

	<i>the relevant acceptable solutions for setbacks.</i>	
A2	<i>Each lot must have a frontage of at least 3.6m.</i>	Complies. Each lot is proposed to have 3.6m frontage.

10.4.15.2 Provision of Services

<i>Objective</i>		
<i>To provide lots with appropriate levels of utility services.</i>		
	Acceptable Solutions	Comment
A1	<i>Each lot must be connected to a reticulated:</i> a) <i>water supply; and</i> b) <i>sewerage system.</i>	Complies. Each lot is proposed to be connected to the reticulated water supply system and sewerage system.
A2	<i>Each lot must be connected to a reticulated stormwater system.</i>	Complies. Each lot is proposed to be connected to the reticulated stormwater system.

10.4.15.3 Solar Orientation of Lots

<i>Objective</i>		
<i>To provide for solar orientation of lots and solar access for future dwellings.</i>		
	Acceptable Solutions	Comment
A1	<i>At least 50% of lots must have a long axis within the range of:</i> a) <i>north 20 degrees west to north 30 degrees east; or</i> b) <i>east 20 degrees north to east 30 degrees south.</i>	Complies. Both lots have a long axis within the range of east 20 degrees north to east 30 degrees south.
A2	<i>The long axis of residential lots less than 500m², must be within 30 degrees east and 20 degrees west of north.</i>	Not applicable, the lots are proposed to be greater than 500m ² .

10.4.15.4 Interaction, Safety and Security

This clause was not used in this planning scheme

10.4.15.5 Integrated Urban Landscape

<i>Objective</i>		
<i>To provide attractive and continuous landscaping in roads and public open spaces that contribute to the:</i>		
a) <i>character and identity of new neighbourhoods and urban places; or</i>		
b) <i>to existing or preferred neighbourhood character, if any.</i>		
	Acceptable Solutions	Comment
A1	<i>The subdivision must not create any new road, public open space or other reserves.</i>	Complies. The proposed subdivision does not create any new road, public open space or other reserves.

10.4.15.6 Walking and Cycling Network

<i>Objective</i>	
<p>a) To provide safe, convenient and efficient movement through and between neighbourhoods by pedestrians and cyclists; and</p> <p>b) To design footpaths, shared path and cycle path networks that are safe, comfortable, well constructed and accessible.</p> <p>c) To provide adequate provision to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.</p>	
Acceptable Solutions	Comment
A1 The subdivision must not create any new road, footpath or public open space.	Complies. The proposed subdivision doesnot create any new road, footpath or public open space.

10.4.15.7 Neighbourhood Road Network

<i>Objective</i>	
<p>a) To provide for convenient, safe and efficient movement through and between neighbourhoods for pedestrians, cyclists, public transport and other motor vehicles using the neighbourhood road network; and</p> <p>b) To design and construct road carriageways and verges so that the road geometry and traffic speeds provide an accessible and safe neighbourhood road system for all users.</p>	
Acceptable Solutions	Comment
A1 The subdivision must not create any new road.	Complies. The subdivision doesnot create any new road.

E13.6.2 Subdivision and development density

Performance Criteria
<p>P1 Subdivision must:</p> <p>a) be consistent with and reflect the historic development pattern of the precinct or area; and</p> <p>b) not facilitate buildings or a building pattern unsympathetic to the character or layout of buildings and lots in the area; and</p> <p>c) not result in the separation of building or structures from their original context where this leads to a loss of historic heritage significance; and</p> <p>d) not require the removal of vegetation, significant trees or garden settings where this is assessed as detrimental to conserving the historic heritage significance of a place or heritage precinct; and</p> <p>e) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>
Council's Heritage Adviser, David Denman, has provided the following comments:

- a) *The subject land and adjoining lots had historically mixed uses, including, Place of Worship, Public School and residential. Therefore, the lots sizes and pattern of development in and around the subject site varies and has evolved as the uses have changed due to the changing social and economic circumstances in the Perth Town. This has been confirmed by the recent subdivision of the large corner church site into three separate lots. It should also be noted that there has been residential infill development within some of the adjoining lots. This is a normal transitions of the use of land that is surplus as part of its original use. For the above reasons, it is my opinion that the proposed two lots will not be inconsistent with the historic development pattern of the precinct.*
- b) *Any future buildings and the layout of buildings on the two new lots will be subject to a discretionary development application which will include compliance with the historic design standards etc. This will ensure that any future buildings on the new lots will have an acceptable impact on the historic heritage values of the site.*
- c) *The existing former school building has extensive rear additions that are not sympathetic with the historic architectural design of the front building with frontage onto Frederick Street. Therefore, the rear of the site has already lost much of its integrity in respect to its original context. However, I recommend that you consider moving the proposed rear boundary behind the former school buildings back to align with the adjoin western rear property boundary line. This would seem to be the most logical alignment for the new boundary line.*
- d) *It doesn't appear that there is any threat to significant historic landscape elements as a result of this proposal.*
- e) *As above comments.*

CODES		
E1.0	BUSHFIRE PRONE AREAS CODE	N/A
E2.0	POTENTIALLY CONTAMINATED LAND	N/A
E3.0	LANDSLIP CODE	N/A
E4.0	ROAD AND RAILWAY ASSETS CODE	Complies with required sight distances.
E.5.0	FLOOD PRONE AREAS CODE	N/A
E6.0	CAR PARKING AND SUSTAINABLE TRANSPORT CODE	Complies with required parking areas.
E7.0	SCENIC MANAGEMENT CODE	N/A
E8.0	BIODIVERSITY CODE	N/A
E9.0	WATER QUALITY CODE	N/A
E10.0	RECREATION AND OPEN SPACE CODE	Complies. Written consent from General Manager that no land is required for public open space but instead there is to be a cash payment in lieu.
E11.0	ENVIRONMENTAL IMPACTS & ATTENUATION CODE	N/A

E12.0	AIRPORTS IMPACT MANAGEMENT CODE	N/A
E13.0	LOCAL HISTORIC HERITAGE CODE	See Heritage Adviser's assessment
E14.0	COASTAL CODE	N/A
E15.0	SIGNS CODE	N/A

SPECIFIC AREA PLANS		
F1.0	TRANSLINK SPECIFIC AREA PLAN	N/A
F2.0	HERITAGE PRECINCTS SPECIFIC AREA PLAN	N/A does not apply to subdivision.

SPECIAL PROVISIONS		
9.1	Changes to an Existing Non-conforming Use	N/A
9.2	Development for Existing Discretionary Uses	N/A
9.3	Adjustment of a Boundary	N/A
9.4	Demolition	N/A
9.5	Subdivision	See comments below.

STATE POLICIES		
The proposal is consistent with all State Policies.		

OBJECTIVES OF LAND USE PLANNING & APPROVALS ACT 1993		
The proposal is consistent with the objectives of the <i>Land Use Planning & Approvals Act 1993</i> .		

STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES		
The proposal is consistent with the Strategic Plan 2007-2017		

PLAN 3

**PLANNING APPLICATION P15-165
27 LEWIS STREET, LONGFORD**

ATTACHMENTS

- A** Application & plans

- B** Responses from referral agencies
 - Taswater Submission to Planning Authority Notice
 - Works and Infrastructure Department Referral

- C** Representation & applicant's response



MEMBER
Building Designers
Association Victoria

Designed: TONY M KEEGAN
Accreditation No: CC5853K

Exhibited

Unit Development 27 Lewis Street Longford TAS 7301

Ad01:	Existing Site Plan	1:500
Ad02:	Site Plan	1:500
Ad03:	Site Plan: Part A	1:200
Ad04:	Site Plan: Part B	1:200
Ad05:	Shadow Diagram - 9am: Part A	1:200
Ad06:	Shadow Diagram - 9am: Part B	1:200
Ad07:	Shadow Diagram - 12pm: Part A	1:200
Ad08:	Shadow Diagram - 12pm: Part B	1:200
Ad09:	Shadow Diagram - 3pm: Part A	1:200
Ad10:	Shadow Diagram - 3pm: Part B	1:200
Ad11:	Floor Plan: Units 2 - 5	1:100
Ad12:	Roof Plan: Units 2 - 5	1:100
Ad13:	Elevations: Units 2 - 5	1:100
Ad14:	Floor Plan: Unit 1	1:100
Ad15:	Elevations: Unit 1	1:100

ATTACHMENT A



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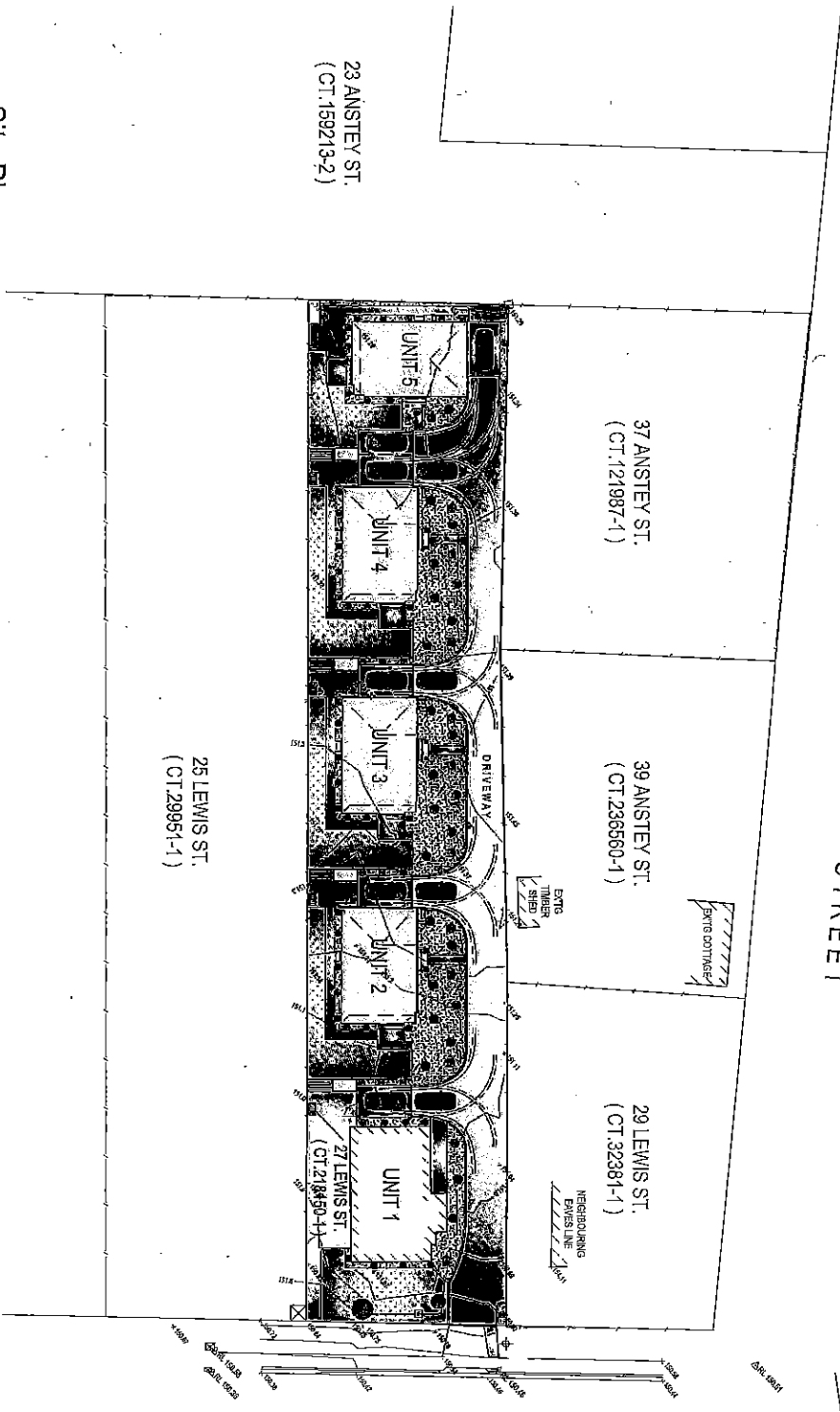
Building Designers
Association Victoria

ANSTEY STREET

LEWIS STREET

1-408

Site Plan



Exhibited

Project:

Unit Development
27 Lewis Street
Longford TAS 7301



02	17.06.15	Amended Development Approval Issue	A
01	28.03.15	Development/Approval Issue	-
Issue:	Date:	Description:	Rev.:

Site Plan

Designed:	TONY M KEEGAN	Accreditation No.:	CC5853K
Scale:	1:500	Draw No.:	P3
Project No.:	1415.004		Ad02



Building Designers
Association Victoria

32.70m
NEW PALING FENCE

TITLE 99.58m
TOTAL MEASURED 100.74m
MEASURED 188°10'00" 32.89m

EXTG
TIMBER
SHED

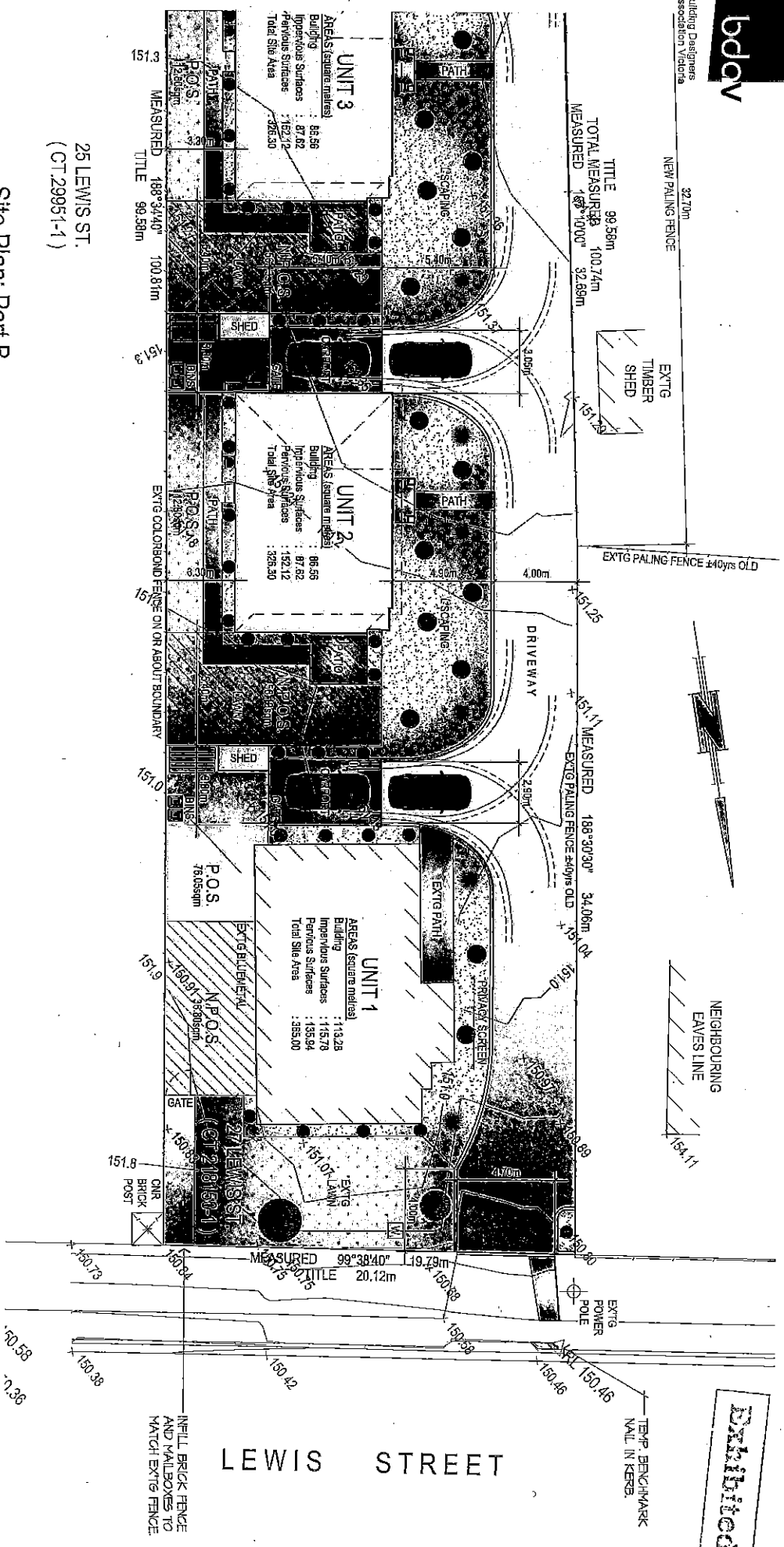
EXTG PALING FENCE ±40yrs OLD



NEIGHBOURING
EAVES LINE

Prohibited

1-410



26 LEWIS ST.
(CT 29951-1)

Site Plan: Part B

Project:

Unit Development
27 Lewis Street
Longford TAS 7301



Site Plan: Part B

Issue:	Date:	Description:	Rev.:
01	23.05.15	Development Approval Issue	

Designed: TONY M. MEEGAN

Scale: 1:200

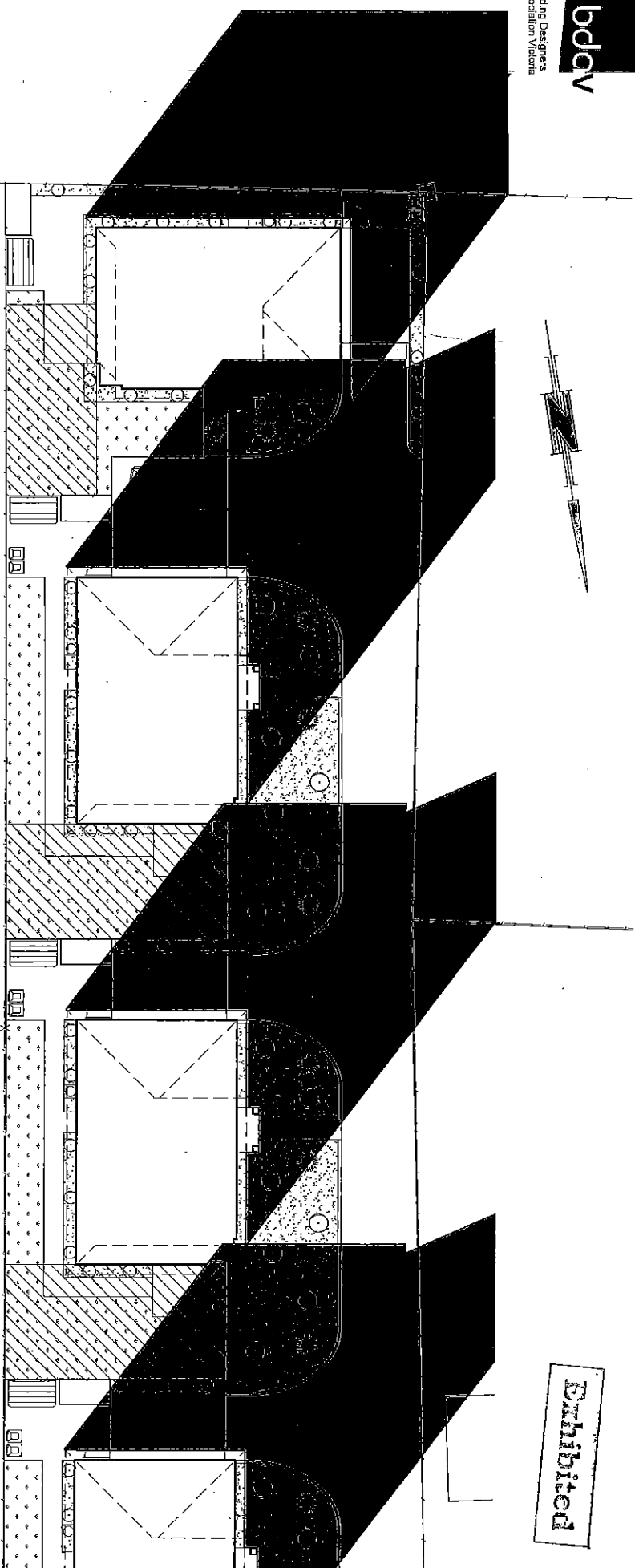
Project No: 1415.004

Accreditation No: CC5953K

Drawn: PS

Ad04

1-411



Shadow Diagram: 21 June - 9am: Part A

Exhibited

Project:

Unit Development
27 Lewis Street
Longford TAS 7301

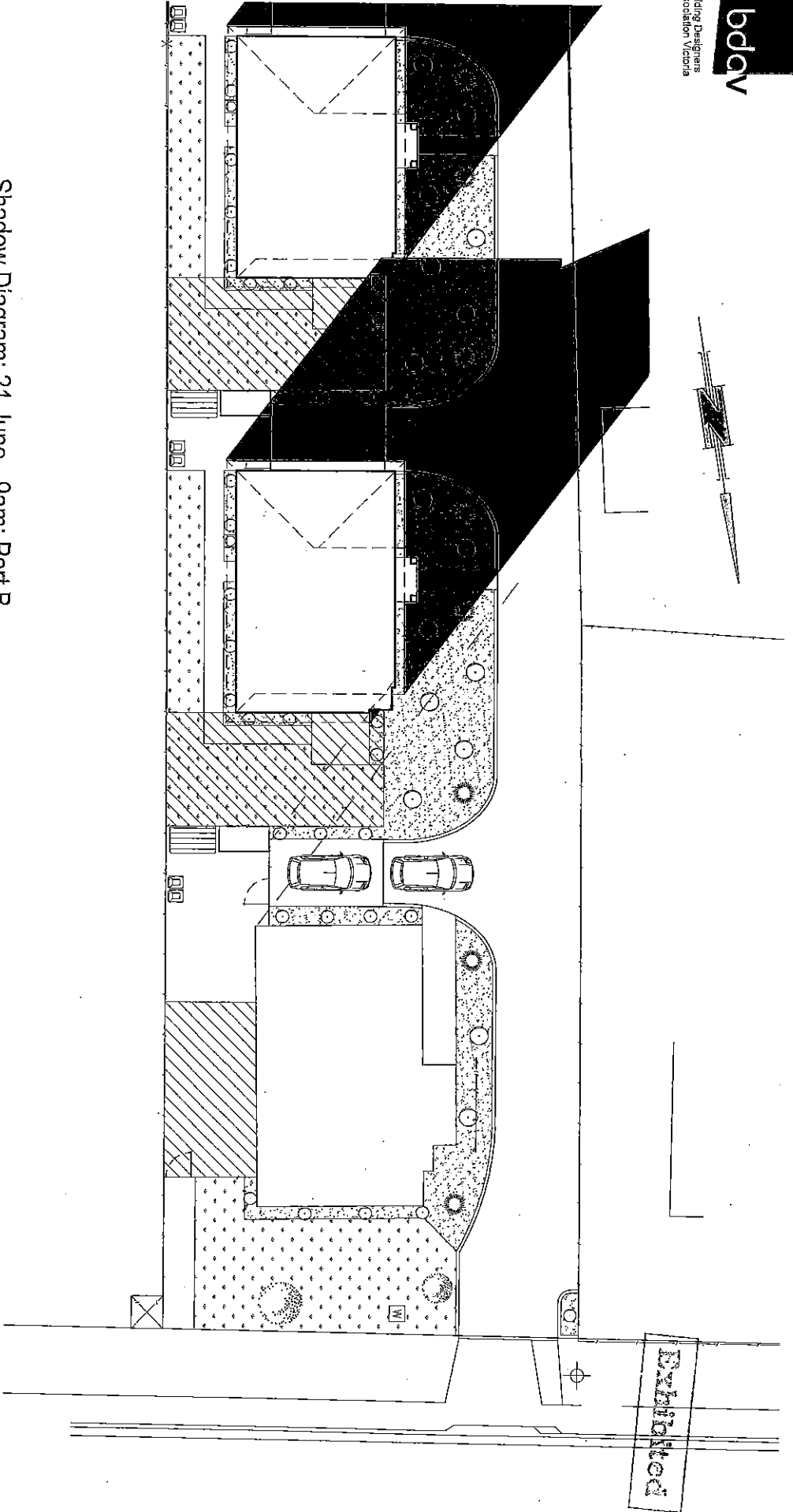


Issue:	Date:	Description:	Rev.:
02	17.06.15	Amended Development Approval Issue	A
01	28.05.15	Development Approval Issue	-

Shadow Diagram: 21 June - 9am: Part A

Designed:	TONY M KEEGAN	Accreditation No.:	CC5853K
Scale:	1:200	DWG No.:	P6
Project No.:	1415.004		Ad05

1-412



Shadow Diagram: 21 June - 9am: Part B

Project:

Unit Development
27 Lewis Street
Longford TAS 7301

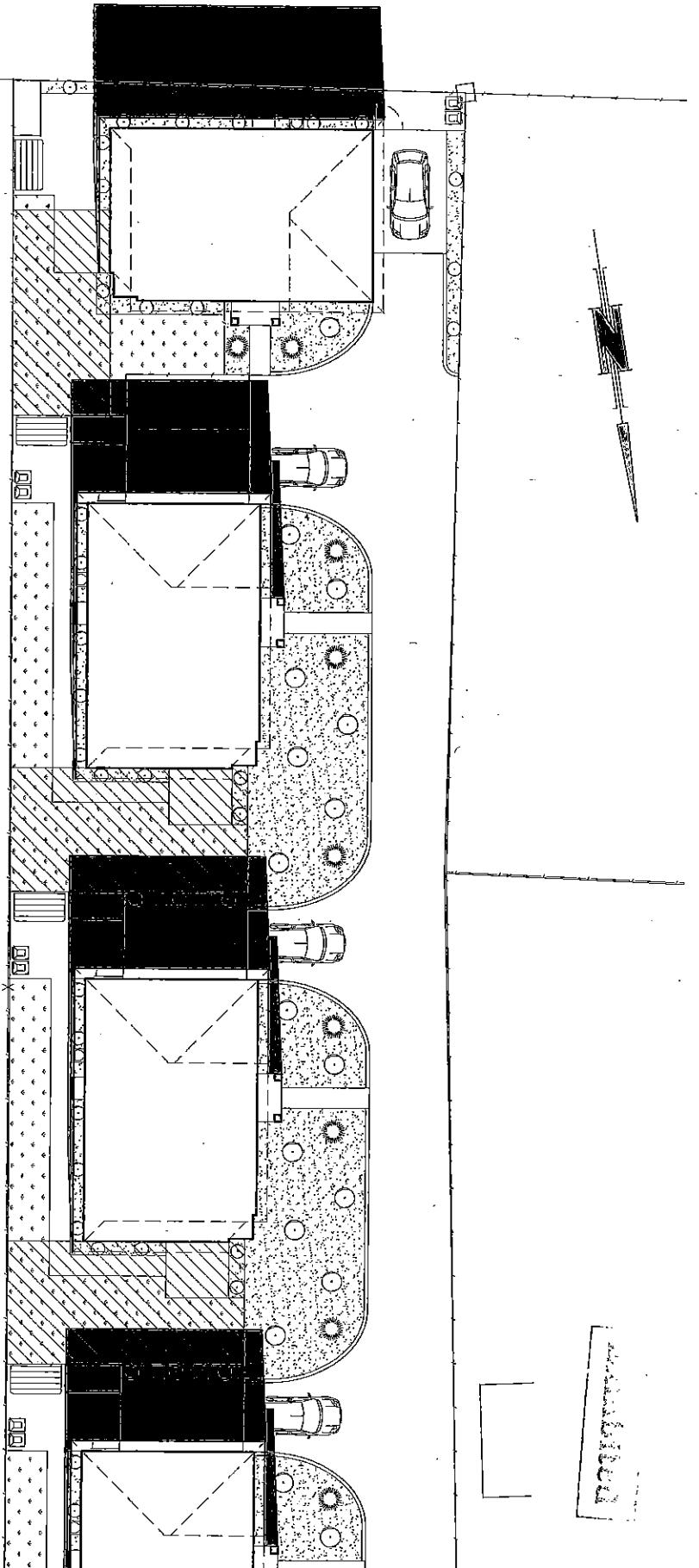
PINNY
ANGLE
HOMES

Issue:	Date:	Description:	Rev.:
01	23.05.15	Development Approval Issue	-

Shadow Diagram: 21 June - 9am: Part B

Designer:	TONY M KEEGAN	Accreditation No.:	CC5853K
Scale:	1:200	Dwg No.:	P7
Project No.:	1415.004		Ad06

1-413



Shadow Diagram: 21 June - 12pm: Part A

Project:

Unit Development
27 Lewis Street
Longford TAS 7301

PINNY
ANGLE
HOMES

Issue	Date	Description	Rev.
02	17.06.15	Amended Development Approval Issue	A
01	28.05.15	Development Approval Issue	-

Shadow Diagram: 21 June - 12pm: Part A

Designed:

TONY M KEEGAN

Association No:

CC5853K

Scale:

1:200

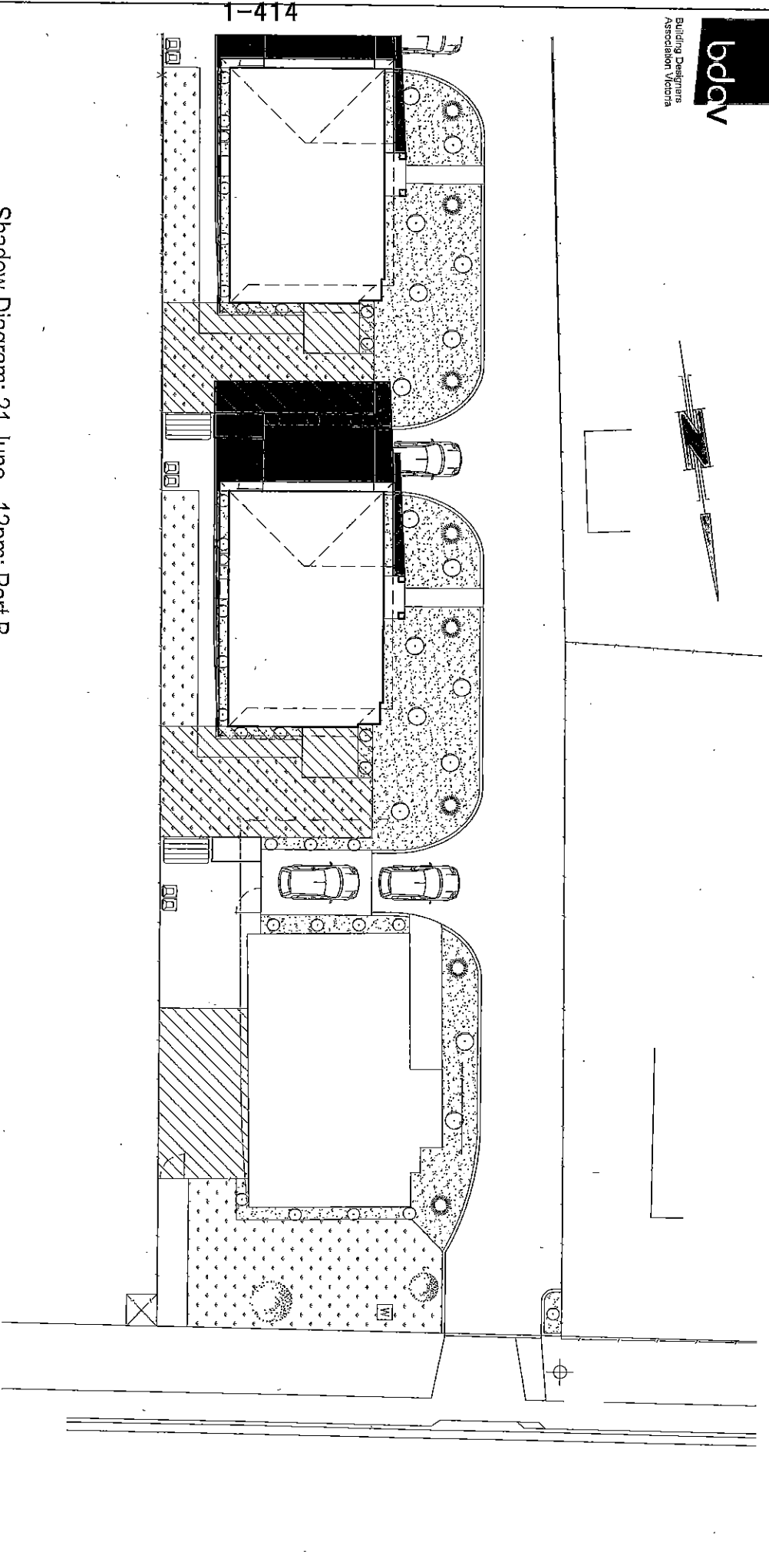
Dwg No.:

P8

Project No.:

1415.004

Ad07



Shadow Diagram: 21 June - 12pm: Part B

Exhibited

Project:

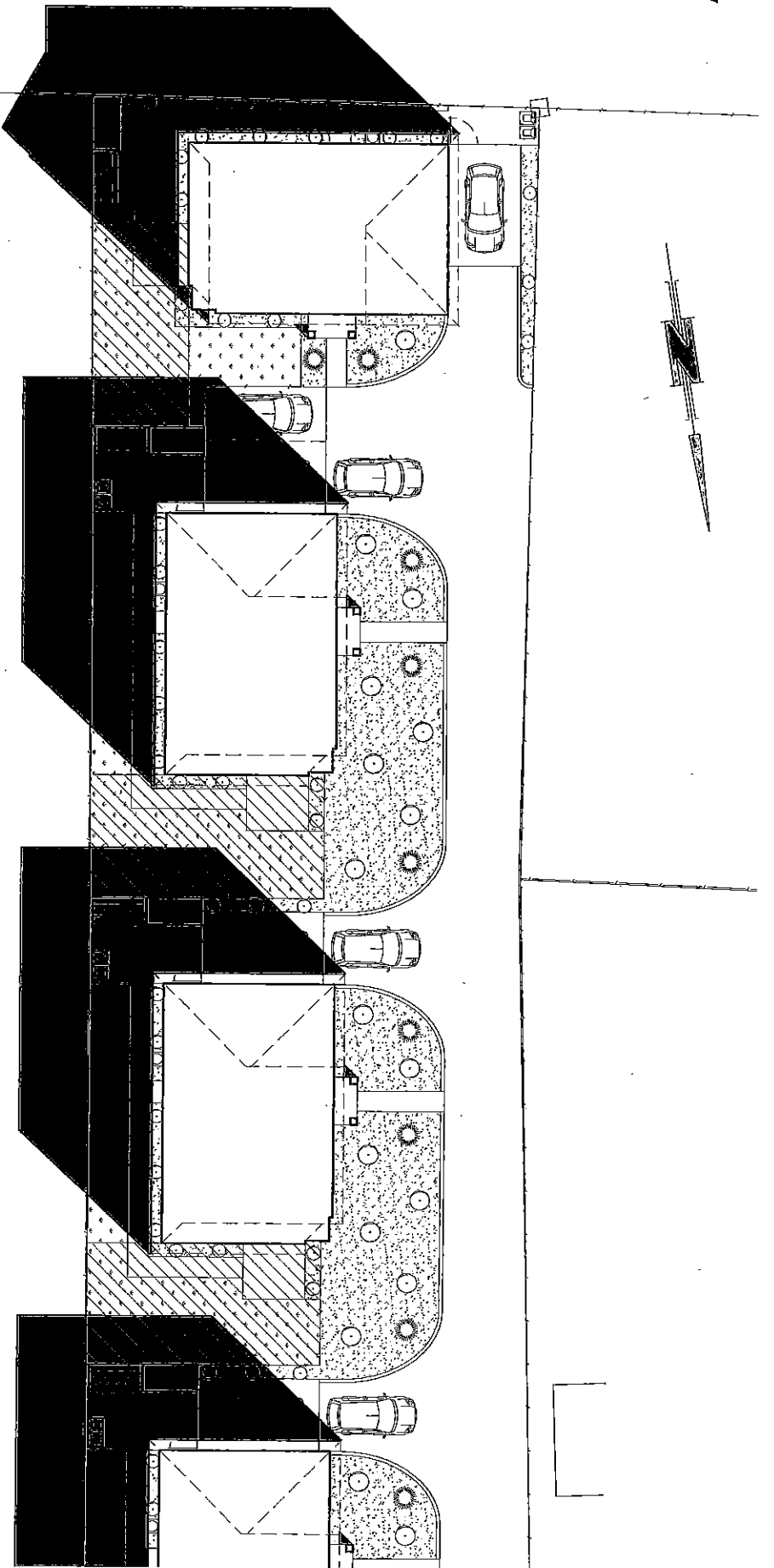
Unit Development
 27 Lewis Street
 Longford TAS 7301



Issue	Date	Description	Rev.
01	26.05.15	Development Approval Issue	

Shadow Diagram: 21 June - 12pm: Part B

Designed:	TONY M. KEEGAN	Association No.:	CC5853K
Scale:	1:200	Dwg No.:	P9
Project No.:	1415.004		Ad08



Shadow Diagram: 21 June - 3pm: Part A

Prohibited

Issue:	Date:	Description:	Rev.:
02	17.06.15	Amended Development Approval Issue	A
01	28.05.15	Development Approval Issue	-

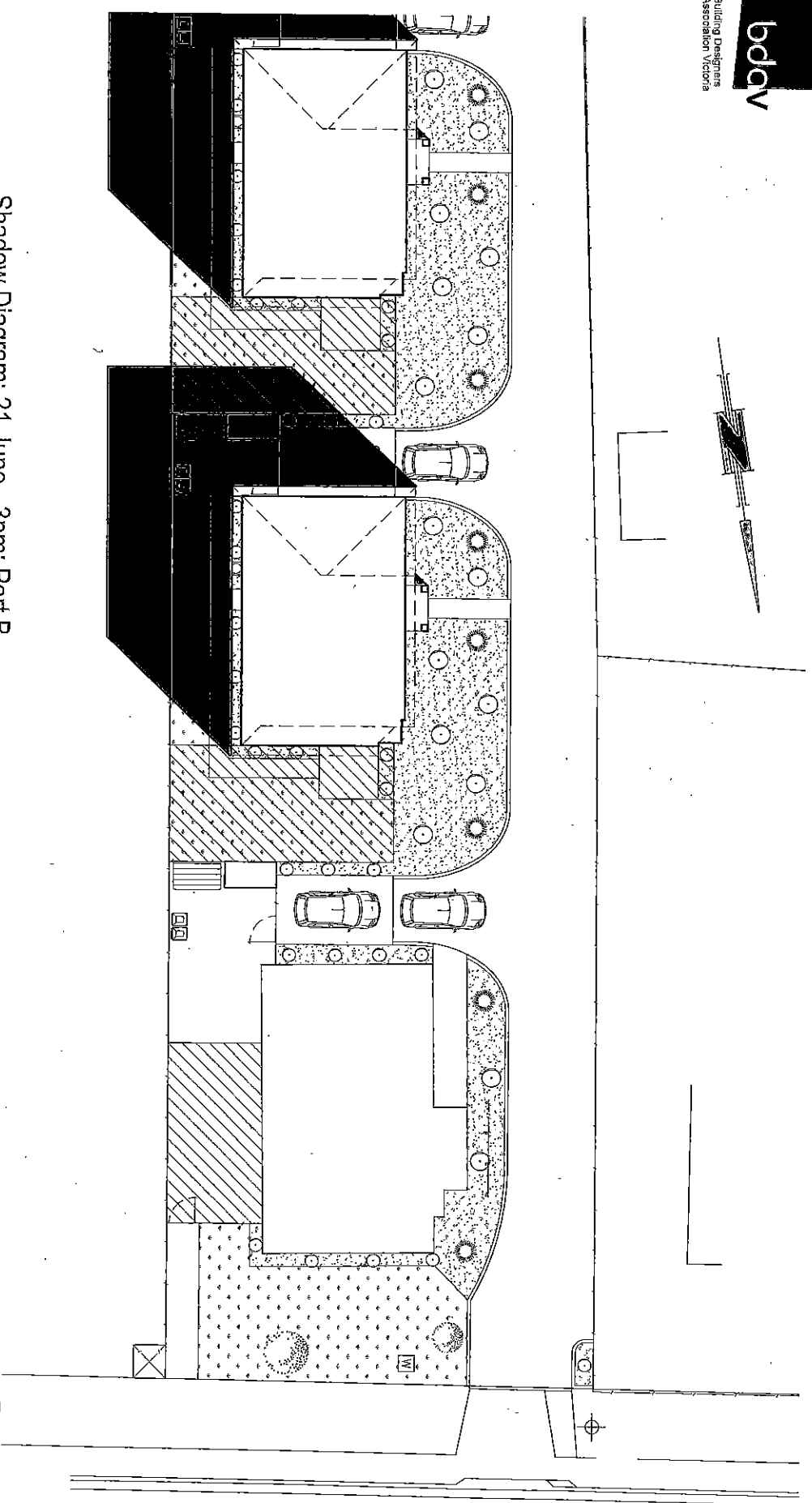
Shadow Diagram: 21 June - 3pm: Part A

Project:

Unit Development
27 Lewis Street
Longford TAS 7301



Designed:	TONY M KEEGAN	Accreditation No.:	CC9853K
Scale:	1:200	Dwg No.:	P10
Project No.:	1415.004		Ad09



1-416

Shadow Diagram: 21 June - 3pm: Part B

Exhibited

Project:

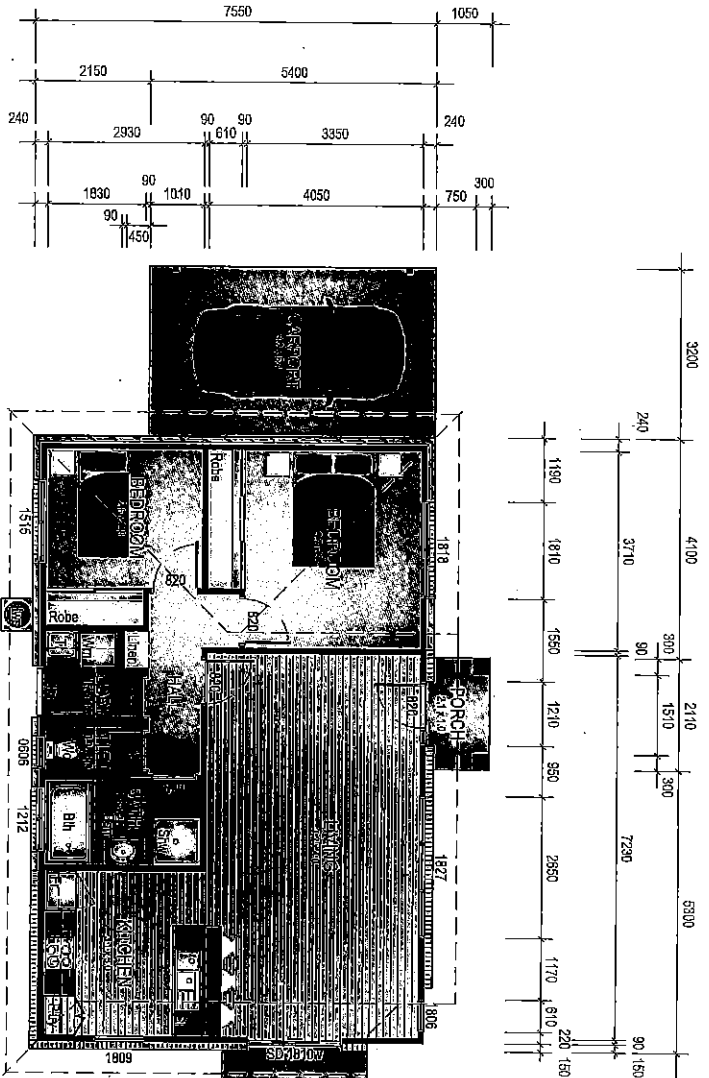
Unit Development
27 Lewis Street
Longford TAS 7301



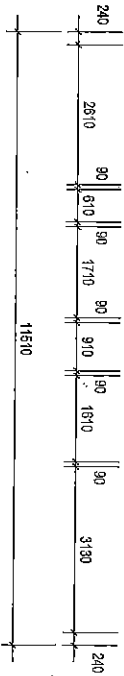
Issue:	01	28.05.15	Development Approval Issue	Rev.:
Drawing:	Shadow Diagram: 21 June - 3pm: Part B			

Designed:	TONY M. KEEGAN	Accreditation No.:	CC6883K
Scale:	1:200	Dwg No.:	P11
Project No.:	1415.004		Ad10

Project:
 Unit Development
 27 Lewis Street
 Longford TAS 7301



Floor Plan: Units 2 - 5



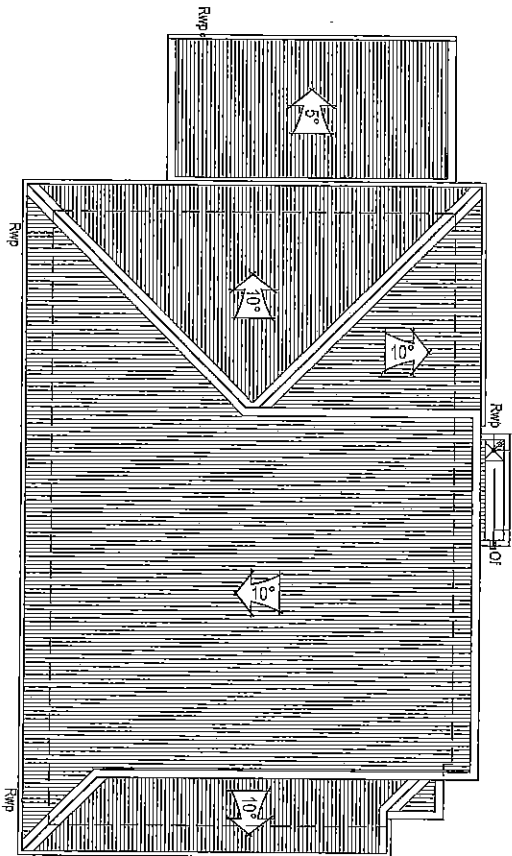
Exhibited

Issue	Date	Description	Rev
02	17.06.16	Amended Development/Approval Issue	A
01	28.05.15	Development/Approval Issue	-

Floor Plan: Units 2 - 5

Designed:	TONY M. KEEGAN	Accreditation No:	CC5853K
Scale:	1:100	Dwg No:	P12
Project No:	1415.004		Ad11





Roof Plan: Units 2 - 5

LEGEND
Rwp : Rainwater Pipe

Exhibited

Project:

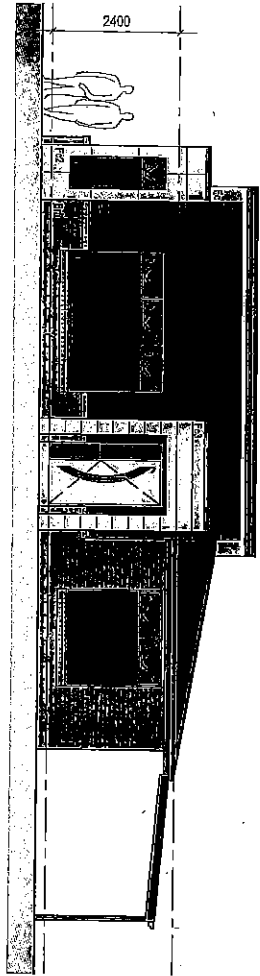
Unit Development
27 Lewis Street
Longford TAS 7301



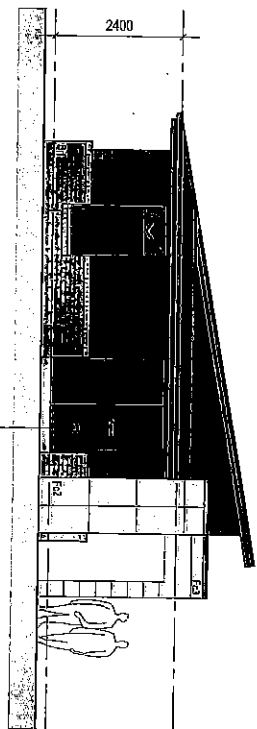
Issue	Date	Description	Rev.
02	17.08.15	Amended Development Approval Issue	A
01	28.05.15	Development Approval Issue	-

Roof Plan: Units 2 - 5

Designed:	TONY M.KEEGAN	Accreditation No.:	CC5953K
Scale:	1:100	Dwg No.:	P13
Project No.:	1415.004		Ad12

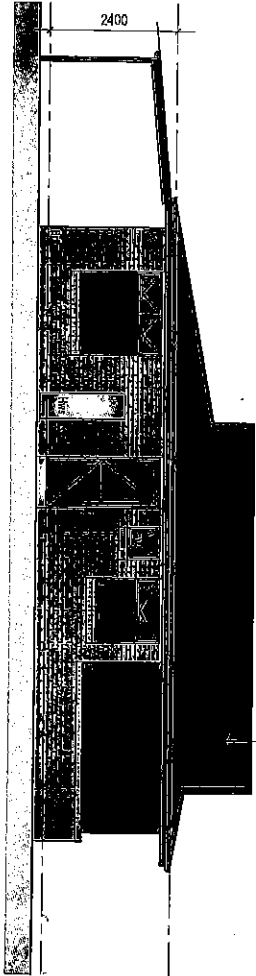


West Elevation

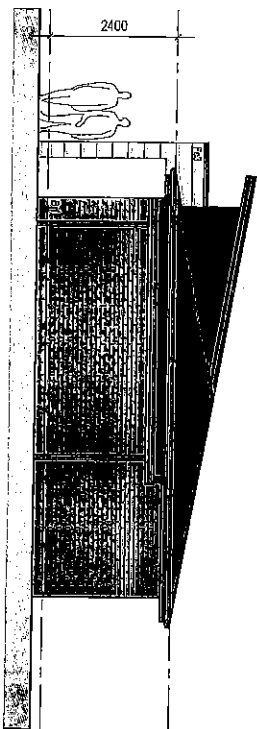


North Elevation

POWDERCOATED ALUMINIUM FRAMED
 WINDOWS AND SLIDING DOORS, TYP.



East Elevation



South Elevation

Excluded

- LEGEND**
- Bcf : Brickwork, Face (Selected Family Tone Colours)
 - Fc1 : Spiron Linear Weatherboard Cladding (4500p profile)
 - Fc2 : Spiron Matrix Fibre Cement Sheet Cladding
 - Fc3 : Spiron Sista Fibre Cement Sheet Cladding (3250p profile)
 - f : Awning Sash
 - f : Fixed Sash

Project:

Unit Development
 27 Lewis Street
 Longford TAS 7301

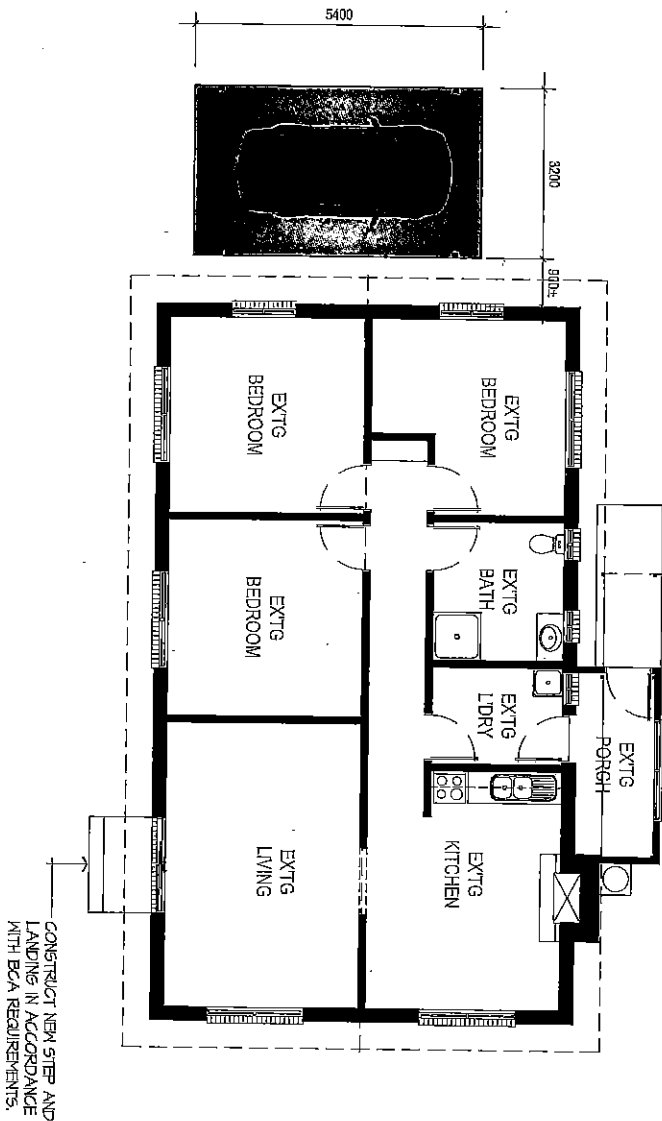


Issue	Date	Description	Rev.
02	17.06.15	Amended Development Approval Issue	A
01	29.05.15	Development Approval Issue	-

Elevations: Units 2 - 5

Designed:	TONY M. KEEGAN	Academy No.:	CC5853K
Scale:	1:100	Dwg No.:	P14
Project No.:	1415.004		Ad13

Floor Plan: Unit 1



Project:
 Unit Development
 27 Lewis Street
 Longford TAS 7301

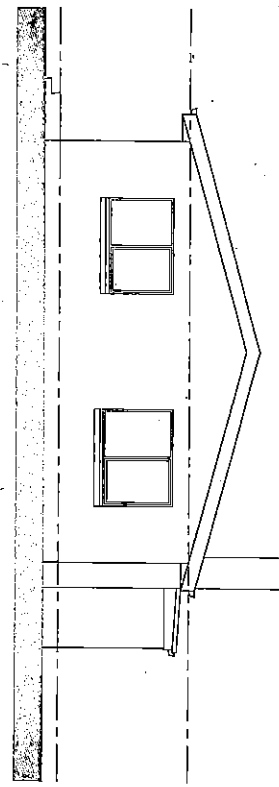
PINNYACLE
 HOMES

Issue	Date	Description	Rev
01	17.08.15	Development Approval Issue	

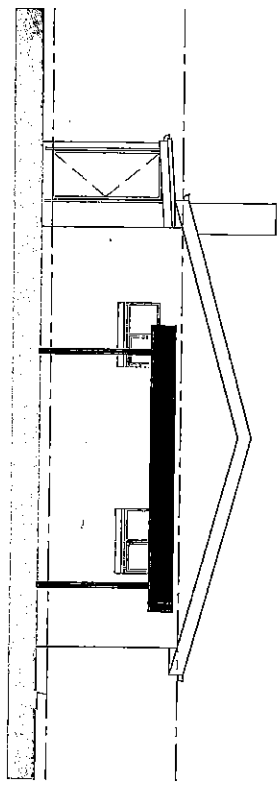
Floor Plan: Unit 1

Designed:	TONY M. KEEGAN	Accreditation No.:	CCS853K
Scale:	1:100	Dwg No.:	P15
Project No.:	1415.004		Ad14

Exhibited

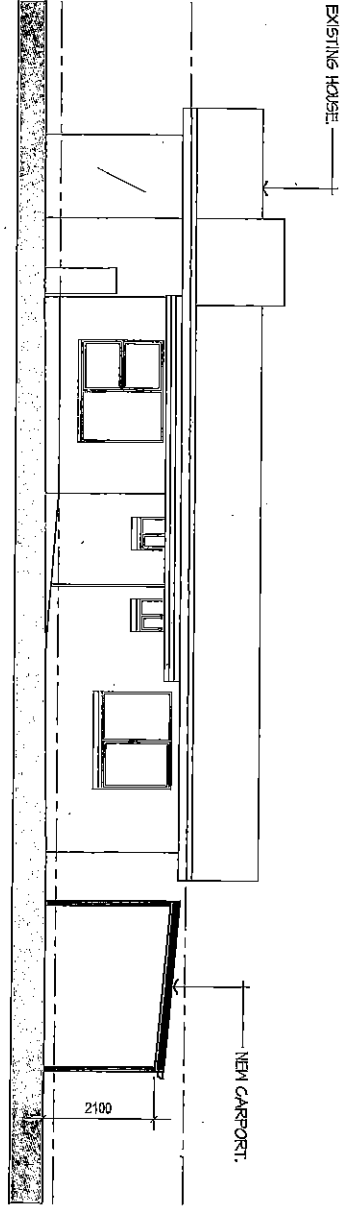


North Elevation



South Elevation

1-421



West Elevation

Exhibited

Project:

Unit Development
27 Lewis Street
Longford TAS 7301

Issue	Date	Description	Rev.
01	17.08.15	Development Approval Issue	

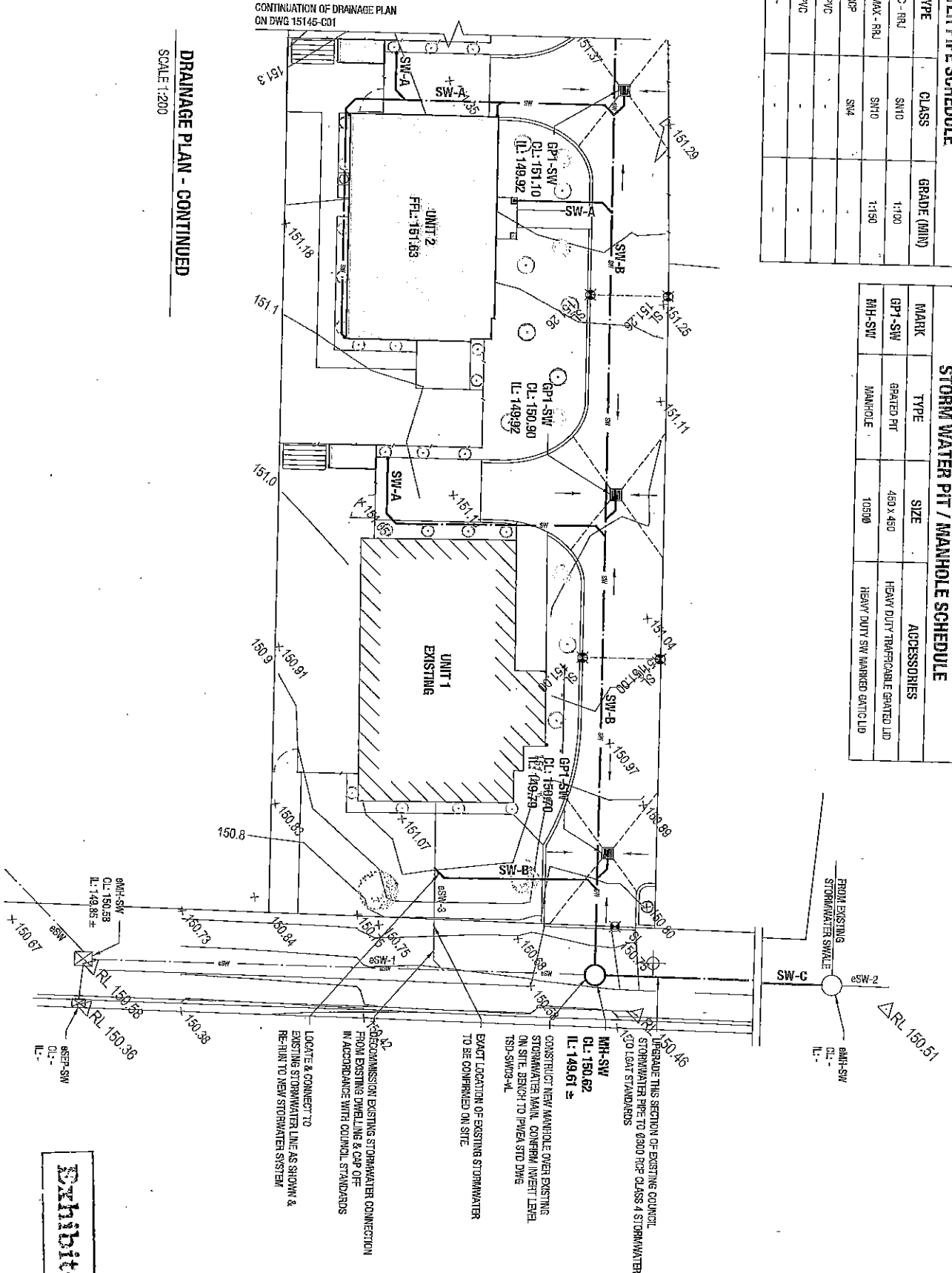
Elevations: Unit 1

Designed:	TONY M. KEEGAN	Accreditation No:	CC5853K
Scale:	1:100	DWG No:	P16
Project No:	1415.004		Ad15

PINNYACLE
HOMES

STORM WATER PIPE SCHEDULE			
MARK	PIPE SIZE	TYPE	CLASS (MIN)
SW-A	100	UPVC - RFL	SN10
SW-B	225	BLACKMAX - RFL	SN10
SW-C	300	RCP	SN4
MSW-1	150	UPVC	
MSW-2	300	UPVC	
MSW-3	UNKNOWN		

STORM WATER PIT / MANHOLE SCHEDULE			
MARK	TYPE	SIZE	ACCESSORIES
GPT-SW	GRADED PIT	450 X 450	HEAVY DUTY TRAFFICABLE GRADED LID
MH-SW	MANHOLE	1050Ø	HEAVY DUTY SW MARKED RATIC LID



DRAINAGE PLAN - CONTINUED
SCALE 1:200

No.	ISSUED FOR / DESCRIPTION	DATE	REV.
01	DEVELOPMENT APPROVAL	02-07-15	-

CONTROLLED DOCUMENT

ALL DIMENSIONS GIVEN UNLESS OTHERWISE CHECKED AND VERIFY ALL DIMENSIONS ON SITE. DO NOT SCALE. IN THE EVENT OF ANY DISCREPANCY BETWEEN THE DRAWING AND THE FIELD, THE REQUIREMENTS OF LOCAL AUTHORITIES, LOCAL CONSULTING ENGINEERS AND THE DOCUMENT MUST BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. THIS DOCUMENT MUST NOT BE USED FOR ANY OTHER PURPOSE WITHOUT THE PERMISSION FROM THE CONSULTING ENGINEERS.

STATISTCS

APR No. 24 151 993 002
 APR No. 02/03/04
 APR No. 02/03/04
 APR No. 02/03/04

UNIVERSITY OF WYOMING
 1000 UNIVERSITY AVENUE
 LANSING, WY 82001
 P (307) 324 0834

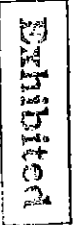
NORTH WEST OFFICE
 1000 UNIVERSITY AVENUE
 LANSING, WY 82001
 P (307) 324 0834

ALL CONSULTING ENGINEERS

DESIGNED BY: JTA
 DRAWN BY: NEW
 CHECKED BY: PVD
 APPROVED BY: ALL

CLIENT: PORRY & CO PTY LTD
 PROJECT: UNIT DEVELOPMENT
 ADDRESS: 27 LEWIS STREET, LONGFORD

DRAWING: DRAINAGE PLAN - CONTINUATION
 P18
 SCALE (AT AS DRAWING SIZE): 1:200
 PROJECT No: 15.145
 THIRD BH: CNP
 REV. No.:



Unit Development – 27 Lewis Street, Longford**Exhibited****Design Response – Northern Midlands Interim Planning Scheme****10 General Residential Zone****10.4 Development Standards - Multiple Dwellings****10.4.1**

The minimum required site area per dwelling is 325sqm. The area of the site, excluding the access driveway is 1626.4sqm. There are 5 proposed units, therefore there is 325.28sqm per dwelling.

10.4.2

A1 The unit at the frontage of the property (Unit 1) is an existing dwelling and is approximately 5.9m setback from the front boundary.

A2 There are no garages or carports on the primary frontage of the development.

A3 A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches and awnings) that extend not more than 0.6m horizontally beyond the building envelope must be contained within a building envelope determined by a distance equal to the frontage setback and by projecting a line at 45 degrees from the horizontal at a height of 3.0m above natural ground level at the side boundaries and a distance of 4.0m from the rear boundary to a building height of not more than 4.1m above natural ground level.

Unit 1 is an existing dwelling.

Units 2-5 are no more than 8.2m above natural ground level.

Units 2-4 is the closest to the side boundary at 3.3m. The maximum allowable height above natural ground level at this distance is 6.3m. The height of Unit 2-4 at this point is 2.7m above natural ground level.

Unit 5 is the closest to the rear boundary at 1.74m. The height of Unit 5 at this distance is 2.7m above natural ground level. Given the location of Unit 5 in relation to the lot to the south, 23 Anstey Street, and in accordance with P3, this unit doesn't cause unreasonable loss of amenity by overshadowing the adjacent lot. As indicated on the shadow diagrams, the area of the adjacent lot that is overshadowed is minimal and won't have an impact on any future dwelling or dwellings on this site as it is extremely unlikely that a dwelling would be constructed in this location. It is also compatible with the separation between dwellings on adjacent dwellings.

The carport for Unit 5 is setback 0.67m from the side boundary. The carport is not over 2.4m within 1.5m from the boundary.

10.4.3

A1

- a) Site coverage for dwellings must not be more than 50%. The total site area is 1964.62sqm. There are 5 units on this site with a total area of 459.52sqm. The total site coverage is 23.4%.
Unit 5 has the smallest site area at 282.50sqm. The site coverage for this unit is 30.6%. Unit 1 has a site area of 365.00sqm and a site coverage of 31.0%.
- b) Private open space for multiple dwellings must be a minimum of 60sqm. All 5 units have in excess of 60sqm of private open space (referred to as P.O.S. on the plans).
- c) At least 25% of the site area must be free from impervious surfaces. The site has 690.14sqm free from impervious surfaces and therefore 35.1% of the site is free from impervious surfaces.
Unit 5 has the lowest percentage of site area free from impervious surfaces. The unit site area is 282.50sqm and has 85.32sqm free from impervious surfaces and therefore 30.2% of the unit site area is free from impervious surfaces.

A2

- a) A dwelling must have private open space in one location of at least 24sqm. All 5 units' private open space, with a northerly aspect (referred to as N.P.O.S. on the plans), that is in one location and is in excess of 24sqm.
- b) A dwelling must have a minimum horizontal dimension of private open space of 4.0m. All 5 units' N.P.O.S. has in excess of 4.0m horizontal dimension.
- c) The N.P.O.S. for all 5 units is directly accessible from a habitable room being the living room.
- d) The N.P.O.S. for units 2-4 units are located to the north of the dwellings. The N.P.O.S. for units 1 and 5 is located to the east of the dwellings. As indicated but the shadow diagrams, all units receive in excess of 3 hours sunlight to more than 50% of the N.P.O.S between the hours of 9am and 3pm on the 21st of June.
- e) The N.P.O.S. for all 5 units is not located between the dwelling and the frontage.
- f) The N.P.O.S. for all 5 units has minimal fall.
- g) The N.P.O.S. for all 5 units is not used for car parking or vehicular access.

10.4.4

A1 A dwelling must have at least 1 habitable room facing 30 degrees west of north to 30 degrees east of north. The units all have living rooms with glass sliding doors and windows facing due north.

A2 A multiple dwelling to the north of a habitable window (excluding bedrooms) of another dwelling on the site must be more than 3.0m from the window and no more than 3.0m above natural ground level at this point and then projecting 45 degrees from the horizontal.
The units have no less than 8.80m metres horizontal separation to the north of habitable windows of another unit. The unit to the north is 2.59m above natural ground level at this point and the roof pitch is 10 degrees. As indicated on the shadow diagrams, all units' habitable windows (excluding bedrooms) receive in excess of 3 hours sunlight between the hours of 9am and 3pm on the 21st of June. The carports and sheds are no less than 5.0m to the north of habitable windows and are less than 2.40m high.

A3 A multiple dwelling to the north of the private open space, required by Clause 10.4.3 A2, of another dwelling on the site must be a minimum of 3.0m from the northern edge of the private open space and no more than 3.0m above natural ground level at this point and then projecting 45 degrees from the horizontal.

Alternatively the multiple dwelling to the north of the private open space, required by Clause 10.4.3 A2, of another dwelling must not cause 50% of this space to receive less than three hours sunlight between 9am and 3pm on the 21st of June.

The units have no less than 3.80m metres horizontal separation to the north of the private open space of another unit. The unit to the north is 2.59m above natural ground level at this point and the roof pitch is 10 degrees. As indicated on the shadow diagrams, all units' private open space receive in excess of 3 hours sunlight between the hours of 9am and 3pm on the 21st of June. The carports and sheds to the north of the private open space of another unit and are less than 2.40m high.

10.4.5

A1 A garage within 12m of the primary frontage must have a total width of openings no more than 6.0m facing the primary frontage. There are no garages or carports within 12.0m of the primary frontage.

10.4.6

A1 N/A

A2 N/A

A3 A shared driveway or parking space (excluding one allocated to that dwelling) must be at least 2.5m from a habitable room window or glazed door or 1.0m if separated by a 1.7m high screen. The habitable room windows are generally set back 4.90m from the shared driveway. Unit 1 has a habitable room window that is 1.80m from the shared driveway. A 1.8m high screen fence will be constructed on the edge of the shared driveway to provide privacy to this window.

10.4.7

A1 The only fence within 4.5m of the frontage is an existing brick front boundary fence no more than 1.2m high.

10.4.8

A1 All waste and recycling bin storage areas are 1.0m wide by 1.5 metres long and are contained within an exclusive area in the private open space of each unit.

10.4.9

A1 All units have a minimum 6.0 cubic metre storage shed.

10.4.10

A1 The shared driveway is separated from the private areas by a concrete kerb.

10.4.11

A1 The outbuildings for each unit must have a combined gross floor area not exceeding 45.0sqm. The storage shed for each unit has a floor area of no more than 3.4sqm and the carport for each unit has a floor area no more than 17.3sqm.

A2 N/A

10.4.12

A1.1 Mailboxes for all units will be built into the front brick fence.

E6 Car Parking and Sustainable Transport Code

E6.6 Use Standards - Multiple Dwellings

E6.6.1

P1 There are 5 units and 10 parking spaces provided for the residents within the development. According to Table E6.1, 1 an additional space per 4 units is required for visitor parking (rounded up to the nearest whole number). This has not been provided within the property. There is however, currently two crossovers accessing this property. We will be removing one crossover to improve the frontage and streetscape. This will provide an additional parking space on the street. By not providing the two visitor parking spaces within the property, this has maximised the available site area for each unit but will have an absolute minimal or no impact on the street parking.

E6.7 Development Standards - Multiple Dwellings

E6.7.2

P2 The shared driveway is has a width of 3.0m widening to 4.5m for approximately an initial 8.0m from the road carriageway. It contains no turns or bends and therefore the site line to and from the crossover is optimal. On the rare occasion that a car is exiting the property whilst another car is attempting to enter the property, the worst case scenario, would have the entering traffic waiting less than 30 seconds (if the car exiting the property was leaving Unit 4 and travelling less than 10km/hr) for the exiting traffic. This would only happen on extremely rare occasions. Generally, if this occurred the entering traffic would only be waiting less than 10 seconds. Given that Lewis Street is not a busy street with local residential traffic only and no 'through' traffic this will have an absolute minimal or no impact on local traffic. Based on this, no passing lanes will be required within the property.

From: Alan Leake [mailto:alan@ajlengineers.com.au]

Sent: Wednesday, 15 July 2015 5:04 PM

To: Tony Keegan

Subject: 15145 - 27 Lewis St, Longford

1-428

Exhibited

Hi Tony,

We propose to upgrade a section of pipe at the front of 27 Lewis Street to cater for increased flow from the 5 unit development.

We have carried out a limited catchment and hydraulic analysis of the proposed 300mm diameter section of Council main to be upgraded for the above project, my findings are summarised as follows:

- Local catchment area approx. 3000m² impervious, 1000m² pervious – nominal allowance
includes street numbers 23, 25, 27 & 29 and 800m² part area of road
- ARI 1 in 20 – NMC adopted ARI
- Duration 5 minutes – NMC adopted duration
- Rainfall intensity (from BOM) 107mm/hr
- Q₂₀ Discharge into pipe 90 L/s
- Q₁₀₀ Discharge into pipe 140 L/s
- Capacity of 300mm uPVC pipe @ 1:100 100 L/s

It can be seen the pipe operates at 92% capacity for a 1 in 20 year storm annual recurrence interval. Typically for urban gravity drainage an ARI of 5 to 10 years is acceptable, however we have modelled the pipe design for a 20

1

year ARI as this is the required ARI stated by the authority NMC. For a 100 year ARI the pipe capacity is exceeded by 40%. It is our opinion during an ARI of 100 the area will be inundated with stormwater and flows will be overland, there is no underground drainage network capable of withstanding such an event in the nearby area.

An overland flow path the street is to be provided at entry driveway to site. Minimum freeboard to the unit floor levels has been set to ensure they are above the overland flow path to avoid inundation.

In summary, the 300mm pipe from 27 Lewis Street to the existing 300mm main is a viable solution to drain a 20 year annual rainfall event.

I trusting this information is helpful in your understanding of the situation.

Regards

Alan J. Leake Director

192 York Street, Launceston, TAS 7250

PO Box 7714, Launceston, TAS 7250

p 0363 340834 m 0419 111 662 w www.ajlengineers.com.au

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02

Submission to Planning Authority Notice

Council Planning Permit No.	R15-164	Council notice date	11/06/2015
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TasWater details

TasWater Reference No.	TWDA 2015/00912-NMC	Date of response	16/06/2015
TasWater Contact	Amanda Coleman	Phone No.	6237 8229

Response issued to

Council name	NORTHERN MIDLANDS COUNCIL
Contact details	planning@northmidlands.tas.gov.au

Development details

Address	27 LEWIS ST, LONGFORD	Property ID (PID)	7381790
Description of development	Multiple dwellings x 4 at rear of existing dwelling & shed demolition		

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Date of Issue
Pinnacle Homes	Site Plan part A	01	28/05/2015
Pinnacle Homes	Site Plan part B	01	28/05/2015

Conditions

Pursuant to the *Water and Sewerage Industry Act 2008 (TAS)* Section 56P(1) TasWater imposes the following conditions on the permit for this application:

CONNECTIONS, METERING & BACKFLOW

1. A suitably sized water supply with metered connections / sewerage system and connections to each unit of the development must be designed and constructed to TasWater's satisfaction and be in accordance with TasWater's metering policies any other conditions in this permit.
2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.

HEADWORKS

3. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a headworks charge totalling \$3,546.38 to TasWater for water infrastructure for 2.2 additional Equivalent Tenements, indexed as approved by the Economic Regulator from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.
4. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a headworks charge totalling \$7,832.34 to TasWater for sewer infrastructure for 3.0 additional Equivalent Tenements, indexed as approved by the Economic Regulator from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.
5. In the event Council approves a staging plan, prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing) for each stage, the developer must pay the headworks charges commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

Advice: If the Certificate for Certifiable Work is applied for in the period 1 April 2014 to 31 March

2016, then the above headworks amount(s) will be waived in line with the prevailing State Government Policy. Please visit www.development.tas.gov.au for further information.

DEVELOPMENT ASSESSMENT FEES

6. The applicant or landowner as the case may be, must pay a development assessment fee to TasWater for this proposal of \$389.10 for development assessment as approved by the Economic Regulator and the fees will be indexed as approved by the Economic Regulator from the date of the Submission to Planning Authority Notice for the development assessment fee, until the date they are paid to TasWater. Payment is required within 30 days from the date of the invoice.

Advice

For information on TasWater development standards, please visit <http://www.taswater.com.au/Development/Development-Standards>

For information regarding headworks, further assessment fees and other miscellaneous fees, please visit <http://www.taswater.com.au/Development/Fees---Charges>

Changes to the water connection size and/or increased sewer discharges may result in changes to the fixed service charges for the property. Please visit <http://www.taswater.com.au/Your-Account/Water-and-Sewerage-Charges> for more information.

For detailed information on how headworks have been calculated for this development please contact the TasWater contact as listed above.

For application forms please visit <http://www.taswater.com.au/Development/Forms>


The developer is responsible for arranging to locate existing TasWater infrastructure and clearly showing it on any drawings. Existing TasWater infrastructure may be located by TasWater (call 136 992) on site at the developer's cost, alternatively a surveyor and/or a private contractor may be engaged at the developers cost to locate the infrastructure.

Declaration

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

If you need any clarification in relation to this document, please contact TasWater. Please quote the TasWater reference number. Email: development@taswater.com.au

Authorised by



Jason Taylor

Development Assessment Manager

**REFERRAL OF DEVELOPMENT APPLICATION P15-165
to Works & Infrastructure Department**

Property no: 108100.32
 Date: 11-Jun-2015
 Applicant: Potky & Co
 Proposal: Multiple dwellings x 4 (at the rear of existing dwelling), & shed demolition
 Location: 27 Lewis Street, Longford
 Planning admin: \$310 engineering fees paid - no further fees required (JG).

Please inspect the property and advise regarding stormwater/drainage, traffic/access, and any other engineering concerns.

Is there a house on one of the lots?	Yes
Is it connected to all Council services?	Yes
Are any changes / works required to the house lot?	No
Are the discharge points for stormwater, infrastructure that is maintained by Council?	Yes
(This requires a check to ensure the downstream infrastructure is entirely owned, maintained, operated by Council and have been taken over as Council assets.)	
Stormwater:	
Is the property connected to Council's stormwater services?	Yes
If so, where is the current connection?	Connects to Lewis St
Can all lots access stormwater services?	Awaiting confirmation from developer
If so, are any works required?	
Stormwater works required:	
Developer to submit design plans	
Is there kerb and gutter at the front of the property?	Yes
Are any kerb-and-gutter works required?	No
Road Access:	
Does the property have access to a made road?	Yes
If so, is the existing access suitable?	No
Does the new lots have access to a made road?	Yes
If so, are any works required?	Yes, see below
Is off-street parking available/provided?	Yes
Road / access works required:	
Works to be in accordance with Standard Drawing TSD R03 - double width concrete driveway crossover apron	
Is a sealed internal driveway required?	Planning issue
Is a vehicular crossing application form required?	Yes
Is a footpath required?	No
Extra information required regarding driveway approach and departure angles	No
Are any road works required?	No
Are Street Trees required?	No
Additional Comments:	An Engineer's design is not required.

Engineer's comment:
 Council services for these units can be addressed by standard conditions.

Works & Infrastructure Department conditions - access & stormwater:

W.1 Municipal standards & approvals

Unless otherwise specified within a condition, all works shall comply with the Municipal Standards including specifications and standard drawings. All works shall be constructed to the satisfaction of Council. Where works are required to be designed prior to construction, such designs and specifications must be approved by Council prior to commencement of any *in situ* works.

W.2 Works In Road Reserve

No works shall be undertaken within the public road reserve, including crossovers, driveways or kerb and guttering, without prior approval for the works by the Works & Infrastructure Manager. Twenty-four hours (24) notice shall be given to the Works & Infrastructure Manager for works within the public road reserve before placement of concrete to enable for work to be inspected. Failure to do so may result in rejection of the vehicular access or other works and its reconstruction.

W.3 Access

- a) A double width concrete driveway crossover and apron (shall be constructed for each unit from the edge of the Street to the property boundary in accordance with Council standards.
- b) Prior to the application for a building permit for commencement of any access works, a vehicular crossing application form shall be completed and approved by Council.
- c) All works must be done in accordance with Council Standard Drawing TSD-R09 and to the satisfaction of the Works and Infrastructure Manager.

W.4 Stormwater

- a) Each dwelling shall be provided with a connection to the Council's stormwater system, constructed in accordance with Council standards and to the satisfaction of Council's Works & Infrastructure Department.
- b) The developer shall be responsible upgrading the existing stormwater system in Lewis St to drain the development and shall provide confirmation to Council that they will be responsible for these works. Design plans, and calculations shall be provided to Council for approval prior to the commencement of any works.
- c) Concentrated stormwater must not be discharged into neighbouring properties
- d) Landscaping and hardstand areas must not interfere with natural stormwater run-off from neighbouring properties.
- e) All driveways and hardstand areas must be designed to allow stormwater run-off to be adequately drained to the Council stormwater system.
- f) Prior to the application for a building permit for any units, the applicant shall design and provide plans for underground stormwater drainage to collect stormwater from the driveways and roofed area of buildings. The system shall connect through property-jointed pipes to the stormwater main, inter-alignment drainage or other lawful point of discharge to the satisfaction of the Plumbing Inspector.

W.4 Silt

- a) The developer/property owner shall be responsible for ensuring pollutants such as mud, silt or chemicals are not released from the site.
- b) Prior to the commencement of the development works the developer/property owner must install all necessary silt fences and cut-off drains to prevent soil, gravel and other debris from escaping the site. No material or debris is to be transported onto the road reserve (including the naturestrip footpath and road pavement). Any material that is deposited on the road reserve shall be removed by the applicant. Should Council be required to clean or carry out works on any of their infrastructure as a result of pollutants being released from the site the cost of these works may be charged to the developer/property owner.

W.5 Works & Infrastructure damage bond

- a) Prior to the application for a building permit, a \$1000 bond shall be provided to Council, which shall be refunded if Council's infrastructure is not damaged.
- b) This bond is not taken in place of the Building Department's construction compliance bond.
- c) The nature strip, crossover, apron and kerb and gutter and stormwater infrastructure shall be reinstated to Council's standards if damaged.
- d) The bond shall be returned after building completion if no damage has been done to Council's infrastructure and all engineering works are done to the satisfaction of the Works & Infrastructure Department.

W.9 Naturestrips

Any new naturestrips, or areas of naturestrip that are disturbed during construction, shall be topped with 100mm of good quality topsoil and sown with grass. Grass must be established and free of weeds prior to Council accepting the development.

Jonathan Galbraith (Works & Infrastructure Officer)
 Date: 17/6/15

ATTACHMENT C

Anna Wilkins
37 Anstey Street
Longford TAS 7301
Anna.wilkins@launceston.tas.gov.au
M: 0474 356 390
W: 6323 3744

3 August 2015

General Manager
Northern Midlands Council
PO Box 156
Longford 7301
planning@nmc.tas.gov.au

Dear General Manager

**Application number P15-165
27 Lewis Street, Longford**

I wish to raise an objection to the planning application at 27 Lewis Street, Longford, for multiple dwellings x 4 at the rear of existing dwelling (vary rear setback and visitor parking), tree removal and shed removal.

In section 3.2.3 Development Standards of the Northern Midlands Planning Scheme 1995, it states in the Performance Criteria that there is *convenient vehicle access and parking*. The development standards in assessing the proposed application are not being met due to poor design that could impact upon safe vehicle access and egress, parking, and also have potential to damage adjoining fences.

The development cannot provide the two visitor parking spaces and the proposal suggests using on street parking. In my view this should be allowed for overflow parking rather than the only provision of visitor parking.

If the two visitor spaces were to be provided onsite then to meet the site area of 325m² per unit, would mean one less unit.

If visitors were to drive onsite then there is no vehicle turning area at any point. It is not reasonable to expect the dwellings to have two cars (one in the garage and one parked outside). If so then a person may have to back up to 90m to get out - this is not good design.

There should be a buffer to protect the boundary fences. At the moment every car must back and judge the fence - in all likelihood accidents will be frequent and the damage will be conveniently ignored which could result in neighbourly disputes. I would suggest that a kerb 750mm from the fence be incorporated into the design to protect the fence from potential damage.

The development plans do not protect natural features nor retain special features with the development as it proposes tree removal. The proposed development will remove the current natural view.

The Privacy Intent for the proposed development will not meet the projected requirements for visual and acoustic privacy for nearby residents due to the proposed multiple dwellings. There will be increased traffic flow with a driveway proposed along the boundary fence with

increased vehicle access for residents and visitors. There will be lights potentially on all night outside the dwellings, which will also detract from my privacy at night, intrude upon the natural setting and disrupt the native wildlife in the area.

The high density living design has the proposed dwellings looking directly into the rear of my property and house. Privacy for buildings and outdoor spaces is not protected in the current design. The layout of the design will promote overlooking of the main internal living areas and bedrooms in the proposed dwellings. I would be looking into the main living area and bedroom and they would be looking into my dining, kitchen and thoroughfare to bathroom and toilet. My privacy and peace and quiet will be affected both from the view inside my house and also the privacy I currently enjoy in my garden. I would suggest that the boundary fence be constructed to a minimum of 2.0m tall to offer me and my neighbours some degree of privacy. I would expect that the developer cover 100% of new fencing costs.

In 3.1 section 5 of the Planning Scheme it states: *To promote local considerations in the design and siting of development to ensure changes contribute to local residential character.* The proposed multi dwelling development at Lewis Street does nothing to enhance the residential environment, which consists mainly of large residential blocks which promotes a rural feeling in the area, nor does it contribute to the local residential character in the proposed design. No advantage is being taken of retaining any natural features in the proposed development.

In 3.1 section 9 of the Planning Scheme it states: *To enable residential property owners and purchasers to choose their place of residence with confidence in the expectation of the future nature and amenity of the area and the type of development which will be approved in it.* Had I been aware of any proposed developments or had the development been already built I would have reconsidered purchasing in Anstey Street. I bought in confidence that as a property owner the area would not have this type of development. I would also suggest that the proposed development at Lewis Street will lower the value of my property.

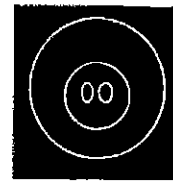
In regards to 3.2.1 Zone Intent, section iii, the proposed development does not enhance the residential environment. I bought in Longford for the quiet surroundings and to enjoy my house and block of land without neighbours directly nearby. The design of the multi dwelling development is (plainly) boring with no flair or ambiance or good architectural design. Maybe less saturation and better design would be of greater benefit to the town rather than maximising development density.

I would urge that consideration is taken in reviewing the current proposal at 27 Lewis Street in particular to the issues I have raised in this letter of privacy, fence height, loss of natural features, traffic concerns with the driveway and that high density dwelling does not enhance the area nor contribute to the current residential character or environment.

Thank you for considering my objections and I will look forward to your response addressing the concerns I have raised.

Yours sincerely

Anna Wilkins



Porky
& Co P/L

developers

7th August 2015

Mr D. Jennings
General Manager
Northern Midlands Council
PO Box 156
Longford TAS 7301

Dear Mr Jennings,

RE: OBJECTION TO APPLICATION NUMBER P15 -165 27 LEWIS ST

I am writing in response to an objection received 3 August 2015. In an attempt to address the issues raised by the neighbour I will first outline the issue before responding.

1. Visitor parking - The development cannot provide two visitor parking spaces onsite.

Response – this is correct; however, by the removal of one of the crossovers (which in itself will tidy up the look of the property), another car space will be freed up on the street. The number of cars parked on the street at any one time is minimal, so disruption is unlikely.

2. No turning circle is available for visitors

Response – in the unlikely event, if units 1-4 parking spaces are all full then the turning area available in front of unit 5 may be utilised for turning and exiting the property in a forward direction. Lewis Street is not a busy street and with local residential traffic only. This will have minimal impact on local traffic.

3. A buffer to protect boundary fences

Response – There is no requirement in the planning scheme to provide a buffer between driveways and fences.

4. Natural features are not protected

Response – The only trees being removed are fruit trees which do not have any heritage or cultural significance.