

Site

134 Fairy Glen Rd, Collinsvale, TAS 7012

Zoning – Rural

Use – Renovation to existing dwelling's for Residential Use

Applicable overlays

C 6.0 Local heritage place

C 7.0 Natural Assets Code (Waterway and coastal protection area)

C 8.0 Scenic protection area (Glenorchy hinterland)

C 13.0 Bushfire prone areas

Description of works

This Development Application seeks approval for the restoration and internal fitout of three existing heritage-listed picker's huts at 134 Fairy Glen Road, Collinsvale.

The huts were historically used for residential purposes associated with berry picking activities, and the proposed works are limited to restoring and enabling their continued use. No new buildings are proposed, and all works relate to existing structures.

The site contains an existing dwelling, outbuildings and three picker's huts located on sloping land adjacent to Myrtle Forest Creek. The site is already serviced by existing access tracks, bridge crossing and hardstand areas, which will continue to be utilised without modification. The huts retain their existing footprints, with only minor additions in the form of small access decks to two of the buildings.

Internally, all huts will be refurbished to improve amenity while retaining heritage character. Works include installation of insulation, internal linings, and services, along with minor internal configuration. Existing floorboards will be carefully lifted where required, with a structural substrate installed over the existing joists, and original boards reinstated. Wet areas within the two huts used as secondary residences, will incorporate compressed fibre cement sheeting, waterproofing systems and tiled finishes.

Internal walls and ceilings will be lined with timber milled from trees on the property, reflecting the original character of the huts and providing an environmentally sustainable outcome. Bathrooms will utilise cement sheet linings suitable for wet areas. Existing structural elements and visible heritage fabric will be retained wherever practicable.

Ventilation to bathrooms and kitchens will be provided via discreet wall-mounted vents, avoiding roof penetrations where possible to minimise visual impact. Electrical and plumbing services will be installed with minimal disturbance to the existing structures.

Existing deteriorated roofing will be replaced with galvanised iron sheeting consistent with the original material. Sarking will be installed beneath the roofing along with insulation above new ceiling linings.

Two huts will include small, lightweight and reversible decks to provide safe access. These decks will be supported off a steel substructure. A small landing deck is proposed for the third hut, which will be fitted out for use as a non-habitable heritage interpretation space.

No gutters or downpipes are proposed, and there will be no change to existing stormwater discharge patterns. The development does not introduce any additional stormwater infrastructure.

An upgraded onsite wastewater treatment system is proposed, comprising a septic tank, pump well and disposal mound. The mound will have an approximate height of 1.2–1.3 metres with side slopes of approximately 1:3 and will be stabilised with grass and/or native planting. Any retaining walls will be constructed from standard grey concrete block and softened through planting. The system is located away from the huts and does not impact heritage fabric.

Overall, the proposal represents a sensitive restoration of the existing huts, retaining their form, scale and materiality while enabling their continued use and long-term conservation.

DA Report

Table 1 - 20.3 Use Standards

20.0 Rural Zone		Applicants Assessment
20.3.1 Discretionary Use		The proposed works are for renovations to existing dwelling's. Therefore the Use Class is Permitted under Table 20.2, however due to Code 6 the application will be referred to <i>and assessed by the Tasmanian Heritage Council.</i>
20.4 Development Standards for Buildings and Works		
20.4.1 Building Height	To provide for a building height that: (a) is necessary for the operation of the use; and (b) minimises adverse impacts on adjoining properties.	
Acceptable Solutions	Performance Criteria	Applicants Assessment
A1 Building Height must not be more than 12m.	P1 Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to: (a) the proposed height of the building; (b) the bulk and form of the building; (c) the separation from existing uses on adjoining properties; and (d) any buffers created by natural or other features	<i>Response: All buildings are existing with a maximum building height of 4.39m and therefore complies with A1</i>
20.4.2 Setback	That the siting of buildings minimises potential conflict with use on adjoining sites	
Acceptable Solutions	Performance Criteria	Applicants Assessment

<p>A1 Buildings must have a setback from all boundaries of:</p> <p>(a) not less than 5m; or</p> <p>(b) if the setback of an existing building is within 5m, not less than the existing building</p>	<p>P1 Buildings must be sited to provide adequate vehicle access and not cause an unreasonable impact on existing use on adjoining properties, having regard to:</p> <p>(a) the bulk and form of the building;</p> <p>(b) the nature of existing use on the adjoining properties;</p> <p>(c) separation from existing use on the adjoining properties; and</p> <p>(d) any buffers created by natural or other features</p>	<p><i>Response: All buildings are existing and setback of proposed decks are greater than 5m from the boundaries and therefore complies with A1.</i></p>
<p>A2 Buildings for a sensitive use must be separated from an Agriculture Zone a distance of: (a) not less than 200m; or</p> <p>(b) if an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.</p>	<p>P2 Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use within the Agriculture Zone, having regard to:</p> <p>(a) the size, shape and topography of the site;</p> <p>(b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties;</p> <p>(c) the location of existing buildings on the site;</p> <p>(d) the existing and potential use of adjoining properties;</p> <p>(e) any proposed attenuation measures; and</p> <p>(f) any buffers created by natural or other features</p>	<p><i>Response: Building is for existing Residential Use and therefore this does not apply.</i></p>
<p>20.4.3 Access for new dwellings</p>		<p><i>Response: The works are for renovations to existing residential</i></p>

		<i>dwelling's with existing access. This section does not apply.</i>
20.5 Development Standards for Subdivision		<i>Response: The works are for renovations to existing residential dwelling's, no subdivision is required. This section does not apply.</i>

Table 2: Code overlays

C 6.0 Local Historic Heritage Code		
C6.2 Application of this code		
C6.2.4	This code does not apply to a registered place entered on the Tasmanian Heritage Register, unless for the lopping, pruning, removal or destruction of a significant tree as defined in this code.	<i>Response: 134 Fairy Glen Road is registered on the Tasmanian Heritage Register. This code does not apply and the proposed works will be referred to and assessed by the Tasmanian Heritage Council.</i>

C 7.0 Natural Assets code		
C 7.6.1 Buildings and works within a waterway and coastal protection area	That buildings and works within a waterway and coastal protection area or future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets .	
Acceptable Solutions	Performance Criteria	Applicants assessment
A1 Buildings and works within a waterway and coastal protection area must:	P1.1 Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets , having regard to:	<i>P1.1 (refer to Wastewater Assessment Collated V2 for responses against the Natural Assets Code for the wastewater system)</i>

<p>a be within a building area on a sealed plan approved under this planning scheme;</p> <p>b in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or</p> <p>c if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date.</p>	<p>a impacts caused by erosion, siltation, sedimentation and runoff;</p> <p>b impacts on riparian or littoral vegetation;</p> <p>c maintaining natural streambank and streambed condition, where it exists;</p> <p>d impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;</p> <p>e the need to avoid significantly impeding natural flow and drainage;</p> <p>f the need to maintain fish passage, where known to exist;</p> <p>g the need to avoid land filling of wetlands;</p> <p>h the need to group new facilities with existing facilities, where reasonably practical;</p> <p>i minimising cut and fill;</p> <p>j building design that responds to the particular size, shape, contours or slope of the land;</p> <p>k minimising impacts on coastal processes, including sand movement and wave action;</p>	<p>a) although the proposed building site is within the overlay it is outside the riparian zone and does not directly impact riparian vegetation, potential indirect impacts on the watercourse must be managed through appropriate development controls over construction works, stormwater discharge and wastewater management</p> <p>b) although the proposed building site is within the overlay it is outside the riparian zone and does not directly impact riparian vegetation</p> <p>c) although the proposed building site is within the overlay it is outside the riparian zone and does not directly impact the streambank or streambed,</p> <p>d) although the proposed building site is within the overlay it is outside the riparian zone and does not directly impact in-stream natural habitat.</p>
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	<p>l minimising the need for future works for the protection of natural assets, infrastructure and property;</p> <p>m the environmental best practice guidelines in the <i>Wetlands and Waterways Works Manual</i>; and</p> <p>n the guidelines in the <i>Tasmanian Coastal Works Manual</i>.</p> <p>P1.2 Buildings and works within the spatial extent of tidal waters must be for a use that relies upon a coastal location to fulfil its purpose, having regard to:</p> <p>a the need to access a specific resource in a coastal location;</p> <p>b the need to operate a marine farming shore facility;</p> <p>c the need to access infrastructure available in a coastal location;</p> <p>d the need to service a marine or coastal related activity;</p> <p>e provision of essential utility or marine infrastructure; or</p> <p>f provisions of open space or for marine-related educational, research, or recreational facilities.</p>	<p>e) the proposed building area is outside the riparian zone and there is no reason to expect the proposal will have any impact on natural flow and drainage</p> <p>f) although the proposed building site is within the overlay it is outside the riparian zone and does not directly impact in-stream habitat, natural flow or any associated fish passage</p> <p>g) not applicable – there is no proposed landfill of wetlands</p> <p>h) No new facilities are being created. The proposal is for renovations and minor decks to the existing structures.</p> <p>i) The building construction will be above grade with minimal cut or fill.</p> <p>j) The building construction will be above grade with minimal cut or fill.</p> <p>k) Not applicable – this is not a coastal location</p>
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		<p>l) potential indirect impacts on the watercourse must be managed through appropriate development controls over construction works, stormwater discharge and wastewater management. Buildings are existing with no new stormwater discharge points proposed. Refer to the Wastewater Assessment Collated V2.</p> <p>m) potential indirect impacts on the watercourse must be managed through appropriate development controls over construction works, stormwater discharge and wastewater management. Buildings are existing with no new stormwater discharge points proposed. Refer to the Wastewater Assessment Collated V2.</p> <p>n) Not applicable – this is not a coastal location</p>
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		P1.2 not applicable – this is not a coastal location
A2 Buildings and works within a future coastal refugia area must be located within a building area on a sealed plan approved under this planning scheme.	P2 – See State Planning Scheme	A2 not applicable – this is not a coastal location
A3 Development within a waterway and coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into a watercourse means a defined channel with a natural or modified bed and banks that carries surface water flows. , wetland or lake.	P3 Development within a waterway and coastal protection area or a future coastal refugia area involving a new stormwater point discharge into a watercourse, wetland or lake must avoid or minimise adverse impacts on natural assets, having regard to: a the need to minimise impacts on water quality; and b the need to mitigate and manage any impacts likely to arise from erosion, sedimentation or runoff.	A3 the buildings are existing and do not propose any new stormwater discharge points.
A4 Dredging or reclamation must not occur within a waterway and coastal protection area or a future coastal refugia area.	P4.1 - Refer to State Planning Scheme	A4 No dredging proposed.
A5 Coastal protection works or watercourse erosion or inundation protection works must not occur within a		A5 No coastal protection or watercourse erosion works proposed.

waterway and coastal protection area or a future coastal refugia area.		
C7.6.2	Clearance within a priority vegetation area	<i>Not applicable – Not within a priority vegetation area</i>
C7.7 Development standards for subdivision		<i>Not applicable – No subdivision proposed</i>

C8.6 Development Standards for Buildings and Works		
C8.6.1 Development within a scenic protection area	That: (a) destruction of vegetation does not cause an unreasonable reduction of the scenic value of a scenic protection area; and (b) buildings and works do not cause an unreasonable reduction of the scenic value of a scenic protection area.	
Acceptable Solutions	Performance Criteria	Applicants Assessment
A1 Buildings or works, including destruction of vegetation, within a scenic protection area must: (a) be on land not less than 50m in elevation below a skyline; and (b) not total more than 500m ² in extent.	P1 See State Planning Scheme	<i>Response: The proposed development is on land that is greater than 50m below the Glenorchy Hinterland skyline and is less than 500m² in extent – therefore it complies with A1.</i>
C8.6.2 Development within a scenic road corridor	<i>Not Applicable</i>	

C13 Bushfire-prone areas	
C13.5 Use Standards	
C13.5.1 Vulnerable uses	<i>Not Applicable</i>
C13.5.2 Hazardous uses	<i>Not Applicable</i>

C13.6 Development standards for subdivision	<i>Not Applicable</i>
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