

PLANNING NOTICE

An application has been received for a Permit under s.57 of the Land Use Planning Approvals Act 1993:

APPLICANT:	G Plunkett - PA\21\0210
PROPERTY ADDRESS:	17 Lyall Street WESTBURY (CT: 82520/1)
DEVELOPMENT:	Alterations to a Single dwelling.

The application can be inspected until **Tuesday, 2 March 2021**, at www.meander.tas.gov.au or at the Council Office, 26 Lyall Street, Westbury (during normal office hours).

Written representations may be made during this time addressed to the General Manager, PO Box 102, Westbury 7303, or by email to planning@mvc.tas.gov.au. Please include a contact phone number. Please note any representations lodged will be available for public viewing.

If you have any questions about this application please do not hesitate to contact Council's Planning Department on 6393 5320.

Dated at Westbury on 13 February 2021.

John Jordan
GENERAL MANAGER

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993



- Application form & details **MUST** be completed **IN FULL**.
- Incomplete forms will not be accepted and may delay processing and issue of any Permits.

OFFICE USE ONLY

Property No:	<input type="text"/>	Assessment No:	<input type="text"/>	-	<input type="text"/>	-	<input type="text"/>
DA\	<input type="text"/>	PA\	<input type="text"/>	PC\	<input type="text"/>		

- Is your application the result of an illegal building work? ☐ Yes ☒ No Indicate by ✓ box
- Have you already received a Planning Review for this proposal? ☐ Yes ☒ No
- Is a new vehicle access or crossover required? ☐ Yes ☒ No

PROPERTY DETAILS:

Address:	<input type="text" value="17 Lyall Street"/>	Certificate of Title:	<input type="text" value="82520"/>
Suburb:	<input type="text" value="Westbury"/>	<input type="text" value="7303"/>	Lot No: <input type="text" value="1"/>
Land area:	<input type="text" value="2119.54 m2"/>	m^2 / ha	
Present use of land/building:	<input type="text" value="Residential"/>	(vacant, residential, rural, industrial, commercial or forestry)	

- Does the application involve Crown Land or Private access via a Crown Access Licence: ☐ Yes ☒ No
- Heritage Listed Property: ☒ Yes ☐ No

DETAILS OF USE OR DEVELOPMENT:

Indicate by ✓ box

<input checked="" type="checkbox"/> Building work	<input type="checkbox"/> Change of use	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Demolition
<input type="checkbox"/> Forestry	<input type="checkbox"/> Other		

Total cost of development (inclusive of GST): Includes total cost of building work, landscaping, road works and infrastructure

Description of work:

Use of building: (main use of proposed building – dwelling, garage, farm building, factory, office, shop)

New floor area: m^2 New building height: m

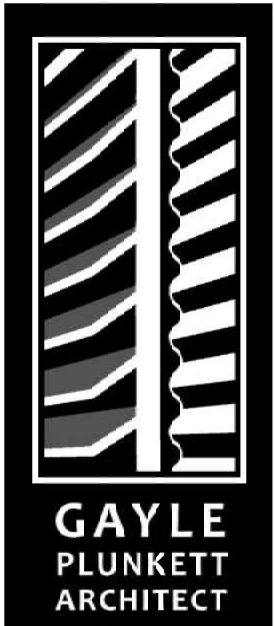
Materials:

External walls:	<input type="text" value="New Glazing"/>	Colour:	<input type="text"/>
Roof cladding:	<input type="text"/>	Colour:	<input type="text"/>

Alterations to Residence for Michael and Anne Talbot on 17 Lyall Street, Westbury. TAS 7303

Drawing Schedule:

- SK.O1 Site Plan
- SK.O2 Existing Plan & Elevation- Demolition
- SK.O3 Proposed New Plan & Elevation



ABP Acc No: CC4022J
BAT Reg No: 871
BAQ Reg No: 2081

Postal Address:
PO Box 10
Deloraine TAS 7304
Mobile: 0418 813 112

Application Planning & Heritage Tas	A	GP	18-1-21	Checked	Date	Drawn	Date	Job	Dwg Title	Job No.	Dwg No	Rev.
Revisions and Issues	Rev.	By	Date	Apprvd	Date	GP	Jan 2021	Alterations to Residence 17 Lyall Street Street, Westbury.	Cover Sheet and Drawing Schedule – Planning	TAL-21.01	SK.OO	A
						Plotted	Date		Scale			

REAL PROPERTY DESCRIPTION:

Lot 1
on Reg No 82520
Town of Westbury
Section G1
Total Area: 2119.54 sqm

LOCAL AUTHORITY:

Meander Valley Council

LEGISLATION:

Comply with:
Building Act 2016 & Amendment Act (Tas)
NCC 2016 Amdt 1 Volume 2 - Class 1 and Class 10

SITE CLASSIFICATIONS:

Soils Classification (AS2870-2011): Assumed M
Windloading Classification (AS4055-2012): N1
Climate Zone: 7
BAL Rating: Low

NOTES:

Confirm all dimensions on site.
Refer all discrepancies to Architect.
Do not scale off copied drawings.
Written dimensions take precedence.
Dimensions are to unlined/unclad studwork.
Matching onsite dimensions takes precedence
over dimensioned drawings.

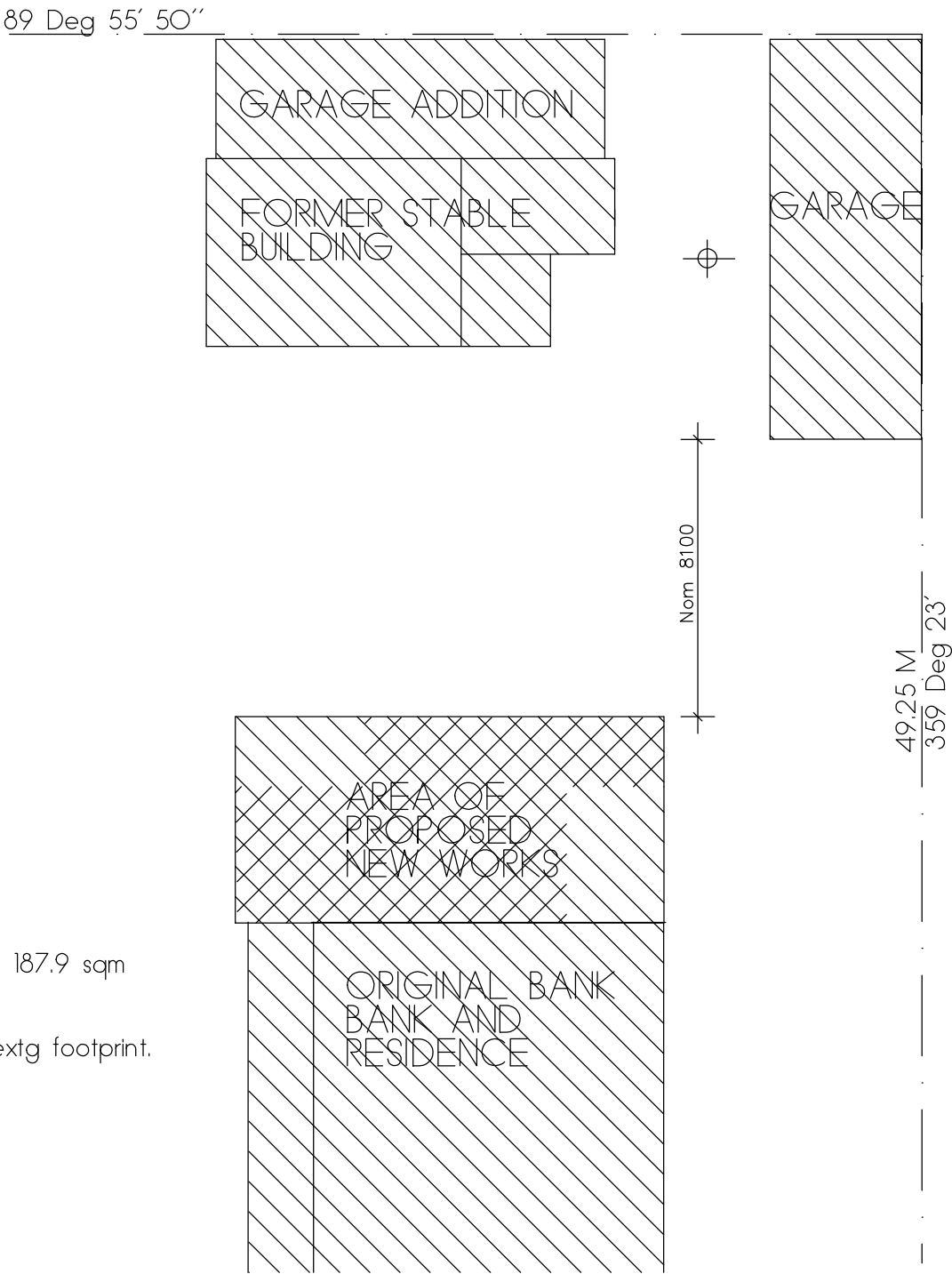
AREAS:

Site Area: 2119.54 sqm
Existing Residence+Verandah+Porch: 351.6 sqm
Existing Outbuildings (Garages/Store/WC - All levels): 187.9 sqm
TOTAL AREA ALL BUILDINGS = 539.5 SQM

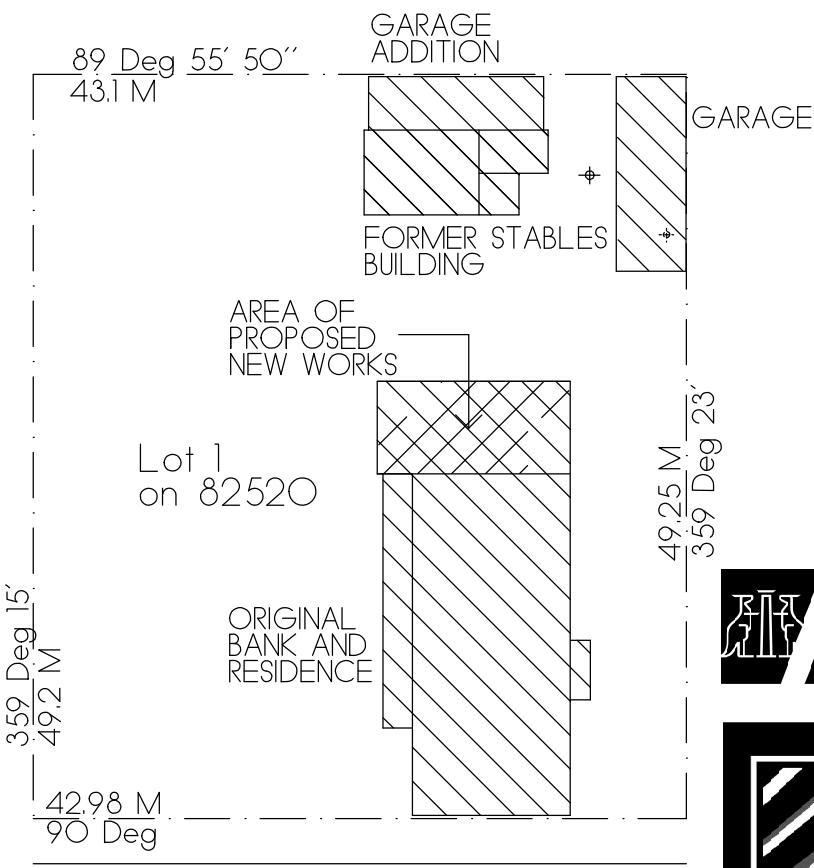
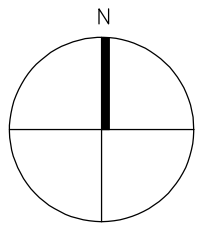
Total area remains the same. No additions, all within extg footprint.

LEGEND:

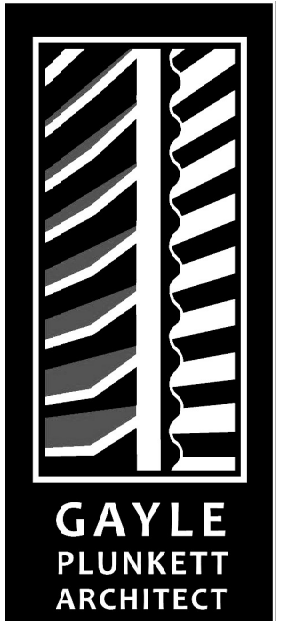
- Existing Building
- Works within Existing Building Footprint



2 Part Site Plan
Scale 1 : 200 at A3 size

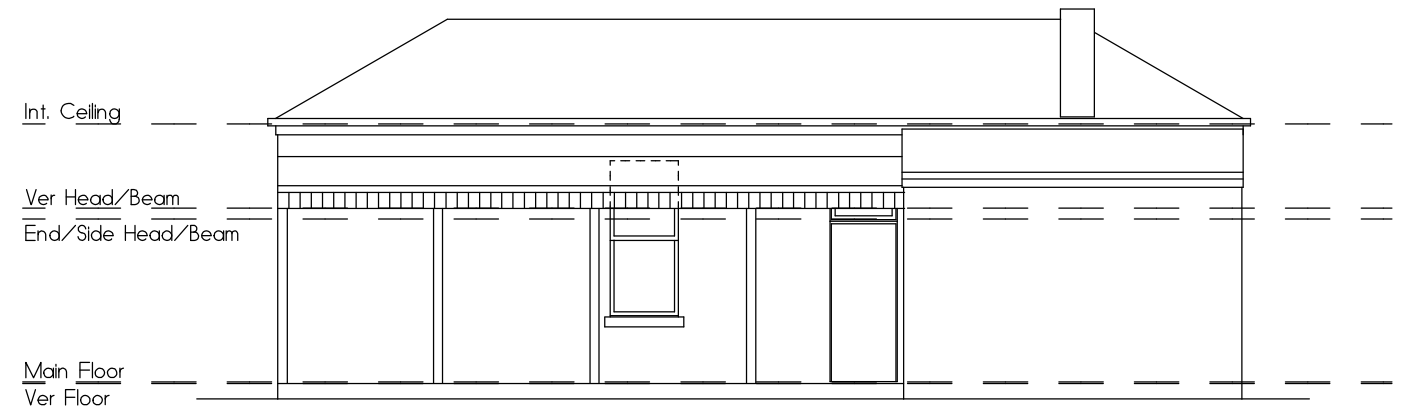
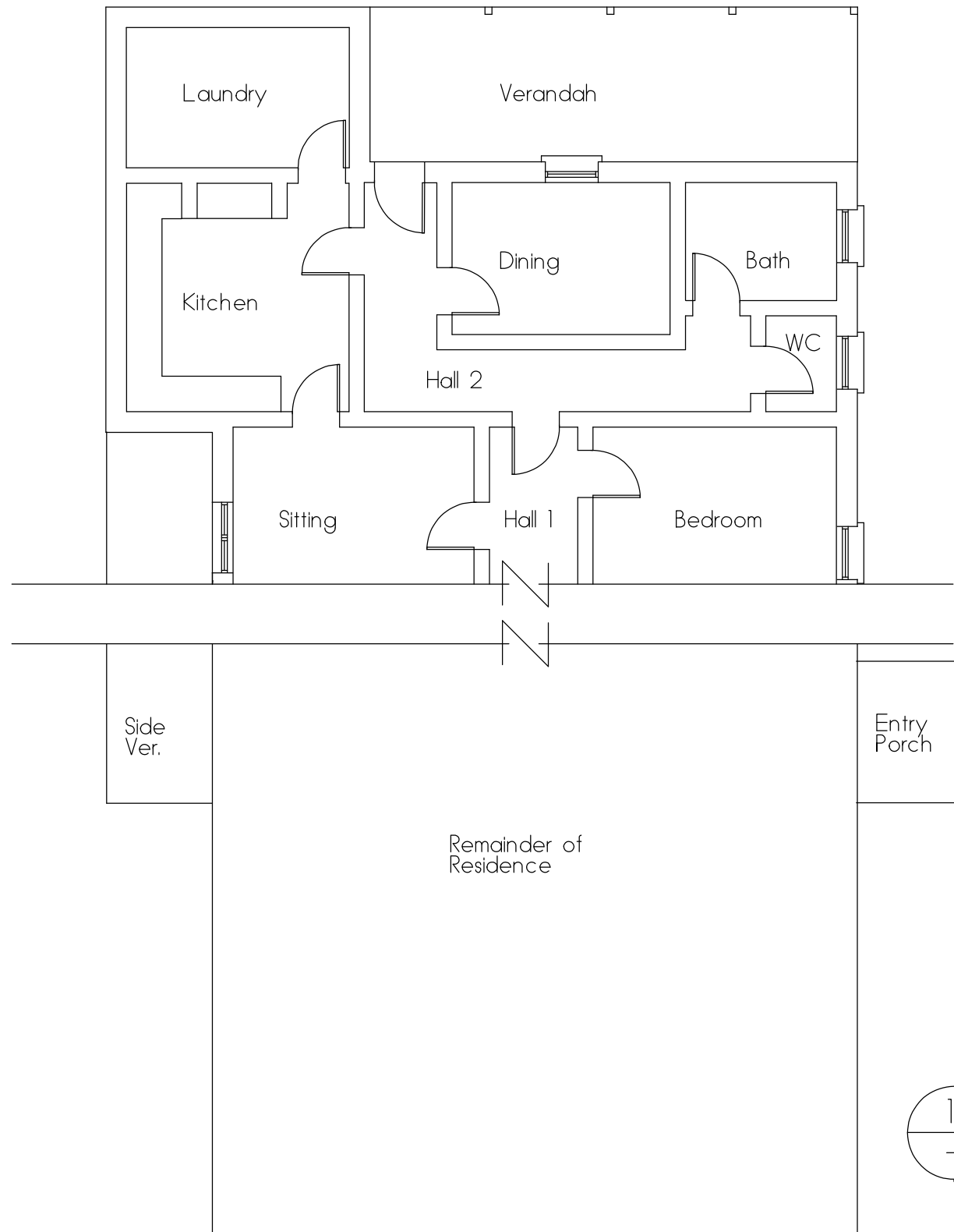
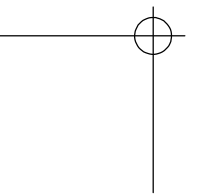
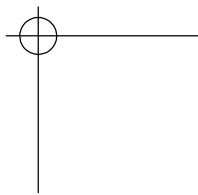


1 Full Site Plan
Scale 1 : 500 at A3 size



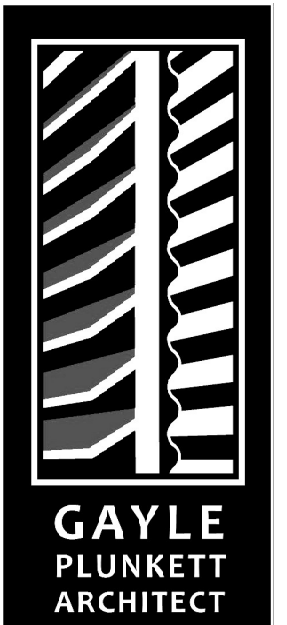
ABP Acc No: CC6022J Postal Address:
BAT Reg No: 871 PO Box 10
BAQ Reg No: 2081 Deloraine TAS 7304
BANT Reg No: ARI047 Mobile: 0418 873 112

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					Apprvd	Date	Plotted	Date					

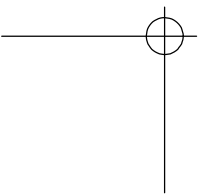
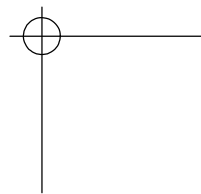


2 Existing Elevation
Scale 1 : 100 at A3 size

1 Existing Plan
Scale 1 : 100 at A3 size

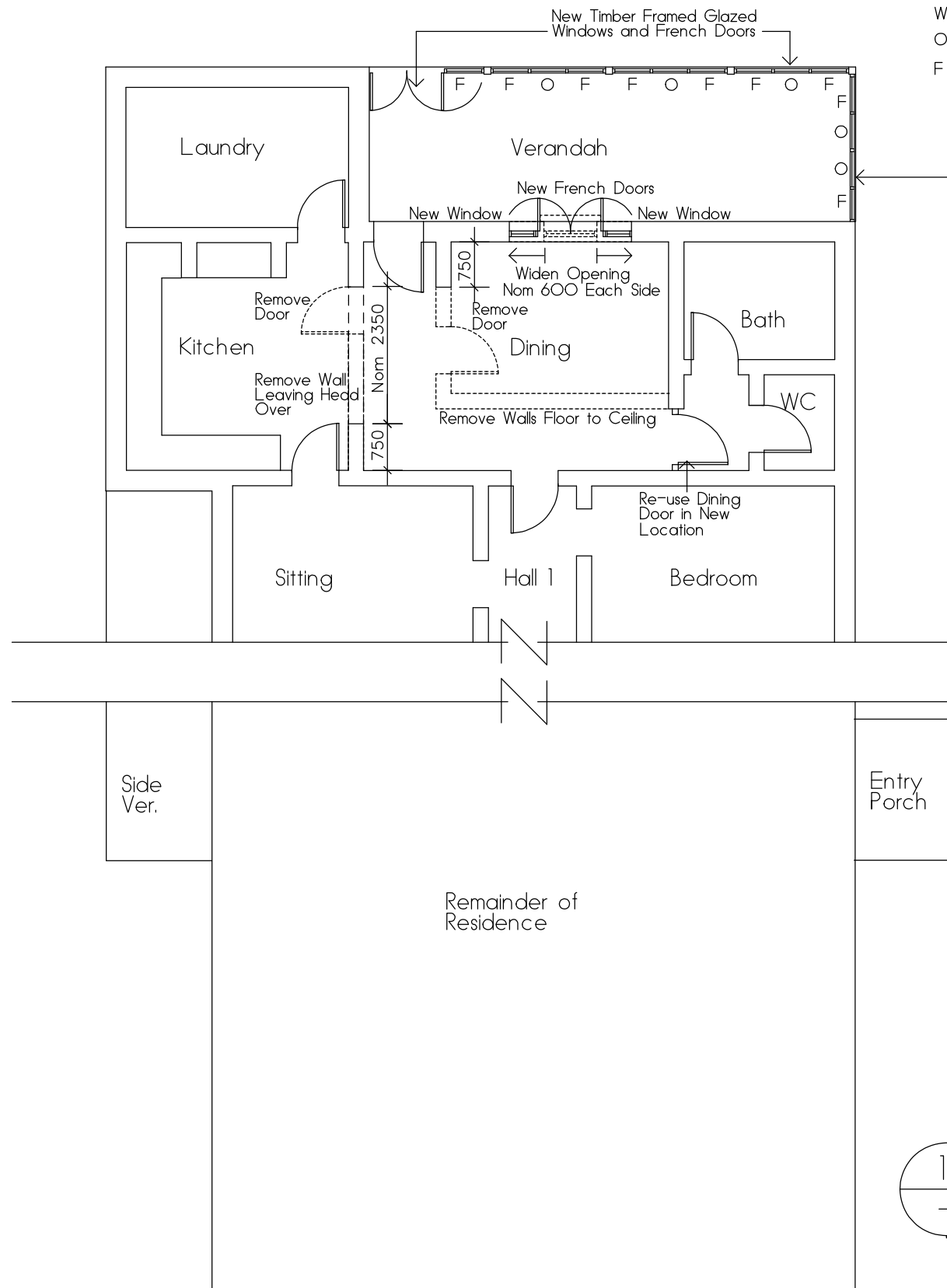


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A3 Original

10cm
5
4
3
2
1
0



WINDOW SCHEDULE:
O = Openable
F = Fixed

Side/End Gable Infill to be Increased to Height of Rear Verandah Head Panels

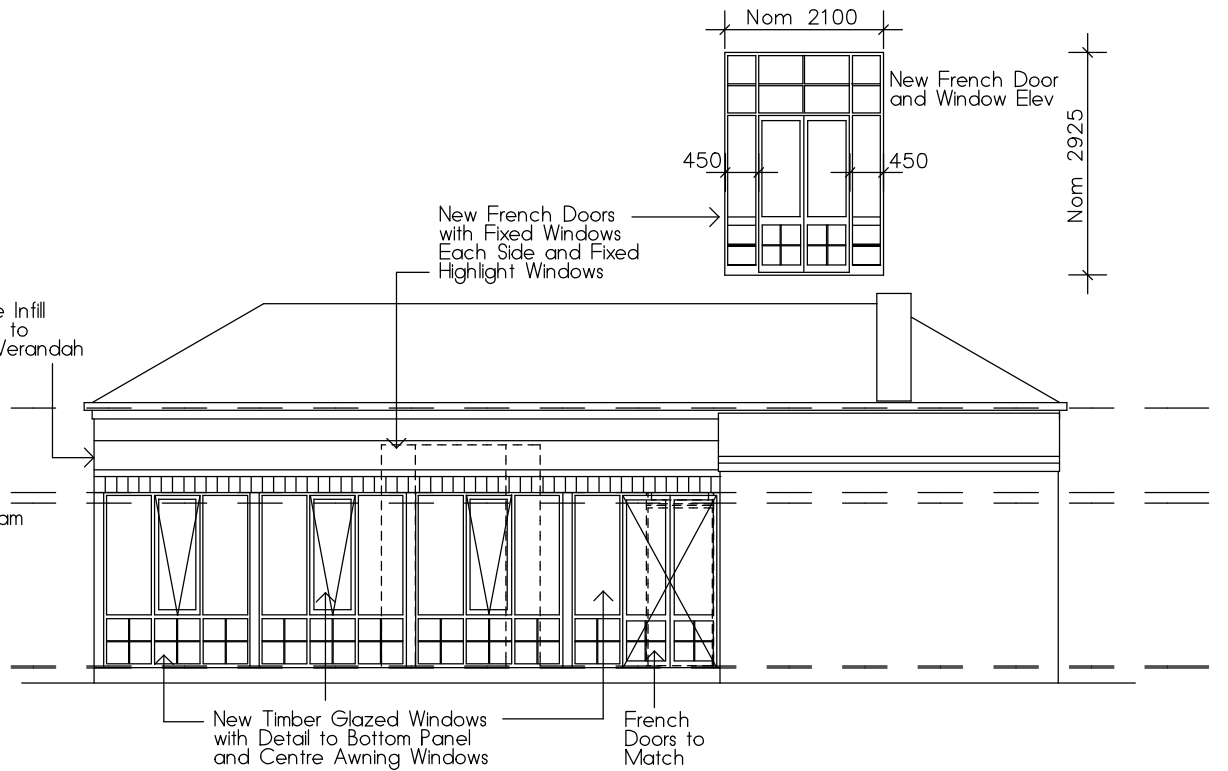
Int. Ceiling

Ver Head/Beam

End/Side Head/Beam

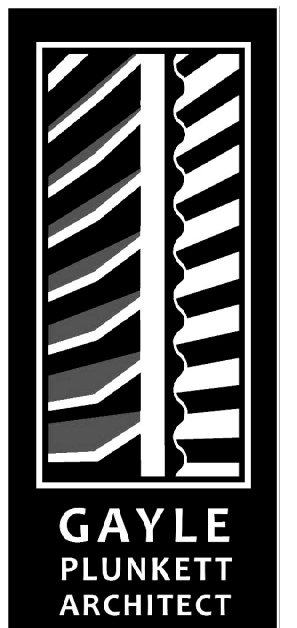
Main Floor

Ver Floor



2 New Elevation
Scale 1 : 100 at A3 size

1 New Floor Plan
Scale 1 : 100 at A3 size



ABP Acc No: CC6022J Postal Address:
BAT Reg No: 871 PO Box 70
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Application Planning & Heritage Tas			A	GP	18-1-21	Checked	Date	Drawn	Date	Job	Dwg Title	Job No.	Dwg No	Rev.
Revisions and Issues			Rev.	By	Date	Apprvd	Date	Plotted	Date	Alterations to Residence 17 Lyall Street, Westbury	New Floor Plan and Elevation 1 : 100	TAL-21.01	SK.O3	A



**Former Commercial Bank and Manager's Residence
17 Lyall Street
WESTBURY. TAS. 7303**

**Statement of Heritage Impact
Heritage Report for New Works**

January 2021



Contents

1.0	General Overview	3
2.0	Outline of Proposed Development	3
3.0	Reasons for Proposed Works	4
4.0	The Cultural Significance of the Place	4
5.0	Impact on Cultural Heritage Significance	9
6.0	Appendices	11

Picture on Cover: Street Elevation – Westbury Historic Society

A Statement of Heritage Impact for New Works to the Former Commercial Bank and Manager's Residence:

1.0 General Overview

The Commercial Bank of Tasmania Limited established a branch in Westbury during September 1886¹.

*"The establishment of a branch of the Commercial Bank of Tasmania Limited at Westbury is at last an accomplished fact, and it cannot fail to be a great convenience to the public."*²

The building for a permanent branch tenancy, as it generally remains today, was built during late-1888 to mid-1889³ and was designed by Mr H. Conway, Architect.

The main bank and manager's residence has an area to the rear which may have been added in the late 19thC/early 20thC which increased the residential area and now contains more modern facilities of kitchen, laundry (in former maid's room) bathroom and WC rooms, along with a small room now used as a dining room. An earlier dining room space, now used as a casual sitting room, is not much larger than the room now used as a dining room.

Proposed work is outlined in more detail in Section 2.0 but essentially is to increase the dining room space; provide wider access to the back verandah directly from that area, and, enclose the back verandah with glazing.

2.0 Outline of Proposed Works

2.1 The **proposed new works** to the main building include:

- Removing part of the wall separating the kitchen from a Hallway leaving a head over the opening;
- Removing two sections of wall separating the dining room from a hallway from floor to ceiling;
- Widening of window opening and increasing the opening down to floor level to fit a new French door and window combination;
- Re-using the door to the dining room to separate the bathroom/WC hallway from the dining room;
- Enclosure of the 20thC open back verandah with glazing.

2.2 Refer to **Drawinga SK.00 to SK.03** for notations on plan, elevations and notation details of the new works as outlined. Application for planning approval is occurring through the Meander Valley Council process. Full documentation with engineering solutions where required will follow for building permit approval.

2.3 The **proposed works** will be described in further detail in the following sections, however, they are not within the bounds of work which could normally be covered by a General Exemption Certificate. The exceptions being the major new works impacting walls structure, and, increasing the opening to the verandah.

¹ Launceston Examiner, Sat 25 September 1886; Page 1

² Launceston Examiner, Sat 25 September 1886; Page 1

³ Colonist, Sat 30 June 1888, Page 4 and Sat 3 August 1889; Page 7.

3.0 Reasons for Proposed Works

As noted in 1.0 General Overview the former bank and manager's residence, with the early period addition, has two of the most accessible spaces useable as dining rooms not large enough. Both are too small to fit more than a round table with 4 chairs comfortably, without any other large buffet or sideboard furniture as well. However, the current dining room has been the favoured place by previous and current owners.

The kitchen is also functionally remote (through two doors) from the current dining room and it becomes extremely awkward navigating through both with hot plates/food, etc. The small current dining space is not functional. Also, wider access to the verandah, and more light infiltration, is required.

The rear verandah is a very pleasant area to sit in summer but not so in winter, despite the good sun penetration, as it is highly exposed to winter winds. It is a perfect location for a conservatory style space with openable glazing to cover all seasons.

4.0 The Cultural Significance of the Place

The Commercial Bank of Tasmania branch building with the attached manager's residence was built from late-1888 to mid-1889. The stables at the rear appear to have been built at a later period of time to provide full facilities for the manager and his transport (horse and carriage or cart). Although, outbuildings are referred to in the buildings completed in 1889, but, are not fully described.

The buildings at 17 Lyall Street, Westbury are listed on the Tasmanian Heritage Register as 11259 and covers the entire site including significant trees.

The listing details:

Name: Commercial Bank and Manager's Residence
THR ID Number: 11259
Status: Permanently Registered
Municipality: Meander Valley Council
Tier: State

The former Commercial bank and manager's residence holds a significant place as part of the development of the Westbury township infrastructure and services.

4.1 Statement of cultural heritage significance highlights:

The former Commercial Bank at 17 Lyall Street Westbury has historic heritage significance for its ability to demonstrate the evolution of bank services and architecture within regional Tasmania. The bank is a fine example of a nineteenth century Free Classical building and retains features that demonstrate the use of domestic servants, an aspect of Tasmanian society which has all but disappeared and that reflects the social status of the bank and its manager. The bank is also an important streetscape element in the development of Westbury.

4.2 General Commercial Bank of Tasmania History Summary:

The land now occupied by the former Commercial Bank of Tasmania was originally part of a larger parcel of land granted to former convict Robert Lyall. The land now known as 17 Lyall Street appears to have been vacant until the erection of the bank and residence in 1888 through to 1889.

The Commercial Bank in Tasmania was established in Hobart in 1829. By 1891 there were 64 banks in Australia. But by 1893 fifty-four banks had closed with the Commercial Bank one of the few to survive the crisis of the late 1870s (Cash, p.10). The Commercial Bank of Tasmania Limited established a branch in Westbury during September 1886⁴. This corresponds with information according to Damien Cash, the Commercial Bank in Westbury opened in September 1886. (Cash D., 1993, '103 Macquarie Street Hobart Historical Notes').

In June 1888 the new Commercial Bank about to be erected was described as being designed by Harry Conway & Son. Harry Conway (1828-1905) was a Launceston architect and clerk of works and later inspector of public works. Amongst his other designs are the Union Bank in St John Street, and the Methodist Church in Paterson Street. He was a member of the House of Assembly for ten years and a pioneer in the Masonic movement in Tasmania.⁵ Subsequently, tenders were called for the erection of new banking premises for the Commercial Bank from 2 to 9 July 1888. This building to occupy the vacant allotment in Lyall Street, nearly opposite the Public Library.⁶

*"The tenders for the new premises of the Commercial bank of Tasmania, Limited, at Westbury, were opened at Hobart on Wednesday last, when out of six received, that of Mr. George C. Thompson, builder, of Launceston was accepted. The contract was signed at Messers. H. Conway and Son's office on Saturday, the building to be completed by May 31, 1889."*⁷

On Friday the 3 August 1888, the builder, G. C. Thompson along with H. Conway, Architect, pegged out the ground plan of the new Bank.⁸ It was then reported by the Daily Telegraph later in August that Mr. Thompson was determined to lose no time, as timber and stones were being carted to the site in Lyall Street. A little later in August, Monday 27th, there were some horse and cart mishaps around Westbury of which one was a team of Mr. H. Callaghan's. The team was engaged in carting material for the foundation of the Bank from McCreary's paddock at Westfield and "had an upset"⁹ and one of the horses was severely strained.

A report in the Daily Telegraph on Friday 19 October 1888 noted that work on the new Bank had been suspended; the outbuildings have been finished. Whatever the reason, in another report, work had recommenced by December and the report went on further to comment that when finished the Bank along with the Post office and teacher's residence would add to the appearance of the town and the comfort of their occupiers. That occupancy though would cause three other tenements to

⁴ Launceston Examiner, Sat 25 September 1886; Page 1

⁵ The Daily Telegraph, 03.04.1905 and Weekly Courier 08.04.1905

⁶ Colonist, Sat 30 June 1888; Page 4

⁷ Launceston Examiner, Wed 19 July 1888; Page 2

⁸ Daily Telegraph, Wed 8 August 1888; Page 3

⁹ The Mercury, Mon 3 September 1888; Page 4

become empty with "no prospect of additional population" meaning that they would no doubt remain empty.

In January 1889, Mr. H. Conway sent a written request to the Council asking to be allowed to construct a pipe drain from the Bank premises to a stated place which was left over until the next meeting for further committee report. At the next meeting the committee recommended that Mr. Lovett (Lovett's Butchery) erect a tank with cement floor for reception of refuse, to be periodically emptied, and also that the drainage from his property should connect with that of the bank property. It seems there was an issue with butchering refuse being drained in an unsanitary manner toward the Bank property. An early collective waste water solution possibly a pre-town sewer pipe installation.

By June the Colonist reported the new Commercial Bank is about finished, the painters being busy.¹⁰ By August the Colonist was reporting that "the Commercial Bank will be opened in the course of a few days".¹¹ According to the Tasmanian - *"At Westbury yesterday a change was effected in regard to the locality of the branch premises of the Commercial bank. The old and rather inconvenient offices were deserted, and the scene of operations removed to the new banking buildings in Loyell-street (sic). The change is decidedly for the better, the present buildings constituting one of the best country bank business and residence premises in the colony"*.¹² This was followed up with a further report on the 17th August - "Banking business commenced in the new premises on the 1st instant. The directors of the Commercial Bank of Tasmania are to be congratulated upon the splendid building they have constructed, and we wish them every success".¹³

By 1891 the popular first manager of the Commercial Bank, Mr W. G. Baird, was to take his departure for a more prominent position in the Launceston branch. He was noted as being connected with almost all of the local institutions, made himself very popular in the district, and materially increased the business of the branch. Mr Bethune, at that time engaged in the Bank, was his successor.¹⁴

The Westbury Council was one of the main customers of the bank and may have reflected the choice of site for the new bank within close proximity to the municipal buildings. The building at 17 Lyall Street Westbury has operated as a bank for 101 years. Banking seemed to be confined to Westbury and Deloraine in the Meander Municipality and therefore the building would have been a major landmark for the rural community (Terry, I and Evans K, 2004, 'To the westward', p.40). In 1921 the Commercial Bank was sold to the English Scottish and Australasian Bank (Cash, p.13). At the time of the sale it was the 2nd oldest bank in Australia. In 1968 the ANZ Bank Ltd and the ES & A Bank Ltd amalgamated and by 1970 the new bank traded as Australia and New Zealand Banking Group Ltd. (Cash: p.15). The ANZ Bank at 17 Lyall Street closed on 13th September 1996 (Westbury Historical Society, 2008: p29) but had been auctioned in 1995.¹⁵ Since 1996 the building has been used as a residence.

Assessment Rolls 1898 Commercial Bank listed on 1 acre at Lyall Street owned by

¹⁰ Colonist, Sat 1 June 1889; Page 21

¹¹ Colonist, Sat 3 August 1889; Page 7

¹² Tasmanian, Sat 3 August 1889; Page 28

¹³ Tasmanian, Sat 17 August 1889; Page 23 and Launceston Examiner, Tues 13 Aug 1889; Page 2

¹⁴ Tasmanian, Sat 23 May 1891; Page 11

¹⁵ Western Tiers Thurs 23 November 1995; Page 21

the Commercial Bank of Tasmania and occupied by Joseph Robert D Bethune and the rateable value was 40 pounds. (1886 HTG). He would have lived on the premises with Sibella Maria (Nee Patterson) his wife and their five children.

Bank Managers of the Commercial and later ANZ Bank at Westbury include the following 1894 Mr Bethune; 1895 J Beveridge; 1896 JH Stewart; 1901 EO Button; 1908 AH Davis; 1925 Mr Woods; 1926 R Coupe; 1932 L Lovett; 1936 NT Patman; 1958 E Russell; 1964 AR Taylor; 1971 AL Cook; 1976 WP Dalton; 1978 unknown; 1981 S Stokes; 1985 P Smith; 1994 E Holloway; 1995 Watson.¹⁶ Approximately 1887 to 1891 W. G. Baird was the manager. Mr Bethune succeeded him in 1891.¹⁷



ANZ Bank in 1993; photo courtesy Westbury Historical Society; WEHS_0108_1_w

As a side historical note - In 1901 a report on alleged embezzlement at the Commercial Bank of Westbury was published in the Daily Telegraph (Tues 3 Sept 1901; Page 3). James Stewart, late manager of the Bank, was charged at Westbury police court on Monday 2 September 1901, with having whilst employed at the Bank received in January 1900 three sums of money which he fraudulently embezzled and converted to his own use. Mr Stewart pleaded guilty and after pleas from his defence lawyer, recognition of the disgrace he had brought on himself and being a first offence, the sentence by Supreme Court's Mr Justice Clark on 6 November 1901 was for six months imprisonment.¹⁸

4.3 Description:

The former bank is a fine single-storey Victorian Italianate commercial and residential building . The street frontage is finely decorated rendered brick facade with vertically proportioned rounded arch windows and entrance (with a fine double timber doors), pilasters, and a parapet with dentils and central parapeted gable. The rear of the building is a single storey brick structure with corbelled brick chimney, corrugated iron roof and nineteenth century porch to the side door. On the western side is a long veranda. Walls are of triple brick construction. The roof cladding is corrugated iron sheeting. There are five original chimneys existing. The interior of

¹⁶ The Westbury Historical Society, 1999, 'It is written: remember your grass roots', Vol 2, p.48

¹⁷ Tasmanian, Sat 23 May 1891; Page 11

¹⁸ North Western Advocate and Emu bay Times, Thurs 7 Nov 1901; Page 2

commercial bank section of the building includes four rooms and a large safe room. Interior decorative finishes include ceiling roses and cornices. Large double doors (with extensive locks) open into an interior porch on the street frontage.

The two distinct sections of the building (bank/residence) are connected by a grand hall with an ornate arch. Original fireplaces, four panelled doors, 6 inch floor boards, ceiling roses and mantle pieces exist. The area to the rear housing the wet area facilities has been altered to accommodate more modern bathroom, WC and kitchen. The former maid's room has been converted into a modern laundry but there is evidence of servants' bells. The verandah to the rear is a quite modern addition with simple detailing which does not match the considerate detailing of the original sections.

At the rear of the property is a 1920s two storey timber outbuilding with graffiti dating back to 1923 and galvanised roof sheeting (Blue Lysaght Orb stamp used 1921-1927) suggests the roofing installed in the 1920s. However, outbuildings were established in 1889 but not fully described in newspaper reports. This building has the distinct design of a stables building which suggests an earlier date than the 1920s, the period of the car becoming popular. The roofing may have replaced an alternative roofing material or earlier metal sheeting. In the absence of more definitive dating, the period 1920s is used. Additions to this building and a new garage were added in 2019.

The garden contains mature introduced species including ash, oak, and poplar and pine trees. A flagpole is located beside the building on the eastern side of the front facade off Lyall Street .

The former bank is located on the street boundary and is a fine and important element in a key historical precinct in Westbury.

Further information in the following section.

4.4 Condition and Integrity:

An inspection of the buildings was carried out on the 3rd August 2018, prior to 2019 works. This indicated that the majority of the original structures were intact and in reasonably good condition, commensurate with age and changes of use, with a few areas requiring some maintenance and repair attention. A more recent inspection on the 14th December 2020, of the areas where work is proposed, indicated that the main building remains in good condition.

5.0 Impact on Cultural Significance.

5.1 Impact Assessment Framework

Application of the ICOMOS Australia *Burra Charter* process (accepted philosophy for conservation) involves **understanding the significance** of a place, **developing policy** to manage that significance and then **to manage the place according to those policies** (with review where appropriate).

Without a Conservation Management Plan the following gives an opinion on the various levels of significance for the Residence and Bank:

Overall significance	1 (high)
Original large trees	1 (high)
Original wall cladding/linings	1 (high)

Original timber framing	1 (high)
Original brickwork foundations	1 (high)
Timber doors	1 (high)
Windows - timber framed	1 (high)
Rear Verandah	3 (low)
Later tree plantings	3 (low)

Statement of Significance (From the Heritage Tas Datasheet):

The former Commercial Bank at 17 Lyall Street Westbury has historic heritage significance for its ability to demonstrate the evolution of bank services and architecture within regional Tasmania. The bank is a fine example of a nineteenth century Free Classical building and retains features that demonstrate the use of domestic servants, an aspect of Tasmanian society which has all but disappeared and that reflects the social status of the bank and its manager. The bank is also an important streetscape element in the development of Westbury.

Further, the general conservation management objectives:

To retain the significant structures and site features, to provide for their ongoing conservation and maintenance, to provide some interpretation for future that allows inhabitants to understand the buildings associated with Bank premises complete with residence and outbuildings from the 19th Century and early 20th Century.

Generally, the significance of the buildings to be maintained and to enable interpretation it is essential to establish active uses for them where possible.

5.2 Assessment of Heritage Impact

The proposed works would not generally be covered by a General Exemption Certificate.

The following points have been considered in assessing the possible heritage impact arising from the proposed development as outlined in 3.0 The Proposed Works, against the principles of the Burra Charter. Where relevant, regard has been given to guideline documents such as Tasmanian Heritage Council Research, Works and Conservation Guidelines and Practice Notes.¹⁹

All internal alterations would not affect the external aesthetics of the existing building. The proposed alterations are generally contained internally with only the widening of the window opening to the rear verandah being an exception.

Special structural consideration must be given to removal of the rendered brick walls and any roof structure supported by those walls, i.e. underpurlins propped off the wall and ceiling joists potentially supported on the walls, and bracing that those walls afford the structure. In both of the wall removal instances, and possible supported structure over, it is proposed to install a hanging or strutting beam (concealed in the roof space) to provide new support. This would span from wall support to wall support in the shortest direction. The roof structure would remain otherwise intact.

¹⁹ <http://www.heritage.tas.gov.au/useful-resources/publications>

At the ceiling line, where the walls are removed, the existing cornices would be removed, new lathes and plaster could be installed. It would not be aesthetically pleasing or necessary to leave the cornice and infill in an attempt to indicate the original wall locations at ceiling level.

However, at floor level there is an opportunity to indicate the width and line of the original walls with an alternate flooring, e.g copper plate, brushed bronze anodised aluminium or burnished stainless steel plate over a structural plywood base sheet. This would effectively indicate the original walls and door openings without being excessively intrusive.

The impact of this proposed internal alteration work on original fabric and aesthetics is considered to be moderate to moderately high.

The original window facing the back verandah is proposed to be widened and the sill dropped to door threshold level to accommodate new French doors with fixed panels each side. To allow the opening to remain in line with the perpend on the brickwork the width would be increased to brick dimensions - nom 590-610mm each side. Bricks forming the head would remain in place defining the original width of the window opening with a new lintel installed under that head to support it and the adjoining, now unsupported, brickwork. Bricks (halves and wholes) removed are to be retained on site and half bricks re-used where possible to define the new opening's jambs. There are to be no newly cut bricks. New timber joinery will reflect the style of doors and windows to the other verandah and be date stamped on the stile edge to indicate their 21stC installation. There are no other windows on this elevation within the verandah area to be considered. The window is not visible from the street and is not prominent being partially obscured by the verandah depth/shading when viewed from the driveway side and rear.

The impact of this proposed internal alteration work on original fabric and aesthetics is considered to be moderately high.

Proposed glazing to enclose the rear verandah is aimed to be a mixture of fixed and openable sections with timber framing. Being a 20thC structure the new glazing could appropriately reflect the existing external joinery windows which are simple in style (single pane double hung windows). Similarly, a door from the verandah would be simply styled. The attached drawing is indicative.

The impact of this proposed internal alteration work on original fabric and aesthetics is considered to be low to moderate.

Archaeology potential is considered to be very low as the floor boards are not being lifted and the brickwork of the wall will only be removed the just below existing floor level to allow for the infill flooring. However, any relics found during the course of the works will have location and date of find appropriately noted on the bag/container.

6.0 Appendices.

The following are attached as the Appendices:

Drawings:

TAL-21.01 SK.00	Cover Sheet
TAL-21.01 SK.01	Drawing – Site Plan
TAL-21.01 SK.02	Drawing – Existing Floor Plan & Elevation
TAL-21.01 SK.03	Drawing – Proposed Floor Plan & Elevation

Photographs:



Rear Verandah



Current Dining Room from Hall



Hall between Dining (Left) and Main Body of House



Hall

between Kitchen (Left) and Dining (Right)



Hall between Kitchen (Right) and Dining



Wall on Hall side of Kitchen



SEARCH OF TORRENS TITLE

VOLUME 82520	FOLIO 1
EDITION 7	DATE OF ISSUE 16-Mar-2018

SEARCH DATE : 27-Jan-2021

SEARCH TIME : 08.19 AM

DESCRIPTION OF LAND

Town of WESTBURY

Lot 1 on Diagram 82520 (formerly being 432-23D)

Derivation : Part of 2A-1R-17Ps. Gtd. to R. Lyall.

Prior CT 2889/79

SCHEDULE 1

M656585 TRANSFER to MICHAEL JOSEPH TALBOT and ANNE LILLIAS
TALBOT Registered 30-Nov-2017 at 12.01 PM

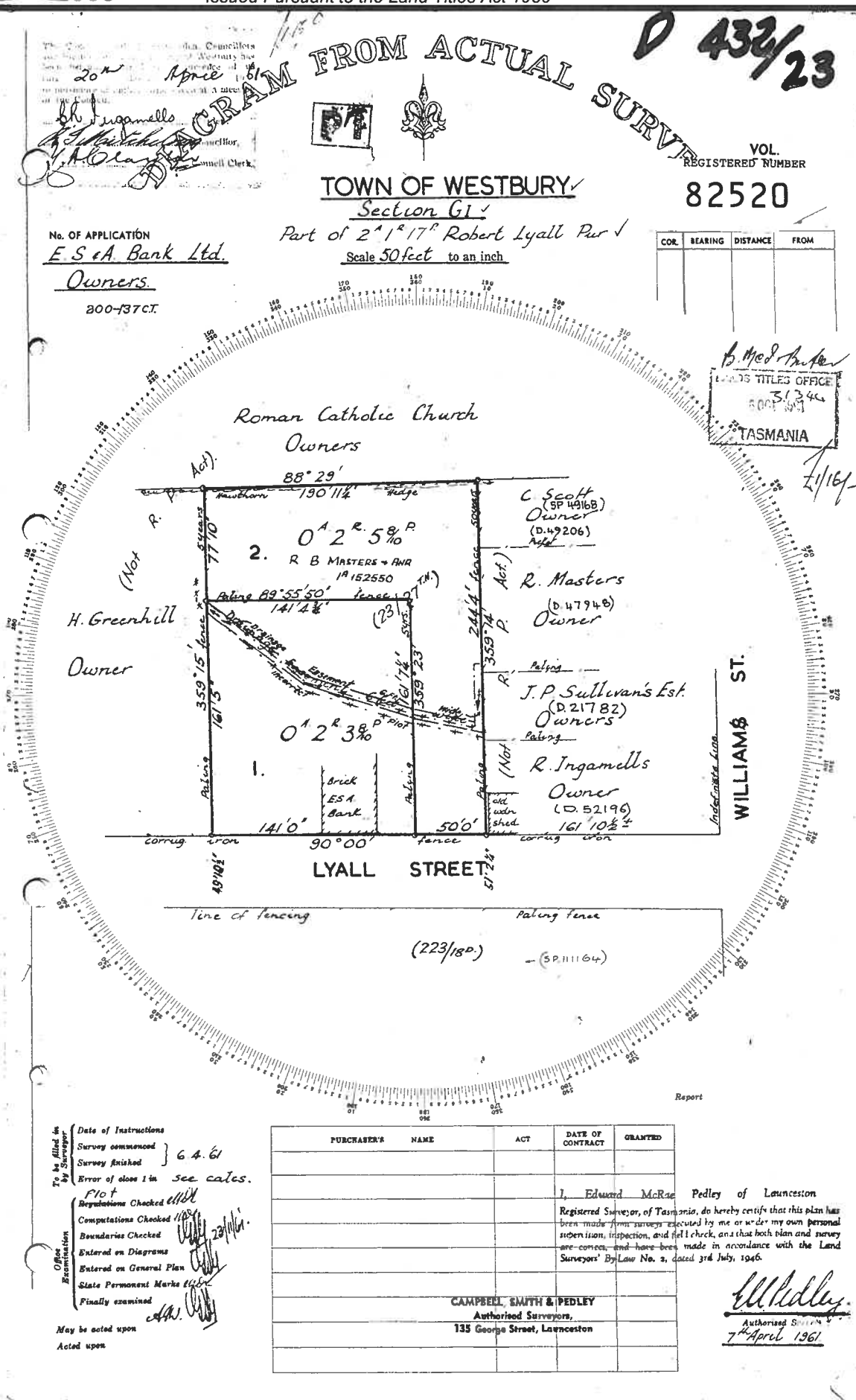
SCHEDULE 2

Reservations and conditions in the Crown Grant if any

BURDENING EASEMENT: Right of Drainage [appurtenant to the land
comprised in Certificate of Title Volume 1037 Folio
34 over the Drainage Easement passing through the
said Lot 1.

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations





PLANNING REF: PA\21\0210
THC WORKS REF: #6472
REGISTERED PLACE NO: #11259
FILE NO: 15-05-76THC
APPLICANT: Gayle Anne Plunkett
DATE THC RECEIVED: 27 January 2021
DATE OF THIS NOTICE: 2 February 2021

NOTICE OF INTEREST

(Historic Cultural Heritage Act 1995)

The Place: Commercial Bank and Manager's Residence, 17 Lyall Street, Westbury.
Proposed Works: Alterations to rear of building.

Under s36(3)(b) of the *Historic Cultural Heritage Act 1995* (the Act) the Tasmanian Heritage Council provides notice that it wishes to be involved in determining the discretionary permit application.

We confirm that we do not require any additional information to assess this application. We would appreciate if you could advise of the date on which this application is to be advertised.

Please contact the undersigned on 1300 850 332 if you would like to discuss any matters relating to this application or this notice.

Chris Bonner
Regional Heritage Advisor – Heritage Tasmania
Under delegation of the Tasmanian Heritage Council

Submission to Planning Authority Notice

Council Planning Permit No.	PA\21\0210	Council notice date	27/01/2021
TasWater details			
TasWater Reference No.	TWDA 2021/00104-MVC		Date of response
TasWater Contact	Jake Walley	Phone No.	0467 625 805
Response issued to			
Council name	MEANDER VALLEY COUNCIL		
Contact details	planning@mvc.tas.gov.au		
Development details			
Address	17 LYALL ST, WESTBURY	Property ID (PID)	7014819
Description of development	Alterations & Additions to existing residence		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Gayle Plunkett Architect	New Site Plan SK.01	A	Jan 2021
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater does not object to the proposed development and no conditions are imposed.			
Advice			
<p>General</p> <p>For information on TasWater development standards, please visit http://www.taswater.com.au/Development/Development-Standards</p> <p>For application forms please visit http://www.taswater.com.au/Development/Forms</p> <p>Service Locations</p> <p>Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.</p> <p>(a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater</p> <p>(b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies</p> <p>(c) TasWater will locate residential water stop taps free of charge</p> <p>(d) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.</p>			

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

Authorised by**Jason Taylor**

Development Assessment Manager

TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au