratio (refer Figure F2.24 & F2.25).
Window sashes
A3 Window sashes must be double hung, casement, awning or fixed appropriate to the period and style of the building (refer Figure F2.22 & F2.23).
A4 Traditional style multi-pane sashes, when used, must conform to the traditional pattern of six or eight vertical panes per sash with traditional size and profile glazing bars.
A5 Horizontally sliding sashes must not be used.
A6 Corner windows to front facades must not be used.
Window Construction Materials

EXHIBITED

A7	*Clear glass must be used.*
A8	*Reflective and tinted glass and coatings must not be used where visible from public places.*
A9	*Additions to heritage-listed buildings must have timber window frames, where visible from public spaces.*
A10	*Painted aluminium must only be used where it cannot be seen from the street and in new buildings*
A11	*Glazing bars must be of a size and profile appropriate for the period of the building*
A12	*Stick-on aluminium glazing-bars must not be used*
A13	*All windows in brick or masonry buildings must have projecting brick or stone sills*
French Doors, Bay Windows and Glass Panelling	
A14	*French doors and bay windows must be appropriate for the original building style and must be of a design reflected in buildings of a similar period.*
A15	*Where two bay windows are required, they must be symmetrically placed.*
A16	*Large areas of glass panelling must:*
a)	*Be divided by large vertical mullions to suggest a vertical orientation; and*
b)	*Be necessary to enhance the utility of the property or protect the historic fabric; and*
c)	*Not detract from the historic values of the original building.*

Comment:

all new windows on the front façade of the property are matching the style of the existing Council approved dwelling.

F2.5.9 Roof Covering

Objective: To ensure that roof materials are compatible with the streetscape.	
Acceptable Solutions (no performance criteria)	
A1.1	*Roofing of additions, alterations and extensions must match that of the existing building; and*
A1.2	*Roof coverings must be:*
a)	*corrugated iron sheeting in* *• Woodland Grey; or* *• Windspray; or* *• Shale Grey; or* *• Manor Red; or* *• Plantation; or* *• Jasper;* *or*
b)	*slate or modern equivalents, shingle and low profile tiles, where compatible with the style and period of the main building on the site and the setting. Tile colours must be:* *• dark gray; or* *• light grey; or*

EXHIBITED

• *brown tones; or* • *dark red;* *or* c) *traditional metal tray tiles where compatible with the style and period of the main building on the site.*
A2 Must not be klip-lock steel deck and similar high rib tray sheeting.

Comment:

A1.1 The roof will match the existing Council approved building and be colourbond.

A1.2 a) The colour of the colourbond will be in the same colour as the existing house, which is grey.

A1.2 b) n/a

A2 all roof sheeting is 'Custom Orb'

F2.5.10 Roof Plumbing

Objective: To ensure that roof plumbing and fittings are compatible with the streetscape.
Acceptable Solutions (no performance criteria)
A1.1 Gutters must be OG, D mould, or Half Round profiles (refer Figure F2.26); and *A1.2 Downpipes must be zinculaume natural, colorbond round, or PVC round painted.*
A2 Downpipes must not be square-line gutter profile or rectangular downpipes (refer Figure F2.27).

Comment:

A1.1 Gutters are D mould

A1.2 Downpipes are PVC round, painted to match existing

A2 as per A1.2 the downpipes are PVC round and painted to match existing.

F2.5.11 Verandahs

Objective: To ensure that traditional forms of sun and weather protection are used, consistent with the streetscape.
Acceptable Solutions (no performance criteria)
Original Verandahs
A1 Original verandahs must be retained.
Replacement of Missing Verandahs

EXHIBITED

A2.1 The replacement of a missing verandah must be consistent with the form and detail of the original verandah; or *A2.2 If details of the original verandah are not available:* *a) The verandah roof must join the wall line below the eaves line of the building (refer Figure F2.19); and* *b) Verandah posts and roof profile must be consistent with that in use by the surrounding buildings of a similar period.*
New Verandahs
A3 A new verandah, where one has not previously existed, must be consistent with the design and period of construction of the dominant existing building on the site or, for vacant sites, those of the dominant design and period within the precinct.

Comment:
n/a – no new verandah to be constructed.

F2.5.12 Architectural Details

Objective: To ensure that the architectural details are consistent with the historic period and style of the main building on the site, and the streetscape.
Acceptable Solutions (no performance criteria)
Original Detailing
A1 Original details and ornaments, such as architraves, fascias and mouldings, are an essential part of the building's character and must not be removed beyond the extent of any alteration, addition or extension.
Non-original Detailing
A2.1 Non-original elements must be consistent with the original architectural style of the dominant existing building on the site or, for vacant sites, be consistent with the existing streetscape; and *A2.1 Non-original elements must not detract from or dominate the original qualities of the building, nor should they suggest a past use which is not historically accurate.*

Comment:
n/a –architectural features match existing Council approved dwelling

F2.5.13 Outbuildings

Objective: To ensure that outbuildings do not reduce the dominance of the original building or distract from its period character.
Acceptable Solutions (no performance criteria)

EXHIBITED

A1	*Sheds must not be located on the lot between the back wall of the main house on the site and the front street boundary line.*
A2	*Sheds must be designed, in both scale and appearance, to be subservient to the primary buildings on the site.*
A3	*Garages and Carports must not be located in front of existing heritage-listed buildings, and must be setback a minimum of 3 metres behind the line of the front wall of the house that is set furthest back from the street (refer Figure F2.1 & F2.3).*
A4	*Any garage, including those conjoined to the main building, must be designed in the form of an outbuilding, with an independent roof form.*
A5	*Those parts of garages and sheds visible from the street must be consistent, in both materials and style, with those of any existing heritage-listed building on-site.*
A6	*The eaves height of a garage must not exceed 3m, and where visible from the street, the roof form and pitch must be the same as that of the main house.*

Comment:

A1. Shed is located behind the line of the rear wall of the dwelling.

A2. The shed is in similar proportions to the extensions but basic in appearance so as not to take attention from the dwelling.

A3. The shed is setback 6 metres from the rear wall of the house.

A4. The garage has an independent roof form with 15 degrees less slope than the dwelling.

A5. n/a, the existing building on site is not heritage listed.

A6. The eaves of the garage are 3.0 metres from floor level to eaves and the roof form and pitch are similar to the main house.

F2.5.14 Conservatories

Objective: To ensure new conservatories respect traditional location, form and construction.	
Acceptable Solutions (no performance criteria)	
A1	*Conservatories must not be located at the front of a building.*
A2	*The scale, form, materials, and colours of a conservatory addition must respect the established style and period of the existing building.*

Comment:

n/a – no conservatories.

F2.5.15 Fences and Gates

Objective: To ensure that original fences are retained and restored where possible and that the design and materials of any replacement complement the setting and the architectural style of the main building on the site.	
Acceptable Solutions (no performance criteria)	

EXHIBITED

A1.1 Replacement of front fence must be in the same design, materials and scale; or *A1.2* *a) Front fence must be a timber vertical picket fence with a maximum height of 1200mm.* *b) Side and rear fences must be vertical timber palings to a maximum height of 1800mm.*
A2 Gates must match the fence, both in materials and design.
A3 Screen fences used to separate the front garden from the rear of the house must be of timber or lattice.
A4 Fences must not be: *a) horizontal or diagonal timber slat fences; or* *b) plastic covered wire mesh; or* *c) flat metal sheet or corrugated sheets; or* *d) plywood and cement sheet.*

Comment:

n/a – no changes to the fences and gates.

F2.5.16 Paint Colours

Objective: To ensure that new colour schemes maintain a sense of harmony with the street or area in which they are located.
Acceptable Solutions (no performance criteria)
A1.1 Colour schemes must be drawn from heritage-listed buildings within the precinct; or *A1.2 Colour schemes must be drawn from the following:* *a) Walls – Off white, creams, beige, tans, fawn and ochre.* *b) Window & Door frames – white, off white, Indian red, light browns, tans, olive green and deep Brunswick green.* *c) Fascia & Barge Boards - white, off white Indian red, light browns, tans, olive green and deep Brunswick green* *d) Roof & Gutters – deep Indian red, light and dark grey, (black, green and blue are not acceptable).*
A2 There must be a contrast between the wall colour and trim colours.
A3 Previously unpainted brickwork must not be painted, except in the case of post-1960 buildings.

Comment:

A1.2. Colours will match the existing main house, off white.

A2. Colours will be as per the existing with the main house, which has a contrast between the wall (off white)and trim colours (dark grey).

A3. n/a

F2.5.17 Lighting

Objective; To ensure that modern domestic equipment and wiring do not intrude on the character of the streetscape
Acceptable Solutions (no performance criteria)

EXHIBITED

A1	*New lighting such as flood lights, spotlights or entry lights must be carried out such that wiring, fixings and fittings are concealed.*

Comment:

n/a – no new lighting to the external façade is proposed.

SIGNS CODE

E15.5.2 Heritage Precincts

Objective; To ensure that the design and siting of signs complement or enhance the streetscape of Heritage Precincts.	
Acceptable Solutions	***Performance Criteria***
A1 No acceptable solution	*P1 If within the Heritage Precincts Specific Area Plan, shall be consistent with the Character Statements.*

Comment:

n/a – no signage proposed.

EXHIBITED

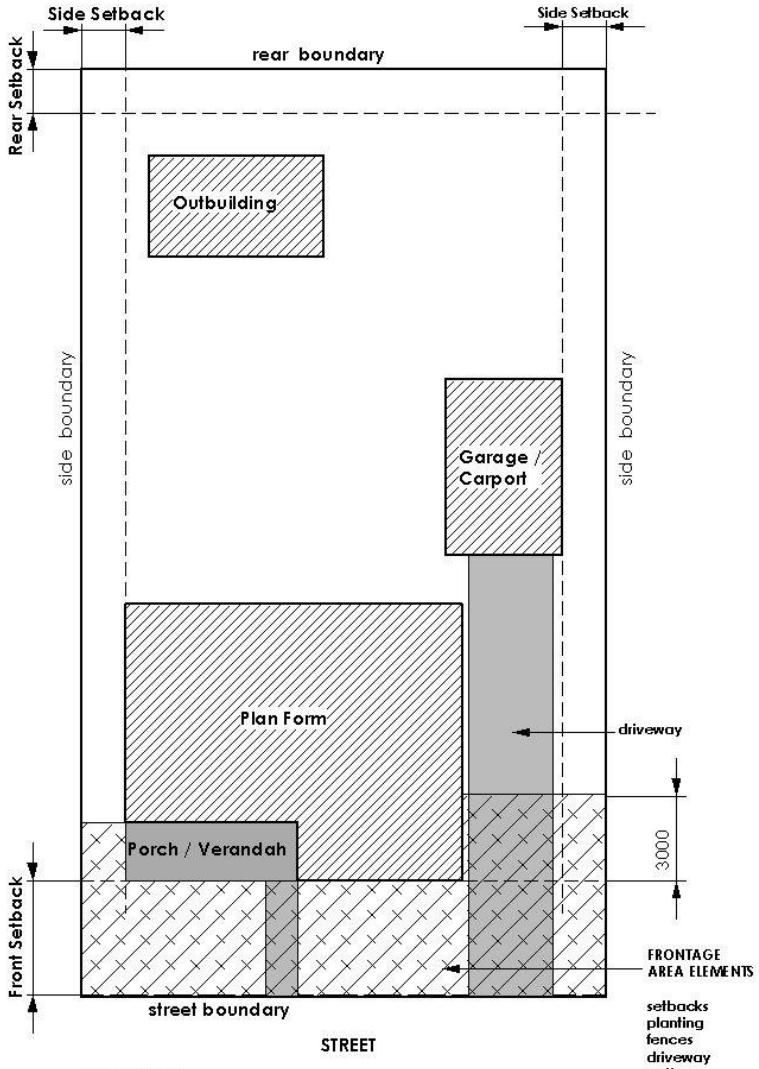


Figure: F2.1
DESIGN ELEMENTS PLAN

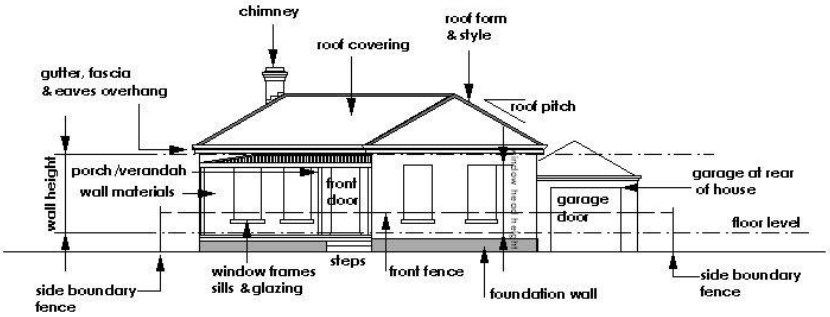


Figure: F2.2
STREETSCAPE ELEMENTS IN ELEVATION

EXHIBITED

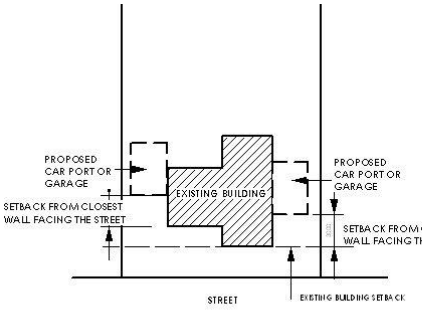


Figure: F2.3
GARAGE & CARPORT MINMUM SETBACKS FRONT STREET BOUNDARY

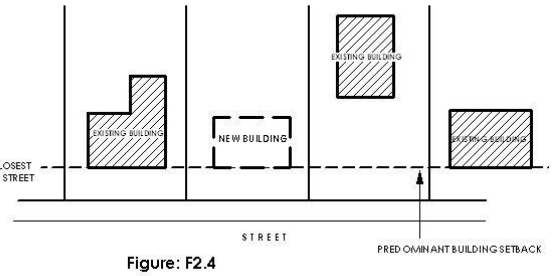


Figure: F2.4
APPROPRIATE BUILDING SETBACKS

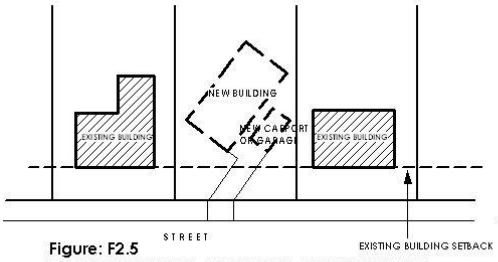


Figure: F2.5
INAPPROPRIATE BUILDING ORIENTATION

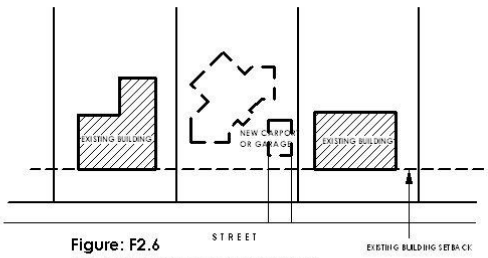


Figure: F2.6
INAPPROPRIATE BUILDING SETBACK & PLAN FORM

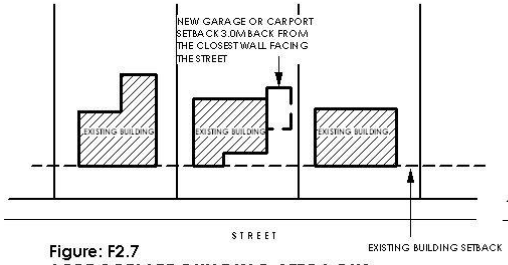


Figure: F2.7
APPROPRIATE BUILDING SETBACKS

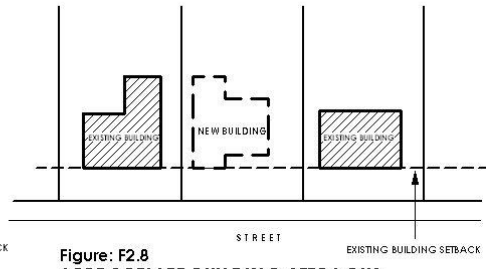


Figure: F2.8
APPROPRIATE BUILDING SETBACKS

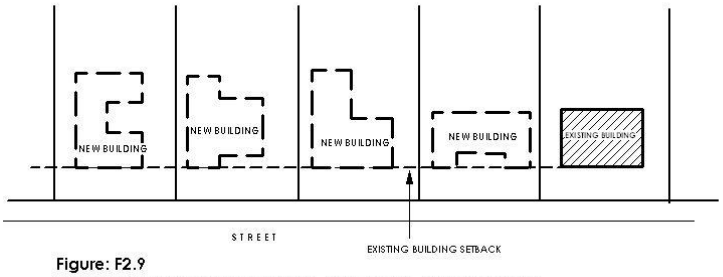
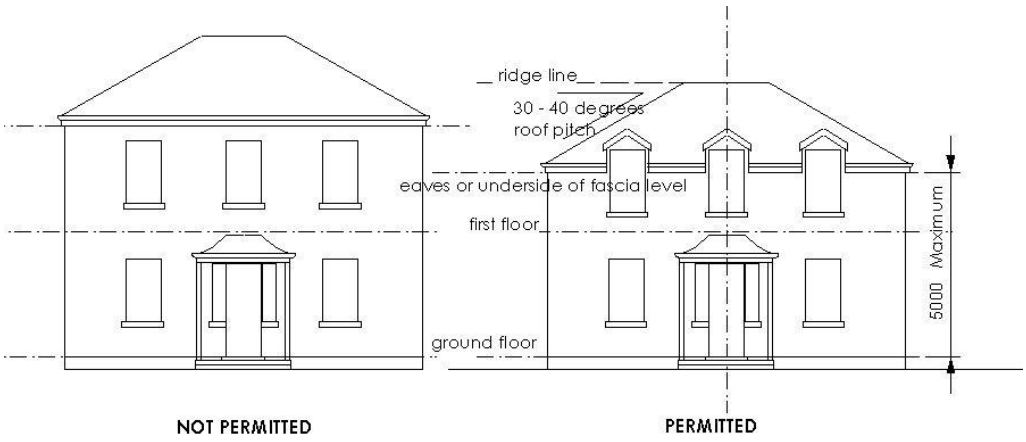


Figure: F2.9
EXAMPLES OF APPROPRIATE BUILDING PLAN FORMS

EXHIBITED

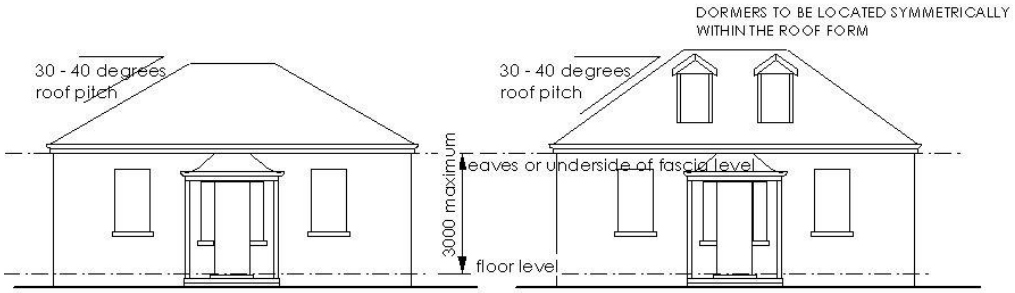


NOT PERMITTED

Figure: F2.12
TWO STOREY

PERMITTED

Figure: F2.13
TWO STOREY

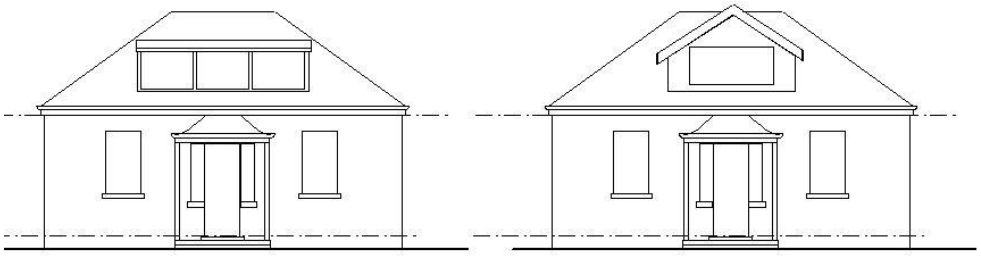


PERMITTED

Figure: F2.14
SINGLE STOREY

PERMITTED DORMER WINDOW SCALE & STYLE

Figure: F2.15
TWO STOREY



NOT PERMITTED DORMER WINDOW SCALE & STYLE

Figure: F2.16
TWO STOREY

NOT PERMITTED DORMER WINDOW SCALE

Figure: F2.17
TWO STOREY

EXHIBITED

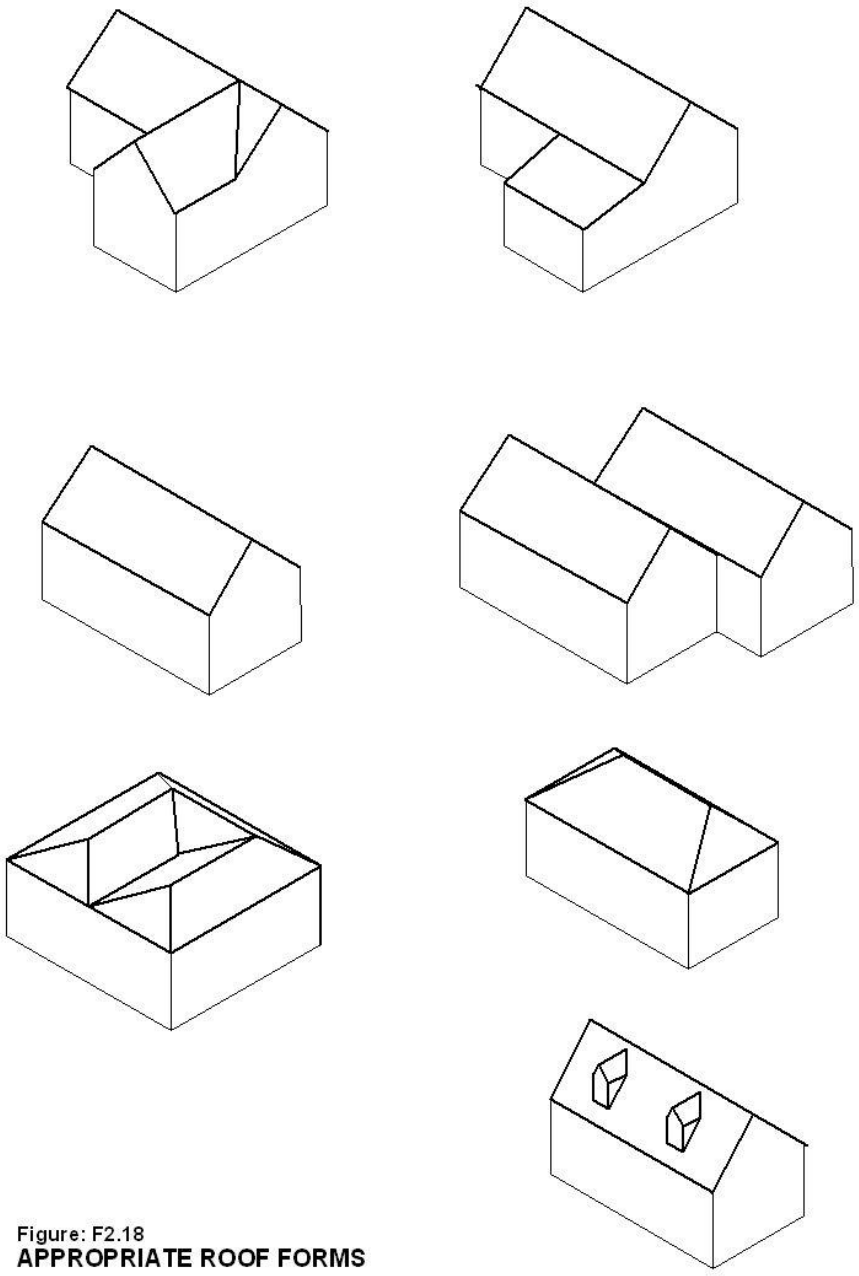


Figure: F2.18
APPROPRIATE ROOF FORMS

EXHIBITED

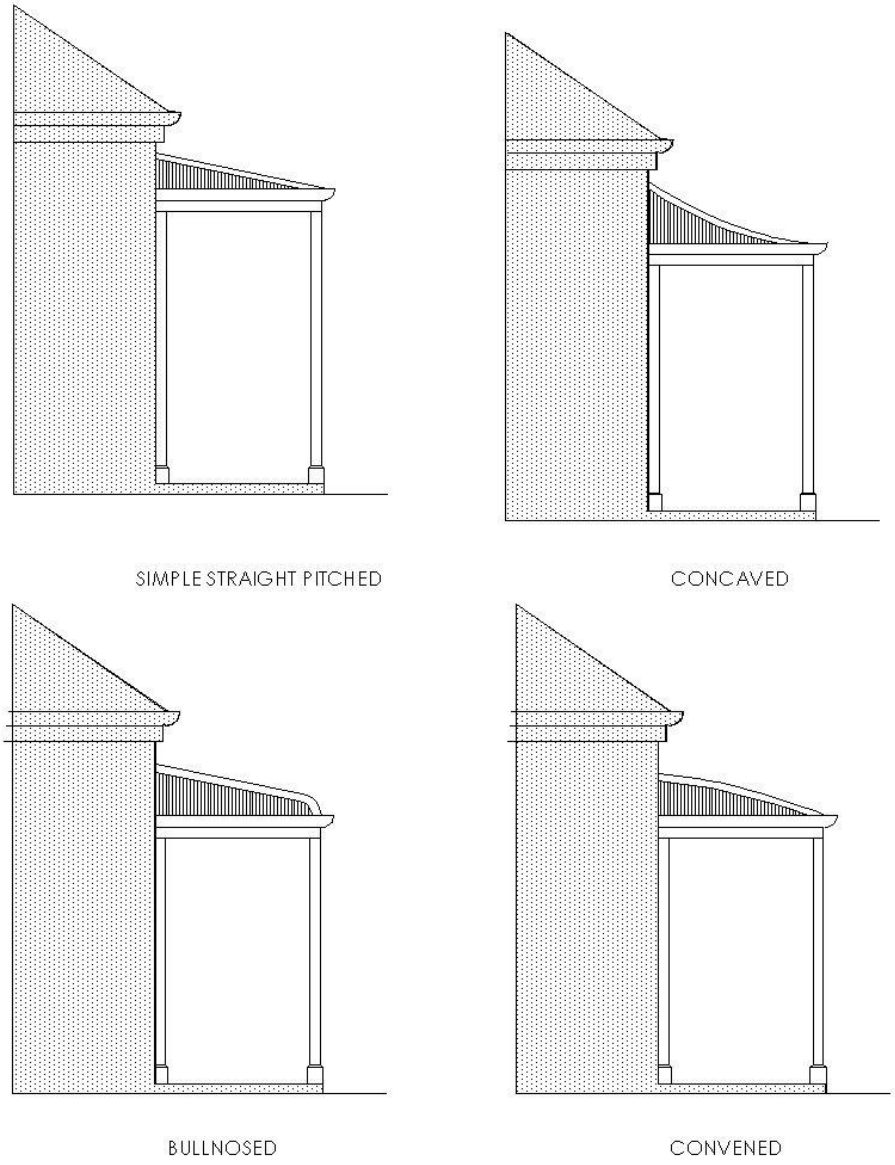


Figure: F2.19
APPROPRIATE VERANDAH ROOF STYLES

EXHIBITED

Figure: F2.20
EXAMPLES OF APPROPRIATE ENTRY DOOR STYLES AND COMPOSITIONS

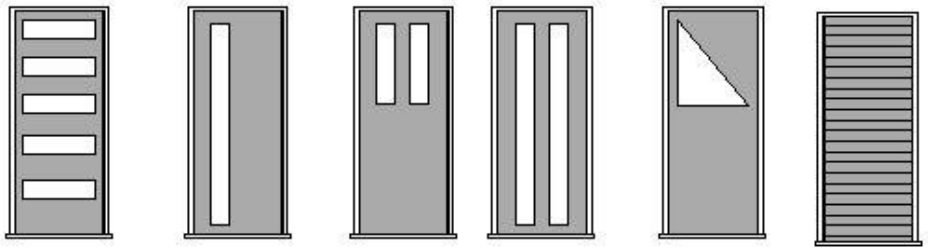


Figure: F2.21
EXAMPLES OF INAPPROPRIATE ENTRY DOOR STYLES AND COMPOSITIONS

EXHIBITED

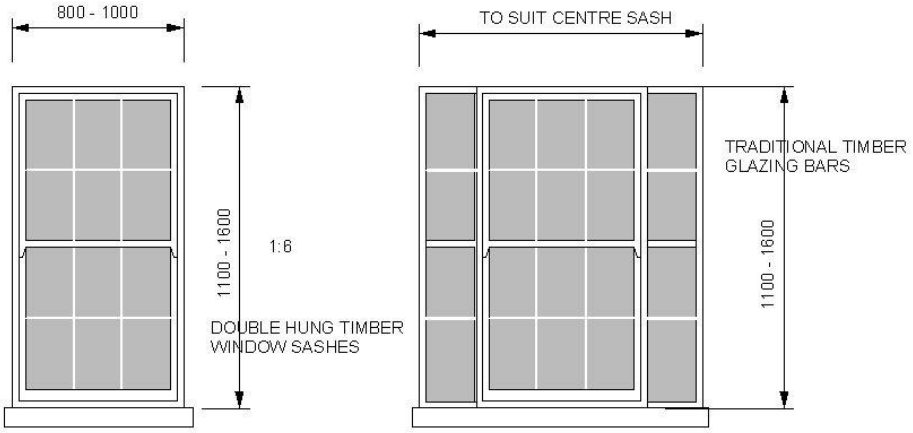


Figure: F2.22
APPROPRIATE WINDOW SIZES FOR FRONT FACADES

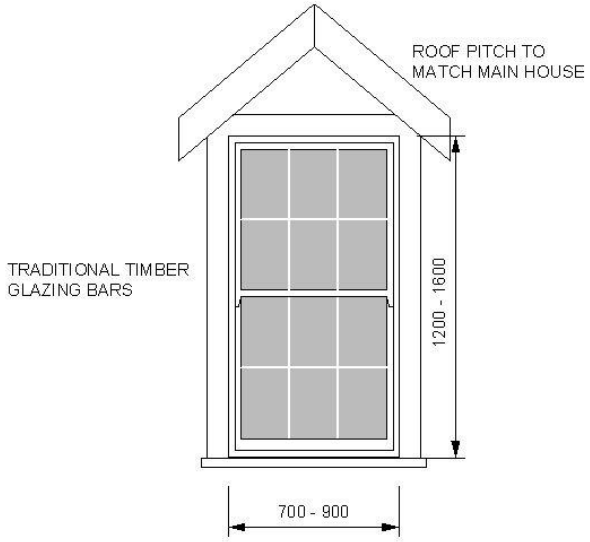
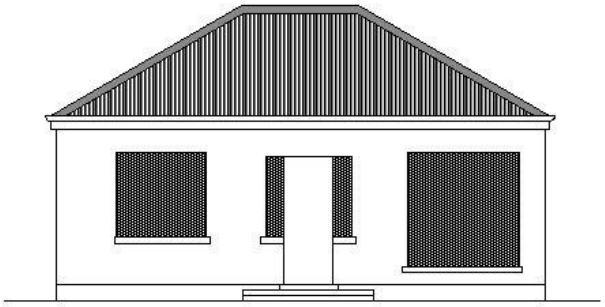


Figure: F2.23
APPROPRIATE DORMER WINDOW SIZES

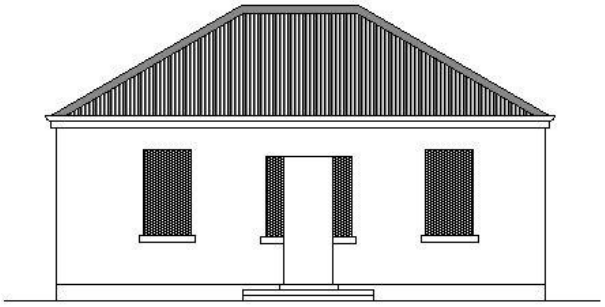
EXHIBITED



SOLID / VOID RATIO > 30%

Figure: F2.24

INAPPROPRIATE FACADE SOLID TO VOID RATIO



SOLID / VOID RATIO 30%

Figure: F2.25

APPROPRIATE FACADE SOLID TO VOID RATIO

EXHIBITED

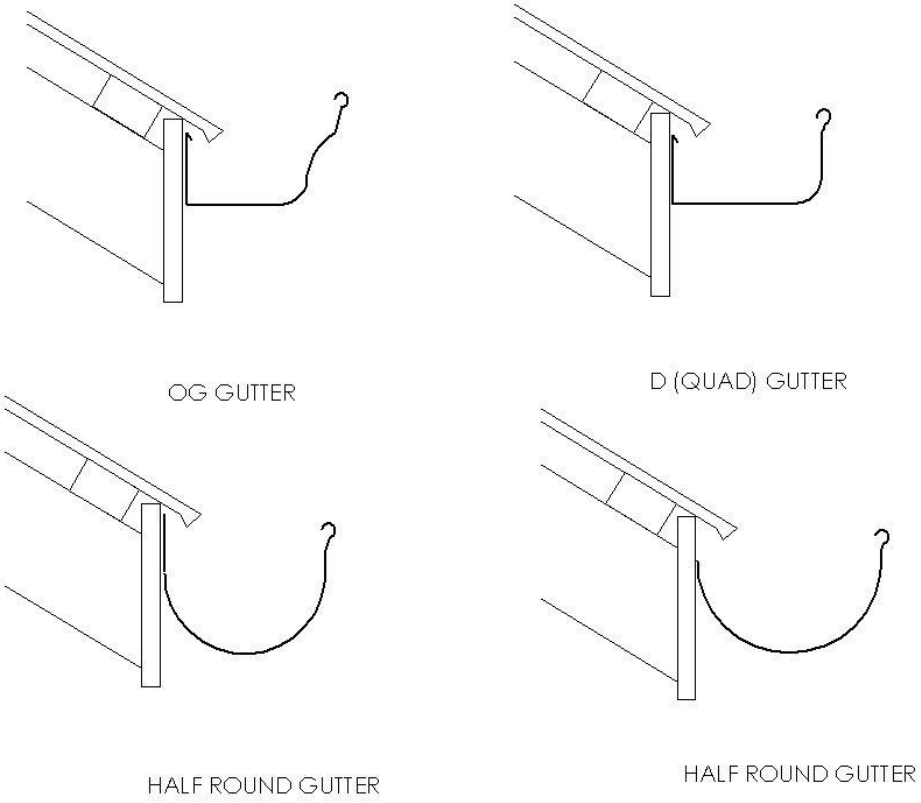


Figure: F2.26
PERMITTED FASCIA GUTTER STYLES

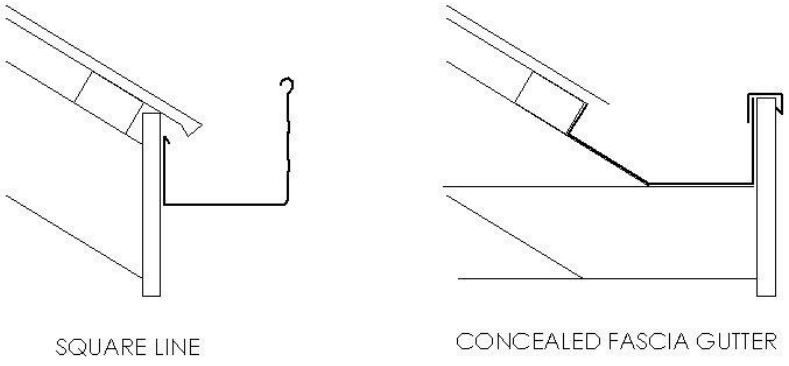


Figure: F2.27
INNAPROPRIATE FASCIA GUTTER STYLES

EXHIBITED

Submission to E13.0 (Local Historic Heritage Code)

E13.1 Purpose

E13.1.1 The purpose of this provision is to:

a) protect and enhance the historic cultural heritage significance of local heritage places and heritage precincts; and

b) encourage and facilitate the continued use of these items for beneficial purposes; and

c) discourage the deterioration, demolition or removal of buildings and items of assessed heritage significance; and

d) ensure that new use and development is undertaken in a manner that is sympathetic to, and does not detract from, the cultural significance of the land, buildings and items and their settings; and

e) conserve specifically identified heritage places by allowing a use that otherwise may be prohibited if this will demonstratively assist in conserving that place

E13.2 Application of the Code

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

a) within a Heritage Precinct;

b) a local heritage place;

c) a place of identified archaeological significance.

E13.3 Use or Development Exempt from this Code

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

a) works required to comply with an Emergency Order issued under Section 162 of the Building Act 2000;

b) electricity, optic fibre and telecommunication cables and gas lines to individual buildings which connect above ground or utilise existing service trenches;

c) internal alterations to buildings if the interior is not included in the historic heritage significance of the place or precinct;

Comment:
This addition and extension is within the Heritage Precinct within Campbell Town, but it is not a Heritage listed building. The development is part of the ongoing use of the property as a residential dwelling.

EXHIBITED

E13.4 Definition of Terms

Acceptable development criteria	*means a precinct specific measure that demonstrates an acceptable solution for that design element in that specific precinct.*
Conservation plan	*means a plan prepared by a heritage professional in accordance with: Kerr, J. S. &National Trust of Australia (New South Wales) 1990, The conservation plan: a guide to the preparation of conservation plans for places of European cultural significance / James Semple Kerr, National Trust New South Wales, Sydney.*
Existing character	*means the existing character statement set out in Table E13.1 which is intended to describe each of the management units. The existing character consists of the units unique or important public view corridors, vistas or natural or built features.*
Heritage precinct	*means an area described in Table E13.1 Local Heritage Precincts to this code as an area of special aesthetic, historic, scientific (including archaeological), spiritual or social value in which it is desirable to preserve or enhance the streetscape, townscape and/or notable character and significant features of the area.*
Heritage professional	*means a person with tertiary qualifications in a recognised field of direct relevance to the matter under consideration.*
Historic heritage significance	*means in relation to a local heritage place or heritage precinct, and its aesthetic, historic, scientific (including archaeological), social or spiritual value.*
Local heritage place	*means a place entered on the Local Heritage List contained in Table E13.2: Local Heritage Places outside precincts to this code.*
Place of archaeological significance	*means a place entered on the local archaeological heritage list contained in Table E13.3: Archaeologically significant sites.*
Precinct management objective	*means a precinct-specific statement of objective used to assist in decision making for discretionary use and development within a precinct.*

EXHIBITED

E13.5 Use Standards

E13.5.1 Alternative Use of heritage buildings

Objective *To ensure that the use of heritage buildings provides for their conservation.*	
Acceptable Solutions	***Performance Criteria***
A1 No acceptable solution.	*P1 Notwithstanding Clause 8.9, a permit may be granted for any use of a locally listed heritage place where:* *a) it can be demonstrated that the proposed use will not adversely impact on the significance of a heritage place; and* *b) the amenity impacts of both the proposed use on the surrounding areas and from the surrounding area on the proposed use are considered acceptable; and* *c) a report by heritage professional states that it is necessary for conservation purposes or the continued maintenance of the building or where there is an overriding public benefit*

Comment:

a) the building being extended is not a heritage place, it was constructed in 2018.
b) the extension is completely in keeping with the existing Council approved building in terms of materials and style.
c) the building being extended is not a heritage place, it was constructed in 2018.

E13.6 Development Standards

E13.6.1 Demolition

Objective *To ensure that the demolition or removal of buildings and structures does not impact on the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.*	
Acceptable Solutions	***Performance Criteria***
A1 No acceptable solution.	*P1.1 Existing buildings, parts of buildings and structures must be retained except:* *a) where the physical condition of place makes restoration inconsistent with maintaining the cultural significance of a place in the long term; or*

EXHIBITED

	b) the demolition is necessary to secure the long-term future of a building or structure through renovation, reconstruction or rebuilding; or *c) there are overriding environmental, economic considerations in terms of the building or practical considerations for its removal, either wholly or in part; or* *d) the building is identified as non-contributory within a precinct identified in Table E13.1: Heritage Precincts, if any; and* *P1.2 Demolition must not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.*

Comment:
n/a – no demolition proposed.

E13.6.2 Subdivision and development density

Objective *To ensure that subdivision and development density does not impact on the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.*	
Acceptable Solutions	***Performance Criteria***
A1 No acceptable solution.	*P1 Subdivision must:* *a) be consistent with and reflect the historic development pattern of the precinct or area; and* *b) not facilitate buildings or a building pattern unsympathetic to the character or layout of buildings and lots in the area; and* *c) not result in the separation of building or structures from their original context where this leads to a loss of historic heritage significance; and* *d) not require the removal of vegetation, significant trees of garden settings where this is assessed as detrimental to conserving the historic heritage significance of a place or heritage precinct; and*

EXHIBITED

	e) *not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.*

Comment:
n/a – no subdivision proposed.

E13.6.3 Site Cover

Objective	
To ensure that site coverage is consistent with historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts, if any.	
Acceptable Solutions	***Performance Criteria***
A1 Site coverage must be in accordance with the acceptable development criterion for site coverage within a precinct identified in Table E13.1: Heritage Precincts, if any.	*P1 The site coverage must:* *a) be appropriate to maintaining the character and appearance of the building or place, and the appearance of adjacent buildings and the area; and* *b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.*

Comment:
P1. Overall site coverage is 9.1% and character and appearance of the additions and extensions do not detract from the streetscape.

E13.6.4 Height and Bulk of Buildings

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

EXHIBITED

	identified in Table E13.1: Heritage Precincts, if any.

Comment:
Heights and bulk of addition and garage are consistent with the management objectives of the precinct as defined in Table E13.1: Heritage Precints. The building itself is not heritage listed, but simply in a heritage precinct, and streetscape appeal has not been adversely affected through these proposed changes, it is noted that no height restrictions apply.

E13.6.5 Fences

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

Comment:
n/a – no new fences proposed.

E13.6.6 Roof Form and Materials

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

EXHIBITED

	b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment:
As discussed in F2, roof forms and materials are consistent with existing building on site.

E13.6.7 Wall materials

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

Comment:
P1. Wall materials visible from the street will be the same colour as the existing house colour.

E13.6.8 Siting of Buildings and Structures

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

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Comment:
A1 Setback to the extension is 38.5 metres and 1.2 metres from the front wall of the existing Council approved house, and the garage is setback some 51+ metres from the front boundary. This setback is greater than those of adjoining properties.

E13.6.9 Outbuildings and Structures

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

Comment:
A1 The shed/garage is setback in excess of 6m behind the rear wall of the existing house, and the roof form is separate and of the same slope as the house, site coverage meets the criteria in F2 and the wall material is weatherboard, painted in the same colours as the existing house.

E13.6.10 Access Strips and Parking

Objective	
To ensure that access and parking does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.	
Acceptable Solutions	***Performance Criteria***
A1 Car parking areas for non-residential purposes must be: *a) located behind the primary buildings on the site; or* *b) in accordance with the acceptable development criteria for access and parking as within a precinct identified in Table 1: Heritage Precincts, if any.*	*P1 Car parking areas for non-residential purposes must not:* *a) result in the loss of building fabric or the removal of gardens or vegetated areas where this would be detrimental to the setting of a building or its historic heritage significance; and*

EXHIBITED

	b) detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment:
n/a – residential dwelling

E13.6.11 Places of Archaeological Significance

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

Comment:
n/a – not a place of archaeological significance

E13.6.12 Tree and Vegetation Removal

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

Comment:

EXHIBITED

n/a – no trees or vegetation to be removed.

E13.6.13 Signage

Objective *To ensure that signage is appropriate to conserve the historic heritage significance of local heritage places and precincts.*	
Acceptable Solutions	***Performance Criteria***
A1 Must be a sign identifying the number, use, heritage significance, name or occupation of the owners of the property not greater than 0.2m².	*P1 New signs must be of a size and location to ensure that:* *a) period details, windows, doors and other architectural details are not covered or removed; and* *b) heritage fabric is not removed or destroyed through attaching signage; and* *c) the signage does not detract from the setting of a heritage place or does not unreasonably impact on the view of the place from pubic viewpoints; and* *d) signage does not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.*

Comment:
n/a – no signage to be erected.

Table E13.1: Local Heritage Precincts

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

Heritage Precincts – 1. *Evandale Heritage Precinct* 2. *Ross Heritage Precinct* 3. *Perth Heritage Precinct* 4. *Longford Heritage Precinct* 5. *Campbell Town Heritage Precinct*
Existing Character Statement - Description and Significance
1 EVANDALE HERITAGE PRECINCT CHARACTER STATEMENT *The Evandale Heritage Precinct is unique because it is the core of an intact nineteenth century townscape, with its rich and significant built fabric and village atmosphere. Its historic charm, tree lined streets and quiet rural setting all contribute to its unique character. Its traditional buildings are an impressive mix of nineteenth and early twentieth century architectural styles while its prominent elements are its significant trees, the Water Tower and the Church spires. The original street pattern is an important setting for the Precinct, with views along traditional streetscapes,*

EXHIBITED

creating an historic village atmosphere that is still largely intact. Period residential buildings, significant trees, picket fences, hedgerows and cottage gardens are all complementary, contributing to the ambience of a nineteenth century village. The main roads into and out of Evandale create elevated views to the surrounding countryside which give context to the town and the Precinct, and contribute to its character. The quiet village feel of the town is complemented by a mix of businesses meeting local needs, tourism and historic interpretation. Evandale's heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the village.

2 ROSS HERITAGE PRECINCT CHARACTER STATEMENT

The Ross Heritage Precinct is unique because it is the intact core of a nineteenth century townscape, with its rich and significant built fabric and the village atmosphere. Its historic charm, wide tree lined streets and quiet rural environment all contribute to its unique character. Its traditional buildings comprise simple colonial forms that are predominantly one storey, while the prominent elements are its significant trees and Church spires. Most commercial activities are located in Church Street as the main axis of the village, which directs attention to the War Memorial and the Uniting Church on the hill. The existing and original street pattern creates linear views out to the surrounding countryside. The quiet rural feel of the township is complemented by a mix of businesses serving local needs, tourism and historic interpretation. Ross' heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the village.

3 PERTH HERITAGE PRECINCT CHARACTER STATEMENT

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

4 LONGFORD HERITAGE PRECINCT CHARACTER STATEMENT

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

5 CAMPBELL TOWN HERITAGE PRECINCT CHARACTER STATEMENT

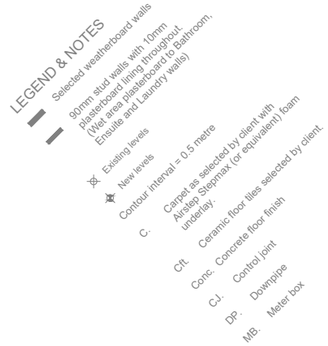
The Campbell Town Heritage Precinct is unique because it is the core of a substantially intact nineteenth century townscape, with its significant built fabric, and its atmosphere of a traditional resting place on the main road between the north and south. Its wide main street, historic buildings and resting places for travellers all contribute to its unique character. High Street has remained as the main commercial focus for the town, continuing to serve the needs of residents, visitors and the agricultural community. The War Memorial to the north marks the approach to the business area which terminates at the historic bridge over the Elizabeth River; a significant

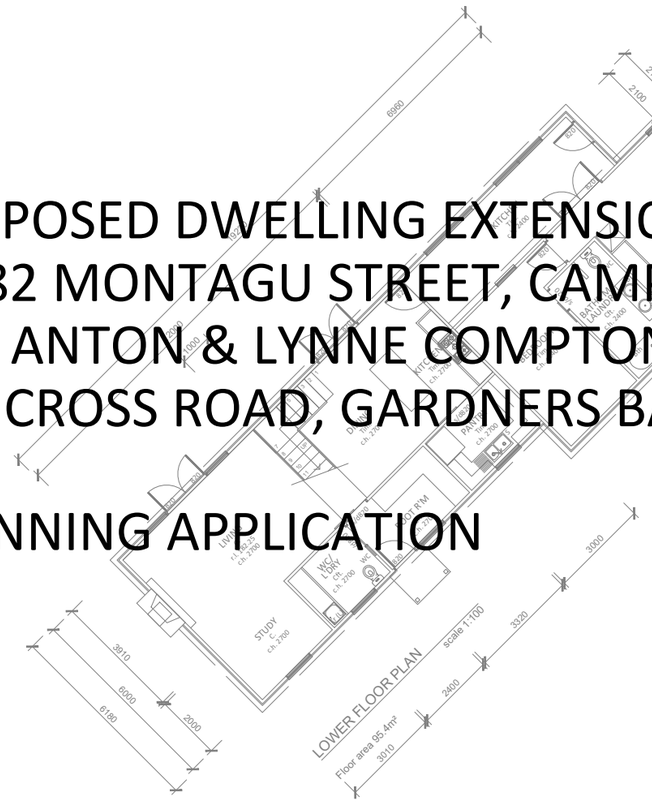
EXHIBITED

landscape feature. Traditional buildings in the Precinct include impressive examples of colonial architecture. The historic Valentine's Park is the original foreground for 'The Grange' and provides a public outdoor resting place for visitors and locals at the heart of the town. Campbell Town's heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the town.
Management Objectives
To ensure that new buildings, additions to existing buildings, and other developments which are within the Heritage Precincts do not adversely impact on the heritage qualities of the streetscape, but contribute positively to the Precinct. *To ensure developments within street reservations in the towns and villages having Heritage Precincts do not to adversely impact on the character of the streetscape but contribute positively to the Heritage Precincts in each settlement.*

Comment:

EXHIBITED





PROPOSED DWELLING EXTENSION & STEEL SHED
80-82 MONTAGU STREET, CAMPBELL TOWN 7210
FOR ANTON & LYNNE COMPTON OF
273 CROSS ROAD, GARDNERS BAY 7112

PLANNING APPLICATION

SITE INFORMATION:

Council	Northern Midlands
Zone	General Residential
Overlays	Bushfire Prone Areas - 101.FRE
	Urban Growth Boundary - 101.URB
	Heritage Precincts - 101HER

20 Richings Drive
YOUNGTOWN
TAS 7249

6343 2183
0418 137 246

steve@stevejordandrafting.com.au
ABN 48 567 070 667
Accreditation CC1570 S

FLOOR AREA*	
existing dwelling	59.1m²
extension lower floor	95.4m²
upper floor	76.5m²
steel shed	126.0m²
total floor area	325.9m²

*floor area is the area measured within the external face of the wall cladding.

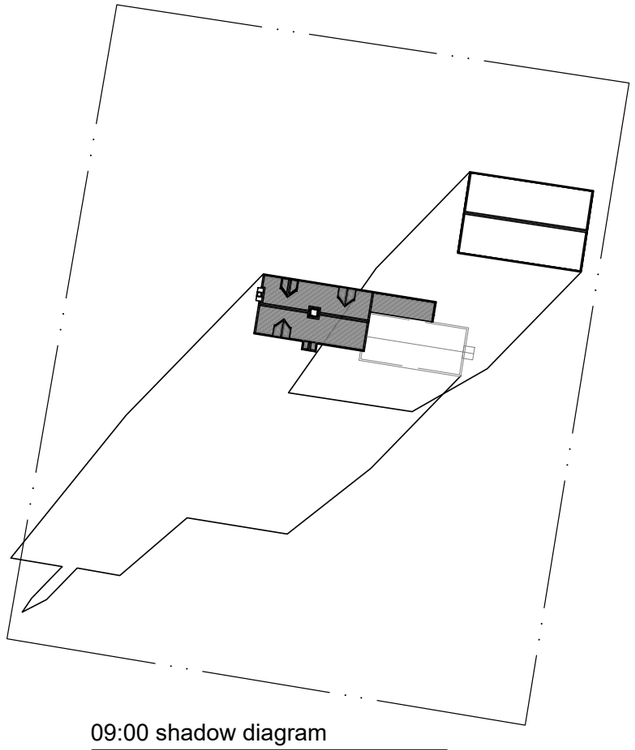
LAND TITLE REFERENCE No. C/T 156972/2

DESIGN WIND SPEED	N1
SOIL CLASSIFICATION	H-1
CLIMATE ZONE	ZONE 7
BUSHFIRE-PRONE AREA RATING	12.5
ALPINE AREA	N/A
CORROSION ENVIRONMENT	MODERATE
LANDSLIP ZONE	N/A

DRAWING No.	DESCRIPTION
SJD 22/13-SD	SHADOW DIAGRAMS
SJD 22/13-01	SITE PLAN
SJD 22/13-02	PLUMBING SITE PLAN
SJD 22/13-03	LOWER FLOOR PLAN
SJD 22/13-04	UPPER FLOOR PLAN
SJD 22/13-07	ROOF PLAN
SJD 22/13-08	ELEVATIONS
SJD 22/13-09	ELEVATIONS

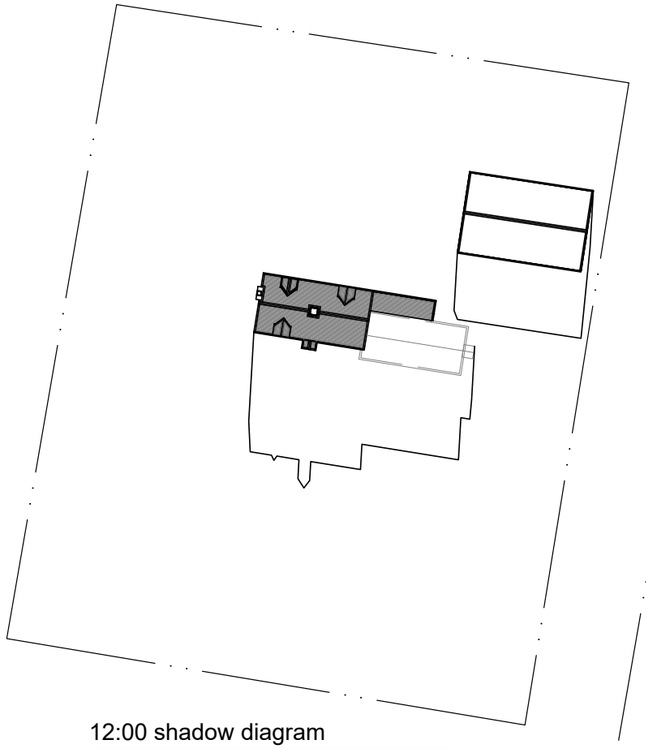
Steve Jordan drafting

EXHIBITED



09:00 shadow diagram

scale 1:600



12:00 shadow diagram

scale 1:600

15:00 shadow diagram

scale 1:600

DRAWING

SHADOW DIAGRAMS

DRG. No.

SJD 22/13-SD

CLIENT

ANTON & LYNNE COMPTON
273 CROSS ROAD,
GARDNERS BAY, 7112

PROJECT

EXTENSION & SHED
AT 80-82 MONTAGU STREET,
CAMPBELL TOWN, 7210

CONCEPT
DESIGN
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OWNER
S. JORDAN
OWNER
JANUARY 2022
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North

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0418 137 246

steve@stevejordandrafting.com.au
ABN 48 567 070 667
Accreditation CC1570 S

EXHIBITED

DRAWING

SITE PLAN

DRG. No.

SJD 22/13-01

CLIENT

ANTON & LYNNE COMPTON
273 CROSS ROAD,
GARDNERS BAY, 7112

PROJECT

EXTENSION & SHED
AT 80-82 MONTAGU STREET,
CAMPBELL TOWN, 7210

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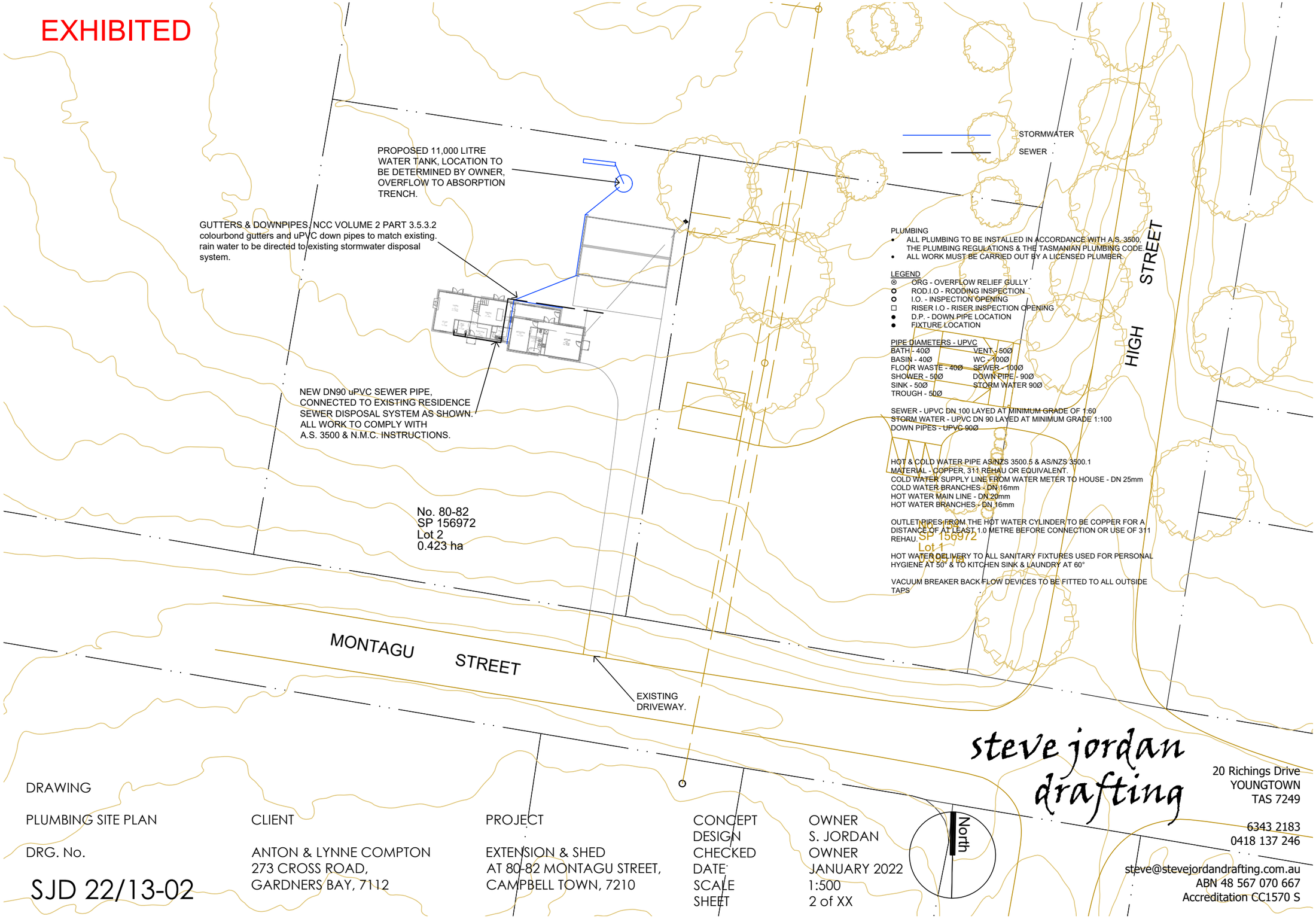

PLUMBING
- ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH A.S. 3500, THE PLUMBING REGULATIONS & THE TASMANIAN PLUMBING CODE.
- ALL WORK MUST BE CARRIED OUT BY A LICENSED PLUMBER.

LEGEND
- ⊗ ORG - OVERFLOW RELIEF GULLY
- ○ ROD.I.O - RODDING INSPECTION
- ○ I.O. - INSPECTION OPENING
- □ RISER I.O - RISER INSPECTION OPENING
- ● D.P. - DOWN PIPE LOCATION
- ● FIXTURE LOCATION

PIPE DIAMETERS - UPVC

BATH - 40Ø	VENT - 50Ø
BASIN - 40Ø	WC - 100Ø
FLOOR WASTE - 40Ø	SEWER - 100Ø
SHOWER - 50Ø	DOWN PIPE - 90Ø
SINK - 50Ø	STORM WATER 90Ø
TROUGH - 50Ø	

SEWER - UPVC DN 100 LAYED AT MINIMUM GRADE OF 1:60
STORM WATER - UPVC DN 90 LAYED AT MINIMUM GRADE 1:100
DOWN PIPES - UPVC 90Ø

HOT & COLD WATER PIPE AS/NZS 3500.5 & AS/NZS 3500.1
MATERIAL - COPPER, 311 REHAU OR EQUIVALENT.
COLD WATER SUPPLY LINE FROM WATER METER TO HOUSE - DN 25mm
COLD WATER BRANCHES - DN 16mm
HOT WATER MAIN LINE - DN 20mm
HOT WATER BRANCHES - DN 16mm

OUTLET PIPES FROM THE HOT WATER CYLINDER TO BE COPPER FOR A DISTANCE OF AT LEAST 1.0 METRE BEFORE CONNECTION OR USE OF 311 REHAU.

HOT WATER DELIVERY TO ALL SANITARY FIXTURES USED FOR PERSONAL HYGIENE AT 50° & TO KITCHEN SINK & LAUNDRY AT 60°

VACUUM BREAKER BACK FLOW DEVICES TO BE FITTED TO ALL OUTSIDE TAPS

DRAWING

PLUMBING SITE PLAN

DRG. No.

SJD 22/13-02

CLIENT

ANTON & LYNNE COMPTON
273 CROSS ROAD,
GARDNERS BAY, 7112

PROJECT

EXTENSION & SHED
AT 80-82 MONTAGU STREET,
CAMPBELL TOWN, 7210

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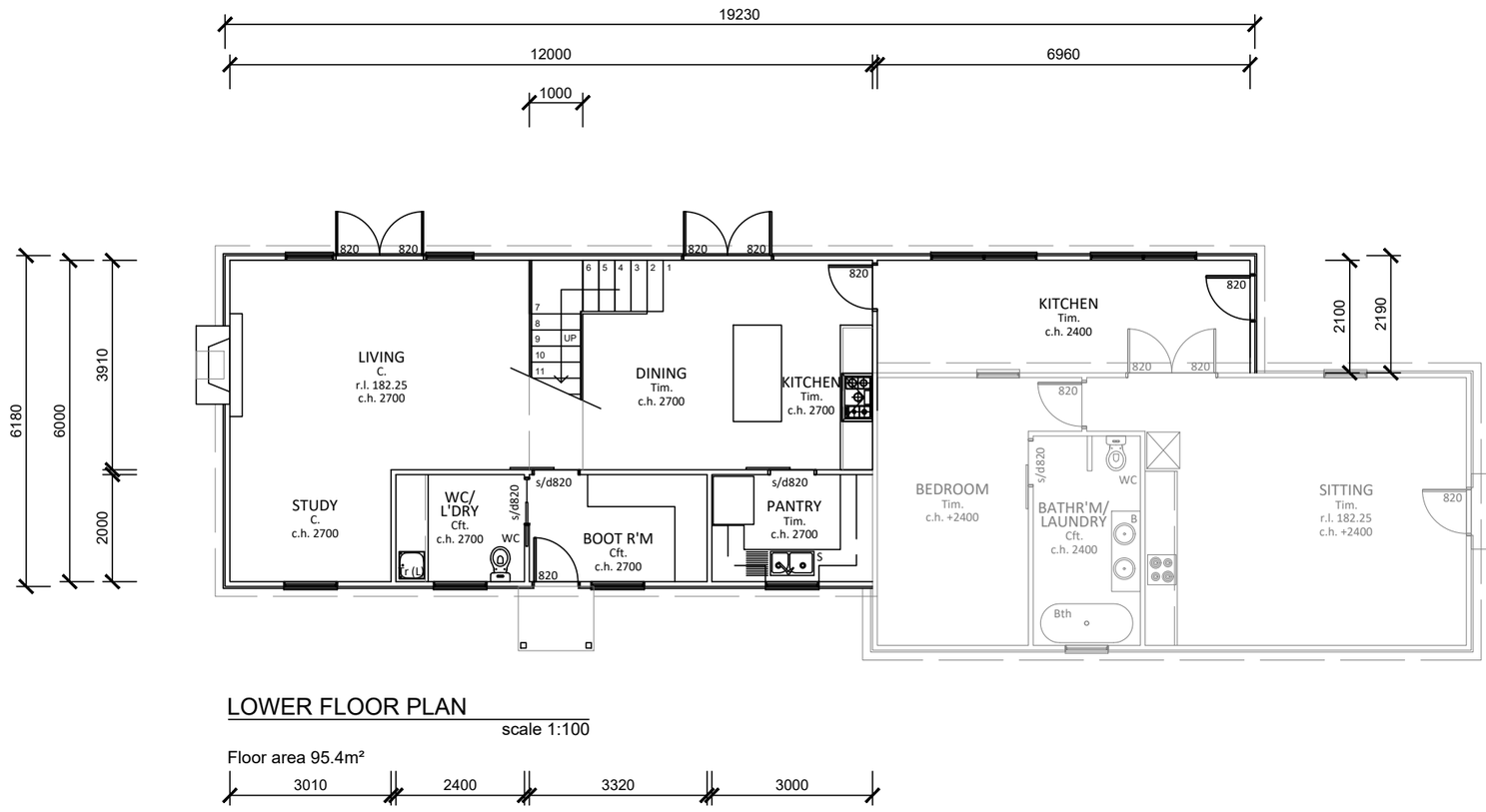

LOWER FLOOR PLAN

scale 1:100

Floor area 95.4m²

3010 2400 3320 3000

LEGEND & NOTES

Selected weatherboard walls

90mm stud walls with 10mm plasterboard lining throughout. (Wet area plasterboard to Bathroom, Ensuite and Laundry walls)

Existing levels

New levels

Contour interval = 0.5 metre

C. Carpet as selected by client with Airstep Stepmax (or equivalent) foam underlay.

Cft. Ceramic floor tiles selected by client.

Conc. Concrete floor finish

CJ. Control joint

DP. Downpipe

MB. Meter box

DRAWING

LOWER FLOOR PLAN

DRG. No.

SJD 22/13-03

CLIENT

ANTON & LYNNE COMPTON
273 CROSS ROAD,
GARDNERS BAY, 7112

PROJECT

EXTENSION & SHED
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EXHIBITED

Soil & Water Management Strategies

Downpipes to be connected into Council stormwater as soon as the roof is installed.

Install AG drain prior to footing excavation. See drawing A08 Drainage Plan for location.

Excavated material placed up-slope of AG drain. To be removed when building works are complete and used as fill on site for any low points. Install a sediment fence on the downslope side of material.

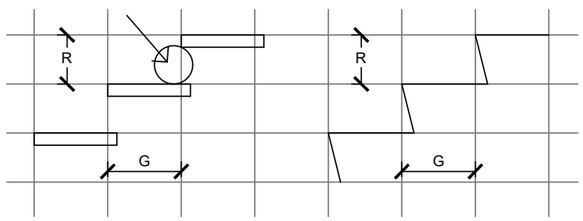
Construction vehicles to be parked on the street only, to prevent transferring debris onto Example Street.

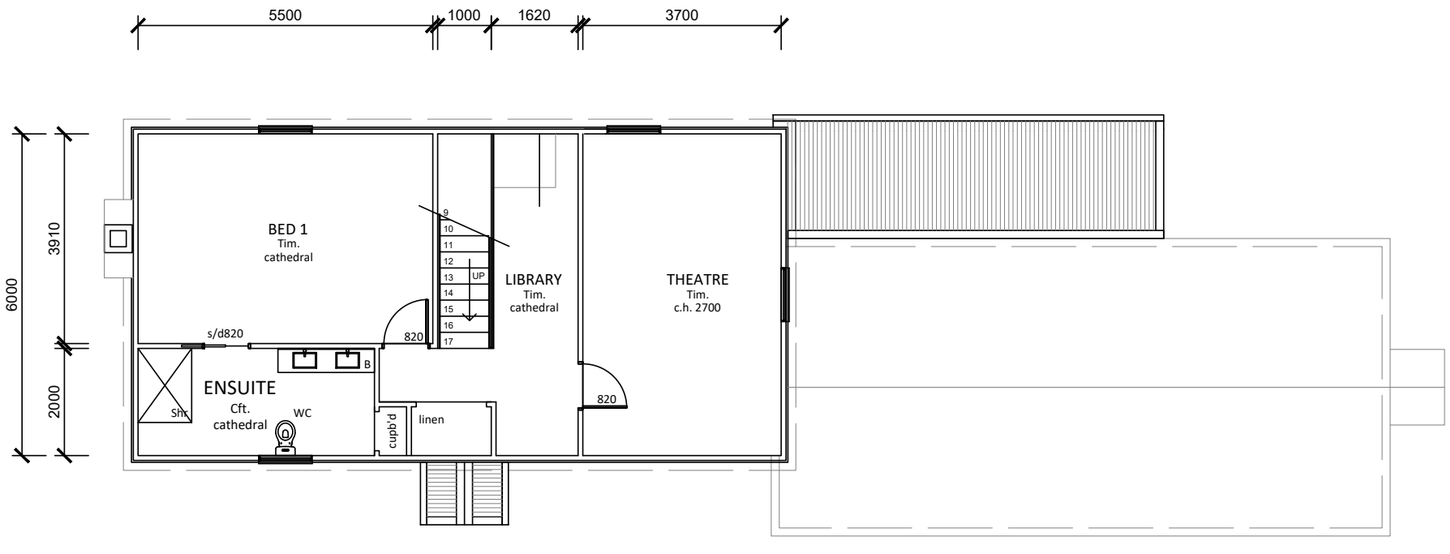
STAIR CONSTRUCTION - NCC Volume 2 Part 3.9.1

- a stair flight no more than 18 risers and not less than 2.
- treads to be of solid construction where they have a rise in excess of 10m or connects more than 3 stories.
- maximum of 3 winders in place of a quarter landing or 6 winders in place of a half landing.
- the open gap between tread, where installed is to be less than 125mm.
- landings to be not less than 750mm measured at 500mm from the inside edge of the landing

STAIR RISER & GOING DIMENSIONS BCA Volume 2 Figure 3.9.1.2						
	RISER		GOING		SLOPE RATIO (2R + G)	
STAIR TYPE	MAX	MIN	MAX	MIN	MAX	MIN
stair (other than spiral)	190	115	355	240	700	550
spiral	220	140	370	210	680	590

125 sphere must not pass through riser space

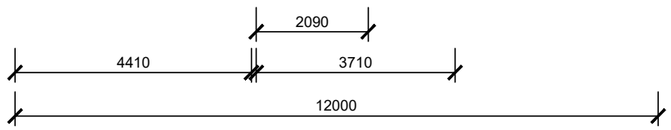




UPPER FLOOR PLAN

scale 1:100

Floor area 76.5m²



DRAWING

UPPER FLOOR PLAN

DRG. No.

SJD 22/13-04

CLIENT

ANTON & LYNNE COMPTON
273 CROSS ROAD,
GARDNERS BAY, 7112

PROJECT

EXTENSION & SHED
AT 80-82 MONTAGU STREET,
CAMPBELL TOWN, 7210

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EXHIBITED

ROOF FRAMING: N.C.C. Volume 2 - PART 3.5.1.2 & AS2049
1 colorbond cladding
N.C.C. Volume 2 part 3.5.1.3 & AS1397 cladding on 35 x 90 battens at 900crs.
2 to be installed strictly to manufacturers instructions using trip-l-grip connectors onto top plate.
3 provide diagonal strap bracing fixed to top chords of trusses at max angle of 30° to ridge.

ROOF CLADDING. NCC Volume 2 Part 3.5.1.3
colourbond 'Custom Orb' metal sheeting installed in accordance with this part, AS 1562.1 and manufacturers recommendations.

refer to Lysaght roofing & walling Manual for full details on sheet installation, fixings & flashings

- minimum pitch 5 degrees.
- corrosion protection in accordance with NCC Table 3.5.1.1.
- end lap of sheets 5-15 degrees - minimum 200mm.
  above 15 degrees - minimum 150mm.
- ridge line valley to be turned up (stop ended).
- sheets to be fixed in accordance with NCC Table 3.5.1.5.
- reflective foil insulation to be fitted to underside of sheets.

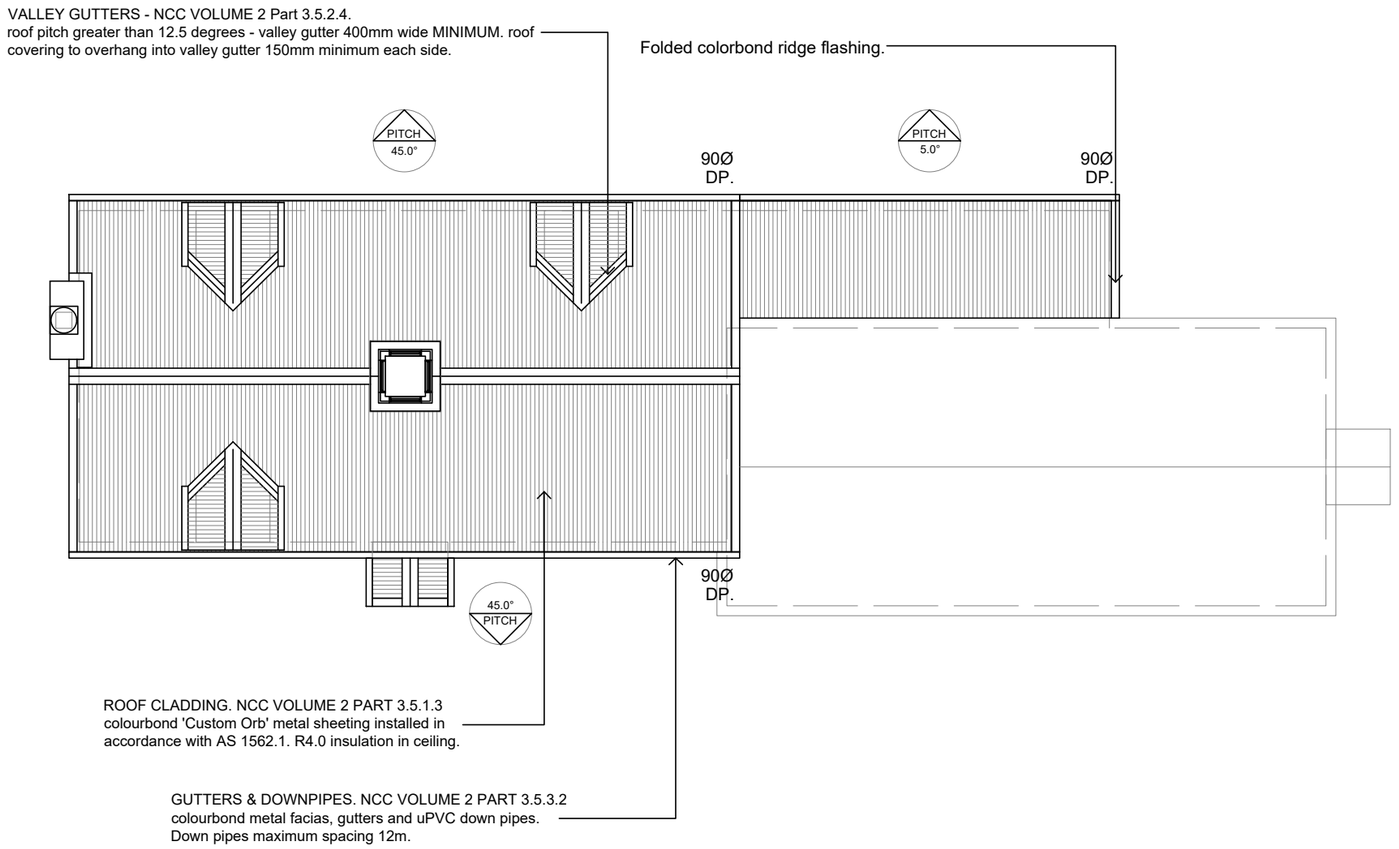
R4.0 insulation batts to roof space above ceiling lining.

recommended fixings for severe exposure conditions to AS 3566
Use class 4 materials for severe exposure & stainless steel for very severe coastal environments.

FASCIA, GUTTERS & DOWNPIPES: N.C.C. Volume 2 - PART 3.5.2
fascia, gutters, flashing and downpipes must be manufactured in accordance with -
- metal AS/NZS 2179.1
- u.p.v.c. AS1273
- gutters and downpipe selection
must be in accordance with N.C.C. Volume 2 part 3.5.2.3 & table 3.5.2.2.
- gutter installation
must be in accordance with N.C.C. Volume 2 part 3.5.2.4.
(a) with a fall of not less than -
(i) 1:500 eave gutters, unless fixed to metal fascias
(ii) 1:100 for boxed gutters.
(b) eave gutters to be fixed at not more than 1200mm centres.
(c) valley gutters on a roof with a pitch -
(i) more than 12.5 degrees
must have a width not less than 400mm and roof overhang of not less than 150mm each side of the gutters.
(ii) less than 12.5 degrees
must be designed as a box gutter.
- colorbond metal fascia & gutters installed in accordance with manufacturers instructions.
- downpipes - size and installation
in accordance with N.C.C. Volume 2 part 3.5.2.5;
(i) spacing not more than 1200mm.
(ii) fixed with wall brackets not more than 1200mm centres from valley gutters.
- lap gutters 75 mm in the direction of flow, rivet & seal with an approved silicone sealant.
- valley gutters to be 450mm wide colorbond steel
- colorbond steel to match roof.
- take 150mm under roof cladding and turn up on both sides.
- lap 150mm in direction of flow.

EAVE & SOFFIT CONSTRUCTION N.C.C. Volume 2 Part 3.5.3.5
eave width - 150mm design wind speed N2

soffit / eave lined with 'hardiflex' cement sheeting
- trimmers located within 1200 mm of external corners to be spaced @ 500 mm centres, remainder of sheet - 700 mm centres
- fastener / fixings within 1200 mm of external corners @ 200 mm centres, remainder of sheet - 300 mm centres



DRAWING

DWELLING ROOF PLAN

DRG. No.

SJD 22/13-07

CLIENT

ANTON & LYNNE COMPTON
273 CROSS ROAD,
GARDNERS BAY, 7112

PROJECT

EXTENSION & SHED
AT 80-82 MONTAGU STREET,
CAMPBELL TOWN, 7210

CONCEPT
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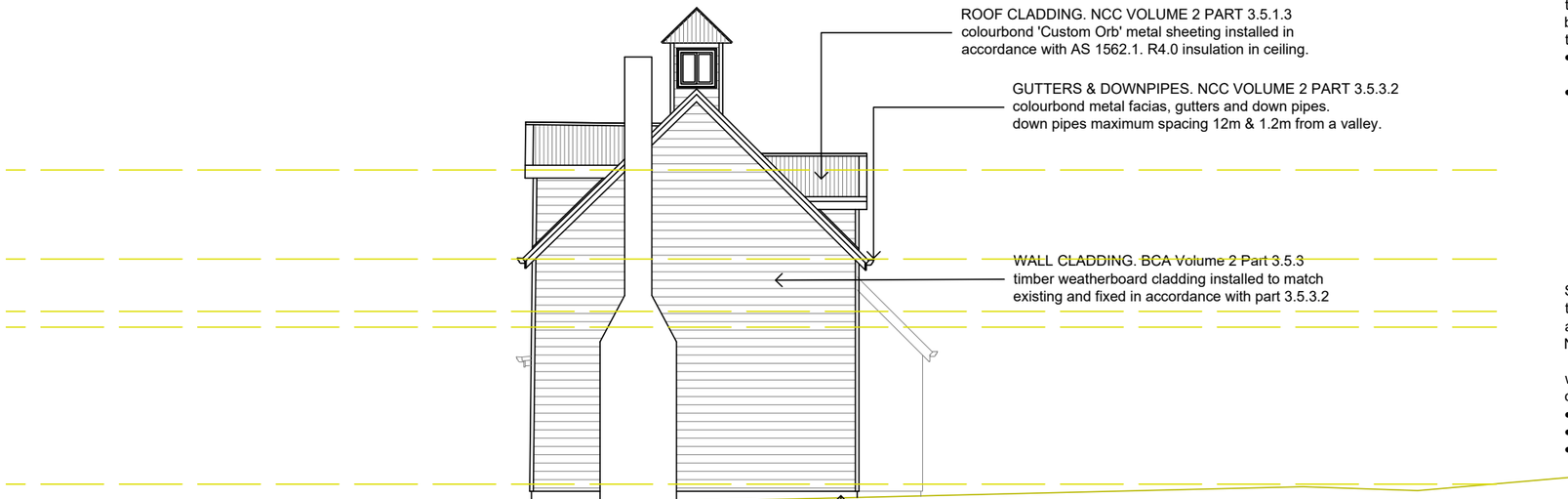
EXHIBITED

NORTHERN ELEVATION
scale 1:100

SELECTED TIMBER FRAMED FRENCH DOORS, GLAZING TO COMPLY WITH AS 1288, ALL FIXING & FLASHINGS TO MANUFACTURERS REQUIREMENTS.



ROOF CLADDING. NCC VOLUME 2 PART 3.5.1.3
colourbond 'Custom Orb' metal sheeting installed in accordance with AS 1562.1. R4.0 insulation in ceiling.

GUTTERS & DOWNPIPES. NCC VOLUME 2 PART 3.5.3.2
colourbond metal facias, gutters and down pipes.
down pipes maximum spacing 12m & 1.2m from a valley.

WALL CLADDING. BCA Volume 2 Part 3.5.3
timber weatherboard cladding installed to match existing and fixed in accordance with part 3.5.3.2

FOOTINGS. NCC VOLUME 2 PART 3.2, AS 2870.1
Refer to engineering drawings for all concrete footing construction & timber flooring member sizes.

WESTERN ELEVATION
scale 1:100

VENTILATION. BCA VOLUME 2 Part 3.8.5
ventilation to be provided to ALL habitable rooms, sanitary compartment, bathroom showers, laundry and other rooms occupied by persons.

- provide permanently fixed openable windows, doors or similar with an aggregate openable area of at least 5% of the floor area of the room.
- openings to open onto a court, open space, verandah, carport or like.
- ventilation can be shared via an adjoining room where a window, door or similar opening with a openable area of 5% of the floor area of the room to be ventilated is provided and the adjoining room has a openable window, door or similar device opening to the outside with an openable area of at least 5% of the combined floor area of both rooms.

NATURAL LIGHT. BCA VOLUME 2 Part 3.8.4
natural light to be provided through windows with an aggregate light transmitting area measured clear of the window framing, glazing bars and other obstructions of not less than 10% of the floor area of the room.

- windows to be positioned for light transmission from the sky a court, open space, verandah, carport or like.
- natural light can be shared via an adjoining room where a glazed panel or opening with a openable area of 10% of the floor area of the room to which natural light is to be provided and the adjoining room has windows with an aggregate light transmitting area of not less than 10% of the combined floor area of both rooms.

SANITARY COMPARTMENT. BCA VOLUME 2 Part 3.8.3.3
toilet cubicle and fit out to be constructed to ensure a clear space of 1200mm is provided between the closet pan and the NEAREST part of the doorway.

where 1200mm is not achieved the door of a fully enclosed sanitary compartment must;

- open (swing) outwards, or
- be a sliding door, or
- have escape hinges fitted in accordance with manufacturers instruction and the door is readily removable from outside the compartment.

DRAWING
DWELLING ELEVATIONS

DRG. No.
SJD 22/13-08

CLIENT
ANTON & LYNNE COMPTON
273 CROSS ROAD,
GARDNERS BAY, 7112

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AT 80-82 MONTAGU STREET,
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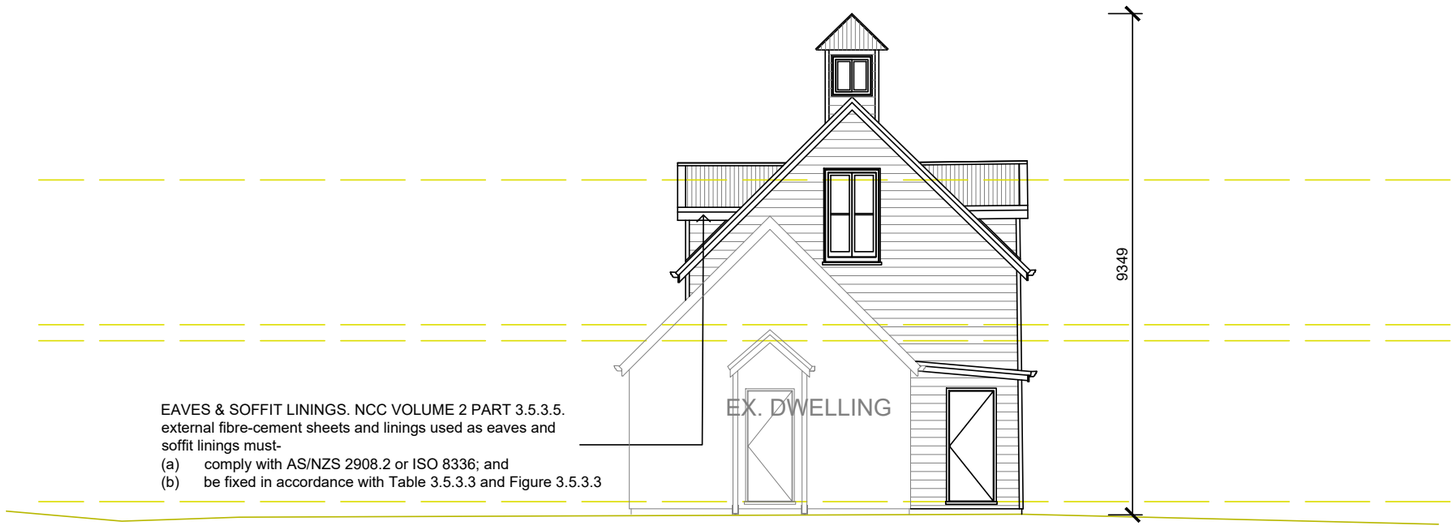
EXHIBITED

SOUTHERN ELEVATION

scale 1:100



EASTERN ELEVATION

scale 1:100

LEGEND & NOTES

Energy Efficiency (Refer BCA 3.12)

A seal to restrict air infiltration must be fitted to each edge of an external door & openable window (including internal garage door). (A window complying with the maximum air infiltration rates specified in AS 2047 need not comply with the above).

A seal for the bottom edge of an external swing door (including internal garage door) must be a draft protection device (Raven or equivalent). Other edges of an external swing door or the edges of an openable window may be a foam or rubber compressible strip, fibrous seal or the like.

Roof, external walls, external floors and openings such as door and window frames must be constructed to minimise air leakage, ie:
- Enclosed by internal lining systems that are close fitting at the ceiling, wall and floor junctions; OR
- Sealed by caulking, skirting, architraves, cornices or the like.

Sarking

Vapour permeable wall wrap installed as per manufacturer's instructions. (Will be specific for different buildings).
Vapour permeable roof sarking installed as per manufacturer's instructions. (Will be specific for different buildings). Water must have a clear unimpeded path of travel to the gutter.

Condensation

Reference should be made to the ABCB Condensation in Buildings Handbook 2014 (download from www.abcb.gov.au), and Condensation in Buildings Tasmanian Designers' Guide (by Building Standards and Occupational Licensing)
It is the Designer / Architect's responsibility to consider condensation control.

Insulation Requirements (Climate Zone 7)

External walls:	R2.8 required
BCA value for weatherboard construction:	R0.48
Vapour permeable sarking (facing cavity):	R0.43
R2.5 wall batts:	R2.4
	R3.31 achieved
Roof & ceiling:	R4.6 required
(based on Solar Absorptance value of 0.45):	
BCA value for pitched roof & flat ceiling:	R0.21
Vapour permeable sarking (ventilated roof space):	R0.59
R4.0 batts on top of ceiling:	R4.0
	R4.8 achieved
Concrete slab on ground:	0 required
(Not required unless containing an in-slab heating system)	

DRAWING

DWELLING ELEVATIONS

DRG. No.

SJD 22/13-09

CLIENT

ANTON & LYNNE COMPTON
273 CROSS ROAD,
GARDNERS BAY, 7112

PROJECT

EXTENSION & SHED
AT 80-82 MONTAGU STREET,
CAMPBELL TOWN, 7210

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EXHIBITED

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form 35

To: Relevant Building Surveyor *Owner name*

Address

Suburb/postcode

Designer details:

Name: John L Towler

Category: Civil And Structural Eng.

Business name:

Phone No: (07) 3808 8118

Business address: PO Box 783

Gympie QLD 4570

Fax No:

Licence No: CC4011J

Email address: engineering@shedtech.com.au

Details of the proposed work:

Owner/Applicant Anton Compton

Designer's project reference No. 332837.C01

Address: 154 High St

Lot No:

Campbell Town TAS 7210

Type of work: Building work [x] Plumbing work [ ] *(X all applicable)*

Description of work:

Building Class: 10a
New Steel Framed Portal Frame Shed

(new building / alteration / addition / repair / removal / re-erection water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)

Description of the Design Work (Scope, limitations or exclusions): *(X all applicable certificates)*

Certificate Type:	Certificate	Responsible Practitioner
	☒ Building design	Architect or Building Designer
	☒ Structural design	Engineer or Civil Designer
	☐ Fire Safety design	Fire Engineer
	☐ Civil design	Civil Engineer or Civil Designer
	☐ Hydraulic design	Building Services Designer
	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer
	☐ Mechanical design	Building Service Designer
	☐ Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	☐ Other (specify)	

Deemed-to-Satisfy: ☒ Performance Solution: ☐ *(X the appropriate box)*

Director of Building Control - date approved: 2 August 2017 *Building Act 2016* - Approved Form No 35

Other details:

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing Numbers:	Prepared by:	Date:
SH2009-06	ShedTech	25/02/2014
SH2009-07	ShedTech	13/03/2018
STSD-01.2	ShedTech	26/06/2020
STSD200-01	ShedTech	10/02/2015
STSD150-01	ShedTech	10/02/2015
STSD-S02	ShedTech	10/11/2017
ST-S29	ShedTech	24/02/2017

Additional Documents (Job Reference # 332837): Wind Load Certificate (2 Pages), Compliance Statement, Building Elevations, Column and Mullion Locations, Bracing Locations, Purlin and Girts Locations, Engineering Calculations.

Schedules:	Prepared by:	Date:
Specifications:	Prepared by:	Date:
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by:	Date:

Standards, codes or guidelines relied on in design process:

AS 1170.0	General Principals (2002)
AS 1170.1	Permanent & Other Actions (2002)
AS 1170.4	Earthquake Loads (2007)
AS 4100	Steel Structures Code (2020)
AS 4600	Cold Formed Section Code (2018)
AS 2870	Residential Slabs and Footings (2011)
AS 1170.2	Wind Load (2011)

Any other relevant documentation:

Attribution as designer:

I, John L Towler am responsible for the design of that part of the work as described in this certificate.

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act.

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

	Name: (print)	*Signed*	*Date*
Designer:	John L Towler		11/01/2022
Licence No:	CC4011J		

Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.

I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- ☐ The works will not increase the demand for water supplied by TasWater
- ☐ The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- ☐ The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- ☐ The works will not damage or interfere with TasWater's works
- ☐ The works will not adversely affect TasWater's operations
- ☐ The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- ☐ I have checked the LISTMap to confirm the location of TasWater infrastructure
- ☐ If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

Certification:

I ..... being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008,* that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

	Name: (print)	*Signed*	*Date*
Designer:			

EXHIBITED

ShedTech

Steeline Hobart
ABN: 75 009 543 506
Address: 1 Whitestone Drive
Austins Ferry TAS 7011
Email: tassiesheds@steeline.com.au
Web: www.steeline.com.au
Phone: (03) 6249 4988
Fax: (03) 6249 3838

Wind
No: 332837
Date: 11/01/2022

Portal Garage/Shed Specifications

Site Address: 154 High St, Campbell Town, TAS 7210, Australia
Dimensions: 9.0 m Wide × 14.0 m Long with a 4.3 m average roof height (0.0° Orientation)
NCC Compliance: This shed has been designed for full internal pressures, Cpi = +0.7 & -0.65.
Roller door strength is not critical to design

Site Location

The following map, obtained from Google Maps Imagery (©2022 Google), shows the site location:

Wind Load (AS/NZS 1170.2:2011)

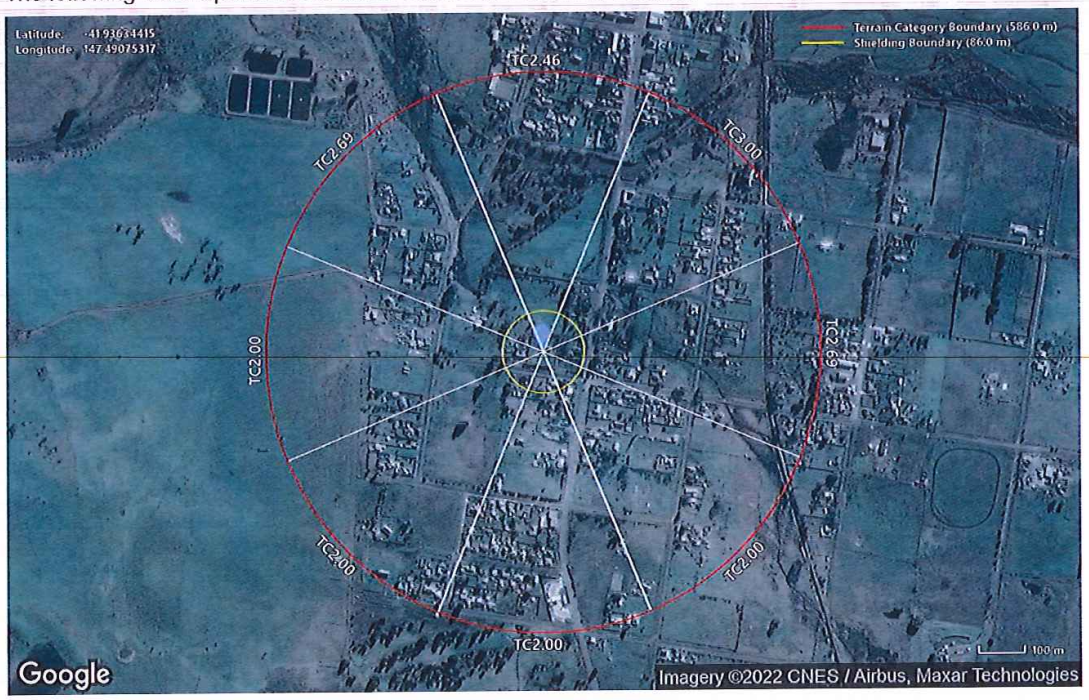
The following table summarizes the wind parameters for this site:

Parameter	N	NE	E	SE	S	SW	W	NW
Importance Level	2 (1:500 Wind)							
Wind Region	A3 (V_r = 45 m/s)							
Wind Directional Multiplier M_d	0.85	0.80	0.80	0.80	0.80	0.85	0.90	**1.00**
Terrain Category	2.46	3.00	2.69	2.00	2.00	2.00	2.00	**2.69**
Terrain/height Multiplier $M_{z,cat}$	0.87	0.83	0.85	0.91	0.91	0.91	0.91	**0.85**
Shielding Multiplier M_s	1.00	1.00	1.00	1.00	1.00	1.00	1.00	**1.00**
Topographic Multiplier M_t	1.00	1.00	1.00	1.00	1.00	1.00	1.00	**1.00**
Site Wind Speed $V_{sit,\beta}$	32.70	30.77	30.77	30.77	30.77	32.70	34.62	**38.47**
Ultimate Design Wind Speed V_{des}	**38.47 m/s (0.89 kPa)**							
Service Design Wind Speed V_s	27.04 m/s (0.44 kPa)							

EXHIBITED

Terrain Category Map

The following site map shows the site in relation to the terrain category boundary (©2022 Google):



Shielding Map

The following site map shows the site in relation to the shielding boundary (©2022 Google):

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ShedTech

Shed Kit Compliance Statement

SHED alliance

Order Number: 332837

I certify that the shed kit components listed below are structurally adequate for their purpose. This document takes precedence over selections from tables in the standard drawings.

Signed: **Date**: 11 January 2022

Customer Details:

Customer Name:	Anton Compton
Site Address:	154 High St Campbell Town TAS 7210

Building Specifications:

Length:	14.00m
Width:	9.00m
Height:	3.00m
Building Style:	Portal Frame Shed
Roof Style:	Gable
Roof Pitch:	30 °
Roof Cladding:	Corrugated 0.42 BMT
Roof Screws:	14 – 10 x 50 SDM Hex Seal
Wall Cladding:	Steelclad 0.42 BMT
Wall Screws:	10 – 16 x 16 Hex
Roller-Doors:	3 x Series "A" Roller-Door (2650 x 2700)
P/A Doors:	1 x Personal Access Door (2040 x 820)
Windows:	N / A
End Portal Frame:	C20019
Internal Portal Frame:	C20019
Knee Braces:	N / A
Apex Braces	4 @ 4.236m – C20015
Roof Purlin Type:	TopHat 64mm 1.00 BMT
Max Purlin Spacing:	845mm
Wall Girt Type:	TopHat 64mm 1.00 BMT
Max Girt Spacing:	1275mm
Bay Count:	5
Bay Sizes:	2.35m, 3.10m, 3.10m, 3.10m, 2.35m
NCC Compliance:	This shed has been designed for full internal pressures, Cpi = +0.7 & -0.65. Roller door strength is not critical to design.

ShedTech

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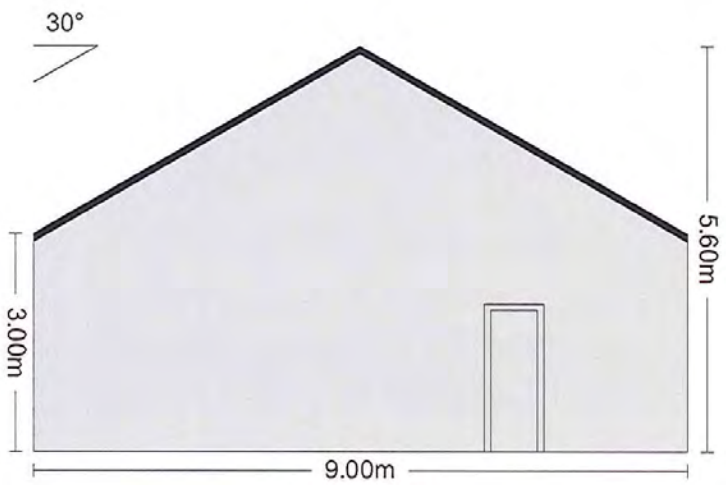
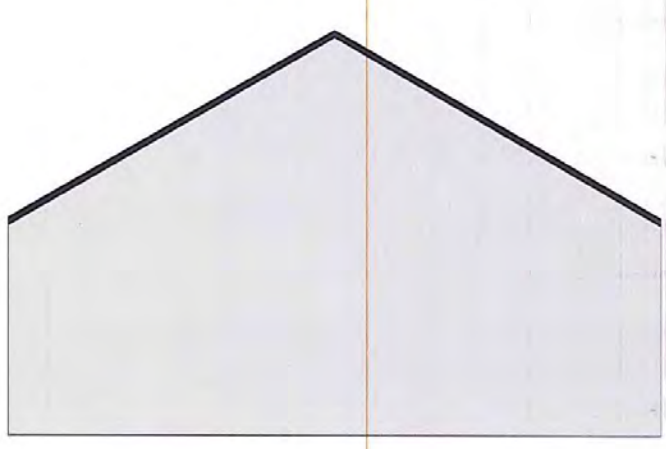
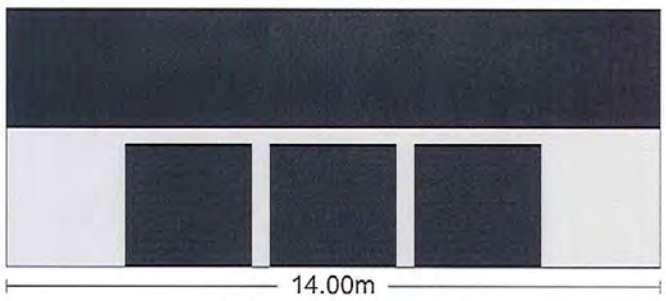
Order
No: **332837**
Date: 11/01/2022

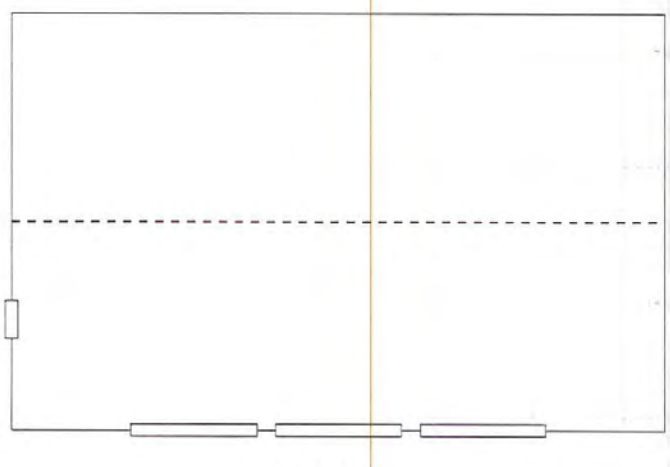


FRONT VIEW


REAR VIEW

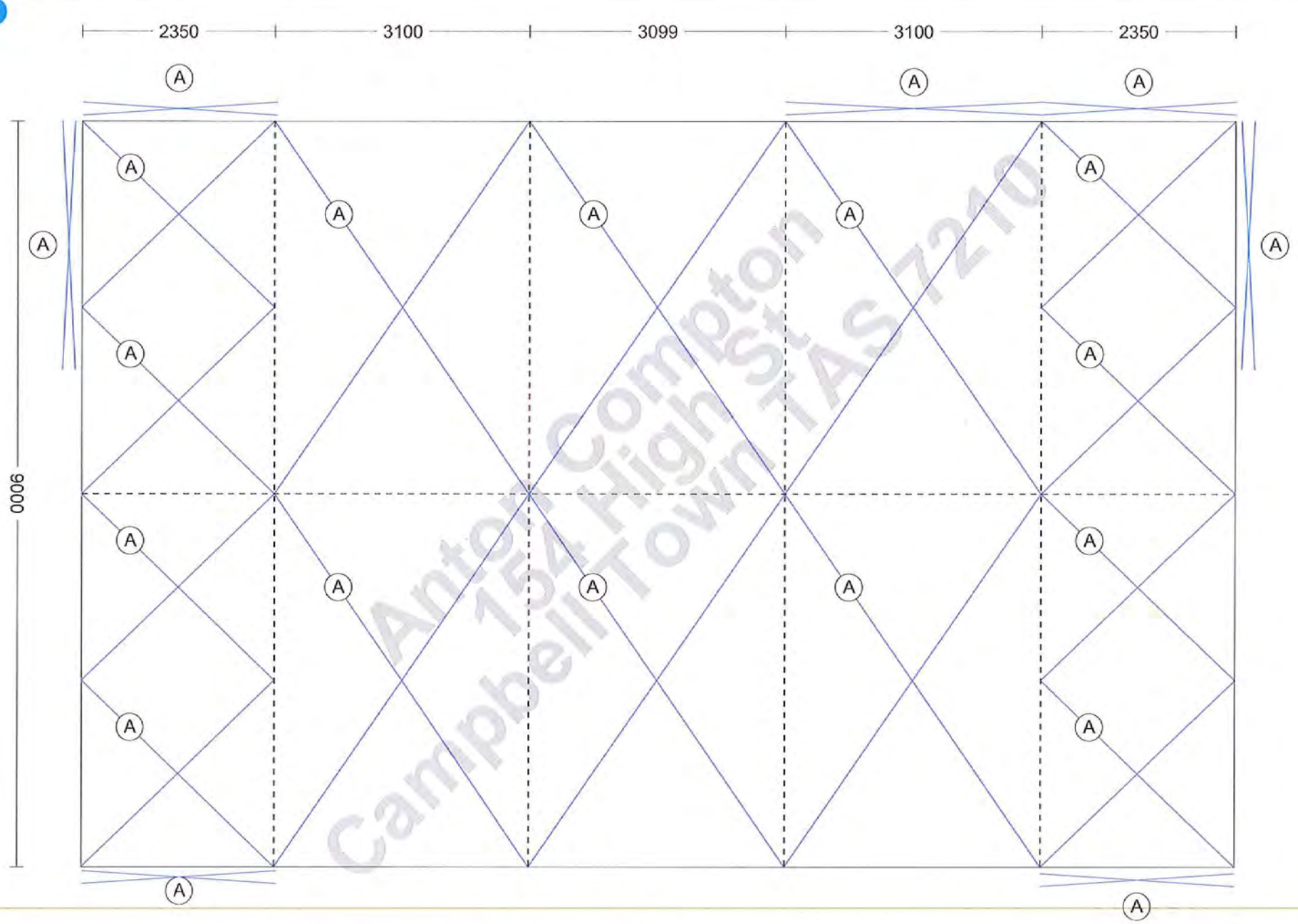


FRONT ELEVATION


PLAN VIEW


REAR ELEVATION

1. Bracing Locations



NB. Side wall and gable end bracing may be moved to other bays of the same size than those displayed here.

5.29 / 5.29

ShedTech

Site Details

Anton Compton
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Shed Sold By

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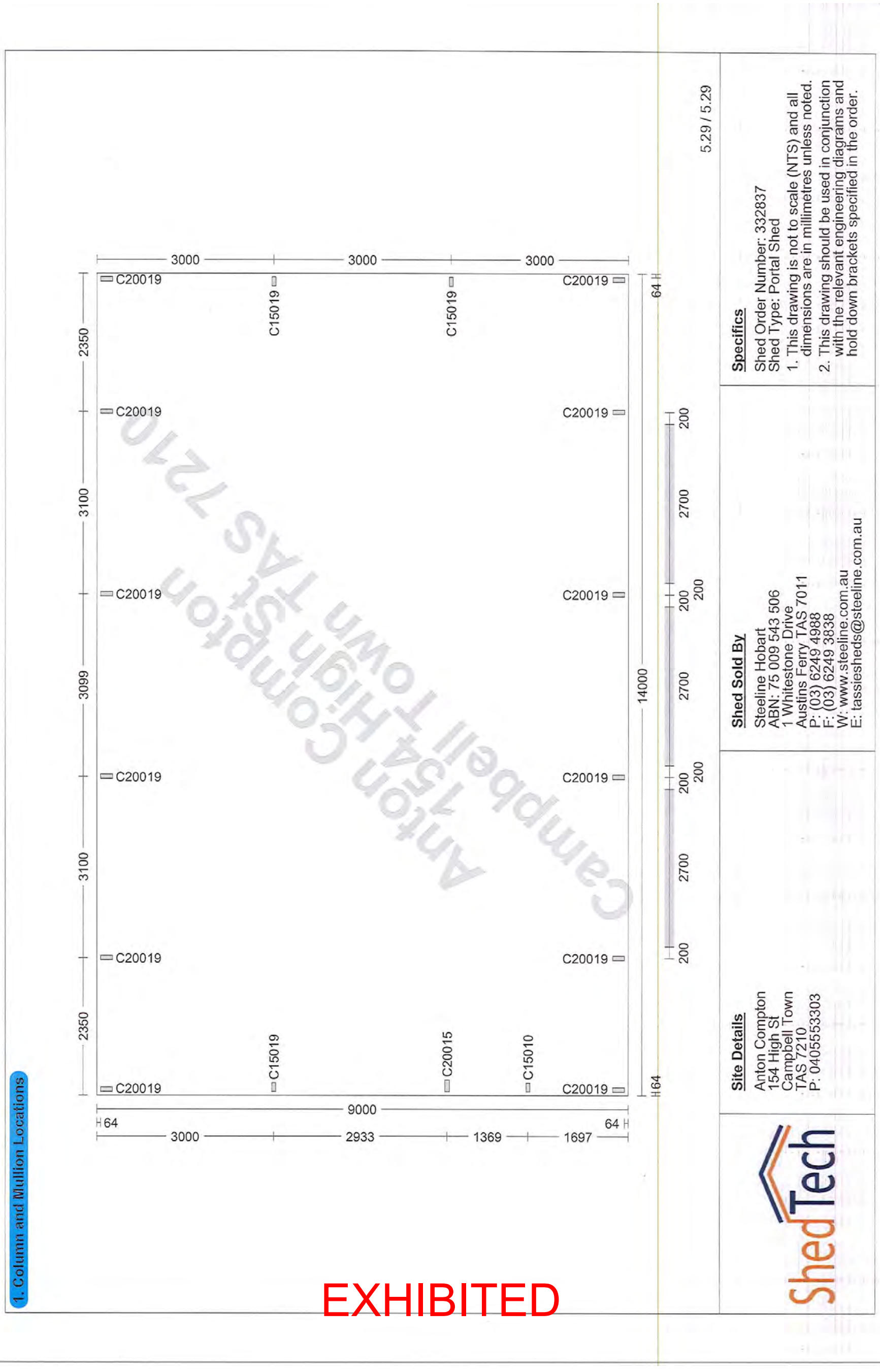
Bracing Specifics

Shed Order Number: 332837

- (A) 30mm x 1.0m Strap (Minimum)
- (B) 12mm Rod
- (C) 16mm Rod
- (D) 20mm Rod


5.29 / 5.29
Specifics
Shed Order Number: 332837
Shed Type: Portal Shed
1. This drawing is not to scale (NTS) and all dimensions are in millimetres unless noted.
2. This drawing should be used in conjunction with the relevant engineering diagrams and hold down brackets specified in the order.
Shed Sold By
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Site Details
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ShedTech
3000
3000
3000
C20019
C15019
C15019
C20019
2350
3100
3099
3100
C20019
C15019
C20015
C15010
C20019
64
14000
200
2700
9000
64
3000
2933
1369
1697
1. Column and Mullion Locations
Anton Compton
154 High St
Campbell Town TAS 7210
EXHIBITED

Shed Specifics		
[1] Span	9.00 m	Enclosed with dominant openings
[2] Length	14.00 m	
[3] Eave Height	3.00 m	
[4] Largest Bay Size	3.10 m	
[5] Roof Pitch	30.0°	
[6] Number of Bays	5	
[7] Wind Region	A3	
[8] Design Wind Speed	38.47 m/s	
[9] Design Wind Pressure q_u	0.87 kPa	0.6 * [8] * [8] / 1000
[10] Cpi	0.7	
[43] Ground Snow Load s_g	0.00 kPa	

Uplift Reactions		
[11] Bending	12.116	
[12] Shear	4.835	
[13] Axial	12.415	

Compression Reactions		
[14] Bending	7.031	
[15] Shear	2.344	
[16] Axial	16.341	

Section Calculations		
[17] C-Section	C20019	
[18] Knee Brace	No	
[19] Apex Brace	Yes	
[20] Design Method	3D	
[21] Rafter Weight	5.73	kg/m
[22] Purlin Weight	1.56	kg/m
[23] Sheeting Weight	4.40	kg/m^2
[24] Collateral Load	40.00	kg/m^2
[25] Total Deads	1.49	kPa [21] + [22] + [23] + [24] + [43]
[26] M_{xb}	13.061	From Section Properties
[27] V_v	34.350	From Section Properties
[28] N_t	180.0	From Section Properties
[29] N_c	99.0	From Section Properties
[30] Uplift Bending Stress	92.766 %	[11] / [26]
[31] Uplift Shear Stress	14.074 %	[12] / [27]
[32] Uplift Axial Stress	6.897 %	[13] / [28]
[33] Compression Bending Stress	53.829 %	[14] / [26]
[34] Compression Shear Stress	6.823 %	[15] / [27]
[35] Compression Axial Stress	16.506 %	[16] / [29]
[36] Uplift Bending, Shear & Axial	94.080 %	$([30]^2 + [31]^2 + [32]^2)^{0.5}$
[37] Uplift Bending & Axial	99.663 %	[30] + [32]
[38] Comp, Bending, Shear & Axial	56.714 %	$([33]^2 + [34]^2 + [35]^2)^{0.5}$
[39] Compression Bending & Axial	70.334 %	[33] + [35]
[40] Nett Utilisation Ratio	99.663 %	Maximum of [36], [37], [38], [39]
[41] Dead Load Deflection	24.7 mm	
[42] Live Load Deflection	12.8 mm	

5.29 / 5.29

ShedTech

Site Details

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Specifics

Shed Order Number: 332837
Shed Type: Portal Shed
Portal Frame Calculations

Shed Specifics		
[1] Span	9.00 m	Enclosed with Dominant Openings
[2] Height	3.00 m	
[3] Bay Size	3.10 m	
[4] Roof Pitch	30.0°	
[5] Design Wind Pressure q_u	0.87 kPa	Site Design Wind Speed = 38.47 m/s
[6] Wind Region	A3	

Purlin Specifics		
[7] Purlin Section	TH64100	No Bridging Required
[8] Lap Option	15%	
[9] Purlin Spacing	845 mm	
[10] Cpi	0.70	
[11] Cpe Normal	0.90	
[12] Cross Wind Cpe	0.20	
[13] Long Wind Cpe	0.90	
[14] High Pressure Zone Dimension "a"	1.8 m	Minimum of 0.2 * [1], [2]
[15] d_1	54 mm	Depth of Web between bend radii
[16] t_w	1.00 mm	Thickness of web
[17] f_y	550 MPa	Steel Yield Stress
[18] E	200000	Steel Elasticity (MPa)
[19] k_v	5.84	Plate coefficient
[20] Double-Lapped	True	

Calculations		
[21] Nett Utilisation Ratio	82.20 %	
[22] $M^*/\phi_b M_s$	97.2 %	ABS([24] / [25])
[23] $V^*/\phi_v V_v$	0.1 %	ABS([26] / [27])
[24] M_x Total	-1.232 KNm	Load Plotting for [26] + [41]
[25] Max Bending Capacity ϕM_{bx}	1.500 KNm	0.9 * [30]
[26] Vz Normal	0.020 KN	Load Plotting for (V2 - V1) / [3]
[27] Max Shear Capacity ϕV_v	29.198 KN	0.9 * Minimum of [28], [29] * 2
[28] V_v Web Yield	16.221 KN	$0.64 * [16]^2 * ([18] * [19] * [17])^{0.5}$
[29] V_v Shear Buckling Capacity	16.221 KN	$0.905 * [18] * [19] * [16]^3 / [15]$
[30] M_b	1.666 KNm	Minimum of [31], [32], [33]
[31] M_{bd} Distortional Buckling	1.741 KNm	If [34] < 0.673 Then [35] Else [36]
[32] M_{bl} Local Buckling	1.666 KNm	If [38] < 0.776 Then [35] Else [39]
[33] M_{be} Fully Restrained	1.666 KNm	[35] - Assume M_0 is large
[34] λ_d	0.796	$([35] / [37])^{0.5}$
[35] M_y	1.914 KNm	AS4600 Calcs for Bending
[36] $\lambda_d > 0.673$	1.741 KNm	$(1 - 0.22 * ([37] / [36])^{0.5}) * ([37] / [35])^{0.5} * [35]$
[37] M^{od} (CUFSM)	3.024 KNm	[35] * Distortional Buckling Moment
[38] λ_{bl}	0.499	$([33] / [40])^{0.5}$
[39] $\lambda_{bl} > 0.776$	2.146 KNm	$(1 - 0.15 * ([40] / [33])^{0.4}) * ([40] / [33])^{0.4} * [33]$
[40] M_{ol} (CUFSM)	6.699 KNm	[35] * Local Buckling Moment
[41] Vz High (Load Plotting)	-0.070 KN	Minimum of KL=1.5 and KL=2.0 for Va, Vb, Vc Unit Shear Loads
[42] Tie Down Required	5.932 KN	

ShedTech

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Specifics

Shed Order Number: 332837
Shed Type: Portal Shed
Purlin Spacing Calculations

Shed Specifics		
[1] Span	9.00 m	Enclosed with dominant openings
[2] Height	3.00 m	
[3] Bay Size	3.10 m	
[4] Roof Pitch	30.0°	
[5] Design Wind Pressure q_u	0.87 kPa	Site Design Wind Speed = 38.47 m/s
[6] Wind Region	A3	

Girt Specifics		
[7] Girt Section	TH64100	No Bridging Required
[8] Lap Option	15%	
[9] Girt Spacing	1275 mm	
[10] Windward Wall Cpe	0.70	
[11] Side Wall Cpe	-0.65	
[12] Windward Wall Cpi	-0.65	
[13] Side Wall Cpi	0.70	
[14] High Pressure Zone Dimension "a"	1.8 m	Minimum of 0.2 * [1], [2]
[15] d_1	54 mm	Depth of Web between bend radii
[16] t_w	1.00 mm	Thickness of web
[17] f_y	550 MPa	Steel Yield Stress
[18] E	200000	Steel Elasticity (MPa)
[19] k_v	5.84	Plate coefficient
[20] Double-Lapped	True	

Calculations		
[21] Nett Utilisation Ratio	95.72 %	
[22] $M^*/\phi_b M_s$	75.1 %	ABS([24] / [25])
[23] $V^*/\phi_v V_v$	0.1 %	ABS([26] / [27])
[24] M_x Total	-1.435 KNm	Load Plotting for [26] + [41]
[25] Max Bending Capacity ϕM_{bx}	1.500 KNm	0.9 * [30]
[26] Vz Normal	0.018 KN	Load Plotting for (V2 - V1) / [3]
[27] Max Shear Capacity ϕV_v	29.198 KN	0.9 * Minimum of [28], [29] * 2
[28] V_v Web Yield	16.221 KN	$0.64 * [16]^2 * ([18] * [19] * [17])^{0.5}$
[29] V_v Shear Buckling Capacity	16.221 KN	$0.905 * [18] * [19] * [16]^3 / [15]$
[30] M_b	1.666 KNm	Minimum of [31], [32], [33]
[31] M_{bd} Distortional Buckling	1.741 KNm	If [34] < 0.673 Then [35] Else [36]
[32] M_{bl} Local Buckling	1.666 KNm	If [38] < 0.776 Then [35] Else [39]
[33] M_{be} Fully Restrained	1.666 KNm	[35] - Assume M_o is large
[34] λ_d	0.796	$([35] / [37])^{0.5}$
[35] M_y	1.914 KNm	AS4600 Calcs for Bending
[36] $\lambda_d > 0.673$	1.741 KNm	$(1 - 0.22 * ([37] / [36])^{0.5}) * ([37] / [35])^{0.5} * [35]$
[37] M^{od} (CUFSM)	3.024 KNm	[35] * Distortional Buckling Moment
[38] λ_{bl}	0.499	$([33] / [40])^{0.5}$
[39] $\lambda_{bl} > 0.776$	2.146 KNm	$(1 - 0.15 * ([40] / [33])^{0.4}) * ([40] / [33])^{0.4} * [33]$
[40] M_{ol} (CUFSM)	6.699 KNm	[35] * Local Buckling Moment
[41] Vz High (Load Plotting)	-0.035 KN	Minimum of KL=1.5 and KL=2.0 for Va, Vb, Vc Unit Shear Loads
[42] Tie Down Required	5.617 KN	

5.29 / 5.29

ShedTech

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Specifics

Shed Order Number: 332837
Shed Type: Portal Shed
Girt Spacing Calculations

Width	**9.00m**	**Roof Sheet**	**Corrugated**
Length	**14.00m**	**Wall Sheet**	**Trimdek**
Height	**3.00m**	**Wind Speed**	**38.47 m/s**
Roof Pitch	**30.0°**		

Bracing Calculations		
Effective End Wall Area	25.19 m²	
qu	0.87 KPa	0.6 x 38.47 x 38.47 / 1000
Leeward Wall Cpe	0.3	0.3 or 0.2 where length > 4 x width
Windward Wall Cpe	0.7	AS1170.2 Table 5.2(A) for z = h
Cpt	1.0	Leeward wall Cpe + Windward wall Cpe
Force on End Wall	21.83 KN	End wall area x qu x Cpt ^ Cpt for exposed columns: 1.2
Roof Sheeting Drag Coefficient	0.02	0.02 for Low-Rib or 0.04 for High-Rib
Wall Sheeting Drag Coefficient	0.04	0.02 for Low-Rib or 0.04 for High-Rib
Drag on Roof	0.36 KN	(Width / cos(pitch)) x (length - 4 x height) x qu x roof sheet drag coefficient OR = 0 where length < 4 x height
Drag on Walls	0.21 KN	Height x (length - 4 x height) x qu x wall sheet drag coefficient OR = 0 where length < 4 x height
Total Bracing Requirement	**22.39 KN**	Force on end wall + drag on roof + drag on walls

5.29 / 5.29

ShedTech

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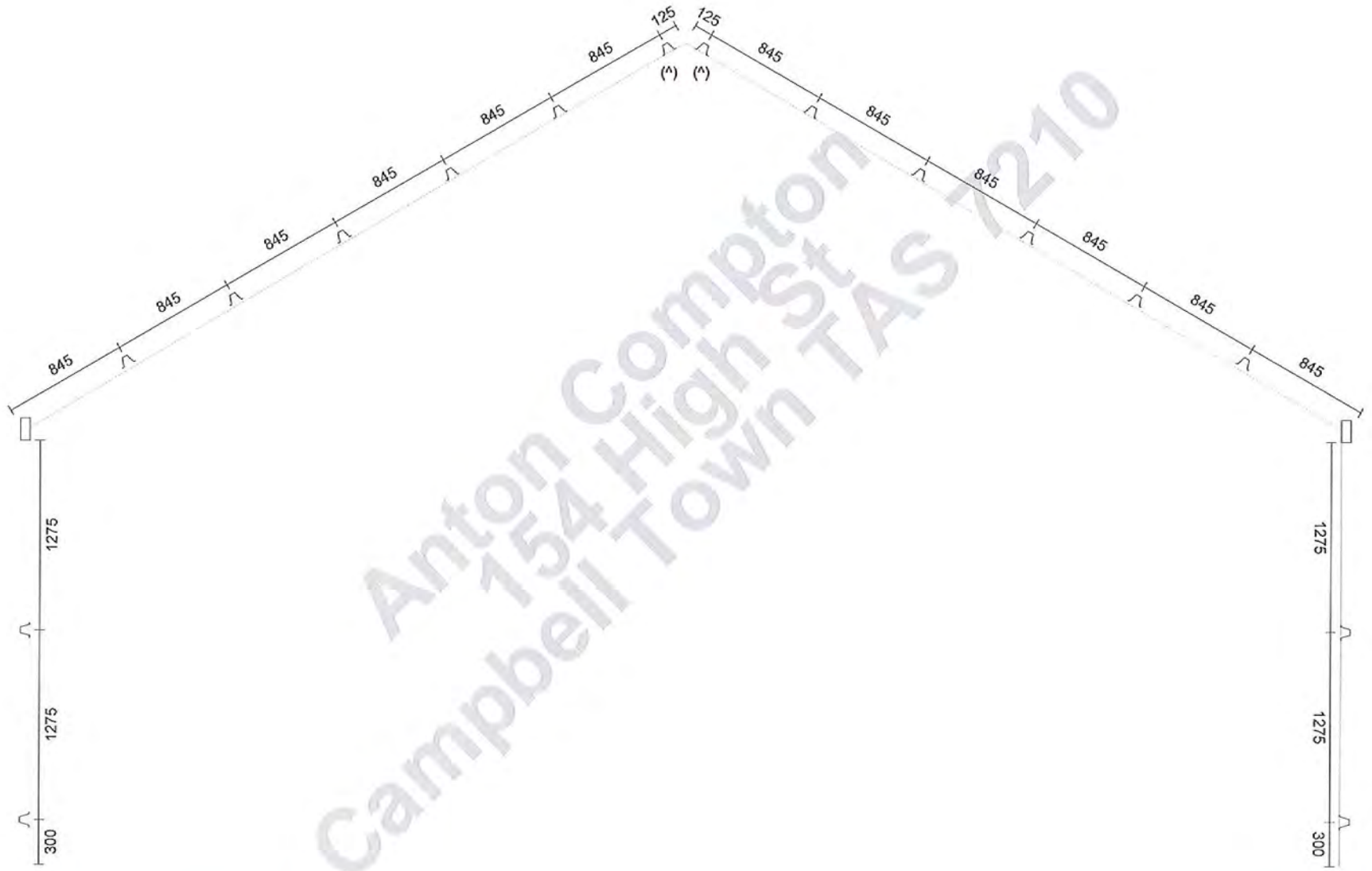
Specifics

Shed Order Number: 332837
Shed Type: Portal Shed
Portal Shed Bracing Requirements

1. Purlin and Girt Layout



5.29 / 5.29

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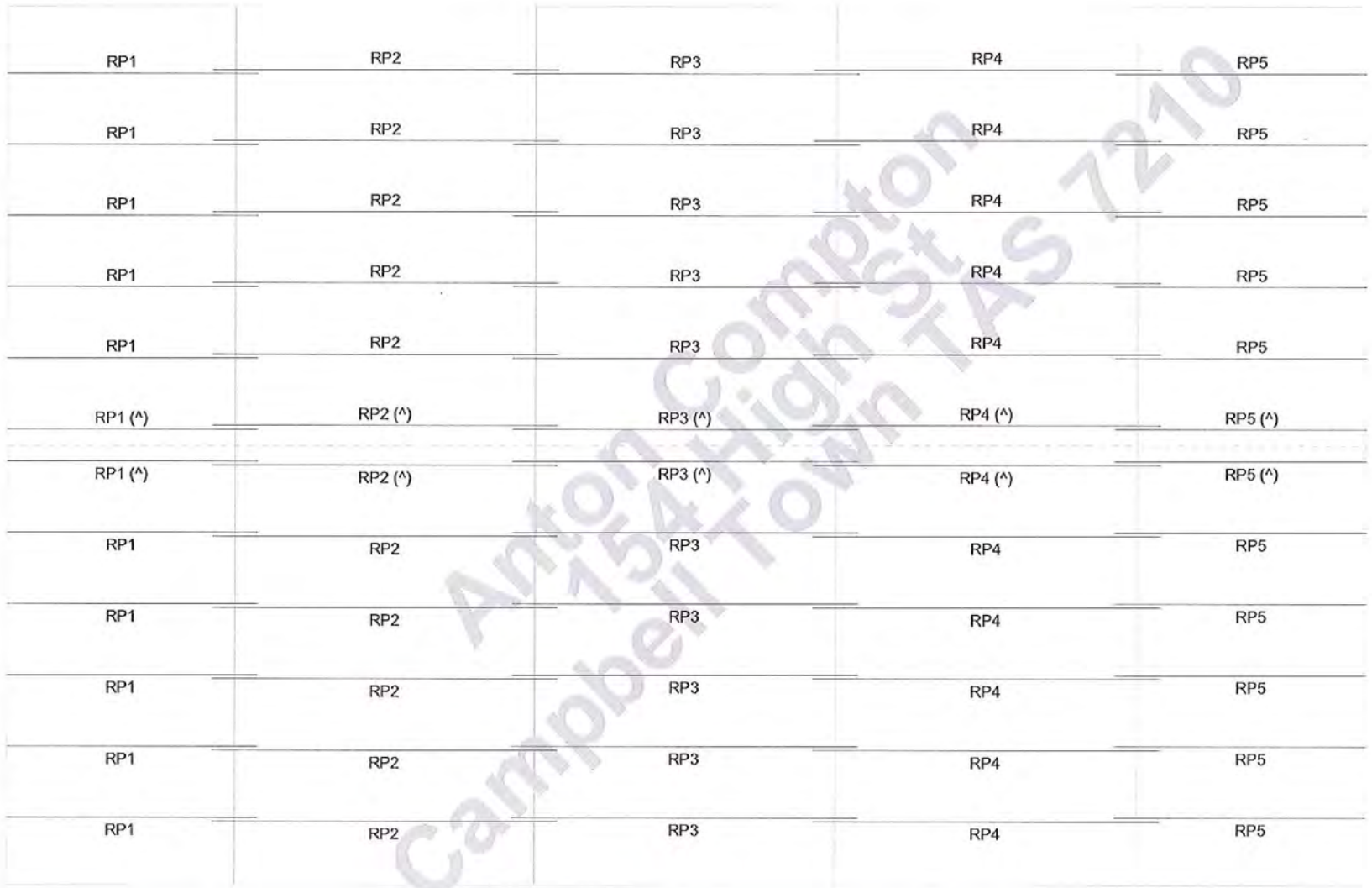
Purlin and Girt Locations

Shed Order Number: 332837

- Purlin & Girt Spacings
- (*) Place purlins as close to knee as possible
- (^) Place purlins as close to apex as possible

1. Purlin and Girt Layout



Label	Length
RP1	2.585m
RP2	3.565m
RP3	3.565m
RP4	3.565m
RP5	2.585m

5.29 / 5.29

ShedTech

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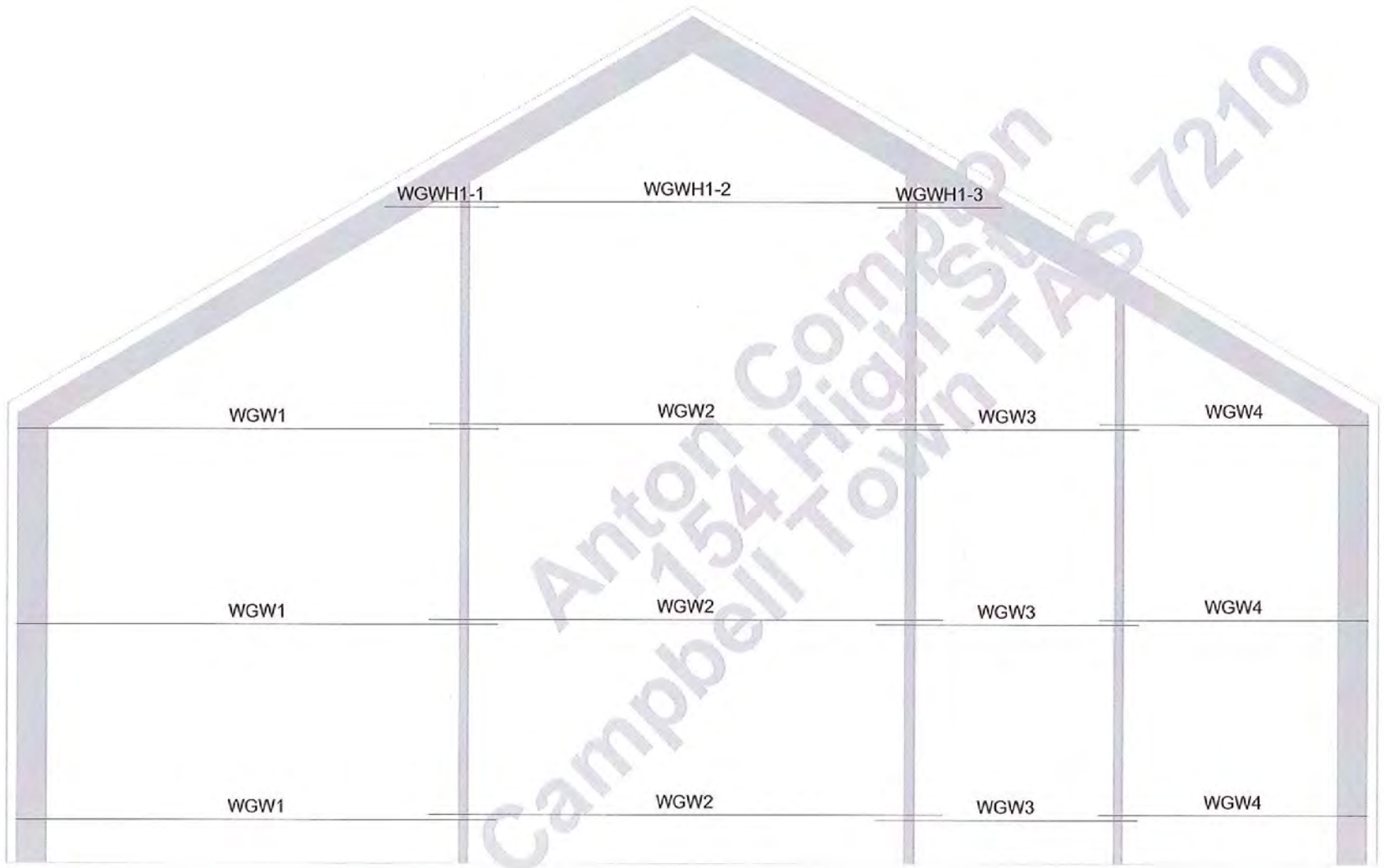
Purlin and Girt Locations

Shed Order Number: 332837

- Roof Purlins
- (*) Place purlins as close to knee as possible
- (^) Place purlins as close to apex as possible

1. Purlin and Girt Layout



Label	Length
WGW1	3.165m
WGW2	3.380m
WGW3	1.720m
WGW4	1.760m
WGWH1-1	0.750m
WGWH1-2	3.375m
WGWH1-3	0.815m

5.29 / 5.29

ShedTech

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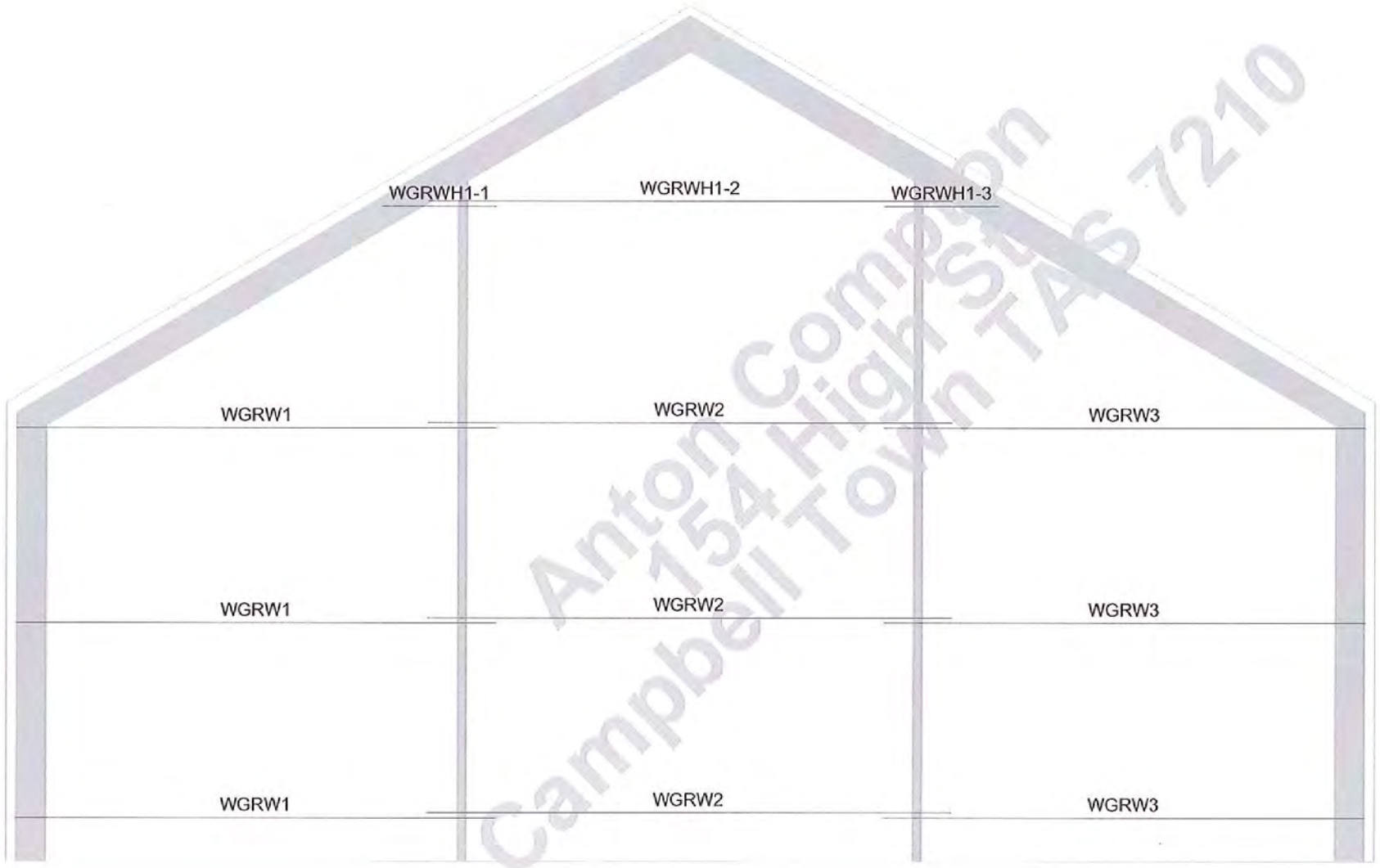
E: tassiesheds@steeline.com.au

Purlin and Girt Locations

Shed Order Number: 332837

- Width View

1. Purlin and Girt Layout



Label	Length
WGRW1	3.165m
WGRW2	3.450m
WGRW3	3.165m
WGRWH1-1	0.755m
WGRWH1-2	3.450m
WGRWH1-3	0.755m

5.29 / 5.29

ShedTech

Site Details

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Campbell Town
TAS 7210
P: 0405553303

Shed Sold By

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W: www.steeline.com.au
E: tassiesheds@steeline.com.au

Purlin and Girt Locations

Shed Order Number: 332837

- Reverse Width View

1. Purlin and Girt Layout

Label	Length
WGL1	2.400m
WGL5	2.400m

5.29 / 5.29

ShedTech

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Purlin and Girt Locations
Shed Order Number: 332837
- Length View

1. Purlin and Girt Layout

Label	Length
WGRL1	2.585m
WGRL2	3.565m
WGRL3	3.565m
WGRL4	3.565m
WGRL5	2.585m

5.29 / 5.29

ShedTech

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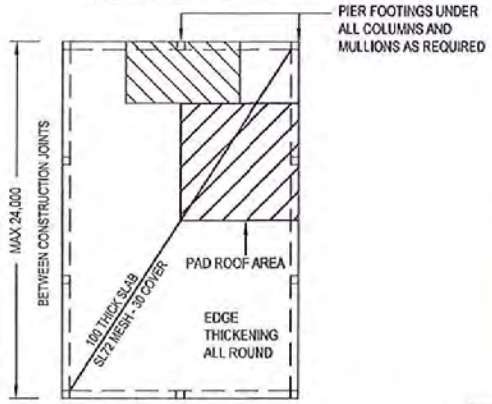
Purlin and Girt Locations

Shed Order Number: 332837

- Reverse Length View

DOMESTIC OPTION



SITE WIND SPEED (m/s)	Qu (KPa)
30	0.50
33	0.60
37	0.78
41	0.95
45	1.15
50	1.45
55	1.78
61	2.20
66	2.55

TIE DOWN REQUIRED DOMESTIC & INDUSTRIAL SHED SLABS

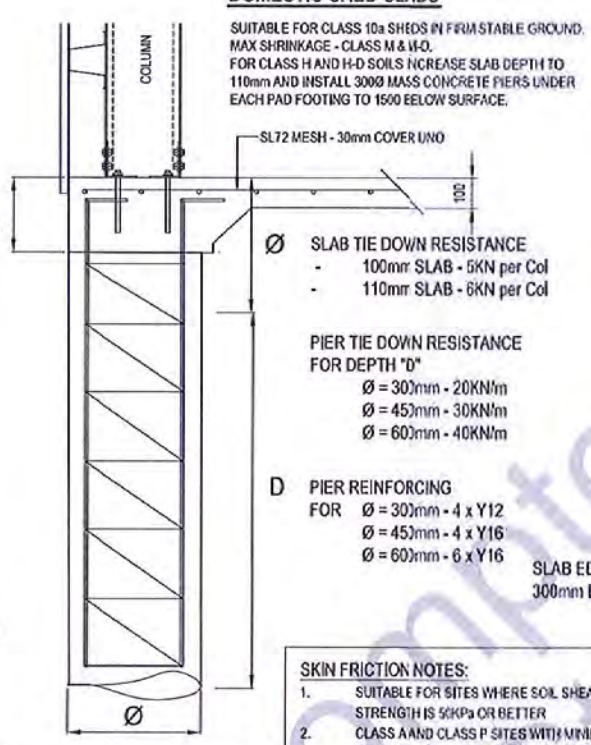
NOTE: PAD ROOF AREA IS THE ROOFED AREA THAT THE PAD IS HOLDING FOR TIE DOWN. REFER INDICATIVE SKETCHES.
PAD ROOF AREA = 1/2 SPAN x BAY WIDTH. (AS SHOWN)
MULLION ROOF AREA = 1/2 BAY x MULLION SPACING. (AS SHOWN)

TIE DOWN REQ (KN) = ROOF AREA (m²) * Qu (KPa) * Cpe

Cpe - ASSUMED = 0.9 Qu - REFER TABLE

DOMESTIC SHED SLABS

SUITABLE FOR CLASS 10a SHEDS IN FIRM STABLE GROUND.
MAX SHRINKAGE - CLASS M & H-D.
FOR CLASS H AND H-D SOILS NCREASE SLAB DEPTH TO 110mm AND INSTALL 300Ø MASS CONCRETE PIERS UNDER EACH PAD FOOTING TO 1500 EELOW SURFACE.

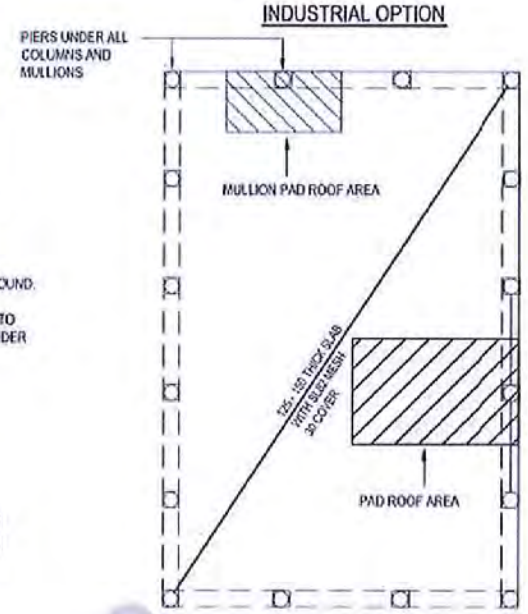


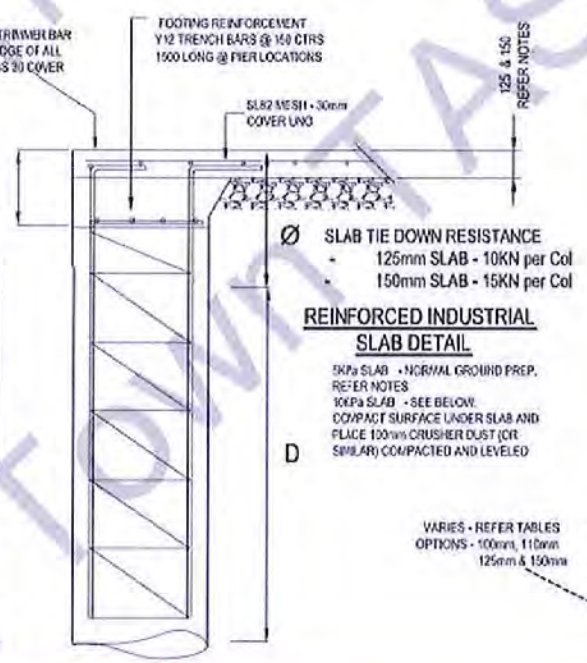
Ø SLAB TIE DOWN RESISTANCE
- 100mm SLAB - 5KN per Col
- 110mm SLAB - 6KN per Col

PIER TIE DOWN RESISTANCE FOR DEPTH "D"
Ø = 300mm - 20KN/m
Ø = 450mm - 30KN/m
Ø = 600mm - 40KN/m

D PIER REINFORCING
FOR Ø = 300mm - 4 x Y12
Ø = 450mm - 4 x Y16
Ø = 600mm - 6 x Y16

INDUSTRIAL OPTION



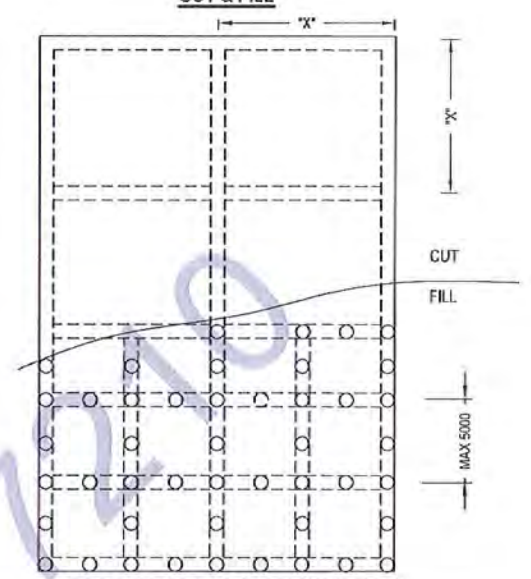


Ø SLAB TIE DOWN RESISTANCE
- 125mm SLAB - 10KN per Col
- 150mm SLAB - 15KN per Col

REINFORCED INDUSTRIAL SLAB DETAIL

5KPa SLAB - NORMAL GROUND PREP. REFER NOTES
10KPa SLAB - SEE BELOW.
COMPACT SURFACE UNDER SLAB AND PLACE 100mm CRUSHER DUST (OR SIMILAR) COMPACTED AND LEVELED

CUT & FILL



EDGE BEAM AND SLAB SCHEDULE

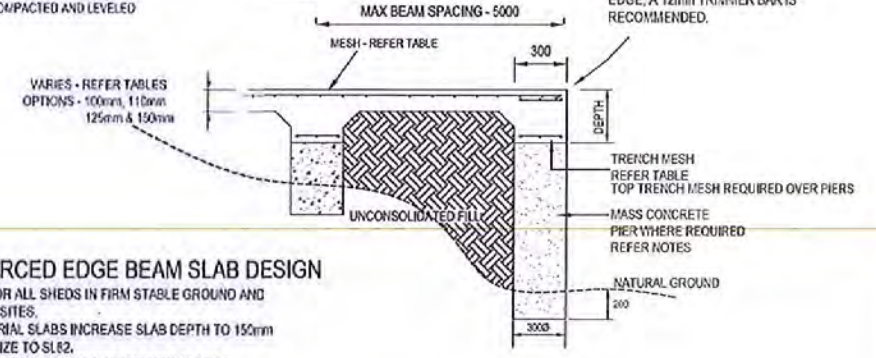
SITE CLASS	DEPTH	SLAB MESH	TRENCH MESH	MAX INTERVAL BEAM SPACING "X"	PIERS	TIE DOWN (KN)
A	300	SL82	3-BTM	-	-	12
S	300	SL82	3-BTM	-	-	12
M	300	SL82	3-11TM	-	-	12
M-D	300	SL82	3-11TM	8.0m	-	12
H	400	SL82	3-11TM	7.0m	2.5m Ctrs	18
H-D	400	SL82	3-11TM	6.0m	2.5m Ctrs	20
E	500	SL82	3x Y12TM	5.0m	2.5m Ctrs	25
P	500	SL82	3x Y12TM	5.0m	2.5m Ctrs	30

CLASS P SITES SHOULD BE REFERRED TO AN ENGINEER FOR CONFIRMATION
CLASS P DESIGN CAN BE USED FOR CUT/FILL SITES.
PIERS ONLY PROVIDE FRICTION TIE DOWN WITHIN THE NATURAL FIRM GROUND

MINIMUM REINFORCEMENT LAPS:-

Member	Lap	Member	Lap
Y12	350	F81M MESH	550 425 END 225 SIDE

ENSURE OUTER BAR OF MESH IS WITHIN 20-30mm OF SLAB EDGE. FOR BOLT SET CLOSE TO SLAB EDGE, A 12mm TRIMMER BAR IS RECOMMENDED.



REINFORCED EDGE BEAM SLAB DESIGN

SUITABLE FOR ALL SHEDS IN FIRM STABLE GROUND AND CUT TO FILL SITES.
FOR INDUSTRIAL SLABS INCREASE SLAB DEPTH TO 150mm AND MESH SIZE TO SL82.
THIS DESIGN ALSO MAY BE SUITABLE FOR CLASS P "PROBLEM SITES". REFER TO ENGINEER.

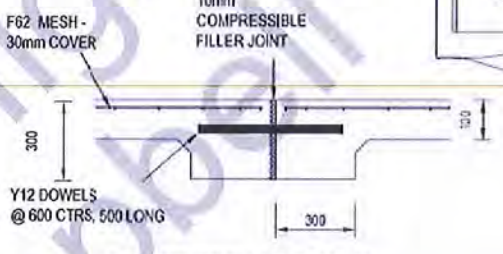
SLAB NOTES:

1. USERS SHALL CALCULATE THE REQUIRED TIE DOWN STRENGTH FOR EACH COLUMN LOCATION AND HENCE THE REQUIRED PIER DEPTH "D" TO BE INSTALLED IF NECESSARY
2. ONLY THE PIER DEPTH "D" SHALL CONTRIBUTE TO SKIN FRICTION TIE DOWN.
3. SLAB TIE DOWN RESISTANCE FROM DEAD WEIGHT IS NOTED ON CROSS SECTIONS
4. MINIMUM 28 DAYS.CONCRETE STRENGTH TO BE 25 MPA.
   MAXIMUM AGGREGATE STONE SIZE -20mm.
   DESIGN SLUMP TO BE 100mm ± 10mm.
5. EDGE BEAM TO BE FOUNDED ON NATURAL SOIL OR CONTROL COMPACTED FILL.
6. CONCRETE ON CUT/FILL SITES AND APPLICABLE PROBLEM SOILS MAY USE MASS CONCRETE PIERS PLACED THROUGH FILL 200mm INTO NATURAL SOIL.
7. SOIL CONDITIONS ARE ASSUMED TO BE CLASS M OR BETTER FOR STANDARD SLAB UNO. TABLE OPTIONS FOR CLASS H, HD & E ARE ALSO PROVIDED. SLAB AND EDGE BEAMS SHALL BE POURED IN ONE CONTINUES OPERATION UNO.
8. CONCRETE IS TO BE COMPACTED BY VIBRATION OR OTHER MECHANICAL MEANS. SAW CUTTING OF CRACK CONTROL JOINTS SHALL BE CARRIED OUT WITHIN 24hrs OF THE PLACING OPERATION.
9. A SINGLE LAYER OF 200 MICRON PVC SHEETING SHALL BE PLACED UNDER THE SLAB. 50mm OF CRUSHER DUST IS RECOMMENDED FOR A LEVEL EVEN COMPACTED SURFACE.
10. CURING OF SLAB SURFACE AGAINST EXCESSIVE MOISTURE LOSS SHALL BE CARRIED OUT FOR 7 DAYS AFTER PLACING. ENGINEER APPROVED METHODS ONLY.
11. SLABS PLACED WIDER THAN 15m SPAN SHALL HAVE SL92 SLAB MESH AND 150 Thk SLAB AS STANDARD.
12. ALL SLABS PLACED LONGER THAN 24m (ONE POUR) SHALL HAVE SL92 SLAB MESH AS STANDARD
13. MAXIMUM LENGTH BETWEEN CONNECTION JOINTS OF SLAB.
    100mm Thk - 18m
    150mm Thk - 36m
14. INDUSTRIAL SLAB DESIGNS ARE A GUIDE ONLY WITH MINIMUM DESIGN FOR WHEEL AND POST LOADS. ALL INDUSTRIAL SLAB DESIGNS SHOULD BE REFERRED TO AN RPEQ ENGINEER FOR A SITE SPECIFIC DESIGN

SKIN FRICTION NOTES:

1. SUITABLE FOR SITES WHERE SOIL SHEAR STRENGTH IS 50KPa OR BETTER
2. CLASS A AND CLASS P SITES WITH MINIMAL SHEAR STRENGTH SHALL REFER TO ENGINEER
3. SKIN FRICTION FROM TOP Ø OF PIER SHALL BE IGNORED
4. TOTAL TIE DOWN - SLAB TIE DOWN + PIER SKIN FRICTION FROM DEPTH "D"

5 KPa LIVE LOAD - 125mm SLAB SL82 MESH
10 KPa LIVE LOAD - 150mm SLAB SL92 MESH



CONSTRUCTION JOINT DETAIL

ISSUE	AMENDMENT	DATE	INITIALS
C8	CUT/FILL DETAILS UDPATED	13.03.2018	JME
C7	SLAB DESIGN DETAILS UDPATED	24.10.2017	JME
C6	NOTES CORRECTED	25.02.2014	JLT
C5	NOTE AMENDED IND. OPT.	23.09.2013	JME
C4	TYPO CORRECTIONS	16.01.2013	JME
C3	ENGINEER REVIEWED	20.09.2012	JME

CMH DRAWN | JLT DESIGNED | JLT CHECKED
JLT PROJECT ENGINEER | DESIGN VERIFICATION
JLT PROJECT DIRECTOR | 13.03.2018 DATE
JOHN L. TOWLER R.P.E.Q. No 4562

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DRAWING TITLE
STANDARD SLAB & FOUNDATION DETAILS

SCALES	PROJECT No.	DRAWING No.	ISSUE
NOT TO SCALE	12-J7798	SH2009-07	C8

BRACING NOTES

1. BRACING REQUIREMENTS ARE SHOWN FOR A PARTICULAR LENGTH AFTER WHICH ADDITIONAL BRACING FOR DRAG EFFECTS ARE NECESSARY.
2. THE BRACING REQUIREMENTS SHOWN ON THESE TABLES SHALL BE SATISFIED BY ADDING SUFFICIENT STRAP OR ROD BRACES AS PER SHOWN ON THIS DRAWING.
3. THE REQUIREMENTS FOR AWNING ATTACHMENTS SHALL BE ADDITIONAL TO THE REQUIREMENTS OF THE SHED.
4. BUILDERS SHALL ENSURE THE BRACES HAVE SUFFICIENT STRENGTH TIE DOWN FIXING. REFER BRACING CAPACITIES TABLE.
5. THE BRACING REQUIREMENT FOR OPEN AWNINGS UP TO 6m WILL BE TRANSFER TO THE SHED VIA UNBRACED ROOF SHEETING. SPANS ABOVE THIS SHALL SHALL HAVE 50 x 1.2 STRAP BRACING FITTED. ROOF BRACING AND SIDE WALL BRACING IS REQUIRED IN ALL SHEDS
6. ROOF BRACING SHALL BE THE SAME TYPE AS THE WALL BRACING ONE ROOF BAY FOR EVERY 2 PANELS OF SIDE WALLS
7. 3D DESIGNED SHEDS SHALL HAVE END WALL BRACING ADDED MINIMUM ONE SET - 30 x 1.0 STRAP UNO
8. END WALLS WITH NO ROOM FOR BRACING SHALL BE MID PORTAL SIZING.
9. WHERE NOMINATED, ENCLOSED SHEDS SHALL HAVE ADDITIONAL ROOF BRACING ADDED FOR 3D DESIGNS.
10. CARPORTS, ROOF ONLY BUILDINGS AND AWNINGS SHALL NOT NEED ADDITIONAL ROOF BRACING FOR 3D DESIGN.

BRACING CAPACITIES (KN) — Limit State Values

Values shown for one brace set per panel

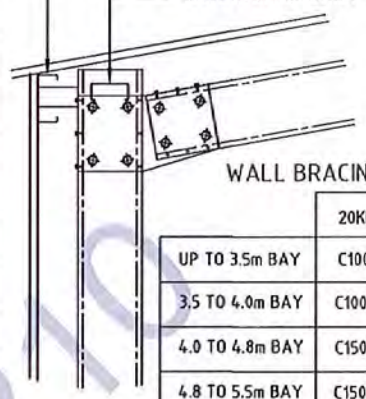
Panel Dimension (m)		30 x 1.0 STRAP G550	50 x 1.2 STRAP G500	12mm ROD Gr 4.6	12mm ROD Gr 8.8	16mm ROD Gr 4.6	16mm ROD Gr 8.8	20mm ROD Gr 8.8
Width	Height							
3.0	3.0	7.3	15.5	20.0	37.0	40.0	68.0	68.0
3.0	4.5	5.8	12.1	15.5	29.0	31.0	57.0	68.0
3.0	6.0	4.6	9.8	12.5	23.0	25.0	46.0	68.0
4.5	3.0	8.6	18.2	23.0	43.0	46.0	68.0	68.0
4.5	4.5	7.3	15.5	20.0	37.0	40.0	68.0	68.0
4.5	6.0	6.2	13.1	17.0	31.0	34.0	62.0	68.0
6.0	3.0	9.3	19.6	25.0	46.0	50.0	68.0	68.0
6.0	6.0	7.3	15.5	20.0	37.0	40.0	68.0	68.0

BRACING TIE DOWNS

2 X 12g TEKS	7.0 KN
2 X 14g TEKS	12.0 KN
3 X 14g TEKS	15.0 KN
4 X 14g TEKS (2 ON WEB)	22.0 KN
1 X M12 BOLT	16.0 KN
1 X M16 BOLT	28.0 KN
1 X M16 gr 8.8	48.0 KN
2 X M16 gr 8.8	80.0 KN

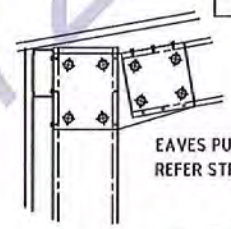
USERS SHALL ENSURE SUFFICIENT TIE DOWN IS SELECTED FOR THE USAGE
MINIMUM GAUGE FOR FIXING - 1.5MM STEEL
FOR 1.2MM STEEL - REDUCE VALUES BY 30%

EAVES PURLIN NOT TO BE USED AS BRACE STRUT

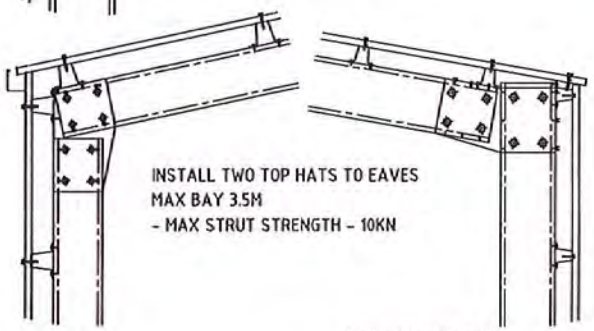


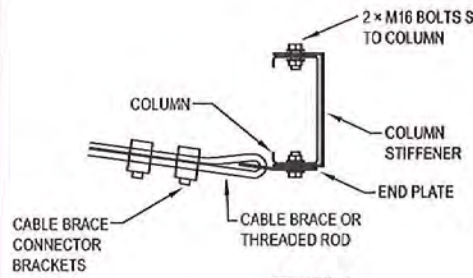
WALL BRACING STRUTS

	20KN	40KN	70KN
UP TO 3.5m BAY	C10012	C15012	C15019
3.5 TO 4.0m BAY	C10019	C15015	C15019
4.0 TO 4.8m BAY	C15012	C15015	C20019
4.8 TO 5.5m BAY	C15015	C15019	C20019
5.5 TO 6.5m BAY	C15015	C15024	C20024

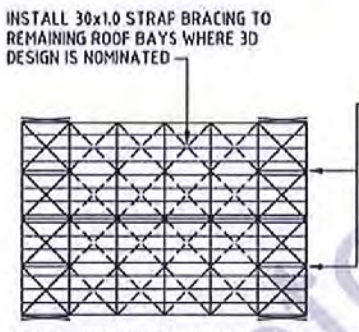


EAVES PURLIN WEB FIXED TO COLUMN
REFER STRENGTHS IN TABLE ABOVE

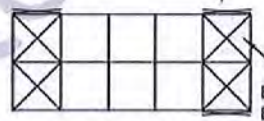




DETAIL A



TYPICAL ROOF BRACING LAYOUT

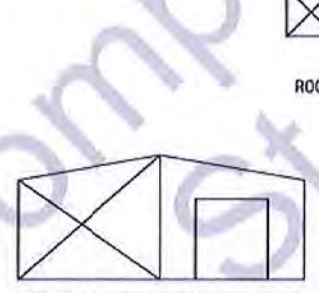


PLAN VIEW
ROOF BRACING REFER NOTES

BEST LOCATION FOR ROOF BRACING - ABOVE OR NEXT TO BRACED SIDE WALLS

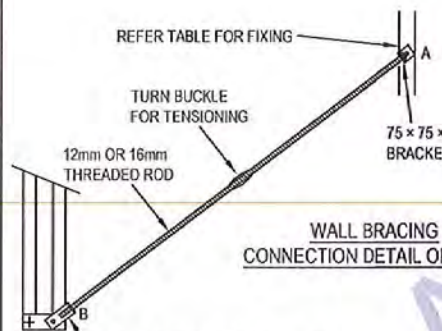
SIDE ELEVATION
SIDE WALL BRACING REFER NOTES 1 - 8

PROVIDE TIE DOWN IF NECESSARY.



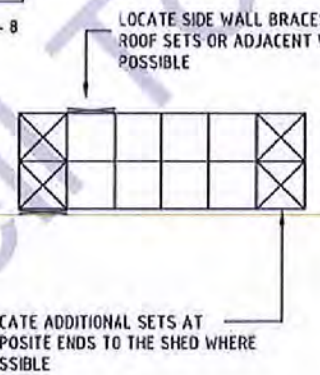
WALL BRACING CONNECTION DETAIL OPTION 1

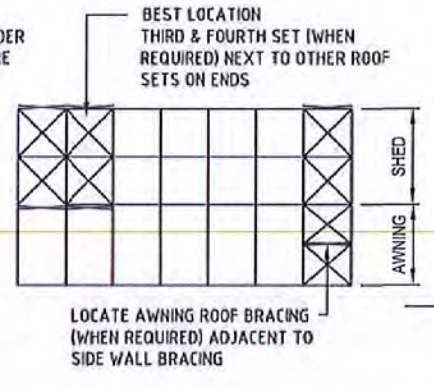
END WALL BRACING REFER NOTES 7 - 8

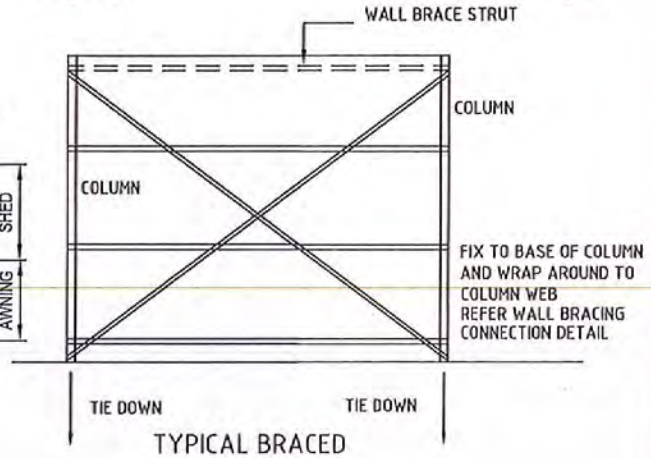


WALL BRACING CONNECTION DETAIL OPTION 2

DETAIL B







TYPICAL BRACED WALL PANEL

ISSUE	AMENDMENT	DATE	INITIALS
C6	UPDATED TABLES	25.02.2014	JLT
C5	TYPO CORRECTIONS	16.01.2013	JME
C4	ENGINEER REVIEWED	20.09.2012	JME
P1	PRELIM COPY ENGINEER REVIEW	30.04.2012	JLT
C3	GENERAL REVIEW ALL DETAILS	01.07.2011	JME
C2	AMENDMENT TO TITLE BLOCK	29.12.2010	JME
C1	CONSTRUCTION ISSUE	20.08.2009	CMH

DRAWN	DESIGNED	CHECKED
CMH	JLT	JLT

PROJECT ENGINEER: JLT — DESIGN VERIFICATION: 16.01.2013
PROJECT DIRECTOR: JLT — DATE
JOHN. L. TOWLER — R.P.E.Q. No 4562

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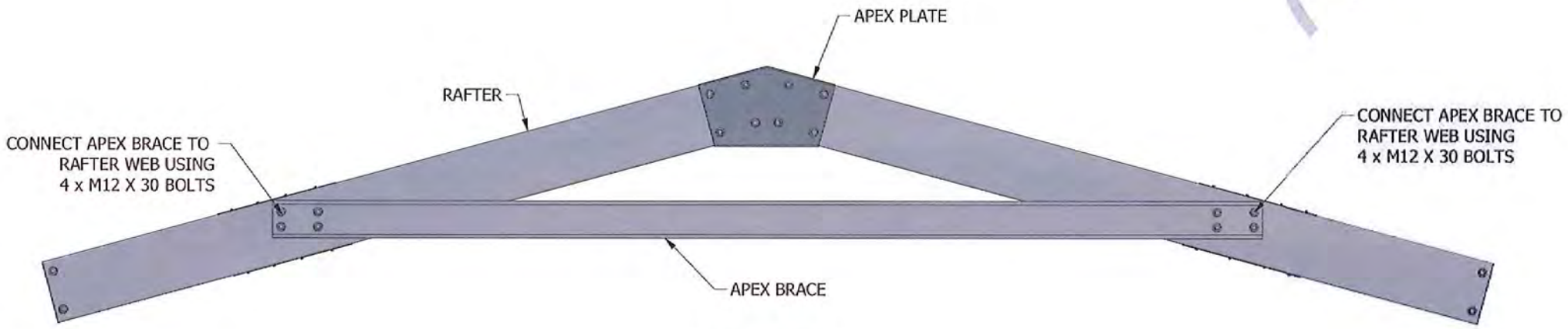
DRAWING TITLE: STANDARD BRACING DETAILS

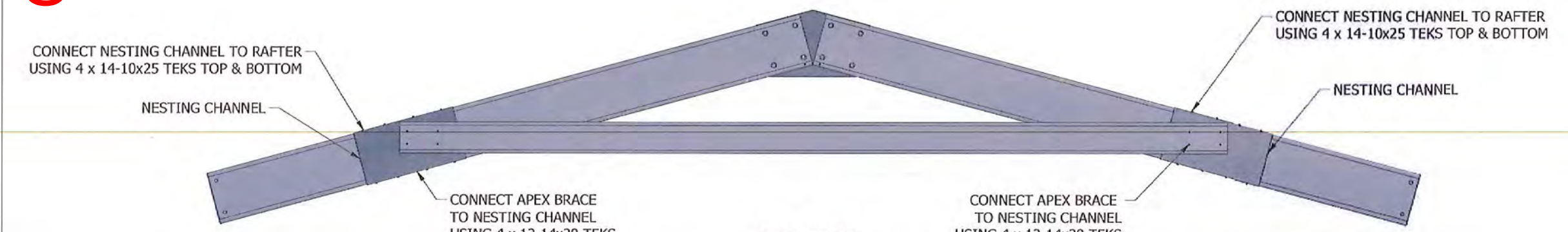
SCALES	PROJECT No.	DRAWING No.	ISSUE
NOT TO SCALE	12-J7798	SH2009-06	C6

FRONT ISO VIEW

BACK ISO VIEW



FRONT VIEW



BACK VIEW

ISSUE	AMENDMENT	DATE	INITIALS
S1	CONSTRUCTION ISSUE	24/02/17	MZ

DRAWN	DESIGNED	CHECKED
N.M.		JLT

PROJECT ENGINEER	DESIGN VERIFICATION
JLT	28/05/18

PROJECT DIRECTOR: JOHN. L. TOWLER R.P.E.Q. No 4562 DATE

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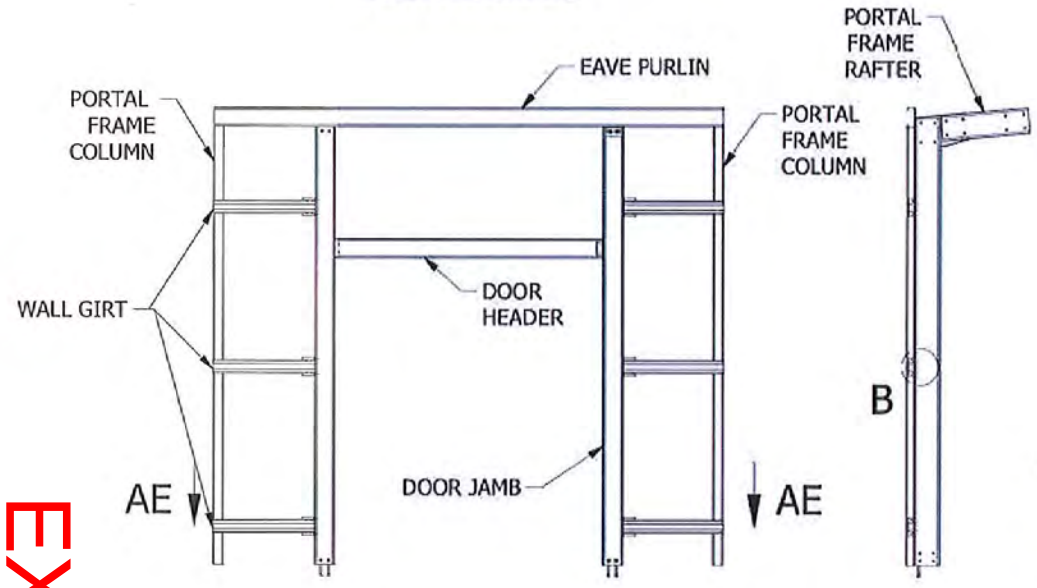
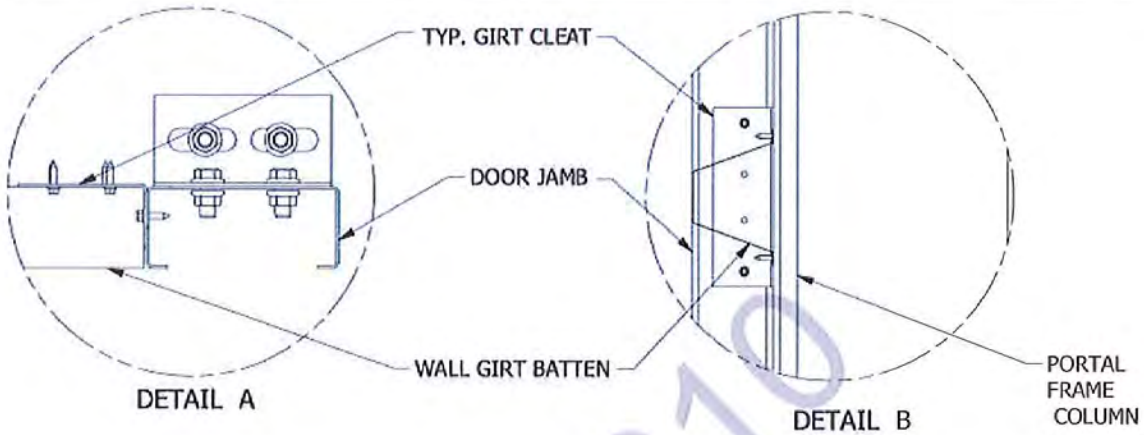
DRAWING TITLE
DOUBLE APEX BRACE DETAIL
SINGLE PORTAL FRAME
(NO KING POST)
CONSTRUCTION DRAWINGS

SCALES	PROJECT No.	DRAWING No.	ISSUE
N.T.S	-	ST-S29	S1

SECTION AE-AE

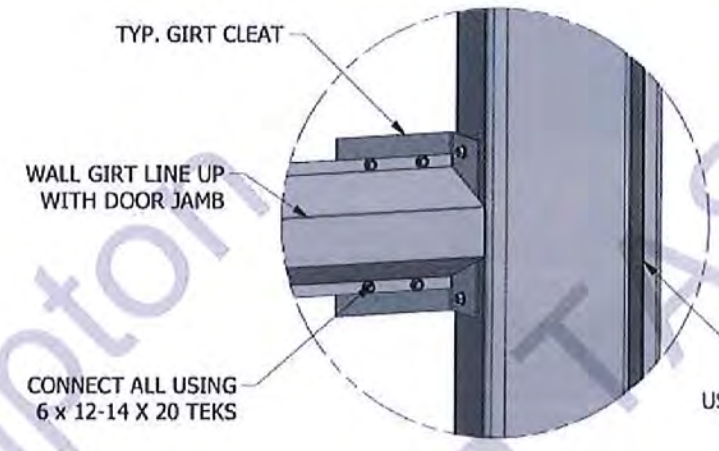


SIDE ROLLER DOOR FRAMING FOR TOP HATS BATTEN
FRONT VIEW

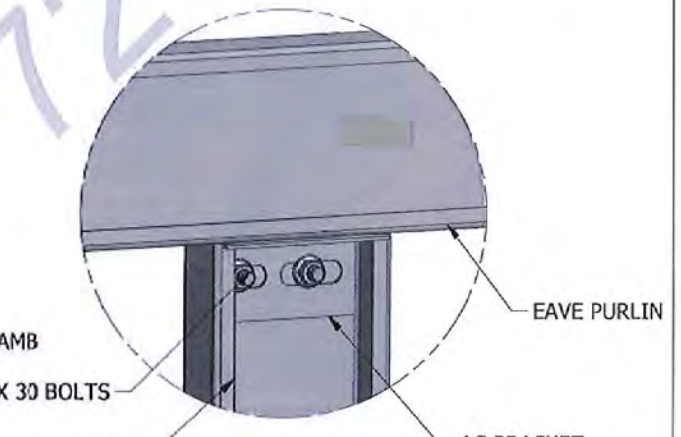


DETAIL A

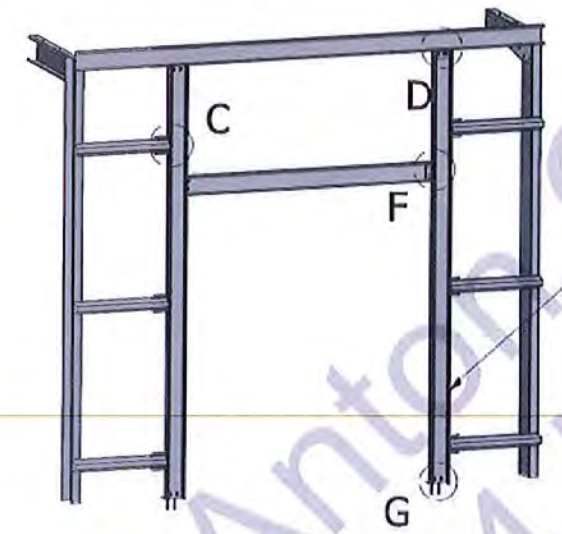
DETAIL B



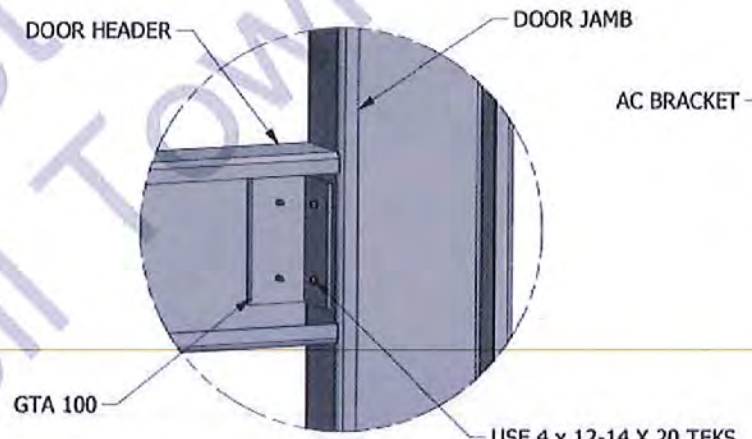
DETAIL C



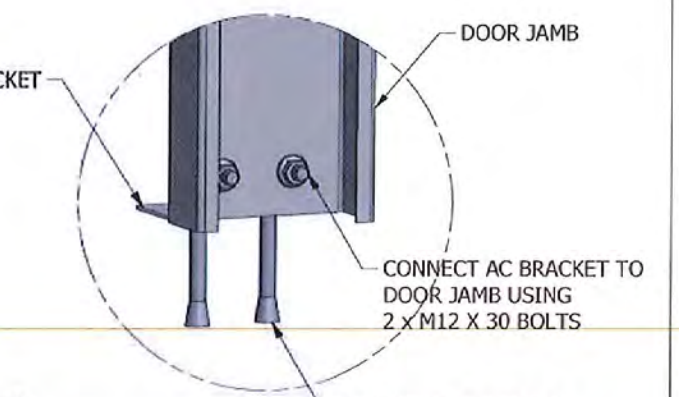
DETAIL D



ISO VIEW



DETAIL F



DETAIL G

ISSUE	AMENDMENT	DATE	INITIALS
S1	CONSTRUCTION ISSUE	24/02/17	MZ

DRAWN	DESIGNED	CHECKED
N.M.	JLT	JLT

PROJECT ENGINEER: JLT — DESIGN VERIFICATION: 10/11/17
PROJECT DIRECTOR: JOHN. L. TOWLER — DATE — R.P.E.Q. No 4562

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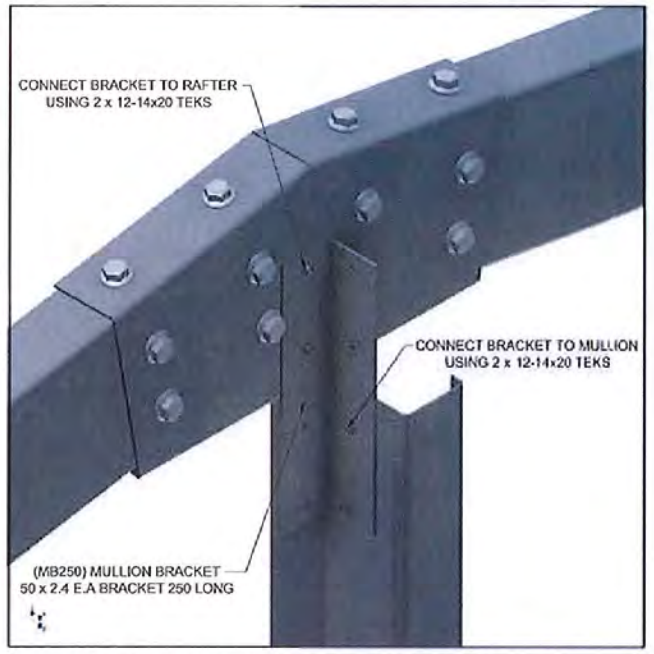
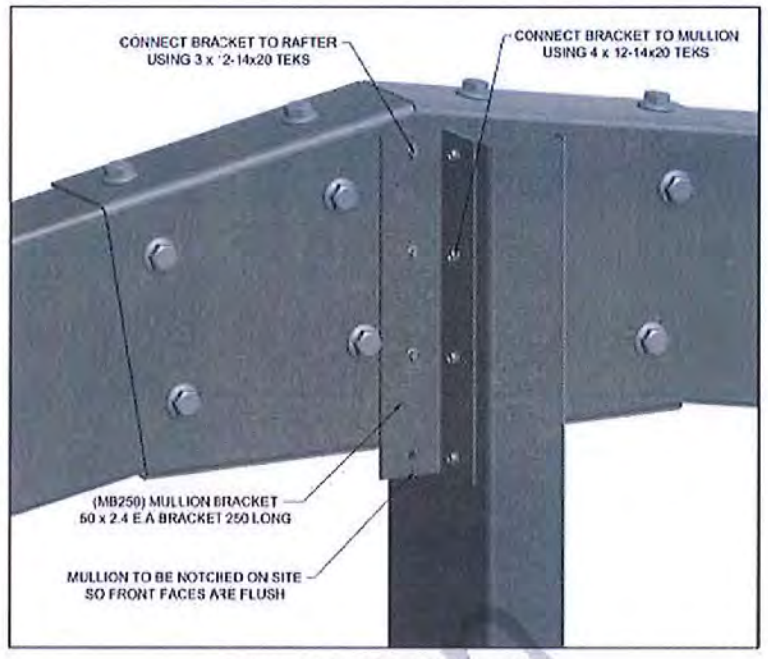
DRAWING TITLE
STANDARD DETAIL
SIDE ROLLER DOOR FRAMING FOR TOP HAT BATTEN
CONSTRUCTION DRAWINGS

SCALES	PROJECT No.	DRAWING No.	ISSUE
N.T.S	000000	STSD-S02	S1

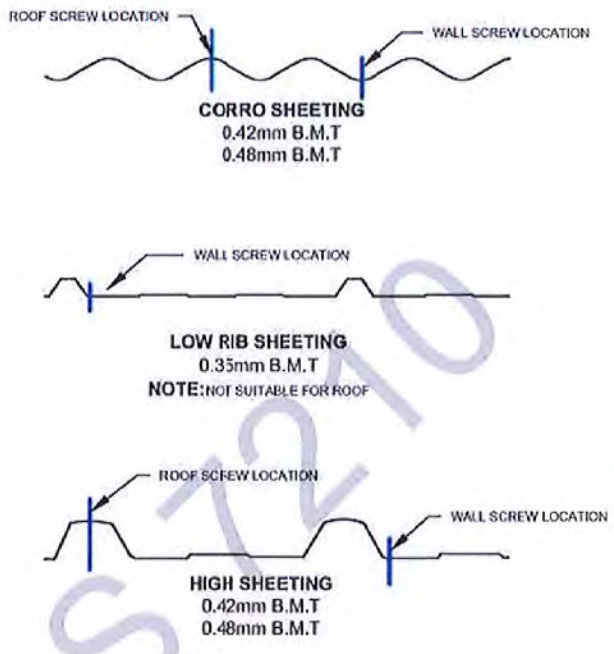
EXHIBITED

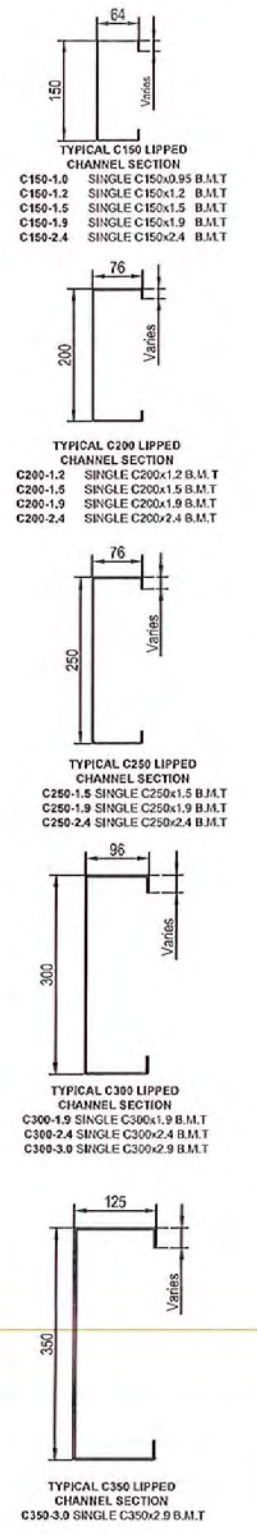


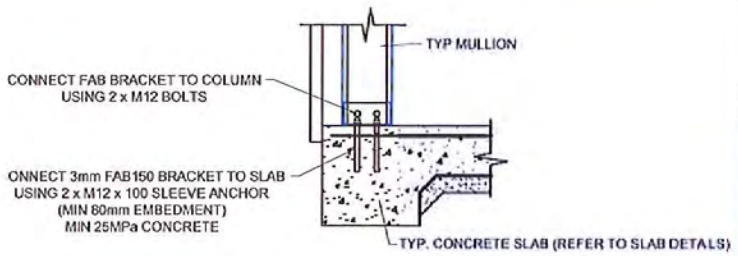
ALTERNATIVE MULLION CONNECTION DETAIL

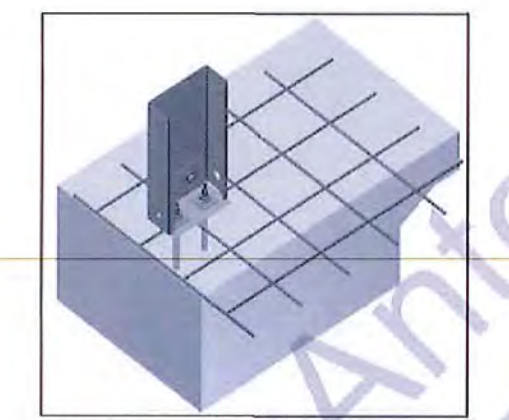


MULLION CONNECTION DETAIL

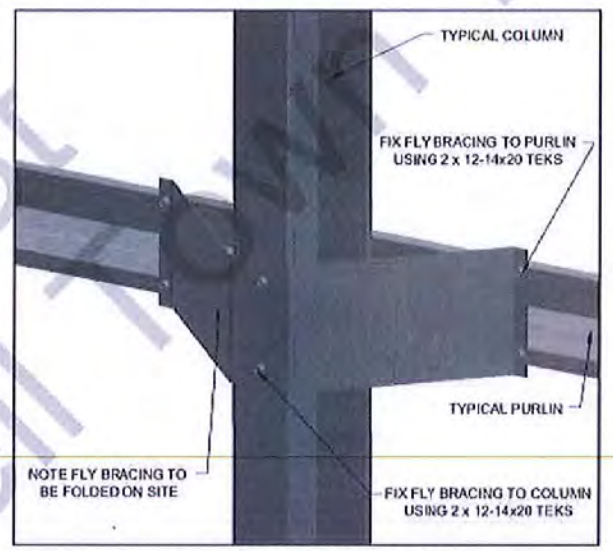








TYPICAL MULLION HOLD DOWN DETAIL



TYPICAL FLY BRACE DETAIL
BATTENS

S2	DRAWING UPDATE	26/06/20	NM
S1	CONSTRUCTION ISSUE	10/02/15	MZ

DRAWN: M.Z | CHECKED: JLT
PROJECT ENGINEER: JLT | DATE: 10/02/15
JCHN. L. TOWLER R.P.E.Q. No 4562

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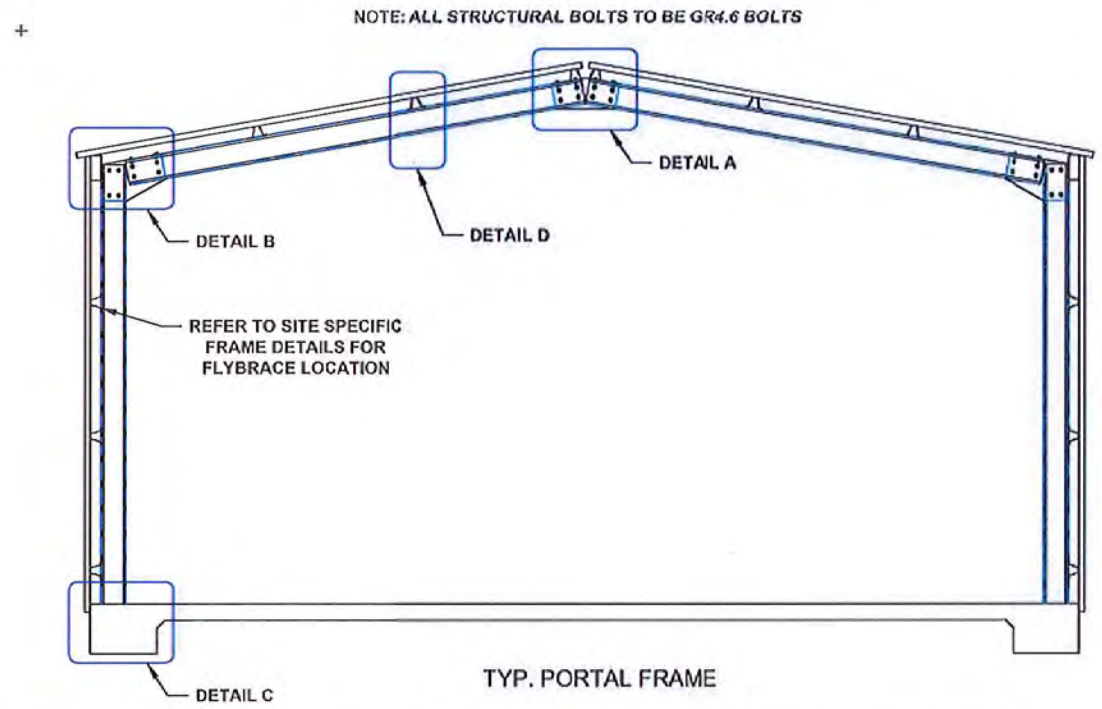
DRAWING TITLE

STD PORTAL FRAME
BATTENS

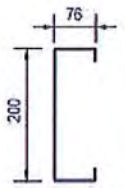
CONSTRUCTION DETAILS

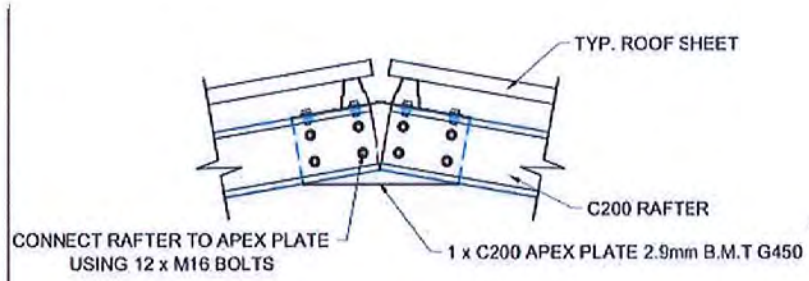
SCALES	PROJECT No.	DRAWING No.	ISSU
NOT TO SCALE	STJD-15	STSD-01.2	S2

NOTE: ALL STRUCTURAL BOLTS TO BE GR4.6 BOLTS

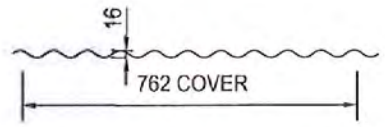


TYP. PORTAL FRAME

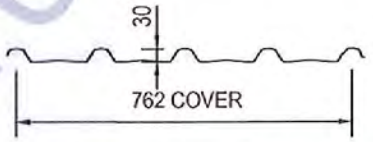




C200 APEX CONNECTION - DETAIL A

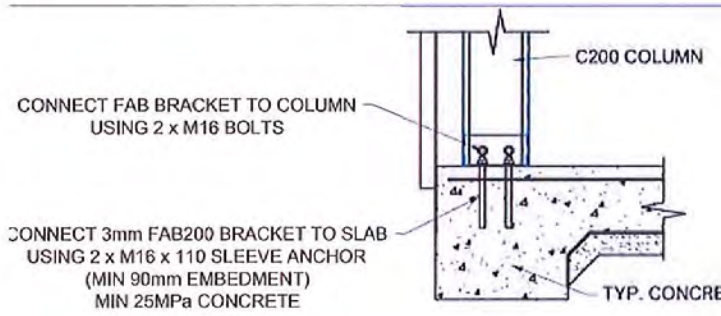


TYP. CUSTOM ORB SHEETING - 0.42 B.M.T
ROOF SHEET FIXING : 12-14x35 TEKS (RIB FIXING)
CYCLONIC REGIONS REQUIRE 14-12x55 TEKS
WALL SHEET FIXING: 10-16x16 TEKS (PAN FIXING)

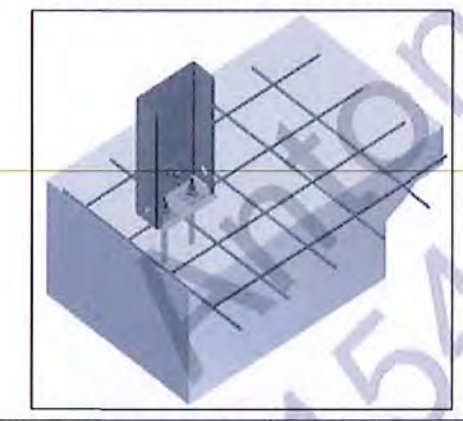


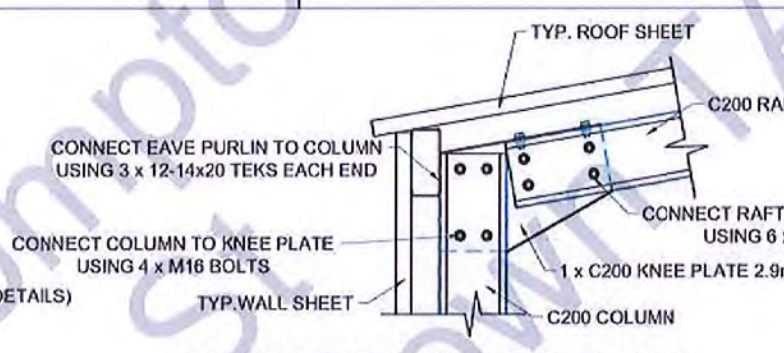
TYP. TRIMDEK SHEETING - 0.42 B.M.T
ROOF SHEET FIXING : 12-14x45 TEKS (RIB FIXING)
CYCLONIC REGIONS REQUIRE 14-12x55 TEKS
WALL SHEET FIXING: 10-16x16 TEKS (PAN FIXING)

NOTE: REPRESENTATION ONLY REFER TO JOB SPECIFIC DOCUMENTATION FOR EXACT PURLIN PLACEMENT AND OVER LAP SPECIFICATIONS

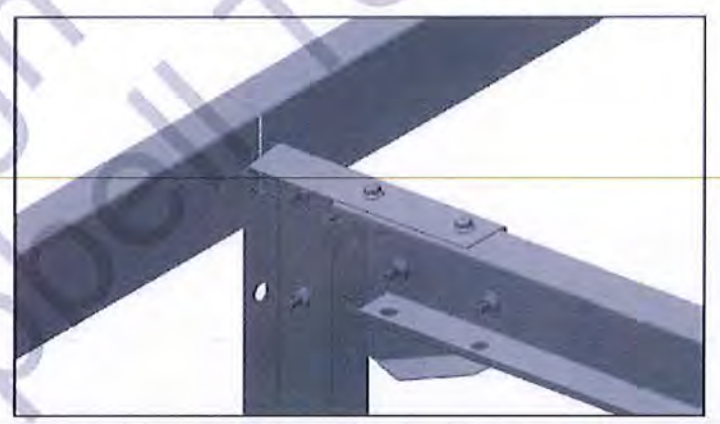


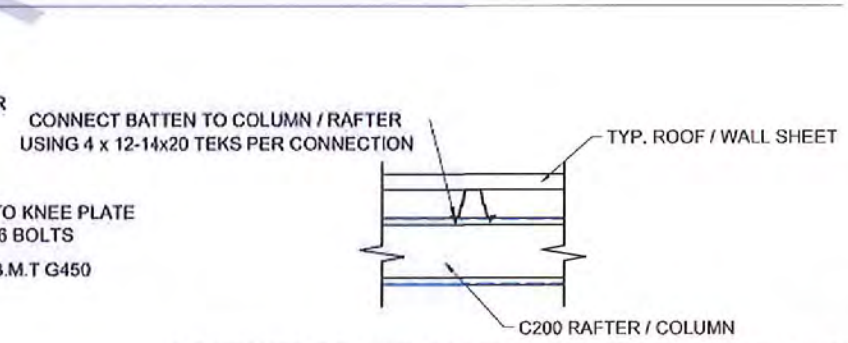
C200 FOOTING ANGLE BRACKET OPTION - DETAIL C
THIS IS ONLY SUITABLE FOR BUILDING UNDER 3m HIGH



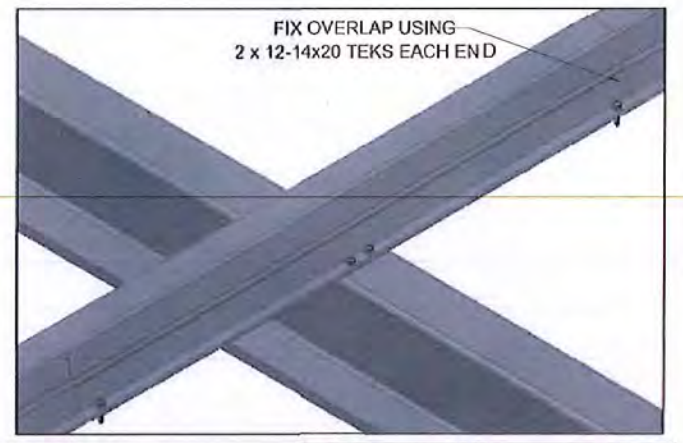


C200 KNEE PLATE CONNECTION - DETAIL B





BATTEN TO COLUMN / RAFTER CONNECTION - DETAIL D



EXHIBITED

				DRAWN: M.Z; DESIGNED: JLT; CHECKED: JLT
				PROJECT ENGINEER: JLT; DESIGN VERIFICATION: 10/02/15
				PROJECT DIRECTOR: JOHN L TOWLER; DATE: R.P.E.Q. No 4562
S1	CONSTRUCTION ISSUE	10/02/15	MZ	

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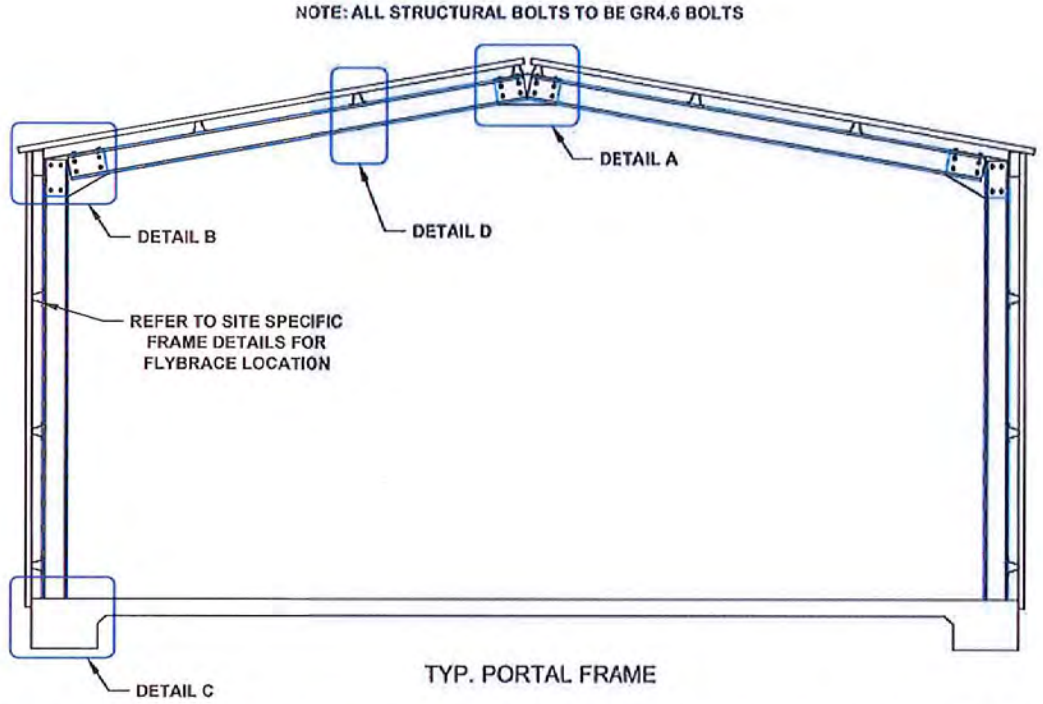
DRAWING TITLE
STANDARD
SINGLE C200 PORTAL FRAME
JOINT DETAILS

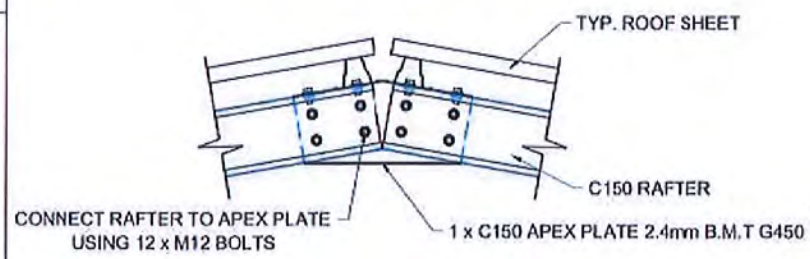
SCALES	PROJECT No.	DRAWING No.	ISSU
NOT TO SCALE		STSD200-01	S1

NOTE: ALL STRUCTURAL BOLTS TO BE GR4.6 BOLTS

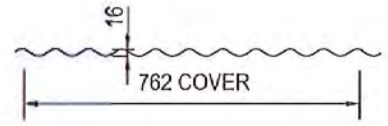


TYP. PORTAL FRAME

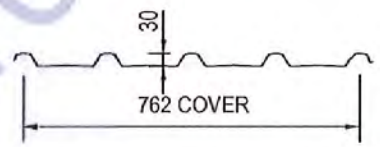
NOTE: REPRESENTATION ONLY REFER TO JOB SPECIFIC DOCUMENTATION FOR EXACT PURLIN PLACEMENT AND OVER LAP SPECIFICATIONS



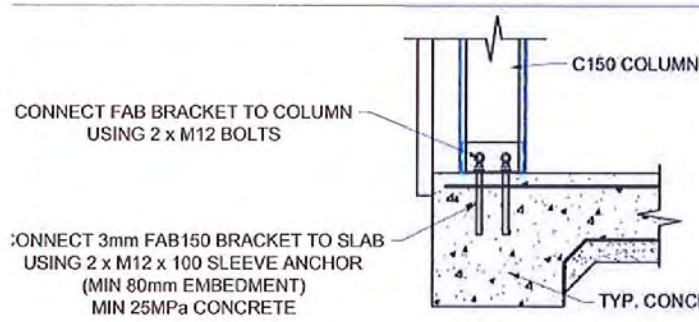
C150 APEX CONNECTION - DETAIL A



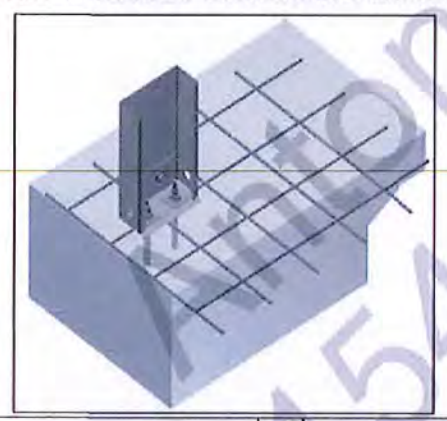
TYP. CUSTOM ORB SHEETING - 0.42 B.M.T
ROOF SHEET FIXING : 12-14x35 TEKS (RIB FIXING)
CYCLONIC REGIONS REQUIRE 14-12x55 TEKS
WALL SHEET FIXING: 10-16x16 TEKS (PAN FIXING)

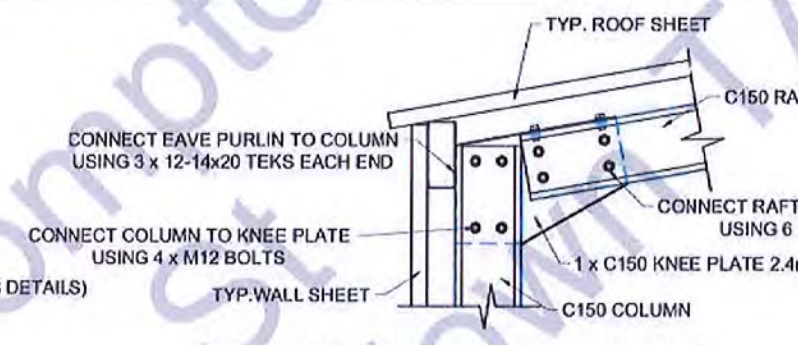


TYP. TRIMDEK SHEETING - 0.42 B.M.T
ROOF SHEET FIXING : 12-14x45 TEKS (RIB FIXING)
CYCLONIC REGIONS REQUIRE 14-12x55 TEKS
WALL SHEET FIXING: 10-16x16 TEKS (PAN FIXING)

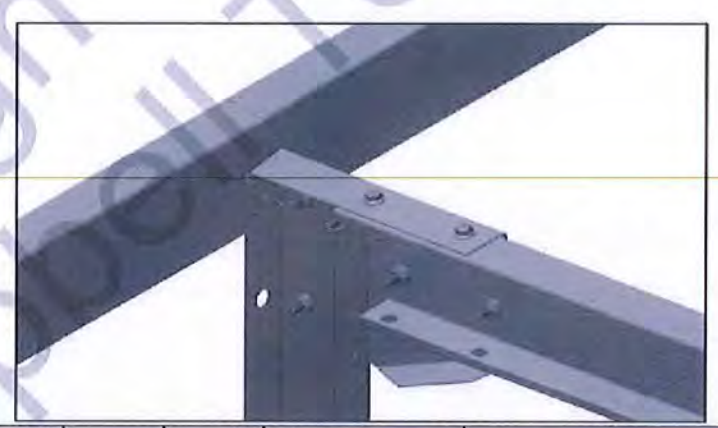


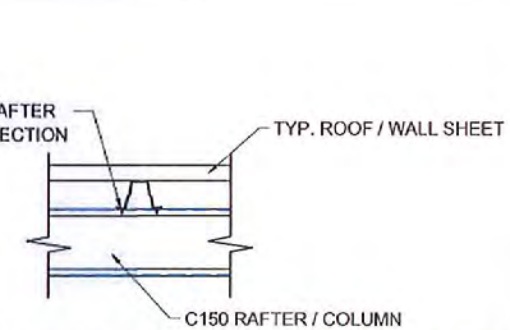
C150 FOOTING ANGLE BRACKET OPTION - DETAIL C
THIS IS ONLY SUITABLE FOR BUILDING UNDER 3m HIGH



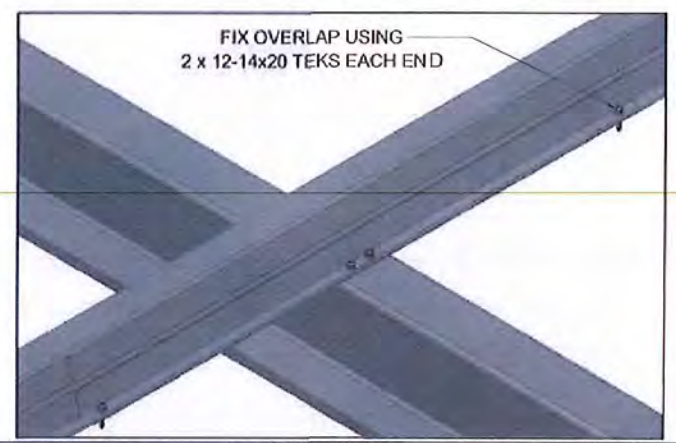


C150 KNEE PLATE CONNECTION - DETAIL B





BATTEN TO COLUMN / RAFTER CONNECTION - DETAIL D



S1	CONSTRUCTION ISSUE	10/02/15	MZ

M.Z		JLT
DRAWN	DESIGNED	CHECKED
	JLT	
	PROJECT ENGINEER	DESIGN VERIFICATION 10/02/15
	PROJECT DIRECTOR	DATE

JOHN L TOWLER R.P.E.Q. No 4562

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DRAWING TITLE
STANDARD
SINGLE C150 PORTAL FRAME
JOINT DETAILS

SCALES	PROJECT No.	DRAWING No.	ISSU
NOT TO SCALE		STSD150-01	S1

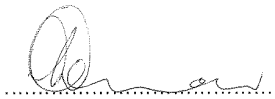
NORTHERN MIDLANDS COUNCIL

REPORT FROM:	**HERITAGE ADVISER, DAVID DENMAN**
DATE:	**23 March 2022**
REF NO:	**PLN-22-0046;**
SITE:	**80-82 Montague St, CAMPBELL TOWN**
PROPOSAL:	**Dwelling Extension & Shed (Heritage Precinct)**
APPLICANT:	**Steve Jordan Drafting**
REASON FOR REFERRAL:	**HERITAGE PRECINCT**
	Local Historic Heritage Code
	Heritage Precincts Specific Area Plan

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

The design complies with the relevant design standards and will make a positive contribution to the historic heritage character of the streetscape.
The proposed outbuilding is acceptable.

Email referral as word document to David Denman – david@denman.studio
Attach public exhibition documents
Subject line: Heritage referral PLN-22-0046 - 80-82 Montague St, CAMPBELL TOWN



David Denman (Heritage Adviser)

Date: 21/4/2022

Assessment against E13.0 (Local Historic Heritage Code)

E13.1 Purpose

E13.1.1 The purpose of this provision is to:

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

E13.2 Application of the Code

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

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

E13.3 Use or Development Exempt from this Code

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

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

Comment:

The subject site is within *a Heritage Precinct.*

E13.5 USE STANDARDS

E13.5.1 Alternative Use of heritage buildings

Objective: To ensure that the use of heritage buildings provides for their conservation.	
Acceptable Solutions	***Performance Criteria***
A1 No acceptable solution.	*P1 Notwithstanding Clause 8.9, a permit may be granted for any use of a locally listed heritage place where:* *a) it can be demonstrated that the proposed use will not adversely impact on the significance of a heritage place; and* *b) the amenity impacts of both the proposed use on the surrounding areas and from the surrounding area on the proposed use are considered acceptable; and* *c) a report by heritage professional states that it is necessary for conservation purposes or the continued maintenance of the building or where there is an overriding public benefit.*

Comment: N/a

E13.6 DEVELOPMENT STANDARDS

E13.6.1 Demolition

Objective: To ensure that the demolition or removal of buildings and structures does not impact on the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.	
Acceptable Solutions	***Performance Criteria***
A1 Removal of non-original cladding to expose original cladding.	*P1.1 Existing buildings, parts of buildings and structures must be retained except:* *a) where the physical condition of place makes restoration inconsistent with maintaining the cultural significance of a place in the long term; or* *b) the demolition is necessary to secure the long-term future of a building or structure through renovation, reconstruction or rebuilding; or* *c) there are overriding environmental, economic considerations in terms of the building or practical considerations for its removal, either wholly or in part; or* *d) the building is identified as non-contributory within a precinct identified in Table E13.1: Heritage Precincts, if any; and* *P1.2 Demolition must not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.*

Comment: N/a

E13.6.2 Subdivision and development density

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

solution.	*a) be consistent with and reflect the historic development pattern of the precinct or area; and* *b) not facilitate buildings or a building pattern unsympathetic to the character or layout of buildings and lots in the area; and* *c) not result in the separation of building or structures from their original context where this leads to a loss of historic heritage significance; and* *d) not require the removal of vegetation, significant trees of garden settings where this is assessed as detrimental to conserving the historic heritage significance of a place or heritage precinct; and* *e) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.*

Comment: N/a

E13.6.3 Site Cover

Objective: To ensure that site coverage is consistent with historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts, if any.	
Acceptable Solutions	***Performance Criteria***
A1 Site coverage must be in accordance with the acceptable development criterion for site coverage within a precinct identified in Table E13.1: Heritage Precincts, if any.	*P1 The site coverage must:* *a) be appropriate to maintaining the character and appearance of the building or place, and the appearance of adjacent buildings and the area; and* *b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.*

Comment: Satisfies the performance criteria.

E13.6.4 Height and Bulk of Buildings

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

Comment: Satisfies the performance criteria.

E13.6.5 Fences

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

Comment: N/a

E13.6.6 Roof Form and Materials

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

Comment: Satisfies the performance criteria.

E13.6.7 Wall materials

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

Comment: Satisfies the performance criteria.

E13.6.8 Siting of Buildings and Structures

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

Comment: Satisfies the performance criteria.

E13.6.9 Outbuildings and Structures

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

Comment: Satisfies the performance criteria.

E13.6.10 Access Strips and Parking

Objective: To ensure that access and parking does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.	
Acceptable Solutions	***Performance Criteria***
A1 Car parking areas for non-residential purposes must be: *a) located behind the primary buildings on the site; or* *b) in accordance with the acceptable*	*P1 Car parking areas for non-residential purposes must not:* *a) result in the loss of building fabric or the removal of gardens or vegetated areas where this would be detrimental to the*

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

Comment: N/a

E13.6.11 Places of Archaeological Significance

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

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Comment: N/a

E13.6.12 Tree and Vegetation Removal

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

Comment: N/a

E13.6.13 Signage

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

property not greater than 0.2m^2.	*from pubic viewpoints; and* *d) signage does not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.*

Comment: N/a

E13.6.14 Maintenance and Repair

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

Comment: N/a

Table E13.1: Local Heritage Precincts

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

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

live in or visit the village.

PERTH HERITAGE PRECINCT CHARACTER STATEMENT

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

LONGFORD HERITAGE PRECINCT CHARACTER STATEMENT

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

CAMPBELL TOWN HERITAGE PRECINCT CHARACTER STATEMENT

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

Management Objectives

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

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

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

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

Assessment against F2.0 (Heritage Precincts Specific Area Plan)	
F2.1	***Purpose of Specific Area Plan***
F2.1.1	*In addition to, and consistent with, the purpose of E13.0 Local Historic Heritage Code, the purpose of this Specific Area Plan is to ensure that development makes a positive contribution to the streetscape within the Heritage Precincts.*
F2.2	***Application of Specific Area Plan***
F2.2.1	*This Specific Area Plan applies to those areas of land designated as Heritage Precincts on the Planning Scheme maps.*
F2.2.2	*The following development is exempt from this Specific Area Plan:*
a)	*works required to comply with an Emergency Order issued under section 162 of the Building Act 2000;*
b)	*electricity, optic fibre and telecommunications cables, and water, sewerage, drainage connections and gas lines to individual buildings;*
c)	*maintenance and repairs that do not involve removal, replacement or concealment of any external building fabric;*
d)	*repainting of an exterior surface that has been previously painted, in a colour similar to that existing;*
e)	*the planting, clearing or modification of vegetation for safety reasons where the work is required for the removal of dead wood, or treatment of disease, or required to remove unacceptable risk to the public or private safety, or where vegetation is causing or threatening to cause damage to a building or structure; and*
f)	*the maintenance of gardens, unless there is a specific listing for the garden in Table E13.1 or Table E13.2.*
F2.3	***Definitions***
F2.3.1	*Streetscape* *For the purpose of this specific area plan 'streetscape' refers to the street reservation and all design elements within it, and that area of a private property from the street reservation; including the whole of the frontage, front setback, building façade, porch or verandah, roof form, and side fences; and includes the front elevation of a garage, carport or outbuilding visible from the street (refer Figure F2.1 and F2.2).*
F2.3.2	*Heritage-Listed Building* *For the purpose of this Plan 'heritage-listed building' refers to a building listed in Table F2.1 or listed on the Tasmanian Heritage Register.*
F2.4	***Requirements for Design Statement***
F2.4.1	*In addition to the requirements of clause 8.1.3, a design statement is required in support of the application for any new building, extension, alteration or addition, to ensure that development achieves consistency with the existing streetscape and common built forms that create the character of the streetscape.*
F2.4.2	*The design statement must identify and describe, as relevant to the application, setbacks, orientation, scale, roof forms, plan form, verandah styles, conservatories, architectural details, entrances and doors, windows, roof covering, roof plumbing, external wall materials, paint colours, outbuildings, fences and gates within the streetscape. The elements described must be shown to be the basis for the design of any new development.*

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

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

F2.5 STANDARDS FOR DEVELOPMENT

F2.5.1 Setbacks

Objective: To ensure that the predominant front setback of the existing buildings in the streetscape is maintained, and to ensure that the impact of garages and carports on the streetscape is minimised.			
Acceptable Solutions & performance criteria			
A1	*The predominant front setback as identified in the design statement must be maintained for all new buildings, extensions, alterations or additions (refer Figure F2.4 & F2.8).*	*P1* *a)* *b)* *c)* *d)* *e)* *f)*	*The front setback must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:* *the cultural heritage values of the local heritage place, its setting and the precinct;* *the topography of the site;* *the size, shape, and orientation of the lot;* *the setbacks of other buildings in the surrounding area;* *the historic cultural heritage significance of adjacent places; and* *the streetscape.*
A2	*New carports and garages, whether attached or detached, must be set back a minimum of 3 metres behind the line of the front wall of the house which it adjoins (refer Figure F2.3, & F2.7).*	*P2* *a)* *b)* *c)* *d)* *e)* *f)*	*The setback of new carports and garages from the line of the front wall of the house which it adjoins must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:* *the cultural heritage values of the local heritage place, its setting and the precinct;* *the topography of the site;* *the size, shape, and orientation of the lot;* *the setbacks of other buildings in the surrounding area;* *the historic cultural heritage significance of adjacent places; and* *the streetscape.*
A3	*Side setback reductions must be to one boundary only, in order to maintain the appearance of the original streetscape spacing.*	*P3* *a)* *b)* *c)* *d)* *e)* *f)*	*Side setbacks must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:* *the cultural heritage values of the local heritage place, its setting and the precinct;* *the topography of the site;* *the size, shape, and orientation of the lot;* *the setbacks of other buildings in the surrounding area;* *the historic cultural heritage significance of adjacent places; and* *the streetscape.*

Comment: Meets the Acceptable Solutions.

F2.5.2 Orientation

Objective: To ensure that new buildings, extensions, alterations and additions respect the established predominant orientation within the streetscape.
Acceptable Solutions & performance criteria

A1	*All new buildings, extensions, alterations or additions must be orientated:*	*P1*	*Orientation of all new buildings, extensions, alteration or additions must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:*
a)	*perpendicular to the street frontage (refer Figure F2.5, F2.6, & F2.8); or*	*a)*	*the cultural heritage values of the local heritage place, its setting and the precinct;*
b)	*Where the design statement identifies that the predominant orientation of buildings within the street is other than perpendicular to the street, to conform to the established pattern in the street; and*	*b)*	*the topography of the site;*
		c)	*the size, shape, and orientation of the lot;*
		d)	*the setbacks of other buildings in the surrounding area;*
		e)	*the historic cultural heritage significance of adjacent places; and*
		f)	*the streetscape.*
c)	*A new building must not be on an angle to an adjoining heritage-listed building (refer Figure F2.5).*		

Comment: Meets the Acceptable Solutions.

F2.5.3 Scale

Objective: To ensure that all new buildings respect the established scale of buildings in the streetscape, adhere to a similar scale, are proportional to their lot size and allow an existing original main building form to dominate when viewed from public spaces.	
Acceptable Solutions (no performance criteria)	
A1	*Single storey developments must have a maximum height from floor level to eaves of 3 metres (refer Figure F2.14).*
A2	*Where a second storey is proposed it must be incorporated into the roof space using dormer windows, or roof windows, or gable end windows, so as not to detract from original two storey heritage-listed buildings (refer Figure F2.13 & F2.15).*
A3	*Ground floor additions located in the area between the rear and front walls of the existing house must not exceed 50% of the floor area of the original main house.*

Comment: Meets the Acceptable Solutions.

F2.5.4 Roof Forms

Objective: To ensure that the roof form and elements respect those of the existing main building and the streetscape.			
Acceptable Solutions & performance criteria			
A1.1	*The roof form for new buildings,*	*P1*	*The roof form of all new buildings, extensions,*

	extensions, alterations, and additions must, if visible from the street, be in the form of hip or gable, with a pitch between 25 – 40 degrees (refer Figure F2.14 & F2.18), or match the existing building, and		*alteration or additions must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:*
A1.2	*Eaves overhang must be a maximum of 300mm excluding guttering, or match the existing building.*	*a)*	*the cultural heritage values of the local heritage place, its setting and the precinct;*
		b)	*the design, period of construction and materials of the dominant building on site;*
		c)	*the dominant roofing style and materials in the setting; and*
		d)	*the streetscape.*
A2	*Where there is a need to use the roof space, dormer windows are acceptable and must be in a style that reflects the period setting of the existing main building on the site, or the setting if the site is vacant (refer Figure F2.15).*		
A3	*Where used, chimneys must be in a style that reflects the period setting of the existing main building on the site, or the setting if the site is vacant.*		
A4	*Metal cowls must not be used where they will be seen from the street.*		

Comment: Meets the Acceptable Solutions.

F2.5.5 Plan Form

Objective: To ensure that new buildings, alterations, additions and extensions respect the setting, original plan form, shape and scale of the existing main building on the site or of adjoining heritage-listed buildings.	
Acceptable Solutions	***Performance Criteria***
A1.1 Alterations and additions to pre-1940 buildings must retain the original plan form of the existing main building; or *A1.2 The plan form of additions must be rectilinear or consistent with the existing house design and dimensions.*	*P1 Original main buildings must remain visually dominant over any additions when viewed from public spaces.*
A2 The plan form of new buildings must be rectilinear (refer Figure F2.9).	*P2 No performance criteria*

Comment: Meets the Acceptable Solutions

F2.5.6 External Walls

Objective: To ensure that wall materials used are compatible with the streetscape.	
Acceptable Solutions	***Performance Criteria***
A1.1 Materials used in additions must match those of the existing construction, except in additions to stone or brick buildings; and *A1.2 External walls must be clad in:* *a) traditional bull-nosed timber weatherboards; if treated pine boards are used to replace damaged weatherboards they must be painted; thin profile compressed board weatherboards must not be used; or* *b) brickwork, with mortar of a natural colour and struck flush with the brickwork (must not be deeply raked), including:*	*P1 Wall materials must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:*

• *painted standard size bricks; or* • *standard size natural clay bricks that blend with the colour and size of the traditional local bricks; or* • *standard brickwork rendered in traditional style; or* • *if a heritage-listed building, second-hand traditional local bricks.* *Heavily–tumbled clinker bricks must not be used; or* *c) concrete blocks specifically chosen to blend with local dressed stone, or rendered and painted;* *d) concrete blocks in natural concrete finish must not be used.* *A1.3 Cladding materials designed to imitate traditional materials such as brick, stone and weatherboards must not be used.*	*a) the cultural heritage values of the local heritage place, its setting and the precinct;* *b) the design, period of construction and materials of the dominant building on site;* *c) the dominant wall materials in the setting; and* *d) the streetscape.*

Comment: Meets the Acceptable Solutions

F2.5.7 Entrances and Doors

Objective: To ensure that the form and detail of the front entry is consistent with the streetscape.			
Acceptable Solutions & performance criteria			
A1.1	*The position, shape and size of original door and window openings must be retained where they are prominent from public spaces; and*	*P1*	*Entrances and doors must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:*
A1.2	*The front entrance location must be in the front wall facing the street, and be located within the central third of the front wall of the house; and*	*a)*	*the cultural heritage values of the local heritage place, its setting and the precinct;*
A1.3	*Modern front doors with horizontal glazing or similar styles must not be used (refer Figure F2.21).*	*b)*	*the design, period of construction and materials of the dominant building on site; and*
		c)	*the streetscape.*

Comment: Meets the Performance Criteria

F2.5.8 Windows

Objective: To ensure that window form and details are consistent with the streetscape.			
Acceptable Solutions & performance criteria			
A1	*Window heads must be a minimum of 300mm below the eaves line, or match the existing.*		
Solid-void ratio			
A2	*Front façade windows must conform to the solid/void ratio (refer Figure F2.24 & F2.25).*	*P2*	*For commercial buildings, the solid/void ratio of front façade windows must be compatible with that of heritage-listed commercial buildings in the precinct.*
Window sashes			
A3	*Window sashes must be double hung, casement, awning or fixed appropriate to the period and style of the building (refer Figure F2.22 & F2.23).*		
A4	*Traditional style multi-pane sashes, when used, must conform to the traditional pattern of six or*		

	eight vertical panes per sash with traditional size and profile glazing bars.		
A5	*Horizontally sliding sashes must not be used.*		
A6	*Corner windows to front facades must not be used.*		
Window Construction Materials			
A7	*Clear glass must be used.*		
A8	*Reflective and tinted glass and coatings must not be used where visible from public places.*		
A9	*Additions to heritage-listed buildings must have timber window frames, where visible from public spaces.*		
A10	*Painted aluminium must only be used where it cannot be seen from the street and in new buildings, or where used in existing buildings*	*P10*	*Window frames must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to the cultural heritage values of the local heritage place, its setting and the precinct.*
A11	*Glazing bars must be of a size and profile appropriate for the period of the building*		
A12	*Stick-on aluminium glazing-bars must not be used*		
A13	*All windows in brick or masonry buildings must have projecting brick or stone sills, or match the existing.*		
French Doors, Bay Windows and Glass Panelling			
A14	*French doors and bay windows must be appropriate for the original building style and must be of a design reflected in buildings of a similar period.*		
A15	*Where two bay windows are required, they must be symmetrically placed.*		
A16	*Large areas of glass panelling must:* *a) Be divided by large vertical mullions to suggest a vertical orientation; and* *b) Be necessary to enhance the utility of the property or protect the historic fabric; and* *c) Not detract from the historic values of the original building.*		

Comment: Meets the Performance Criteria

F2.5.9 Roof Covering

Objective: To ensure that roof materials are compatible with the streetscape.
Acceptable Solutions (no performance criteria)
A1.1 Roofing of additions, alterations and extensions must match that of the existing building; and *A1.2 Roof coverings must be:* *a) corrugated iron sheeting in grey tones, brown tones, dark red, or galvanized iron* *or* *b) slate or modern equivalents, shingle and low-profile tiles, where compatible with the style and period of the main building on the site and the setting. Tile colours must be:* *• dark gray; or* *• light grey; or* *• brown tones; or* *• dark red;* *or* *c) traditional metal tray tiles where compatible with the style and period of the main building on the site.* *d) for additions, alterations and extensions, match that of the existing building.*

A2 Must not be klip-lock steel deck and similar high rib tray sheeting.

Comment: Meets the Acceptable Solutions

F2.5.10 Roof Plumbing

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

Comment: Meets the Acceptable Solutions.

F2.5.11 Verandahs

Objective: To ensure that traditional forms of sun and weather protection are used, consistent with the streetscape.	
Acceptable Solutions & performance criteria	
Original Verandahs	
A1 Original verandahs must be retained.	
Replacement of Missing Verandahs	
A2.1 The replacement of a missing verandah must be consistent with the form and detail of the original verandah; or *A2.2 If details of the original verandah are not available:* *a) The verandah roof must join the wall line below the eaves line of the building (refer Figure F2.19); and* *b) Verandah posts and roof profile must be consistent with that in use by the surrounding buildings of a similar period.*	*P2 Verandahs must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:* *a) the cultural heritage values of the local heritage place, its setting and the precinct;* *b) the design, period of construction and materials of the dominant building on site; and* *c) the streetscape.*
New Verandahs	
A3 A new verandah, where one has not previously existed, must be consistent with the design and period of construction of the dominant existing building on the site or, for vacant sites, those of the dominant design and period within the precinct.	

Comment: N/a

F2.5.12 Architectural Details

Objective: To ensure that the architectural details are consistent with the historic period and style of the main building on the site, and the streetscape.
Acceptable Solutions (no performance criteria)
Original Detailing
A1 Original details and ornaments, such as architraves, fascia's and mouldings, are an essential part of the building's character and must not be removed beyond the extent of any alteration, addition or extension.

Non-original Detailing
A2.1 Non-original elements must be consistent with the original architectural style of the dominant existing building on the site or, for vacant sites, be consistent with the existing streetscape; and
A2.1 Non-original elements must not detract from or dominate the original qualities of the building, nor should they suggest a past use which is not historically accurate.

Comment: Meets the Performance Criteria

F2.5.13 Outbuildings

Objective: To ensure that outbuildings do not reduce the dominance of the original building or distract from its period character.	
Acceptable Solutions & performance criteria	
A1 The roof form of outbuildings must, if visible from the street, be in the form of hip or gable, with a maximum span of 6.5m and a pitch between 22.5 – 40 degrees.	*P1 The roof form of outbuildings, if visible from the street, must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:* *a) the cultural heritage values of the local heritage place, its setting and the precinct;* *b) the design, period of construction and materials of the dominant building on site;* *c) the dominant roofing style and materials in the setting; and* *d) the streetscape.*
A2 Outbuildings must be designed, in both scale and appearance, to be subservient to the primary buildings on the site.	
A3 Outbuildings must not be located in front of existing heritage-listed buildings, and must be setback a minimum of 3 metres behind the line of the front wall of the house that is set furthest back from the street (refer Figure F2.1 & F2.3).	
A4 Any garage, including those conjoined to the main building, must be designed in the form of an outbuilding, with an independent roof form.	
A5 Those parts of Outbuildings visible from the street must be consistent, in both materials and style, with those of any existing heritage-listed building on-site.	
A6 Where visible from the street, the eaves height of outbuildings must not exceed 3m and the roof form and pitch must be the same as that of the main house.	

Comment: Meets the Performance Criteria

F2.5.14 Conservatories

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

Comment: Meets the Acceptable Solutions

Comment: N/a

F2.5.15 Fences and Gates

Objective: To ensure that original fences are retained and restored where possible and that the design and materials of any replacement complement the setting and the architectural style of the main building on the site.	
Acceptable Solutions & performance criteria	
A1.1 Replacement of front fence must be in the same design, materials and scale; or *A1.2* *a) Front fence must be a timber vertical picket, masonry to match the house, heritage style woven wire, galvanized tubular fencing, other than looped, or iron palisade fence with a maximum height of 1500mm.* *b) Side and rear fences must be vertical timber palings to a maximum height of 1800mm.*	*P1 Fences must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:* *a) the cultural heritage values of the local heritage place, its setting and the precinct;* *b) the architectural style of the dominant building on the site;* *c) the dominant fencing style in the setting; and* *d) the original or previous fences on the site.*
A2 Gates must match the fence, both in materials and design.	
A3 Screen fences used to separate the front garden from the rear of the house must be of timber or lattice.	
A4 Fences must not be: *a) horizontal or diagonal timber slat fences; or* *b) plastic covered wire mesh; or* *c) flat metal sheet or corrugated sheets; or* *d) plywood and cement sheet.*	

Comment: N/a

F2.5.16 Paint Colours

Objective: To ensure that new colour schemes maintain a sense of harmony with the street or area in which they are located.	
Acceptable Solutions & performance criteria	
A1.1 Colour schemes must be drawn from heritage-listed buildings within the precinct; or *A1.2 Colour schemes must be drawn from the following:* *a) Walls – Off white, creams, beige, tans, fawn and ochre.* *b) Window & Door frames – white, off white, Indian red, light browns, tans, olive green and deep Brunswick green.* *c) Fascia & Barge Boards - white, off white Indian red, light browns, tans, olive green and deep Brunswick green* *d) Roof & Gutters – deep Indian red, light and dark grey.*	*P1 Colour schemes must be compatible with the local historic heritage significance of the local heritage place or precinct having regard to the character and appearance of the existing place or precinct.*
A2 There must be a contrast between the wall colour and trim colours.	
A3 Previously unpainted brickwork must not be painted, except in the case of post-1960 buildings.	

Comment: Meets the Acceptable Solutions

Comment: Meets the Performance Criteria

F2.5.17 Lighting

Objective: To ensure that modern domestic equipment and wiring do not intrude on the character of the streetscape
Acceptable Solutions (no performance criteria)
A1 Wiring or conduit to new lighting is not located on the front face of a building.

Comment: Meets the Performance Criteria

F2.5.18 Maintenance and Repair

Objective: To ensure that maintenance and repair of buildings is undertaken to be sympathetic to, and not detract from the historic cultural heritage significance of heritage precincts.
Acceptable Solution (no performance criteria)
New materials and finishes used in the maintenance and repair of buildings match the materials and finishes that are being replaced.

Comment: N/a

F2.6 USE STANDARDS

F2.6.1 Alternative Use of heritage buildings

Objective: To ensure that the use of heritage buildings provides for their conservation.	
Acceptable Solutions	***Performance Criteria***
A1 No acceptable solution.	*P1 Notwithstanding Clause 8.9, a permit may be granted for any use of a building listed in table F2.1 where:* *a) it can be demonstrated that the proposed use will not adversely impact on the significance of a heritage place; and* *b) the amenity impacts of both the proposed use on the surrounding areas and from the surrounding area on the proposed use are considered acceptable; and* *c) a report by heritage professional states that it is necessary for conservation purposes or the continued maintenance of the building or where there is an overriding public benefit.*

Comment: N/a

E15.0 Signs Code

E15.5.2 Heritage Precincts

Objective: To ensure that the design and siting of signs complement or enhance the streetscape of Heritage Precincts.	
Acceptable Solutions	***Performance Criteria***
A1 No acceptable solution	*P1 If within the Heritage Precincts Specific Area Plan, shall be consistent with the Character Statements.*

Comment: N/a

Chris Triebe & Associates Town Planning Services
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13 Smith Street
LONGFORD TAS 7301
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13 April 2022

To the General Manager

Representation against PLN-22-0046 at 80 – 82 Montagu Street, Campbell Town

Following a review of the information supporting the above development application being advertised until 20 April 2022, the following representation is being submitted on behalf of Mr and Mrs Alan Mitford:

1. This is the second time the development application has been advertised. The representors have little faith with Council's assessment of this project. Not only did the initial advertisement not include the plans, but the promise to return a phone call was not upheld.
2. Under 'Details of the proposed work' on the 'Form 35 Certificate of the Responsible Designer' submitted on page 48 of the application documents, the address of the development site is shown as 154 High Street, Campbell Town. This is incorrect as it is the adjoining eastern property.
3. The plans indicate a 14m by 5m concrete pad will be laid in front of the shed. Will this be in preparation of the construction of a future carport?
4. If a future carport is not to be constructed over the concrete pad against the southern wall of the shed, how will stormwater runoff be controlled in a manner that does not create ponding or other stormwater nuisances either on-site or to adjoining Titles?
5. A reference is made to the shed on page 34 of the application under E13.6.9 A1. The applicant states: "…the wall material is weatherboard, painted in the same colours as the existing house." This is contrary to the 'Shed Kit Compliance Statement' provided on page 53 of the application which states the wall cladding will be 'Steelclad 0.42 BMT'.
6. The representors understand the owner/developer of 80-82 Montagu Street is a retired cabinet maker, coming from a property with an established on-site workshop.

Apart from storing a vehicle in a part of the shed, the current owner advised while purchasing the property that he will be setting up a new workshop and has already offered to make windows and doors if needed. The future shed is to be constructed beside the boundary adjoining 154 High Street. The level of use of the machinery associated with cabinet making and potential impact on the existing residential amenity is of concern to the owners of that property. This includes the hours of operation, the types of machinery and equipment used such as saws, sanders, planers, etc, dust extractors and associated vacuum equipment.

Will the workshop be used for wood working projects for and by other people? If so, how many people and how often? Would a traffic impact assessment then be required for the intersection of Montagu St with High Street?

Layout pegs demonstrating location of proposed shed

7. When viewed from the adjoining eastern property, an unsightly visual impact will be created by the large shed wall located beside the side boundary.
8. The property adjoining the eastern boundary of the development site is an established accommodation venue and a member of the 'Hotels-Tasmania hotel collection". The Ornee Cottage website advertises the outdoor dining area as one of a number of facilities offered to guests. Not only will the wall of the proposed shed on the adjoining property create an ugly visual impact on users of the adjoining garden, but the noise created by the machinery will be impact on the ambience and overall enjoyment experienced by the guests.

An established elm tree beside the adjoining fence

9. The proposed shed location on the development site, is very close to the long established elm trees growing in the adjoining eastern property. Has any consideration been given to a potentially adverse impact on these trees if the root system is damaged?

Existing outbuilding not acknowledged in application

10. The existing and approximately 20m^2 outbuilding located near the northern wall of the dwelling on the development site. As the application and site plans do not refer to this structure, will that be retained, relocated or demolished? If it is being relocated, where?

Your consideration of the above points is appreciated.

Yours truly

C. Triebe.

Chris Triebe.

Paul Godier

From: stevejordandrafting@gmail.com
Sent: Thursday, 5 May 2022 11:31 AM
To: NMC Planning
Subject: 80-82 Montagu Street, CAMPBELL TOWN
Attachments: 80-82 Montagu Street^J CAMPBELL TOWN 7210 - Compton NEIGHBOURS SUPPORT.pdf; 80-82 Montagu Street^J CAMPBELL TOWN 7210 - Compton REPRESENTATION RESPONSE.pdf; 80-82 Montagu Street, CAMPBELL TOWN 7210 - Compton REVISED SHED LOCATION.pdf

Attn. Rebecca Green

Hi Rebecca

Please find attached the owners response to the representation and a supporting letter from another neighbour, not sure if that's of any use, along with a localised plan of the revised shed location and an elevation of how it sits beneath the building envelope.

Kind Regards

Steve

steve jordan drafting

Acc No. CC1570S

(03) 6343 2183 | 0418 137 246 | steve@stevejordandrafting.com.au

20 Richings Drive, Youngtown 7249

13 Smith Street

LONGFORD TAS 7301

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3 May 2022

To the General Manager

Response to representation against PLN-22-0046 at 80-82 Montagu Street, CAMPBELL TOWN

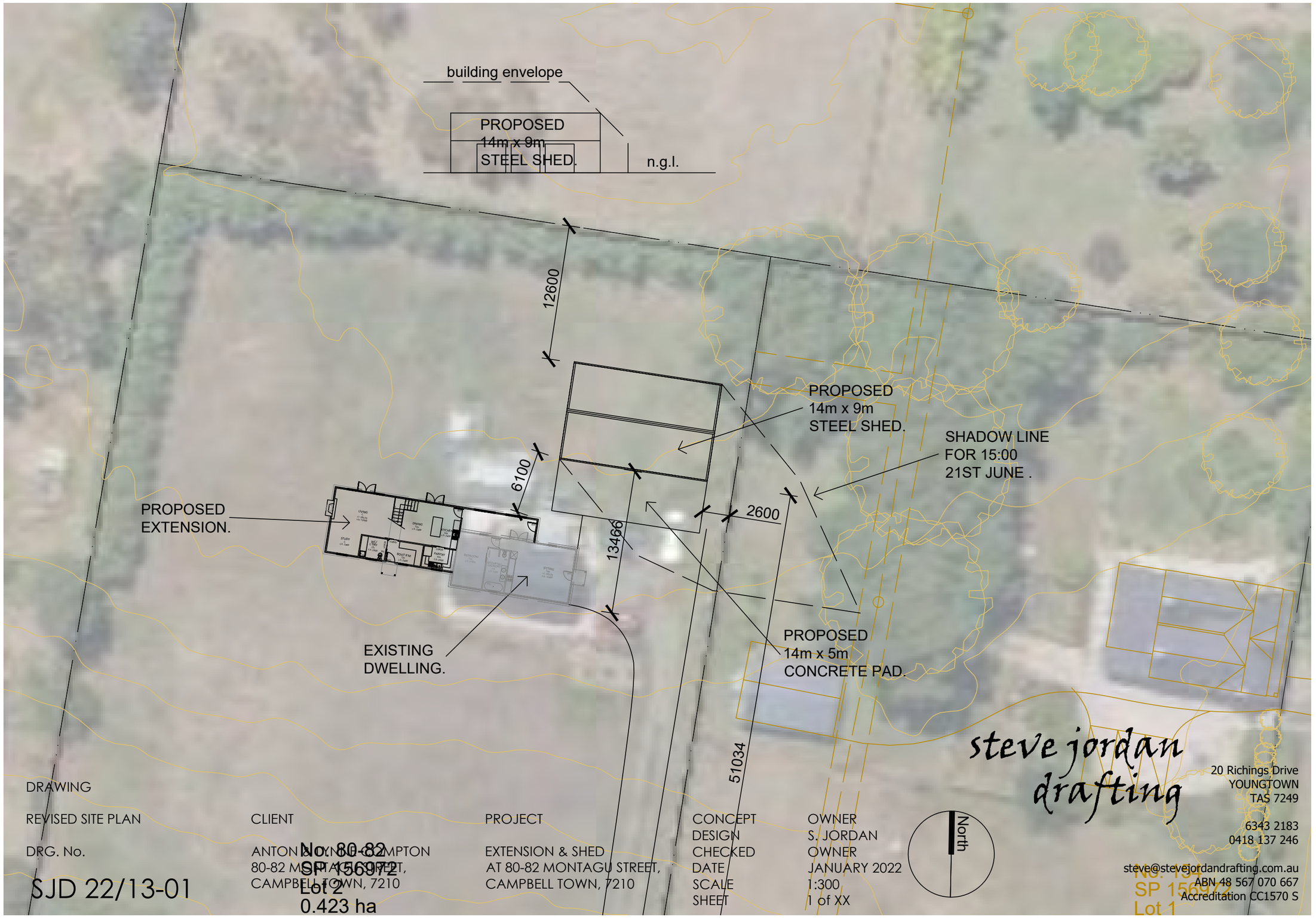
Please find below the applicant's response to the points made within the representation.

1. The applicant and owners have full faith in the Council's assessment process and will abide the processes required for a planning permit.
2. The applicant mistakenly added the original shed plans that had the address of 154 High Street, as the Form35 is not required until the building application process, this will be rectified accordingly.
3. No carport has been proposed.
4. A grated drain will be provided along the front of the shed and the slab shaped in a manner that will direct rain water from the pad to the stormwater disposal system.
5. The applicant apologises for this discrepancy, the intention is to have the front of the shed clad in colorbond as per the 'Shed Kit Compliance Statement'.
6. The offer to make windows and doors was made as a neighbourly gesture. The workshop will not be used in a commercial wood working capacity.
7. The applicant is willing to move the shed a further 600mm away from the boundary fence. This will ensure the shed is wholly within the building envelope as prescribed by the Northern Midlands planning scheme.
8. As above.
9. All care will be taken with the excavations for the shed, however the edge beams will only have a depth of some 400mm.
10. The existing shed was constructed by the representors and the owners understand that they will be required to make this structure legal. This will be done in accordance with all Council processes.

Should you require any further information please do not hesitate to contact me.

Yours Truly

Steve Jordan



DRAWING

REVISED SITE PLAN

DRG. No.

SJD 22/13-01

CLIENT

ANTON & LYNNE CRAMPTON
80-82 MONTAGU STREET,
CAMPBELL TOWN, 7210

PROJECT

EXTENSION & SHED
AT 80-82 MONTAGU STREET,
CAMPBELL TOWN, 7210

CONCEPT
DESIGN
CHECKED
DATE
SCALE
SHEET

OWNER
S. JORDAN
OWNER
JANUARY 2022
1:300
1 of XX

steve jordan drafting

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Accreditation CC1570 S

No. 78
SP 156972
Lot 1

Michael Upton
84 Montagu St
Campbell Town
TAS 7210

Re : Development Application PLN-22-0046 - 80-82 Montagu St, Campbell Town

To whom It may concern,

My name is Michael Upton, and I am the resident and owner of 84 Montagu St, Campbell Town. My property adjoins 80-82 Montagu st., which is the property subject to this development application.

Previously, my family owned the complete allotment from the heritage property know as “Cottage Ornee”, on 154 High Street. The property was owned by my family for almost 100 years. My father grew up in Cottage Ornee and when I was born in 1972, my father Gary, purchased the “back paddock” from the family to construct the current home I live in on Montagu St. As a child, I spent many days and nights staying with my family in “Nan’s place”, as we referred to it.

Unfortunately, upon my grandmothers passing in the early 80’s, the property had to be sold and with heavy hearts, the property was put up for auction, as my father could not afford to take on another mortgage to purchase it and keep it in the family.

It has had several owners since, and has been occupied by the current owners for approximately 12 or 13 years. Just after my father passed away in 2018, I was borne with the responsibility of managing 84 Montagu St, as an executor of his estate. During this time, I received correspondence in regards to a development application to subdivide the adjacent property and construct a one bedroom cottage at 80 Montagu.

Although I wasn’t overly enthused of the possibility of having a short term accommodation built right next to me, in the interests of the development of the town, and therefore the community, I did not object to the development application. I believe there is an inherent right for a landowner to utilise their property to their own benefit, as long as things are done sensibly and with consideration of their neighbouring landowners.

Unfortunately, after the new cottage was completed at 80 Montagu, the COVID19 pandemic hit our states economy and it appears that the owners at 154 High St were forced to sell the property, without it ever having being used as a bed & breakfast accommodation, as was the original intention, and outlined in the original development application tendered to myself.

This property was then purchased by a couple, who intended to live there for their retirement. I was not overly impressed with this idea, as I was under the assumption that the original development was only to be short term accommodation. Never the less, I accepted that the property would now be a “stand alone” property and there would be a high likelihood that the new owner would likely add additional infrastructure to make the property livable, rather than a short term stay type of accommodation.

The property came back on the market last year as the owners needed to move, and it sold very quickly. This turn of events caused me some concern, naturally, as to who I would now have as a new neighbour.

The new owners approached me when they first inspected the property. They asked how I would feel about them extending the existing building and constructing a shed on the property. I explained to them that I thought it would be good to see something positive being done with the property and assured them that I had no problem with them using their land in whatever way they saw fit.
I thought this was a considerate measure for them to take and it demonstrated to me, that the new owners would be good people to have as neighbours.

It has come to my attention that the new owners have submitted a development application, currently under review from the council, to construct additional infrastructure to convert the property into a more suitable permanent home. I received the notification from the council regarding the planning application. I didn't feel the need to submit anything to council in regards to the proposal.

Unfortunately, it appears the owners of 154 High St have lodged a comprehensive objection to the planned development.

I have talked at length with the new owners, and have even been shown the detailed plans of what they intend to construct. I find them to be very courteous neighbours, who are very keen to start their new life here and engage with our community in a positive way.

From my understanding, they have accepted all of the "heritage" requirements that burden their property and are happy to comply with such requirements, even though the cost of making the property livable, under the current council rules, must surely add a great financial burden.

I am bordered on 3 sides by "heritage" properties, yet my dwelling was constructed in the 70's, and is obviously not deemed such, even though it is one fence pailing from 80 Montagu. Surely when the land was subdivided, that would negate the need for cumbersome requirements being placed upon that now separated block. The whole Montagu St frontage of the block is not visible, except from the driveway, due to the planting of macrocarpa pine trees along the front fenceline. The property at 80 Montagu is hardly visible from the highway and has zero impact on the "look" of 154 high st.

The owners of 80 Montagu inform me that there is a great deal of consternation surrounding the location of the proposed shed/workshop. In regards to any supposed noise issues, here we have a retired man, wanting to build a workshop to create things and enjoy his retirement and keep himself productively busy. I too have a hobby workshop, and make no apologies for using my equipment during the day whenever I feel like it, nor using my chainsaw all day to cut my firewood logs, nor cutting my paddock with my ride on mower. It's an integral part of country living. From my workshop, I can hear the constant traffic of trucks and cars from the highway. To suggest there would be some kind of noise impact to the surrounding area is, quite frankly, laughable.

As for the concerns of the visual impact from the location of the proposed shed, there are large trees surrounding the property boundary of 154 High/80 Montagu, on the eastern side there is a major highway. In my opinion, the proposed site for the shed is completely suitable as it is tucked away in the back corner of the block, built to match the existing building and proposed extensions. I can only think that the completed development would be an asset to the amenity of the area and would certainly be more visually appealing, and more "heritage centric" than the colorbond shed that sits on the back fence of 154 High, facing 80 Montagu.

It appears to me that the owners of 154 High St, may possibly be feeling some “sellers regret”, as they have seen the value of property in our town almost double in value over the last 2-3 years since they made the decision to sell 80 Montagu. Unfortunately for them, they missed the opportunity to capitalise on the growth, but that’s how things work out sometimes.

My late father, Gary Upton, worked at the Northern Midlands Council for almost 50 years, finally in the capacity of environmental health/ building inspector for the council. I am sure he would have no problem with the proposed development next door, and nor do I.

I would like to throw my full support behind this application being approved as it currently sits.

I commend the new owners of 80 Montagu St, for their commitment to the planning requirements, all the while trying to achieve what they want. I applaud their openness and consultation with their neighbours. It appears their consideration of their neighbours, in this instance, has been used against them to launch what appears to be a petty objection.

If you would like to contact me about any points I have raised, please don’t hesitate to get in contact with me.

Thanks for your time.

Kind regards,

Michael Upton