



## **DEVELOPMENT APPLICATION**

**PDPLANPMTD-2026/061670**

**PROPOSAL:** Partial change of use to Resource Processing and General Retail and Hire (associated with resource development and resource processing) and signage

**LOCATION:** 11 Edward Street, Richmond

**RELEVANT PLANNING SCHEME:** Tasmanian Planning Scheme - Clarence

**ADVERTISING EXPIRY DATE:** 01/07/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 01/07/2026. In addition to legislative requirements, plans and documents can also be viewed at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to [clarence@ccc.tas.gov.au](mailto:clarence@ccc.tas.gov.au). Representations must be received by Council on or before 01/07/2026.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) or at the Council offices.

## Planning Application

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Use this form to obtain planning approval for the use and development of land, including change of use, subdividing land into smaller lots, lot consolidation, or signage.

Please refer to the Planning Application checklist on the following pages to determine what documentation must be submitted with your application.

Proposal: Partial change of use to Resource Processing and General Retail and Hire (associated with resource development and resource processing) and signage

Location: 11 Edward Street, Richmond (The Dispensary)

**Personal Information Removed**

Is the property on the Tasmanian Heritage Register?

Yes

If yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as



exemptions may apply which may save you time on your proposal.

If you had pre-application discussions with City of Clarence, please provide planner's name:

Current use of site: **Residential (single dwelling) and Resource Development (cut flower growing)**

Does the proposal involve land administered or owned by the Crown or Council? **If upgrade to crossover is required**

#### **Declaration**

- I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.
- I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application
- I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached.
- I declare that the information in this declaration is true and correct.

#### **Acknowledgement**

- I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.

Date: **26 May 2026**



Our Ref: 55683MS

26 May 2026

Clarence City Council  
Planning Department

Via: [cityplanning@ccc.tas.gov.au](mailto:cityplanning@ccc.tas.gov.au)

Dear Planning Department,

**Development Application – partial change of use to Resource Processing and General Retail and Hire (associated with Resource Development and Resource Processing) and signage  
11 Edward Street, Richmond (The Dispensary)**

This application for planning approval for a partial change of use at 11 Edward Street Richmond to Resource Processing and General Retail and Hire plus signage is submitted on behalf of our client, Mirella Bywaters.

The attached documentation includes:

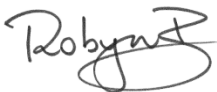
- Application form
- Title documents (Folio Plan and Folio Text)
- Proposal Plans (Precision Design and Drafting)
- PDA Planning Report

Please contact me at [planning@pda.com.au](mailto:planning@pda.com.au) or on 6234 3217 should you require additional information or clarification.

Yours sincerely,

**PDA Surveyors, Engineers & Planners**

Per:



Robyn Bevilacqua  
Senior Planner

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A. Collins, Ad. Dip. Surv & Map (Director)  
M.M. Stratton, BSurvSpSc, GradDipLandSurv (Tas.) (Associate)  
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- 11/16 Main St, Huonville, TAS 7109 (03) 6264 1277
- 3/23 Brisbane St, Launceston, TAS 7250 (03) 6331 4099
- 3 Franklin St, Swansea, TAS 7190 (03) 6130 9099

SEARCH OF TORRENS TITLE

VOLUME 25811	FOLIO 1
EDITION 2	DATE OF ISSUE 05-May-2021

SEARCH DATE : 16-Mar-2026

SEARCH TIME : 11.21 am

DESCRIPTION OF LAND

Town of RICHMOND

Lot 1 on Diagram [25811](#)

Being the land described in Conveyance No. 60/9154

Derivation : Part of 5A-1R-29Ps. Gtd. to W.H. Breton

Prior CT [4170/43](#)

SCHEDULE 1

[M885397](#) TRANSFER to MIRELLA ERNA BYWATERS Registered  
05-May-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



**Note:**

Builder and subcontractors to verify all dimensions and levels prior to the commencement of any work. Give 24 hours minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with engineers and surveyors drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and engineers drawings shall override architectural drawings. All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant NCC and AS codes.

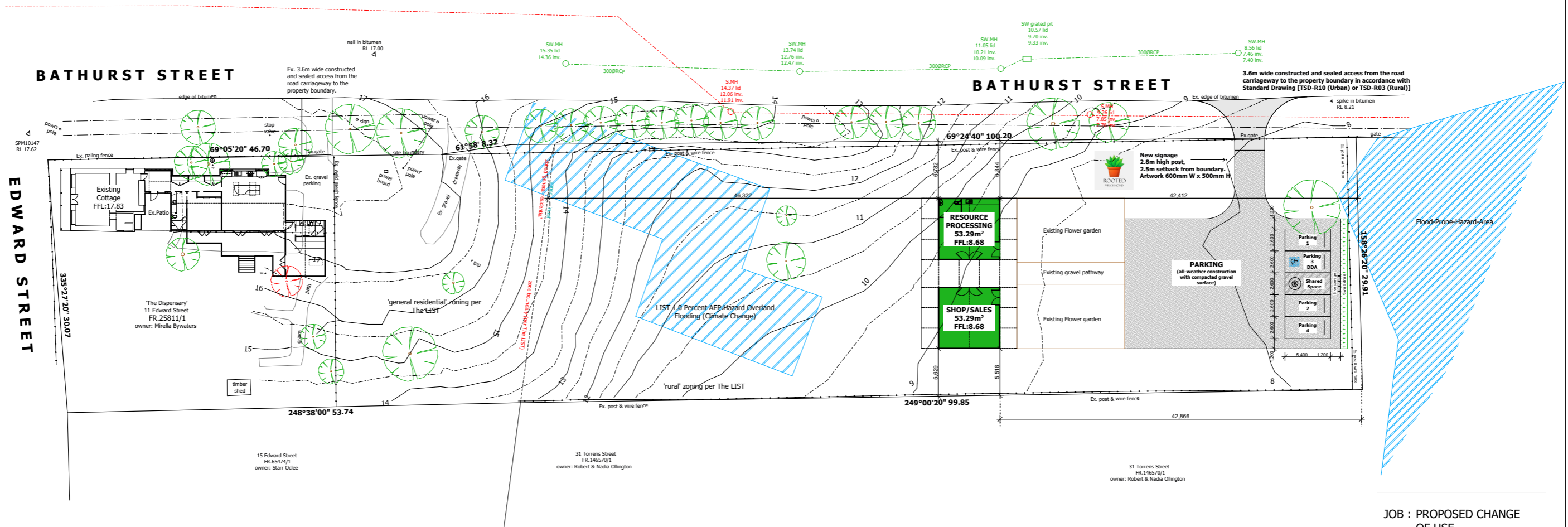
**Important Notice for Attention of Owner:**

The owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the owners responsibility to maintain the site in accordance with this document.

**Site Lot 1**  
**Site Area : 4047m<sup>2</sup>**  
**Site Coverage : 317m<sup>2</sup> = 7.8%**



Katie Court  
 a : 76 Gillies Road,  
 Graniton. TAS. 7030  
 m : 0400 598 990  
 e : katie.court1@gmail.com

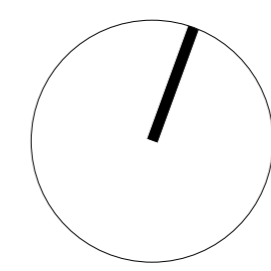


**SOIL AND WATER MANAGEMENT NOTES:-**

- Site to be vegetated and planted according to the satisfaction of the Hobart Regional soil and water management code of practice.
- Site to be disturbed as minimal as possible, (i.e. only building, drainage and immediate adjoining areas).
- Install all drainage lines prior to placement of roof and guttering. Connect immediately once dwelling is roofed.
- Apply temporary covering (eg, waterproof blankets, vegetation or mulch) to all disturbed areas where construction is only partially completed, which will remain exposed for a period of 14 days or more.
- Protect any nearby or on-site drainage pits from sediment by installing sediment traps around them.
- Limit entry/exit to one point and stabilise. Install facilities to remove dirt/mud from vehicle wheels before they leave the site.
- All soil/excavated matter to be retained on site, to be used as battered fill required for the landscaping areas.

**Stabilised site entry / exit point:-**

1. Strip topsoil and level.
2. Compact subgrade.
3. Cover area with needle-punched geotextile.
4. Construct 200mm thick pad over geotextile using roadbase or 40mm aggregate. Minimum length 5 metres or to building alignment. Minimum width 3 metres.
5. Construct hump immediately within boundary to divert water to a sediment fence or other sediment trap.



JOB : PROPOSED CHANGE OF USE

AT : 'THE DISPENSARY'  
 11 EDWARD STREET,  
 RICHMOND

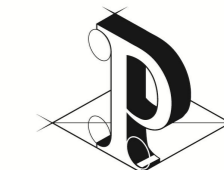
FOR : MS M BYWATERS

DRAWING TITLE :

**SITE PLAN**

DRAWN:	DATE:	DWG NO. :
KC	21.05.26	<b>01</b>
SCALE:		
A3 1:500		

© THIS PLAN MAY NOT BE USED FOR ANY PURPOSE WITHOUT THE CONSENT OR LICENSE OF PRECISION DESIGN AND DRAFTING



**PRECISION**  
DESIGN & DRAFTING

Katie Court  
a : 76 Gillies Road,  
Granton, TAS. 7030  
m : 0400 598 990  
e : katie.court1@gmail.com

**EXISTING ENERGY EFFICIENCY AND CONDENSATION MANAGEMENT:**

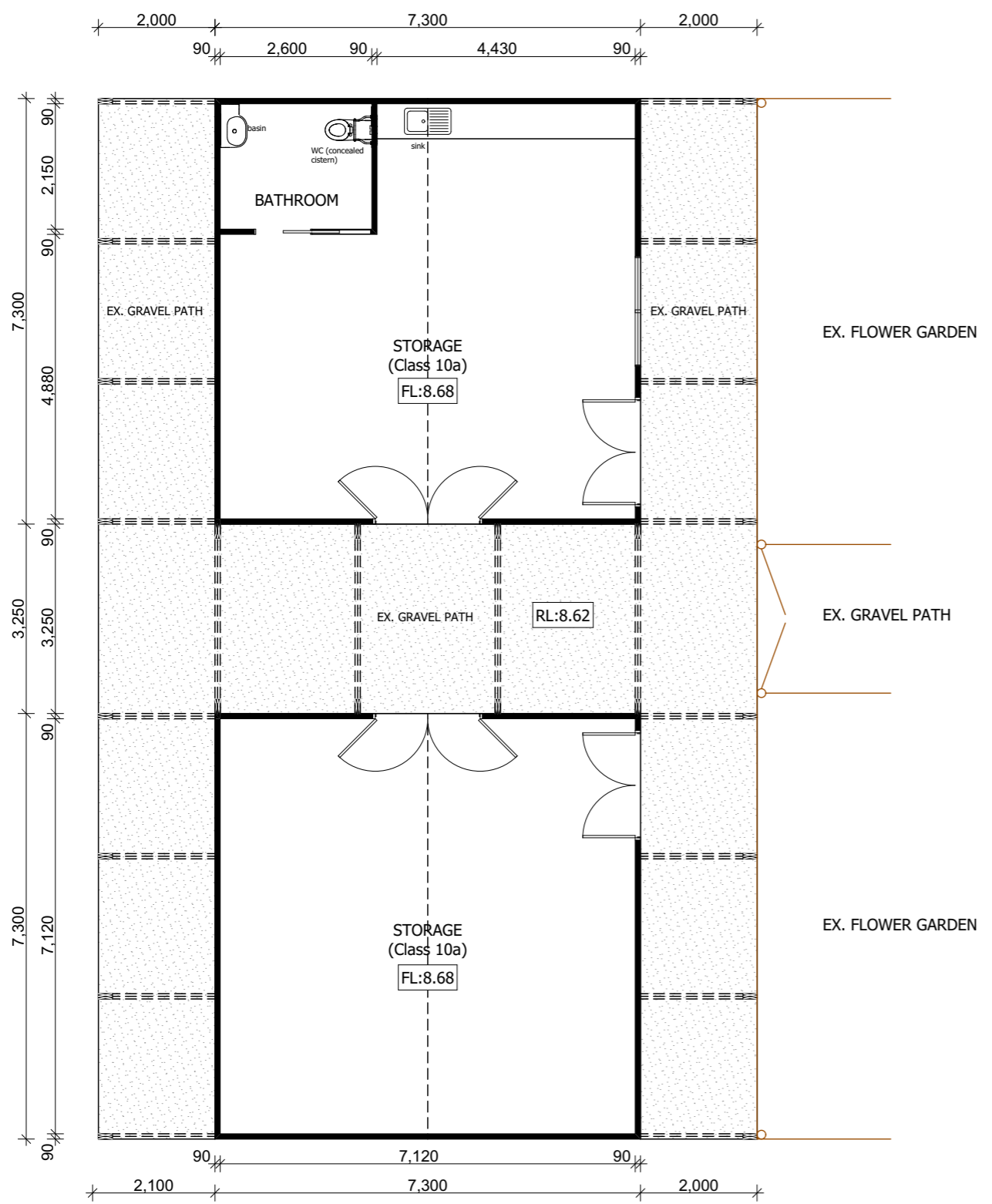
- EXISTING EXTERNAL STUDS ARE INSULATED WITH MIN R 2.5.
- EXTERNAL WALLS ARE CLAD WITH VAPOUR PERMEABLE WRAP OVER THE OUTSIDE OF THE TIMBER STUD FRAME. MIN 15MM THICK X 20MM WIDE TREATED PINE BATTENS SPACED FOR EXTERNAL CLADDING OVER WRAP. LEAVE BOTTOM EDGE OPEN FOR AIRFLOW AND CONDENSATION.
- SLAB IS INSULATED WITH 30MM KOOLTHERM K3 FLOOR BOARD (R1.4).
- CEILING IS INSULATED WITH R 5.0.

**Note:**

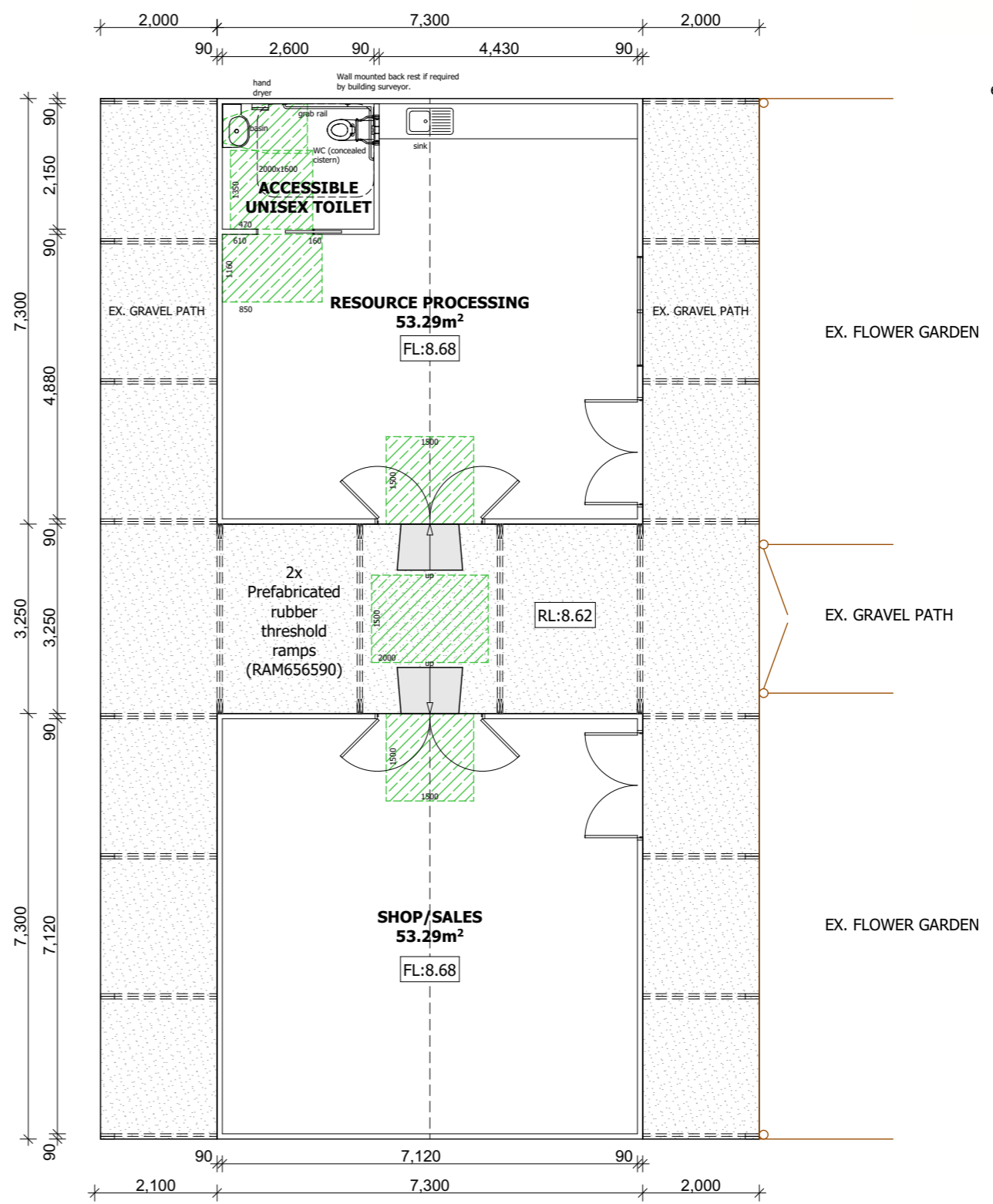
Builder and subcontractors to verify all dimensions and levels prior to the commencement of any work. Give 24 hours minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with engineers and surveyors drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and engineers drawings shall override architectural drawings. All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant NCC and AS codes.

**Important Notice for Attention of Owner:**

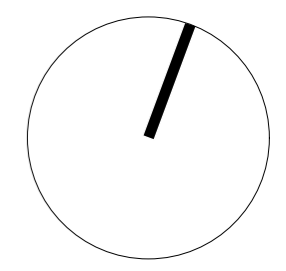
The owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the owners responsibility to maintain the site in accordance with this document.



Existing Floor Plan : 106.58m<sup>2</sup>



Proposed Floor Plan : 106.58m<sup>2</sup>



JOB : PROPOSED CHANGE OF USE  
AT : 'THE DISPENSARY' 11 EDWARD STREET, RICHMOND  
FOR : MS M BYWATERS

DRAWING TITLE :  
**FLOOR PLAN**

DRAWN:	DATE:	DWG NO. :
KC	21.05.26	02
SCALE:		
A3 1:100		





# ROOTED

IN RICHMOND



# PDA

SURVEYORS, ENGINEERS & PLANNERS



# Planning Report

Partial change of use to Resource Processing and General Retail and Hire, and signage

11 Edward Street, Richmond

55683MS | 26 May 2026

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## PDA CONTRIBUTORS

Document Control	Author	Position
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Review	Jane Monks	Planner

## REVISION HISTORY

Revision	Description	Date
0	First Issue	May 2026
1		

## ENGAGEMENT & COSTS, FEES, CHARGES & INVOICING DIRECTIONS

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This document is and shall remain the property of PDA Surveyors, Engineers & Planners (the Agent). Unauthorised use of this document in any form whatsoever is prohibited. This document is issued for the party which commissioned it and for specific purposes connected with the above-captioned project only. It should not be relied upon by any other party or used for any other purpose. We accept no responsibility for the consequences of this document being relied upon by any other party, or being used for any other purpose, or containing any error or omission which is due to an error or omission in data supplied to us by other parties.

PDA Engineers, Surveyors & Planners has been engaged by Mirella Bywaters (the Permit Holder) to prepare documentation for a planning permit for a partial change of use to Resource Processing and General Retail and Hire on land known as 11 Edward Street, Richmond. Any permit issued is affixed to land and not to any individual or Agent of the Permit Holder.

The services rendered by the Agent are strictly limited to the preparation of documentation in order to obtain planning permissions only. The Agent is not to be considered as the "Permit Holder" as part of any permit condition issued by any Authority and is not responsible for any costs, fees or charges incurred through a Permit Holder enacting a permit condition. All costs, fees and charges including invoices associated with this use or development is borne of the Permit Holder only and is to be addressed to the Permit Holder only.

In such circumstances where the primary Permit Holder named above sells land or otherwise relinquishes the land; the new permit holder is the party responsible for all costs, fees, charges and invoices incurred by enacting any permit issued that is affixed to the land.

In granting any permit or consent for this development the issuing or consenting Authority hereby agree and are bound to the terms listed above.

## APPLICATION DETAILS

<b>SUBJECT SITE</b>	11 Edward Street, Richmond (The Dispensary)
<b>PROPOSAL</b>	Partial change of use to Resource Processing, and General Retail and Hire (associated with Resource Development and Resource Processing), and signage
<b>TITLE REFERENCE/S</b>	25811/1
<b>PID</b>	5887149
<b>PLANNING SCHEME</b>	Tasmanian Planning Scheme - Clarence
<b>LOCAL PROVISIONS</b>	CLA-C6.2.1 Richmond Township Precinct CLA-C16.0 Hobart Airport obstacle limitation area
<b>GENERAL PROVISIONS</b>	7.4 Change of Use of a Place listed on the Tasmanian Heritage Register or a Local Heritage Place
<b>LAND ZONING</b>	8.0 General Residential 20.0 Rural
<b>CODES &amp; CODE OVERLAYS</b>	C1.0 Signs C2.0 Parking and Sustainable Transport C3.0 Road and Railway Assets C6.0 Local Historic Heritage C12.0 Flood-Prone Areas Hazard - not at development site C16.0 Safeguarding of Airports - exempt per C16.4.1

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## 1. THE SUBJECT SITE

The subject site is a 4,586m<sup>2</sup>, long, rectangular lot on the corner of Edward and Bathurst Streets, Richmond, with the short frontage on Edward Street. It is known as 'The Dispensary'.

The property is described as Lot 1 on Diagram 25811 with the street address 11 Edward Street. There are no easements or restrictive covenants on title.

It is owned by Mirella Erna Bywaters. PID 5887149.

It has two zones: Rural and General Residential.

The Dispensary, and the entire lot, is permanently listed on the Tasmanian Heritage Register.



## 2. EXISTING USE AND DEVELOPMENT

The split zoned lot supports residential (single dwelling) use and development (including two outbuildings), and Resource Development (growing of dahlias).

'The Dispensary', now a small standalone cottage with a sandstone skillion, is located in the western end of the lot, off Edward Street. Two outbuildings currently associated with the dwelling are located in the eastern end of the lot.

'The Dispensary', and the entire site, is permanently listed on the Tasmanian Heritage Register, 'because of its ability to demonstrate the principal characteristics of a single storey sandstone Old Colonial Georgian cottage set in an historic streetscape'.

There are two gravel vehicular accesses off Bathurst Street; one in the western end associated with the dwelling, the other in the eastern end associated with the two outbuildings. There is pedestrian access to the dwelling from Edward Street.



*Figure 1: Existing site conditions. The Dispensary in the west and the two outbuildings in the east.*



*Figure 2: The Dispensary on Edward Street.*



*Figure 3: The two outbuildings.*

## ACCESS

- Vehicular access is via gravel crossover from Bathurst Street, which is a sealed Local Road maintained by Council.

## RETICULATED SERVICES

- Water reticulation is available to the subject site
- Sewer reticulation is available to the subject site
- Stormwater reticulation is not available to the subject site

## 3. THE PROPOSAL

To change the use of two outbuildings located in the eastern end of the lot to 1) Resource Processing (drying and processing of dahlias) and 2) General Retail and Hire (selling of produce).

Four onsite carparking spaces are proposed, one of which will be accessible.

One ground base sign is proposed, 2.5m inside the property boundary. The supporting structure is 2.8m high. The sign is 600x500mm.

A swale drain will be incorporated between the parking spaces and the eastern boundary.

No other works are proposed.

PDA Surveyors, Engineers and Planners on behalf of their clients are applying to the Council, as the Planning Authority, to utilise its discretion and approve the development in accordance with the provisions of Section 57 of the *Land Use Planning and Approvals Act 1993*.

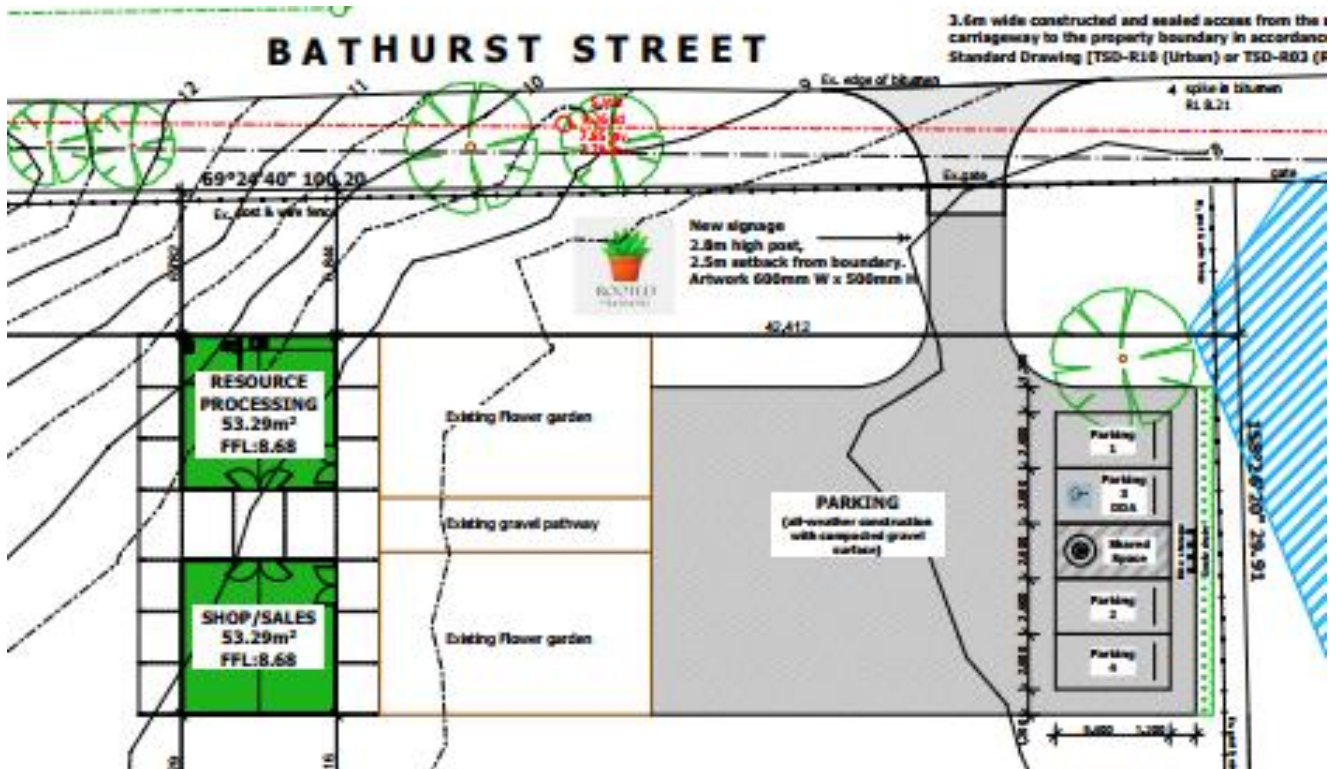


Figure 4: The use and development site at the eastern end of the lot.

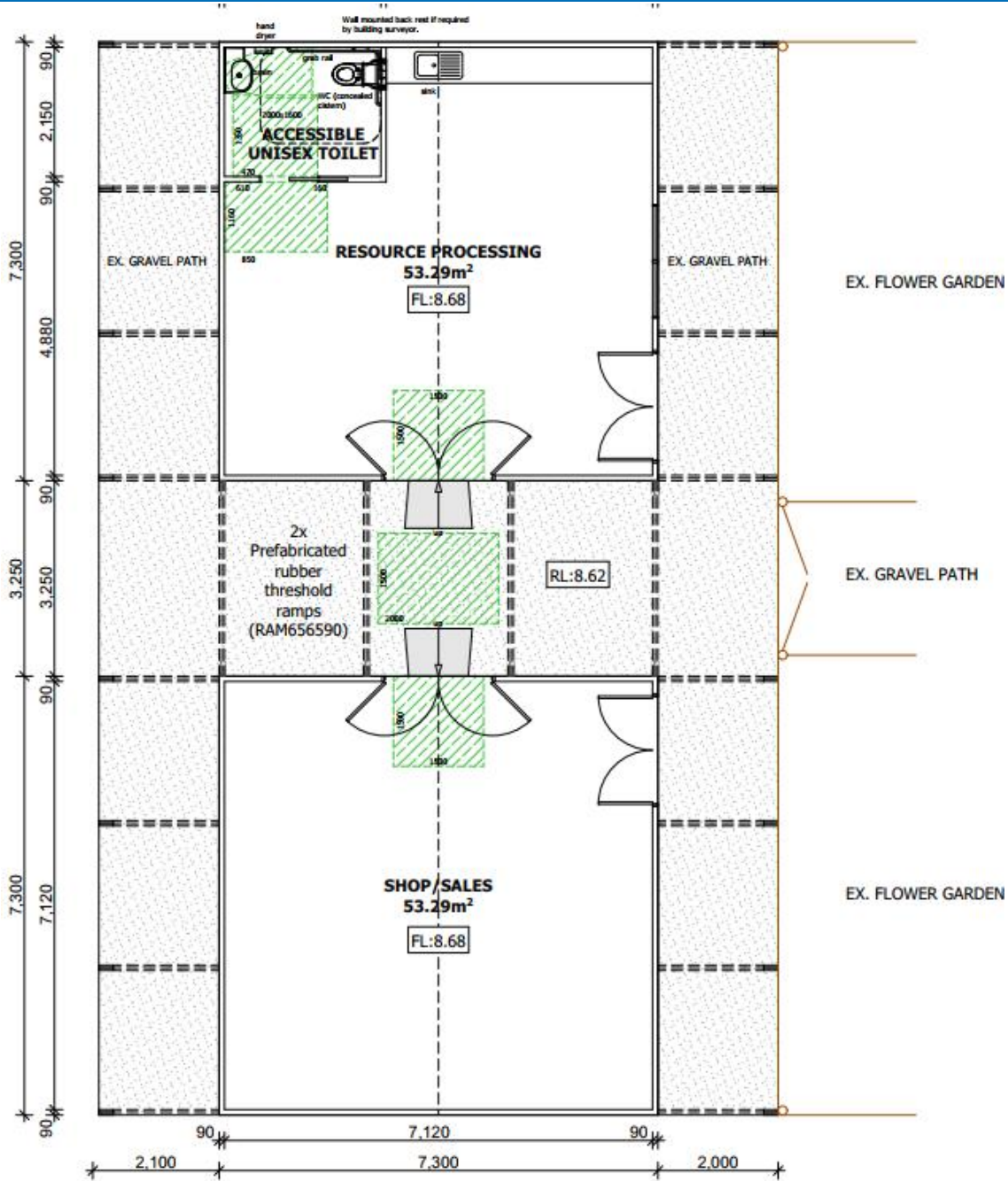


Figure 5: Floor Plans



Figure 6: The supporting structure 2.8m high.



Figure 7: The sign 600mm x 500mm.

## 4. SITE ANALYSIS

### ZONING

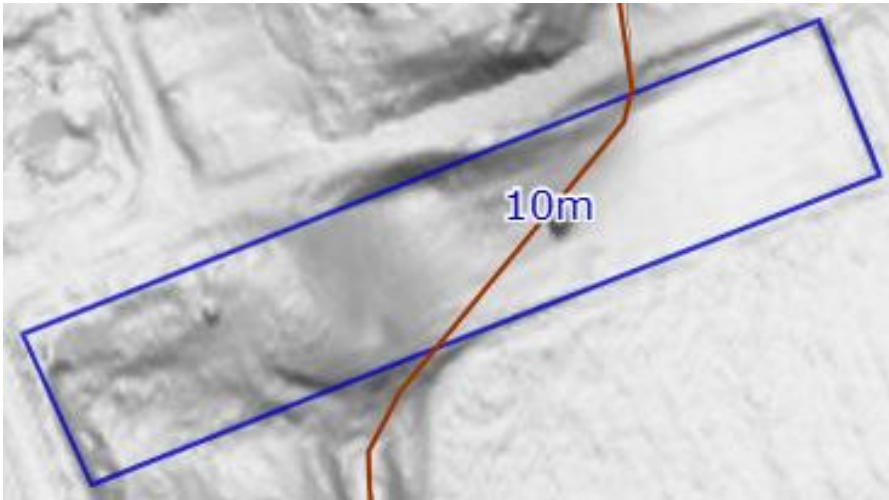
The property has two zones: General Residential in the western end and Rural in the eastern end. The proposed change of use is located in the area zoned Rural.

### SURROUNDING ZONES AND PATTERN OF USE AND DEVELOPMENT

- Land to the north is zoned Open Space. Several lots in this zone are owned either by the Crown or Clarence City Council. These support the Richmond Gaol Historic Site and parking and picnic areas adjacent to the Coal River. One lot to the north is zoned General Residential and supports a single dwelling.
- Land to the east, between the subject site and the river is zoned Rural and is part of the Rural-zoned lot to the south.
- Land to the south at the eastern end is zoned Rural and supports a single dwelling in pastureland. South at the western end is zoned General Residential and supports a single dwelling with outbuildings.
- West is zoned General Residential and supports single dwellings.

## TOPOGRAPHY

The western end of the land slopes to the river to the east to the 10m contour, where it then flattens out in the area of the subject outbuildings.



## TASMANIAN HERITAGE REGISTER

'The Dispensary' and the entire site are permanently registered on the Tasmanian Heritage Register.



Feature	
Tasmanian Heritage Register - Unique ID Number	1107
Tasmanian Heritage Register - Site Name	Dispensary
Title Reference	25811/1
Registration Status	Permanently Registered
Boundary Reference	Title Reference
Boundary Confidence	Confirmed
Address	11 EDWARD ST, RICHMOND, 7025
Municipality	Clarence City Council
Heritage Search Portal - Place Details	<a href="#">View Place Details</a>
Heritage Search Portal Home page	<a href="#">View Portal</a>

Figure 6: LIST Tasmanian Heritage Register layer.

## LAND OVERLAYS AND HAZARD LAYERS

The entire site is subject to the local heritage precinct and airport obstacle limitation area code overlays. A small portion at the eastern boundary is subject to the flood prone areas code overlay. A portion in the centre of the lot is subject to H1 flooding per the 1.0 Percent AEP Hazard Overland Flooding (Climate Change) layer.

Further details are discussed in the Codes section seen below.

## 5. ASSESSMENT AGAINST THE PLANNING SCHEME PROVISIONS

The planning instrument is the Tasmanian Planning Scheme and the Clarence Local Provisions Schedule. The subject land is zoned General Residential in the western portion and Rural in the eastern portion. The proposal affects only the portion of land zoned Rural.

The applicable codes are: Parking and Sustainable Transport, Road and Railway Assets, Local Historical Heritage, Flood Prone Areas, and Safeguarding of Airports.

General Provision 7.4 Change of Use of a Place listed on the Tasmanian Heritage Register or a Local Heritage Place is relevant.

The relevant sections of the Planning Scheme are listed below for discussion. The provision identifier is provided and it is stated whether the proposal meets the Acceptable Solutions or the Performance Criteria for each relevant standard.

The clauses that are not applicable to the proposal have not been discussed.

### 6.0 & 7.0 Administration and General Provisions

#### 6.2 Categorising the Use or Development

The existing uses are residential (single dwelling) and resource development (dahlia growing). The outbuildings are currently associated with the single dwelling.

The change of use of the two outbuildings is categorised under Table 6.2 *Use Classes* as **Resource Processing** and **General Retail and Hire (associated with Resource Development and Resource Processing)**.

#### 7.4 Change of Use of a Place listed on the Tasmanian Heritage Register or a Local Heritage Place

This General Provision is not relevant to the proposal because the provision relates to an application for a change of use that would otherwise be Prohibited. The proposed uses are Permitted in the Rural zone.

### 20.0 Rural Zone

#### 20.1 Zone Purpose

- 20.1.1 *To provide for a range of use or development in a rural location:*
- (a) *where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics;*
  - (b) *that requires a rural location for operational reasons;*
  - (c) *is compatible with agricultural use if occurring on agricultural land;*
  - (d) *minimises adverse impacts on surrounding uses.*
- 20.1.2 *To minimise conversion of agricultural land for non-agricultural use.*

- 20.1.3 *To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.*

## 20.2 Use Table

**Resource Processing** and **General Retail and Hire (associated with Resource Development and Resource Processing)** are classified as a Permitted Use Classes in Table 20.2.

## 20.3 Use Standards

20.3.1 **Discretionary use** - Not applicable - the uses are Permitted

## 20.4 Development Standards for Buildings and Works

20.4.1 **Building height** - Not applicable to this application

20.4.2 **Setbacks** - Not applicable to this application

20.4.3 **Access for new dwellings** - Not applicable to this application

20.5 **Development Standards for Subdivision** - Not applicable to this application

## CLA-C6.2.1 Richmond Township Precinct

Description, Statement of Local Significance, Historic Heritage Values and Design Criteria / Conservation Policy

*The Richmond Township Precinct is of historic cultural heritage significance because:*

- (a) it is one of the best surviving examples of an Australian colonial township from the early period of colonisation;*
- (b) it demonstrates the theme of the penal system, through the use of sandstone and the various buildings associated with convicts;*
- (c) it comprises of a concentration of highly intact historic buildings of Colonial Georgian style.*

*Design Criteria/Conservation Policy:*

- (a) to enhance the historic integrity of groups of buildings and the streetscapes;*
- (b) to retain the distinctive character of Richmond which is derived from its buildings, open spaces, undulating topography, market garden and historic gardens and orchards, and in particular the scale of buildings, low solid fences, walls, style of building, building lines and building materials;*
- (c) to retain important views to town landmarks and the surrounding rural countryside.*

## C1.0 Signs Code

A single, ground base sign is proposed as shown below. It will be 2.8m high with a decorative hanging supporting structure. The sign graphic itself will be 600mm wide by 500mm high. The sign is not illuminated. It will be located 2.5m inside the property boundary, around 125m from The Dispensary building.



Figure 7: Proposed sign

## C1.1 Code Purpose

- C1.1.1 *To provide for appropriate advertising and display of information for business and community activity.*
- C1.1.2 *To provide for well-designed signs that are compatible with the visual amenity of the surrounding area.*
- C1.1.3 *To ensure that signage does not disrupt or compromise safety and efficiency of vehicular or pedestrian movement.*

## C1.5 Use Standards

C1.5.1 There are no Use Standards in this code

## C1.6 Development Standards for Buildings and Works

### C1.6.1 Design and siting of signs

<b>Objective</b>	<p><i>That:</i></p> <p><i>(a) signage is well designed and sited; and</i></p> <p><i>(b) signs do not contribute to visual clutter or cause an unreasonable loss of visual amenity to the surrounding area.</i></p>
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Acceptable Solution	Performance Criteria
<p><b>A1</b></p> <p>A sign must:</p> <p>(a) be located within the applicable zone for the relevant sign type set out in Table C1.6; and</p> <p>(b) meet the sign standards for the relevant sign type set out in Table C1.6,</p> <p>excluding for the following sign types, for which there is no Acceptable Solution:</p> <ul style="list-style-type: none"> <li>(i) roof sign;</li> <li>(ii) sky sign; and</li> <li>(iii) billboard.</li> </ul>	<p><b>P1.1</b></p> <p>A sign must:</p> <p>(a) be located within an applicable zone for the relevant sign type as set out in Table C1.6; and</p> <p>(b) be compatible with the streetscape or landscape, having regard to:</p> <ul style="list-style-type: none"> <li>(i) the size and dimensions of the sign;</li> <li>(ii) the size and scale of the building upon which the sign is proposed;</li> <li>(iii) the amenity of surrounding properties;</li> <li>(iv) the repetition of messages or information;</li> <li>(v) the number and density of signs on the site and on adjacent properties; and</li> <li>(vi) the impact on the safe and efficient movement of vehicles and pedestrians.</li> </ul> <p><b>P1.2</b></p> <p>If a roof sign, sky sign or billboard, the sign must:</p> <p>(a) be located within the applicable zone for the relevant sign type set out in Table C1.6;</p> <p>(b) meet the sign standards for the relevant sign type in Table C1.6; and</p> <p>(c) not contribute to visual clutter or cause unreasonable loss of amenity to the surrounding area, having regard to:</p> <ul style="list-style-type: none"> <li>(i) the size and dimensions of the sign;</li> <li>(ii) the size and scale of the building upon which the sign is proposed;</li> <li>(iii) the amenity of surrounding properties;</li> <li>(iv) the repetition of messages or information;</li> </ul>

	<p>(v) <i>the number and density of signs on the site and on adjacent properties; and</i></p> <p>(vi) <i>the impact on the safe and efficient movement of vehicles and pedestrians.</i></p>
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**Response**

As the top of the sign structure is 2.8m high, P1 is addressed here. P1.2 is not relevant to the proposal.

**P1.1 is considered satisfied.**

The proposal includes a ground base sign, which is permissible in the Rural zone.

The key test for a permissible sign is that it *be compatible with the streetscape or landscape.*

It is considered this is the case. The sign is small in scale. In terms of the acceptable solution, it will be on a supportive structure will project above the sign face, but this is a design element and a feature of the sign and is considered compatible with the landscape.

In considering this, regard has been had to:

- (i) Sign size and dimensions: the sign is relatively small and supported by a single post with a decorative hanging bracket.
- (ii) The building: the sign will not be affixed to a building.
- (iii) The amenity of surrounding properties: the sign will be visible from the residential property opposite (39 Bathurst Street). Given the size and style of the sign and the fact that it is located 2.5m in from the frontage, and will be seen 'side on', it is not considered to impact the amenity of that property. Other surrounding properties include the Coal River picnic ground carpark, and the Richmond Gaol. The sign will be after the Richmond Gaol and therefore not visible to visitors to that attraction. The sign will be visible after exiting the Coal River picnic ground carpark for a short distance. Given the size, scale and type of sign it is not considered to impact on the amenity of those users.
- (iv) Repetition of message: there will be one sign only.
- (v) Number and density of signs on adjacent properties: Nil
- (vi) Impact on the safe and efficient movement of vehicles and pedestrians: The road is used frequently by visitors to the Coal River picnic ground carpark. However, the sign is small and set back from the frontage. It is not considered that it will impact on the safe and efficient movement of vehicles and pedestrians.



Figure 8: the streetscape driving east along Bathurst Street. The sign will be hidden behind the vegetation on the right.

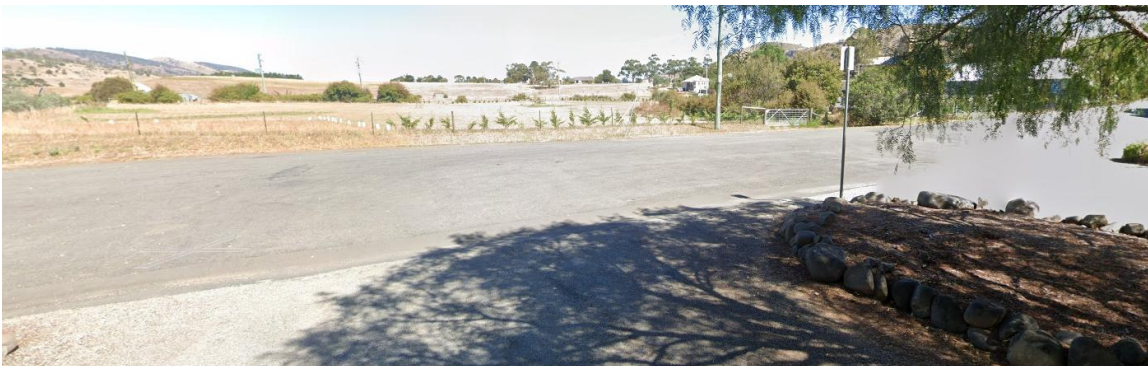


Figure 9: the sign is unlikely to be visible from the Coal River carpark.



Figure 10: The sign will be visible from this vantage point after having exited the Coal River carpark.

<p><b>A2</b></p> <p><i>A sign must be not less than 2m from the boundary of any lot in the General Residential Zone, Inner Residential Zone, Low-Density Residential Zone, Rural Living Zone or Landscape Conservation Zone.</i></p>	<p><b>P2</b></p> <p><i>A sign must not cause an unreasonable loss of amenity to adjoining residential properties, having regard to:</i></p> <ul style="list-style-type: none"> <li><i>(a) the topography of the site and the surrounding area;</i></li> <li><i>(b) the relative location of buildings, habitable rooms of dwellings and private open space;</i></li> <li><i>(c) any overshadowing; and</i></li> <li><i>(d) the nature and type of the sign.</i></li> </ul>
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**Response**

**Not applicable as the zone is Rural.** Nonetheless, the sign will be 2.5m from the boundary of the lot.

<p><b>A3</b></p> <p><i>The number of signs for each business or tenancy on a road frontage of a building must be no more than:</i></p> <ul style="list-style-type: none"> <li><i>(a) 1 of each sign type, unless otherwise stated in Table C1.6;</i></li> <li><i>(b) 1 window sign for each window;</i></li> <li><i>(c) 3 if the street frontage is less than 20m in length; and</i></li> <li><i>(d) 6 if the street frontage is 20m or more,</i></li> <li><i>(e) excluding the following sign types, for which there is no limit:</i> <ul style="list-style-type: none"> <li><i>(i) name plate; and</i></li> <li><i>(ii) temporary sign.</i></li> </ul> </li> </ul>	<p><b>P3</b></p> <p><i>The number of signs for each business or tenancy on a street frontage must:</i></p> <ul style="list-style-type: none"> <li><i>(a) not unreasonably increase in the existing level of visual clutter in the streetscape, and where possible, reduce any existing visual clutter in the streetscape by replacing existing signs with fewer, more effective signs; and</i></li> <li><i>(b) not involve the repetition of messages or information.</i></li> </ul>
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**Response**

**A1 is met:** only one sign proposed.

**C1.6.2 Illuminated signs** - Not applicable to this application

**C1.6.3 Third party sign** - Not applicable to this application

### **C1.6.4 Signs on local heritage places and in local heritage precincts and local historic landscape precincts**

<p><b>Objective</b></p>	<p><i>That the size, design and siting of signs is compatible with and does not have an unacceptable impact on the local historic heritage significance of a local heritage place, a local heritage precinct or a local historic landscape precinct as listed in the Local Historic Heritage Code.</i></p>
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Acceptable Solution	Performance Criteria
<p><b>A1</b></p> <p><i>A sign located on a site that is a local heritage place, in a local heritage precinct or local historic landscape precinct listed under the Local Historic Heritage Code, must:</i></p> <ul style="list-style-type: none"> <li><i>(a) be not more than 0.2m<sup>2</sup>;</i></li> <li><i>(b) not be an illuminated sign; and</i></li> <li><i>(c) there must be not more than 1 sign per site.</i></li> </ul>	<p><b>P1</b></p> <p><i>A sign located on a site that is a local heritage place, in a local heritage precinct or local historic landscape precinct listed under the Local Historic Heritage Code must be located in a manner that does not have an unacceptable impact on the local heritage significance of the place or precinct, having regard to:</i></p> <ul style="list-style-type: none"> <li><i>(a) placement to allow the architectural details of the building to remain prominent;</i></li> <li><i>(b) the size and design not substantially diminishing the local historic heritage significance of the place or precinct;</i></li> <li><i>(c) where relevant, placement in a location on the building that would traditionally have been used as an advertising area;</i></li> <li><i>(d) any domination or obscuring of any historic signs forming an integral part of a building's architectural detailing or local historic heritage significance;</i></li> <li><i>(e) using fixtures that do not and are not likely to damage building fabric;</i></li> <li><i>(f) not projecting above a parapet or roof line if such a projection impacts on the local historic heritage significance of the building; and</i></li> <li><i>(g) not using internal illumination in a sign on a local heritage place unless it is demonstrated that such illumination will not detract from the local historic heritage significance of the place or precinct.</i></li> </ul>
<p><b>Response</b></p> <p>As the sign is more than 0.2m<sup>2</sup> in size, P1 is addressed here.</p> <p><b>P1 is considered satisfied:</b></p> <p>The key test is that the sign <i>must be located so as to not have an unacceptable impact on the local historic heritage significance of the precinct.</i></p> <p>It is considered the sign will not have an unacceptable impact on the precinct. It will be located at the far end of the lot and around 2.5m inside the lot boundary. It is not close to the heritage building, and is of a relatively small size. In considering this, regard has been had to:</p>	

- (a) Proximity to the heritage building: the sign is around 125m from The Dispensary and on a different road frontage.
- (b) Size and shape of the sign: the sign is relatively small being 600 x 500mm in size. The sign graphics are undeniably contemporary, but are juxtaposed with the sign type with its ornate hanging structure.
- (c) Placement in a location on the building that would traditionally have been used as an advertising area: not applicable – the sign is not placed on the building.
- (d) Any domination or obscuring of historic signs: there are no historic signs in the location.
- (e) Using fixtures that are not likely to damage building fabric: the sign is not attached to the building.
- (f) Not projecting above a parapet or roof line: satisfied.
- (g) Not using illumination: no illumination proposed.

## C2.0 Parking and Sustainable Transport Code

### C2.1 Code Purpose

- C2.1.1 *To ensure that an appropriate level of parking facilities is provided to service use and development.*
- C2.1.2 *To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.*
- C2.1.3 *To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.*
- C2.1.4 *To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.*
- C2.1.5 *To ensure that parking spaces and accesses meet appropriate standards.*
- C2.1.6 *To provide for parking precincts and pedestrian priority streets.*

### C2.5 Use Standards

#### C2.5.1 Car parking numbers

<b>Objective</b>	<i>That an appropriate level of car parking spaces is provided to meet the needs of the use.</i>	
<b>Acceptable Solution</b>	<b>Performance Criteria</b>	
A1	P1.1	
<i>The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:</i>	<i>The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:</i>	
<i>(a) the site is subject to a parking plan for the area adopted by council, in which case</i>		

<p><i>parking provision (spaces or cash-in-lieu) must be in accordance with that plan;</i></p> <p><i>(b) the site is contained within a parking precinct plan and subject to Clause C2.7;</i></p> <p><i>(c) the site is subject to Clause C2.5.5; or</i></p> <p><i>(d) it relates to an intensification of an existing use or development or a change of use where:</i></p> <p style="padding-left: 20px;"><i>(i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or</i></p> <p style="padding-left: 20px;"><i>(ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:</i></p> <p><math>N = A + (C - B)</math></p> <p><i>N = Number of on-site car parking spaces required</i></p> <p><i>A = Number of existing on-site car parking spaces</i></p> <p><i>B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1</i></p> <p><i>C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.</i></p>	<p><i>(a) the availability of off-street public car parking spaces within reasonable walking distance of the site;</i></p> <p><i>(b) the ability of multiple users to share spaces because of:</i></p> <p style="padding-left: 20px;"><i>(i) variations in car parking demand over time; or</i></p> <p style="padding-left: 20px;"><i>(ii) efficiencies gained by consolidation of car parking spaces;</i></p> <p><i>(c) the availability and frequency of public transport within reasonable walking distance of the site;</i></p> <p><i>(d) the availability and frequency of other transport alternatives;</i></p> <p><i>(e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;</i></p> <p><i>(f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;</i></p> <p><i>(g) the effect on streetscape; and</i></p> <p><i>(h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development,</i></p> <p><i>or</i></p> <p><b>P1.2</b></p> <p><i>The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:</i></p> <p style="padding-left: 20px;"><i>(a) the nature and intensity of the use and car parking required;</i></p> <p style="padding-left: 20px;"><i>(b) the size of the dwelling and the number of bedrooms; and</i></p> <p style="padding-left: 20px;"><i>(c) the pattern of parking in the surrounding area.</i></p>
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<p><b>Response</b></p> <p><b>A1 is met.</b></p> <p>Table C2.1 provides:</p> <ul style="list-style-type: none"> <li>• Resource Processing: 2 spaces per three employees</li> </ul>
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- General Retail and Hire: 1 space per 30m<sup>2</sup> of floor area.

The Resource Processing use will have one employee (the owner). The General Retail and Hire use covers 53.29m<sup>2</sup> in floor area.

Four onsite carparking spaces are proposed. One of these will be accessible.

### C2.5.2 Bicycle parking numbers

<b>Objective</b>	<i>That an appropriate level of bicycle parking spaces is provided to meet the needs of the use.</i>	
<b>Acceptable Solution</b>	<b>Performance Criteria</b>	
<b>A1</b> <i>Bicycle parking spaces must:</i> <i>(a) be provided on the site or within 50m of the site; and</i> <i>(b) be no less than the number specified in Table C2.1.</i>	<b>P1</b> <i>Bicycle parking spaces must be provided to meet the reasonable needs of the use, having regard to:</i> <i>(a) the likely number of users of the site and their opportunities and likely need to travel by bicycle; and</i> <i>(b) the availability and accessibility of existing and any planned parking facilities for bicycles in the surrounding area.</i>	
<b>Response</b> <b>A1 is met.</b> Table C2.1 provides: <ul style="list-style-type: none"> <li>• Resource Processing: 2 spaces per five employees</li> <li>• General Retail and Hire: 1 space per 100m<sup>2</sup> of floor area.</li> </ul> Two bicycle parking spaces are proposed.		

C2.5.3 Motorcycle parking numbers - Not applicable to this application

C2.5.4 Loading Bays - Not applicable to this application

C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone - Not applicable to this application

## C2.6 Development Standards for Buildings and Works

### C2.6.1 Construction of parking areas

<b>Objective</b>	<i>That parking areas are constructed to an appropriate standard.</i>	
<b>Acceptable Solution</b>	<b>Performance Criteria</b>	
<b>A1</b> <i>All parking, access ways, manoeuvring and circulation spaces must:</i>	<b>P1</b> <i>All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are</i>	

<p>(a) <i>be constructed with a durable all-weather pavement;</i></p> <p>(b) <i>be drained to the public stormwater system, or contain stormwater on the site; and</i></p> <p>(c) <i>excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.</i></p>	<p><i>useable in all weather conditions, having regard to:</i></p> <p>(a) <i>the nature of the use;</i></p> <p>(b) <i>the topography of the land;</i></p> <p>(c) <i>the drainage system available;</i></p> <p>(d) <i>the likelihood of transporting sediment or debris from the site onto a road or public place;</i></p> <p>(e) <i>the likelihood of generating dust; and</i></p> <p>(f) <i>the nature of the proposed surfacing.</i></p>
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**Response**

**It is considered that A1 is met.**

- (a) The parking and manoeuvring areas will be of all-weather construction and surfaced with compacted gravel.
- (b) Stormwater will be retained on site via a swale drain.
- (c) Not applicable to the Rural zone.

**In the alternative, it is considered P1 is satisfied.**

The crossover will be sealed in accordance with the relevant Tasmanian Standard Drawings. The internal driveway, manoeuvring area and parking spaces will be constructed with a durable all-weather pavement and surfaced with compacted gravel. They will be useable in all weather conditions.

- (a) The nature of the uses: Resource Processing use will only have one employee, who is the owner. This person will either live on site or travel to site most likely once a day. It is not anticipated that the General Retail and Hire use will generate a large amount of traffic given its size.
- (b) Topography: the land is quite flat but slopes gently to the east.
- (c) The drainage system available: a swale drain is proposed to run along the eastern edge of the carparking area to manage any runoff.
- (d) Likelihood of transporting sediment onto the road: due to the sealing of the crossover and a short way into the lot, any sediment and debris will fall off the vehicles before they enter the road proper.
- (e) Likelihood of generating dust: Given the low number of parking spaces (four if in maximum use), and the all-weather construction, it is unlikely that large amounts of dust will be produced.
- (f) Nature of the proposed surfacing: compacted gravel will not generate large amounts of dust.

## C2.6.2 Design and layout of parking areas

<b>Objective</b>	<i>That parking areas are designed and laid out to provide convenient, safe and efficient parking.</i>	
<b>Acceptable Solution</b>	<b>Performance Criteria</b>	
<p><b>A1.1</b></p> <p><i>Parking, access ways, manoeuvring and circulation spaces must either:</i></p> <p><i>(a) comply with the following:</i></p> <ul style="list-style-type: none"> <li><i>(i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6;</i></li> <li><i>(ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;</i></li> <li><i>(iii) have an access width not less than the requirements in Table C2.2;</i></li> <li><i>(iv) have car parking space dimensions which satisfy the requirements in Table C2.3;</i></li> <li><i>(v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;</i></li> <li><i>(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and</i></li> <li><i>(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or</i></li> </ul> <p><i>(b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6.</i></p> <p><b>A1.2</b></p> <p><i>Parking spaces provided for use by persons with a disability must satisfy the following:</i></p> <ul style="list-style-type: none"> <li><i>(a) be located as close as practicable to the main entry point to the building;</i></li> <li><i>(b) be incorporated into the overall car park design; and</i></li> <li><i>(c) be designed and constructed in accordance with Australian/New Zealand</i></li> </ul>	<p><b>P1</b></p> <p><i>All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to:</i></p> <ul style="list-style-type: none"> <li><i>(a) the characteristics of the site;</i></li> <li><i>(b) the proposed slope, dimensions and layout;</i></li> <li><i>(c) useability in all weather conditions;</i></li> <li><i>(d) vehicle and pedestrian traffic safety;</i></li> <li><i>(e) the nature and use of the development;</i></li> <li><i>(f) the expected number and type of vehicles;</i></li> <li><i>(g) the likely use of the parking areas by persons with a disability;</i></li> <li><i>(h) the nature of traffic in the surrounding area;</i></li> </ul>	

<p><i>Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities.</i></p> <p>(d) <i>the proposed means of parking delineation; and</i></p> <p>(e) <i>the provisions of Australian Standard AS 2890.1:2004 Parking facilities, Part 1: Off-street car parking and AS 2890.2 -2002 Parking facilities, Part 2: Off-street commercial vehicle facilities.</i></p>	
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**Response**

**A1.1(a) and A1.2 are met.**

A1.1(a)

- (i) The driveway gradient is less than 1 in 4.
- (ii) Vehicles can enter and exit in a forward direction.
- (iii) Access width is 3.6m. Table C2.2 requires no less than 3m.
- (iv) Carparking dimensions are 5.4 x 2.6, as required by Table C2.3
- (v) Combined access and manoeuvring exceed the requirements of Table C2.3.
- (vi) There are no impediments to vertical clearance.
- (vii) Wheel stops will be provided to delineate the parking spaces.

A1.2:

- (a) One accessible parking space is provided, as close as practicable to the entry.
- (b) It is incorporated into the overall design.
- (c) Is designed in accordance with AS/NZS 2890.6:2009. It is the same size as the other parking spaces (2.6 x 5.4) and is adjacent to a space that is the same size. Due to the provision of fewer than five parking spaces, it does not need to be specifically marked.

**C2.6.3 Number of accesses for vehicles**

<p><b>Objective</b></p>	<p><i>That:</i></p> <p>(a) <i>access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;</i></p> <p>(b) <i>accesses do not cause an unreasonable loss of amenity of adjoining uses; and</i></p> <p>(c) <i>the number of accesses minimise impacts on the streetscape.</i></p>
<p><b>Acceptable Solution</b></p>	<p><b>Performance Criteria</b></p>
<p><b>A1</b></p> <p><i>The number of accesses provided for each frontage must:</i></p>	<p><b>P1</b></p> <p><i>The number of accesses for each frontage must be minimised, having regard to:</i></p>

<p>(a) <i>be no more than 1; or</i>          (b) <i>no more than the existing number of accesses,</i>  <i>whichever is the greater.</i></p>	<p>(a) <i>any loss of on-street parking; and</i>          (b) <i>pedestrian safety and amenity;</i>          (c) <i>traffic safety;</i>          (d) <i>residential amenity on adjoining land; and</i>          (e) <i>the impact on the streetscape.</i></p>
<p><b>Response</b>  <b>A1 is met.</b>          No additional access is proposed.</p>	
<p><b>A2</b>  <i>Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.</i></p>	<p><b>P2</b>  <i>Within the Central Business Zone or in a pedestrian priority street, any new accesses must:</i>          (a) <i>not have an adverse impact on:</i>              (i) <i>pedestrian safety and amenity; or</i>              (ii) <i>traffic safety; and</i>          (b) <i>be compatible with the streetscape.</i></p>
<p><b>Response</b>          Not applicable.</p>	

C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone - Not applicable to this application

C2.6.5 Pedestrian access - Not applicable to this application

C2.6.6 Loading bays - Not applicable to this application

C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone - Not applicable to this application

C2.6.8 Siting of parking and turning areas - Not applicable to this application

C2.7 Parking Precinct Plan - Not applicable to this application

## C3.0 Road and Railway Assets Code

### C3.1 Code Purpose

- C3.1.1 *To protect the safety and efficiency of the road and railway networks; and*
- C3.1.2 *To reduce conflicts between sensitive uses and major roads and the rail network.*

### C3.5 Use Standards

#### C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

<b>Objective</b>	<i>To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.</i>
<b>Acceptable Solution</b>	<b>Performance Criteria</b>
<p><b>A1.1</b></p> <p><i>For a category 1 road or a limited access road, vehicular traffic to and from the site will not require:</i></p> <p>(a) <i>a new junction;</i></p> <p>(b) <i>a new vehicle crossing; or</i></p> <p>(c) <i>a new level crossing; or</i></p> <p><b>A1.2</b></p> <p><i>For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority; or</i></p> <p><b>A1.3</b></p> <p><i>For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority; and</i></p> <p><b>A1.4</b></p> <p><i>Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:</i></p> <p>(a) <i>the amounts in Table C3.1; or</i></p> <p>(b) <i>allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road;</i></p> <p><b>A1.5</b></p>	<p><b>P1</b></p> <p><i>Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:</i></p> <p>(a) <i>any increase in traffic caused by the use;</i></p> <p>(b) <i>the nature of the traffic generated by the use;</i></p> <p>(c) <i>the nature of the road;</i></p> <p>(d) <i>the speed limit and traffic flow of the road;</i></p> <p>(e) <i>any alternative access to a road;</i></p> <p>(f) <i>the need for the use;</i></p> <p>(g) <i>any traffic impact assessment; and</i></p> <p>(h) <i>any advice received from the rail or road authority.</i></p>

Vehicular traffic must be able to enter and leave a major road in a forward direction.

### Response

A1.1, A1.2, A1.3 and A1.5 are not application to this application.

#### A1.4 is met:

The relevant section of Table C3.1 provides for an increase of 20% or 40 vehicle movements per day, whichever is the greater.

The existing access has approval for residential (single dwelling) use, which provides for on average 7.4 vehicle movements per day. The two proposed new uses are very small in size and will not exceed an additional 40 vehicle movements per day.

## C3.6 Development Standards for Buildings or Works

C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area - Not applicable to this application

C3.7 Development Standards for Subdivision - Not applicable to this application

## C6.0 Local Historic Heritage Code

The subject site is on the edge the Richmond Township Precinct.

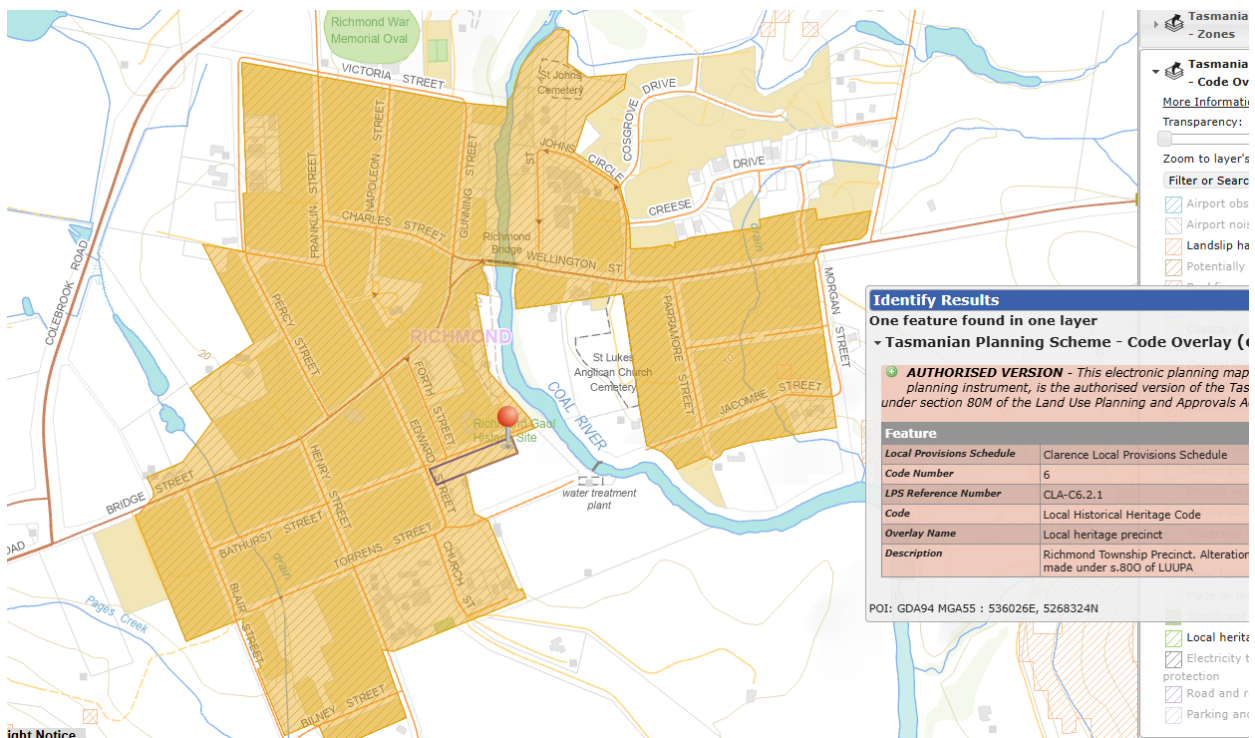


Figure 11: the subject site (pinned) within the Local heritage precinct (highlighted)

## C6.1 Code Purpose

C6.1.1 To recognise and protect:

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

(b) significant trees.

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

## C6.5 Use Standards

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

C6.6 Development Standards for Local Heritage Places - Not applicable to this application

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

C6.7.1 Demolition within a local heritage precinct - Not applicable to this application

C6.7.2 Demolition within a local historic landscape precinct - Not applicable to this application

### C6.7.3 Buildings and works, excluding demolition

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

	<p><i>precinct, as identified in the relevant Local Provisions Schedule;</i></p> <p><i>(b) the character and appearance of the surrounding area;</i></p> <p><i>(c) the height and bulk of other buildings in the surrounding area; and</i></p> <p><i>(d) the setbacks of other buildings in the surrounding area.</i></p> <p><b>P1.3</b></p> <p><i>Within a local historic landscape precinct, design and siting of buildings and works, excluding demolition, must be compatible with the local historic landscape precinct, having regard to:</i></p> <p><i>(a) the landscape values identified in the statement of local historic heritage significance for the local historic landscape precinct, as identified in the relevant Local Provisions Schedule; and</i></p> <p><i>(b) any relevant design criteria or conservation policies for the local historic landscape precinct, as identified in the relevant Local Provisions Schedule.</i></p>
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### Response

As the new driveway and parking works, and the sign will be visible from the road, P1 is addressed here. P1.2 and P1.3 do not apply to the proposal.

#### **P1.1 is considered satisfied.**

The key test is that the development *must be compatible with the local heritage precinct.*

The sign is proposed right on the far edge of the Richmond local heritage precinct. The neighbouring land to the east and south is not within the precinct.

It is considered the sign is compatible with the precinct. It is quirky and removeable. It is supported by a heritage style hanging structure. It is 2.5m within the property boundary. It is only visible for a short distance along the road when travelling east, which ends at the river only around 55m further along. It is visible only for a short distance when exiting the parking and picnic area opposite and alongside the Coal River.

- (a) In considering this, regard has been had to the township values as outlined in CLA-C6.2.1, which are: The Richmond Township Precinct is one of the best surviving examples of an Australian colonial township from the early period of colonisation. It demonstrates the theme of the penal system, through the use of sandstone and the various buildings associated with convicts. It has a concentration of highly intact Colonial Georgian style buildings.

The design criteria are (i) to enhance the historic integrity of groups of buildings and the streetscapes, (ii) to retain the distinctive character of Richmond, which is derived from its buildings, open spaces, undulating topography, market garden and historic gardens and orchards, and the scale of buildings, low solid fences, walls, style of

building, building lines and building materials, and (iii) to retain important views to town landmarks and the surrounding rural countryside.

It is noted there will be no impact on an historic building, or group of buildings. The streetscape is impacted for a very short distance; a maximum of 55m between the sign and the end of the road at the river. The sign will only be visible to visitors to the carpark and the picnic area on the western side of the end of the road, and then only for a brief period of some metres.

It is considered the distinctive nature of Richmond will in fact be enhanced by the sign. It is a 'tongue-in-cheek' and 'fun' sign to a market garden on an historic site.

It will not impede any views to town landmarks or the surrounding rural countryside.

**A2**

*Within a local heritage precinct, new front fences and gates must be designed and constructed to match the existing original fences on the site.*

**P2**

*Within a local heritage precinct, new front fences and gates must be compatible with the local heritage precinct, having regard to:*

- (a) the streetscape or townscape values identified in the local historic heritage significance of the local heritage precinct, as identified in the relevant Local Provisions Schedule;*
- (b) height, form, style and materials of the proposed fence; and*
- (c) the style, characteristics and setbacks of fences and gates in the surrounding area.*

**Response**

**Not applicable** – fencing not proposed.

**C6.8 Development Standards for Places or Precincts of Archaeological Potential** - Not applicable

**C6.9 Significant Trees** - Not applicable to this application

**C6.10 Development Standards for Subdivision** - Not applicable to this application

## C12.0 Flood Prone Areas Hazard Code

### C12.2 Application of this Code

Whilst the site has a small flood prone hazard area on the eastern boundary, and an area in the centre of the site is subject to 1.0 Percent AEP Hazard Overland Flooding with Climate Change (both shown on the site plan), because no buildings or works are proposed in these areas the code does not apply to this application.

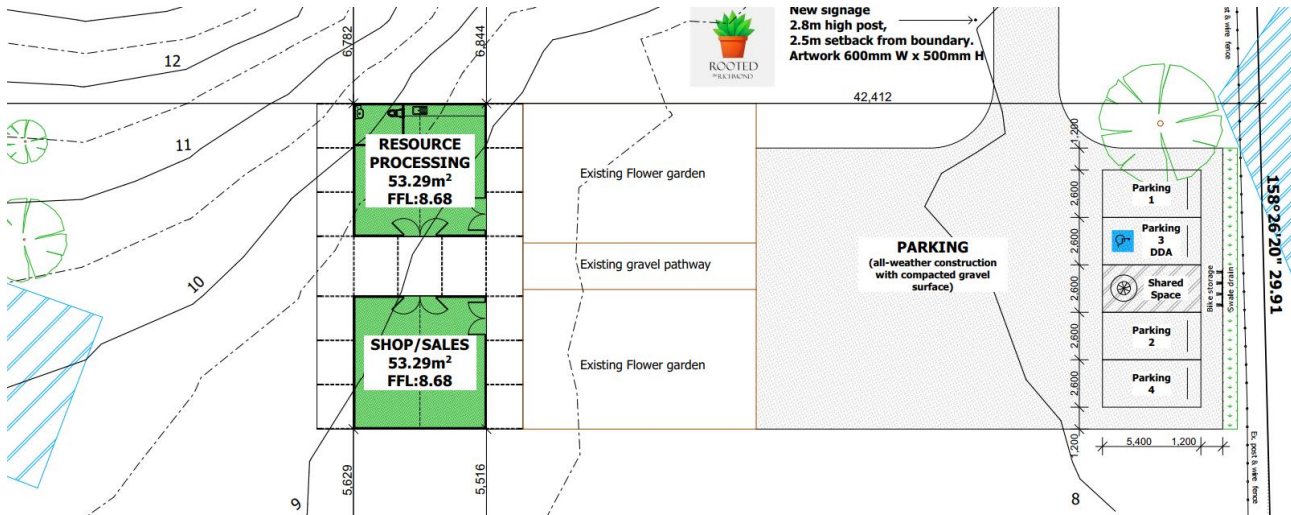


Figure 12: Site Plan excerpt - Flood Prone Hazard Area code overlay (blue diagonal stripes) in the east, and 1.0 Percent AEP Hazard Overland Flooding with Climate Change (blue diagonal stripes) in the west.

## C16.0 Safeguarding of Airports Code

### C16.4 Use or Development Exempt from this Code

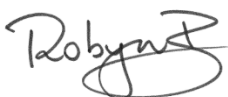
The proposed works constitute ground works only (driveway, parking area and swale drain). As such they are exempt from assessment against this code per C16.4.1.

## 6. CONCLUSION

This supporting report and attached documentation demonstrate that the proposal meets all the requirements of the planning scheme.

Where the proposal does not comply with an Acceptable Solution it has been demonstrated that the Performance Criterion is satisfied.

With the above in mind, a planning permit for a change of use to Resource Processing and General Retail and Hire plus signage at 11 Edward Street, Richmond is respectfully sought from the Planning Authority.



Robyn Bevilacqua

Senior Planner, PDA Surveyors, Engineers and Planners

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