

E8 Biodiversity Code

E8.2.1 This code applies to use or development of land:

- a) within the area identified as priority habitat on the planning scheme maps; or
- b) for the removal of native vegetation.

E8.6 Development Standards

E8.6.1 Habitat and Vegetation Management

| <p>Objective</p> <p>To ensure that:</p> <ul style="list-style-type: none"> a) vegetation identified as having conservation value as habitat has priority for protection and is appropriately managed to protect those values; and b) the representation and connectivity of vegetation communities is given appropriate protection when considering the impacts of use and development. | |
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| Acceptable Solutions | Performance Criteria |
| <p>A1.1 Clearance or disturbance of priority habitat is in accordance with a certified Forest Practices Plan or;</p> <p>A1.2 Development does not clear or disturb native vegetation within areas identified as priority habitat.</p> | <p>P1 Clearance or disturbance of native vegetation within priority habitat may be allowed where a flora and fauna report prepared by a suitably qualified person demonstrates that development does not unduly compromise the representation of species or vegetation communities in the bioregion having regard to the:</p> <ul style="list-style-type: none"> a) quality and extent of the vegetation or habitat affected by the proposal, including the maintenance of species diversity and its value as a wildlife corridor; and b) means of removal; and c) value of riparian vegetation in protecting habitat values; and d) impacts of siting of development (including effluent disposal) and vegetation clearance or excavations, in proximity to habitat or vegetation; and e) need for and adequacy of proposed vegetation or habitat management; and f) conservation outcomes and long-term security of any offset in accordance with the <i>General Offset Principles</i> for the RMPS, Department of Primary |

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| | Industries, Parks, Water and Environment. |
| Does not comply. | The applicant provided a flora and fauna assessment addressing these matters. |
| A2 Clearance or disturbance of native vegetation is in accordance with a certified Forest Practices Plan. | <p>P2 Clearance or disturbance of native vegetation must be consistent with the purpose of this Code and not unduly compromise the representation of species or vegetation communities of significance in the bioregion having regard to the:</p> <ul style="list-style-type: none"> a) quality and extent of the vegetation or habitat affected by the proposal, including the maintenance of species diversity and its value as a wildlife corridor; and b) means of removal; and c) value of riparian vegetation in protecting habitat values; and d) impacts of siting of development (including effluent disposal) and vegetation clearance or excavations, , in proximity to habitat or vegetation; and e) need for and adequacy of proposed vegetation or habitat management; and f) conservation outcomes and long-term security of any offset in accordance with the <i>General Offset Principles</i> for the RMPS, Department of Primary Industries, Parks, Water and Environment. |
| Does not comply. | The applicant provided a flora and fauna assessment addressing these matters. |

E9 Water Quality Code**E9.1 Purpose of the Code**

E9.1.1 The purpose of this provision is to:

- a) consider the impacts of development to limit adverse effects on the following:
 - i) wetland and watercourse ecosystems; and
 - ii) flow regimes, water levels, biological activity and physical characteristics; and
 - iii) the variety of flora and fauna; and
 - iv) the role of wetlands and watercourses for water supply, flood mitigation, environmental protection, water regulation and nutrient filtering, as resources for recreational activities and as attractive features in the landscape; and
- b) improve the sustainable management of surface water through development.

E9.2 Application of this Code

E9.2.1 This code applies to use or development of land:

- a) within 50 metres of a wetland or watercourse; or
- b) within a Ben Lomond Water catchment area – inner or outer buffer.

E9.3 Definitions of Terms

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| Ben Lomond Water | means Tasmanian Water and Sewerage Corporation (Northern Region) Pty Ltd |
| Ben Lomond Water catchment area - inner buffer | means the area defined at Figure E9.6.1. |
| Ben Lomond Water catchment area - outer buffer | means the area defined at Figure E9.6.2. |
| Soil and water management plan | means a site-specific plan or drawing that details sediment and erosion control measures on a site. |

E9.4 Use or Development Exempt from this Code

E9.4.1 The following use or development is exempt from this code:

- a) forestry subject to a certified forest practices plan;
- b) use for agriculture;
- c) private tracks on agricultural properties that are used for agricultural purposes;

- d) use and development for natural and cultural values management within parks, reserves and State Forest under State Government or Council ownership.
- e) use and development that is connected to reticulated sewer and stormwater.
- f) Level 2 activities assessed by the Board of Environmental Management and Pollution Control.

E9.5 Use Standards

Not used in this Scheme.

E9.6 Development Standards

E9.6.1 Development and Construction Practices and Riparian Vegetation

| <p>Objective</p> <p>To protect the hydrological and biological roles of wetlands and watercourses from the effects of development.</p> | |
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| Acceptable Solutions | Performance Criteria |
| <p>A1 Native vegetation is retained within:</p> <ul style="list-style-type: none"> a) 40m of a wetland, watercourse or mean high water mark; and b) a Ben Lomond Water catchment area - inner buffer. | <p>P1 Native vegetation removal must submit a soil and water management plan to demonstrate:</p> <ul style="list-style-type: none"> a) revegetation and weed control of areas of bare soil; and b) the management of runoff so that impacts from storm events up to at least the 1 in 5 year storm are not increased; and c) that disturbance to vegetation and the ecological values of riparian vegetation will not detrimentally affect hydrological features and functions. |

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| <p>Does not comply.</p> | <p>The applicant advises that the contractor will be required to implement the approved Construction Environmental Management Plan (CEMP) in accordance with State Growth's Standard Specification G10, which includes requirements for soil and water management and a weed management plan consistent with subclause a). A draft weed management plan is attached and will be finalised prior to construction. The proposed table drains beside the new carriageway have been sized to be adequate to cope with the runoff from the road in a 1 in 100 year flood event, consistent with subclause b).</p> |
| <p>A2 A wetland must not be filled, drained, piped or channelled.</p> | <p>P2 No performance criteria.</p> |
| <p>Complies</p> | <p>NA</p> |
| <p>A3 A watercourse must not be filled, piped or channelled except to provide a culvert for access purposes.</p> | <p>P3 A watercourse may be filled, piped, or channelled:</p> <ul style="list-style-type: none"> a) within an urban environment for the extension of an existing reticulated stormwater network; or b) for the construction of a new road where retention of the watercourse is not feasible. |
| <p>Complies. The applicant advises that the current tributary will be piped for the construction of a new road. The retention of the watercourse is not feasible.</p> | <p>NA</p> |

E9.6.2 Water Quality Management

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| <p>Objective</p> <p>To maintain water quality at a level which will not affect aquatic habitats, recreational assets, or sources of supply for domestic, industrial and agricultural uses.</p> | |
| <p>Acceptable Solutions</p> | <p>Performance Criteria</p> |

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| <p>A1 All stormwater must be:</p> <ul style="list-style-type: none"> a) connected to a reticulated stormwater system; or b) where ground surface runoff is collected, diverted through a sediment and grease trap or artificial wetlands prior to being discharged into a natural wetland or watercourse; or c) diverted to an on-site system that contains stormwater within the site. | <p>P1 No performance criteria.</p> |
| <p>Complies. The applicant advises that the stormwater will be collected and discharged into artificial wetland or table drain consistent with subclause c).</p> | <p>NA</p> |
| <p>A2.1 No new point source discharge directly into a wetland or watercourse.</p> <p>A2.2 For existing point source discharges into a wetland or watercourse there is to be no more than 10% increase over the discharge which existed at the effective date.</p> | <p>P2.1 New and existing point source discharges to wetlands or watercourses must implement appropriate methods of treatment or management to ensure point sources of discharge:</p> <ul style="list-style-type: none"> a) do not give rise to pollution as defined under the <i>Environmental Management and Pollution Control Act 1994</i>; and b) are reduced to the maximum extent that is reasonable and practical having regard to: <ul style="list-style-type: none"> i) best practice environmental management; and ii) accepted modern technology; and c) meet emission limit guidelines from the Board of Environmental Management and Pollution Control in accordance with the <i>State Policy for Water Quality Management 1997</i>. <p>P2.2 Where it is proposed to discharge pollutants into a wetland or watercourse, the application must demonstrate that it is not practicable to recycle or reuse the material.</p> |
| <p>Complies. The stormwater will be</p> | <p>Complies. The applicant advises that table</p> |

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| collected and discharged into artificial wetland or vegetated table drain consistent with subclause c). | drains and culverts are proposed for the highway upgrade. These will be located adjacent to the proposed alignment which is separated from the existing road. As such, the table drains will discharge to waterways in different locations to the existing road. In addition, portions of the water ways will flow through culverts along the existing route of the waterways. |
| A3 No acceptable solution. | P3 Quarries and borrow pits must not have a detrimental effect on water quality or natural processes. |
| NA | NA |

E9.6.3 Construction of Roads

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| <p>Objective</p> <p>To ensure that roads, private roads or private tracks do not result in erosion, siltation or affect water quality.</p> | |
| Acceptable Solutions | Performance Criteria |
| A1 No acceptable solution. | P1 Road and private tracks constructed within 50m of a wetland or watercourse must comply with the requirements of the <i>Wetlands and Waterways Works Manual</i> , particularly the guidelines for siting and designing stream crossings. |
| NA | Complies. The applicant advises that the proposal will maintain the existing watercourse by extending the existing culverts alignment to the new carriage way so that no new piping of waterways will occur. |

E9.6.4 Access

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| <p>Objective</p> <p>To facilitate appropriate access at suitable locations whilst maintaining the ecological, scenic and hydrological values of watercourses and wetlands.</p> |
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| Acceptable Solutions | Performance Criteria |
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| A1 No acceptable solution. | P1 New access points to wetlands and watercourses are provided in a way that minimises: a) their occurrence; and b) the disturbance to vegetation and hydrological features from use or development. |
| NA | NA |
| A2 No acceptable solution. | P2 Accesses and pathways are constructed to prevent erosion, sedimentation and siltation as a result of runoff or degradation of path materials. |
| NA | NA |

E9.6.5 Sediment and Erosion Control

| <p>Objective</p> <p>To minimise the environmental effects of erosion and sedimentation associated with the subdivision of land.</p> | |
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| Acceptable Solutions | Performance Criteria |
| A1 The subdivision does not involve any works. | P1 For subdivision involving works, a soil and water management plan must demonstrate the: a) minimisation of dust generation from susceptible areas on site; and b) management of areas of exposed earth to reduce erosion and sediment loss from the site. |
| NA | NA |

E9.6.6 Ben Lomond Water Catchment Areas

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| <p>Objective</p> <p>To address the effects of use and development within defined buffer areas for water catchments.</p> | |
| <p>Acceptable Solutions</p> | <p>Performance Criteria</p> |
| <p>A1 Development located within a Ben Lomond Water catchment area - outer buffer must be developed and managed in accordance with a soil and water management plan approved by Ben Lomond Water.</p> | <p>P1 No performance criteria.</p> |
| <p>Complies. Does not occur within a BLW catchment area – outer buffer.</p> | <p>NA</p> |
| <p>A2 Development located within a Ben Lomond Water catchment area - inner buffer must not involve disturbance of the ground surface.</p> | <p>P2 Development located within a Ben Lomond Water catchment area - inner buffer that involves disturbance of the ground surface must not have a detrimental effect on water quality for the reticulated water intakes.</p> |
| <p>Complies. Does not occur within a BLW catchment area – inner buffer.</p> | <p>NA</p> |

E13 Local Historic Heritage Code**E13.5 Use Standards****E13.5.1 Alternative Use of heritage buildings**

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

E13.6 Development Standards**E13.6.1 Demolition**

| Objective | |
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| To ensure that the demolition or removal of buildings and structures does not impact on the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts. | |
| Acceptable Solutions | Performance Criteria |
| A1 No acceptable solution. | P1.1 Existing buildings, parts of buildings and structures must be retained |

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| | <p>except:</p> <ul style="list-style-type: none"> a) where the physical condition of place makes restoration inconsistent with maintaining the cultural significance of a place in the long term; or b) the demolition is necessary to secure the long-term future of a building or structure through renovation, reconstruction or rebuilding; or c) there are overriding environmental, economic considerations in terms of the building or practical considerations for its removal, either wholly or in part; or d) the building is identified as non-contributory within a precinct identified in Table E13.1: Heritage Precincts, if any; and <p>P1.2 Demolition must not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p> |
| NA | Complies. Demolition does not affect the heritage values of Haggerston House |

E13.6.2 Subdivision and development density

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| <p>Objective</p> <p>To ensure that subdivision and development density does not impact on the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.</p> | |
| <p>Acceptable Solutions</p> | <p>Performance Criteria</p> |
| <p>A1 No acceptable solution.</p> | <p>P1 Subdivision must:</p> <ul style="list-style-type: none"> a) be consistent with and reflect the historic development pattern of the precinct or area; and b) not facilitate buildings or a building pattern unsympathetic to the character or layout of buildings and lots in the area; and c) not result in the separation of building or structures from their original context |

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| | <p>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> |
| NA | NA |

E13.6.3 Site Cover

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

E13.6.4 Height and Bulk of Buildings

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| <p>Objective</p> <p>To ensure that the height and bulk of buildings are consistent with historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.</p> | |
| Acceptable Solutions | Performance Criteria |

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| <p>A1 New building must be in accordance with the acceptable development criteria for heights of buildings or structures within a precinct identified in Table E13.1: Heritage Precincts, if any.</p> | <p>P1.1 The height and bulk of any proposed buildings must not adversely affect the importance, character and appearance of the building or place, and the appearance of adjacent buildings; and</p> <p>P1.2 Extensions proposed to the front or sides of an existing building must not detract from the historic heritage significance of the building; and</p> <p>P1.3 The height and bulk of any proposed buildings must not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p> |
| NA | NA |

E13.6.5 Fences

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| <p>Objective</p> <p>To ensure that fences are designed to be sympathetic to, and not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.</p> | |
| <p>Acceptable Solutions</p> | <p>Performance Criteria</p> |
| <p>A1 New fences must be in accordance with the acceptable development criteria for fence type and materials within a precinct identified in Table E13.1: Heritage Precincts, if any.</p> | <p>P1 New fences must:</p> <ul style="list-style-type: none"> a) be designed to be complementary to the architectural style of the dominant buildings on the site or b) be consistent with the dominant fencing style in the heritage precinct; and c) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any. |
| NA | NA |

E13.6.6 Roof Form and Materials

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| <p>Objective</p> <p>To ensure that roof form and materials are designed to be sympathetic to, and not detract from the historic heritage significance of local heritage places and the ability to achieve</p> |
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| management objectives within identified heritage precincts. | |
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| Acceptable Solutions | Performance Criteria |
| A1 Roof form and materials must be in accordance with the acceptable development criteria for roof form and materials within a precinct identified in Table E13.1: Heritage Precincts, if any. | P1 Roof form and materials for new buildings and structures must: <ul style="list-style-type: none"> a) be sympathetic to the historic heritage significance, design and period of construction of the dominant existing buildings on the site; and b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any. |
| NA | NA |

E13.6.7 Wall materials

| <p>Objective</p> <p>To ensure that wall materials are designed to be sympathetic to, and not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.</p> | |
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| Acceptable Solutions | Performance Criteria |
| A1 Wall materials must be in accordance with the acceptable development criteria for wall materials within a precinct identified in Table E13.1: Heritage Precincts, if any. | P1 Wall material for new buildings and structures must: <ul style="list-style-type: none"> a) be complementary to wall materials of the dominant buildings on the site or in the precinct; and b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any. |
| NA | NA |

E13.6.8 Siting of Buildings and Structures

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| <p>Objective</p> <p>To ensure that the siting of buildings, does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.</p> |
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| Acceptable Solutions | Performance Criteria |
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| <p>A1 New buildings and structures must be in accordance with the acceptable development criteria for setbacks of buildings and structures to the road within a precinct identified in Table E13.1: Heritage Precincts, if any.</p> | <p>P1 The front setback for new buildings or structure must:</p> <ul style="list-style-type: none"> a) be consistent with the setback of surrounding buildings; and b) be set at a distance that does not detract from the historic heritage significance of the place; and c) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any. |
| <p>NA</p> | <p>Complies. Council's heritage advice is that the location of the road is consistent with these criteria as it as it will not be visible from Haggerston House.</p> |

E13.6.9 Outbuildings and Structures

| <p>Objective</p> <p>To ensure that the siting of outbuildings and structures does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.</p> | |
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| Acceptable Solutions | Performance Criteria |
| <p>A1 Outbuildings and structures must be:</p> <ul style="list-style-type: none"> a) set back an equal or greater distance from the principal frontage than the principal buildings on the site; and b) in accordance with the acceptable development criteria for roof form, wall material and site coverage within a precinct identified in Table E13.1: Heritage Precincts, if any. | <p>P1 New outbuildings and structures must be designed and located ;</p> <ul style="list-style-type: none"> a) to be subservient to the primary buildings on the site; and b) to not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any. |
| <p>NA</p> | <p>Complies. Council's heritage advice is that the location of the road is located to be subservient to Haggerston House, as it will not be visible from the house.</p> |

E13.6.10 Access Strips and Parking

| <p>Objective</p> <p>To ensure that access and parking does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.</p> | |
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| Acceptable Solutions | Performance Criteria |
| <p>A1 Car parking areas for non-residential purposes must be:</p> <p>a) located behind the primary buildings on the site; or</p> <p>b) in accordance with the acceptable development criteria for access and parking as within a precinct identified in Table 1: Heritage Precincts, if any.</p> | <p>P1 Car parking areas for non-residential purposes must not:</p> <p>a) result in the loss of building fabric or the removal of gardens or vegetated areas where this would be detrimental to the setting of a building or its historic heritage significance; and</p> <p>b) detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p> |
| NA | NA |

E13.6.11 Places of Archaeological Significance

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

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| NA | NA |
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E13.6.12 Tree and Vegetation Removal

| <p>Objective</p> <p>To ensure that the removal, destruction or lopping of trees or the removal of vegetation does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.</p> | |
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| Acceptable Solutions | Performance Criteria |
| A1 No acceptable solution. | <p>P1 The removal of vegetation must not:</p> <p>a) unreasonably impact on the historic cultural significance of the place; and</p> <p>b) detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p> |
| NA | Complies. Council's heritage advice is that the removal of vegetation does not unreasonably impact on the heritage values of Haggerston House. |

E13.6.13 Signage

| <p>Objective</p> <p>To ensure that signage is appropriate to conserve the historic heritage significance of local heritage places and precincts.</p> | |
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| Acceptable Solutions | Performance Criteria |
| A1 Must be a sign identifying the number, use, heritage significance, name or occupation of the owners of the property not greater than 0.2m ² . | <p>P1 New signs must be of a size and location to ensure that:</p> <p>a) period details, windows, doors and other architectural details are not covered or removed; and</p> <p>b) heritage fabric is not removed or destroyed through attaching signage; and</p> <p>c) the signage does not detract from the setting of a heritage place or does not unreasonably impact on the view of</p> |

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| | the place from public viewpoints; and d) signage does not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any. |
| NA | NA |

| SPECIFIC AREA PLANS | |
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| F1.0 TRANSLINK SPECIFIC AREA PLAN | N/A |
| F2.0 HERITAGE PRECINCTS SPECIFIC AREA PLAN | N/A |

| SPECIAL PROVISIONS | |
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| 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 | N/A |

| STATE POLICIES |
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| The proposal is consistent with all State Policies. |

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

| STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES |
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| <p>Strategic Plan 2007-2017</p> <ul style="list-style-type: none"> 4.3 Development Control. |

TASMANIAN PLANNING COMMISSION

Our ref: DOC/15/69908

Officer: Liza Fallon

Phone: (03) 6165 6806

Email: Liza.Fallon@planning.tas.gov.au

| NORTHERN MIDLANDS COUNCIL | | | | | |
|---------------------------|--|--|------|--|--|
| Localities | | | | | |
| File No. | | | | | |
| Property | | | | | |
| Attachments | | | | | |
| REC'D 31 AUG 2015 | | | | | |
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| GM | | | MYR | | |
| EDM | | | CRS | | |
| CSM | | | PLAN | | |
| E&DM | | | BLD | | |
| NVM | | | HLF | | |

28 August 2015

Mr Duncan Payton
 Planning and Development Manager
 Northern Midlands Council
 PO Box 156
 LONGFORD TAS 7301

By email: Mr Paul Godier, paulgodier@nmc.tas.gov.au

Dear Mr Payton

Draft Amendment 01/2015
Northern Midlands Planning Scheme 2013
Rural Living Zone Provisions - Subdivision

I refer to the public hearing held on 26 August 2015 in relation to draft amendment 01/2015 and confirm that Council agreed to provide a submission clarifying matters identified at the hearing.

The submission is to assist the Panel in understanding Council's plans in relation to:

- Maximising the utilisation of land zoned Rural Living through subdivision lot sizes to accommodate demand for this form of residential settlement and to limit demand for additional rural areas to be rezoned to Rural Living.
- The permissible lot size and density of land at each locality or settlement zoned Rural Living in the municipality, and any recommendations to revise those parameters.
- Possible areas of rural land that may be earmarked for future rezoning to Rural Living over the next 20 to 30 years, including areas that might enable improved access in the event of bushfires (such as in the Norwich Drive area which is serviced by a single road providing one way in and out).
- The type and availability of infrastructure services and the accessibility of supporting facilities (such as public transport; shops, schools, medical or other community services) for each settlement with Rural Living zoning.
- Specifically, and in light of clause 3.6.2 of the interim scheme, a clarification of Council's strategies for Blackwood Creek, Deddington and Kalangadoo in terms of further subdivision, appropriate use and development and supporting infrastructure and facilities in these areas.
- The allocation of land for Rural Living (and particularly Norwich Drive and Pateena Road) and its alignment (or fit) with land use plans and zoning in the adjoining areas under the Meander Valley Interim Planning Scheme.

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- The merit of developing a Specific Area Plan as an alternative means to incorporate the draft amendment into the interim scheme.

I confirm that, as agreed at the hearing, Council will forward the submission by email to the Commission at enquiry@planning.tas.gov.au by close of business on **Monday, 21 September 2015**, and at the same time provide a copy of this submission to the other parties identified below.

Each party is then invited to make any further written responses to the submission provided by Council within 7 days, by close of business on **Monday, 28 September 2015**.

If you have any queries or require any additional information please address your enquiries to Liza Fallon, Planning Adviser, on telephone (03) 6165 6806 quoting the above reference.

Yours sincerely



Greg Alomes
Delegated Panel, Chair

cc: Mr Colin Smith
Woolcotts Surveys
PO Box 593
MOWBRAY HEIGHTS TAS 7248
Email: admin@woolcottsurveys.com.au

Mrs E O'Mahoney
26 Norwich Drive
LONGFORD TAS 7301

Mr Jason Taylor
Development Assessment Manager
TasWater
GPO Box 1393
HOBART TAS 7001
Email: Jason.taylor@taswater.com.au



PLAN 3

12.1

RESOURCE MANAGEMENT AND PLANNING APPEAL TRIBUNAL

TO: The Resource Management & Planning Appeal Tribunal
GPO Box 2036
HOBART TAS 7001
(1st Floor, 144-148 Macquarie Street, Hobart)
Email: rmpta@justice.tas.gov.au

Phone: (03) 6165 6794

NOTICE OF APPEAL

The Tribunal has issued Practice Directions which are available on the Tribunal website at www.rmpat.tas.gov.au. They are also available in hard copy form at the Tribunal Registry.

PLEASE ENSURE YOU READ THE TRIBUNAL'S PRACTICE DIRECTIONS BEFORE COMPLETING AND SUBMITTING THIS FORM.

Early attention should be given to Practice Directions 1, 2, 3, 4 and 11 in preparing this form. The other Practice Directions must be read as well.

LAND USE PLANNING AND APPROVALS ACT 1993

I/We PORKY & CO PTY LTD
(insert name)
of 1/87 ST JOHN ST LAUNCESTON Post Code 7250
(insert residential address)
Hereby appeal against the decision of the NORTHERN MIDLANDS COUNCIL
(insert name of planning authority)
in relation to Application No: P-15-165 of which decision notice was given to me
(insert application number)
dated 21 AUG. 2015 and received on 21 AUG 2015 being:
(insert date shown on notification letter) (insert date you received letter)

* Delete whichever is not applicable.

- ~~*1) A requirement by a planning authority for additional information (s61(3));~~
- *2) A refusal to grant a permit (s61(4));
- ~~*3) The grant of a permit subject to conditions or restrictions (s61(4));~~
- ~~*4) The grant of a permit (the appellant being a person who has made representation) (s61(5));~~
- ~~*5) The grant of a permit requiring that an agreement be entered into under s58A (s61(6));~~
- ~~*6) The failure of the Planning Authority to determine the application within the period applicable under the Land Use Planning & Approvals Act 1993 (s59(3));~~
- ~~*7) The issuance of an enforcement notice under s65C (s61(7));~~
- ~~*8) A cancellation of a permit pursuant to s65C (s61(8));~~
- *9) Other decision (please specify)

CONTINUED OVERLEAF

LOCATION & DESCRIPTION OF DEVELOPMENT OR USE


NO 27 ROAD/STREET LEWIS ST
TOWN/LOCALITY LONGFORD LOT NO.....
NAME OF APPLICANT PORKY & Co Pty LTD
ADDRESS OF APPLICANT 1/87 ST JOHN ST LAUNCESTON 7250
DESCRIPTION OF DEVELOPMENT OR USE MULTIPLE DWELLINGS X 4 AT REAR OF EXISTING DWELLING, TREE REMOVAL AND SHED DEMOLITION

GROUND OFS OF APPEAL

1. COUNCIL ERRED IN REFUSING TO EXERCISE ITS DISCRETION IN REGARD TO VISITOR PARKING BECAUSE THERE ARE PUBLIC CAR PARKING SPACES WITHIN REASONABLE WALKING DISTANCE
2. COUNCIL ERRED IN REFUSING TO EXERCISE ITS DISCRETION IN REGARD TO CAR PARKING AND MANOEUVRING SPACE BECAUSE IT WAS DEMONSTRATED THAT THE PROPOSAL SATISFIED AS 289.0.1 - 289.0.4

(Additional Grounds may be attached)

Dated the 25TH day of AUGUST 2015

Signature of Appellant / Agent: 

Postal Address: PO BOX 5012 LAUNCESTON TAS 7250

Telephone: 0408 273390 Fax:

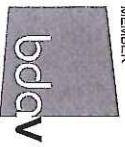
Mobile: 0408 273390 Email: Samhogg@porky.net.au

PLEASE NOTE: If you provide an email address you consent, pursuant to Section 6 of the *Electronic Transactions Act 2000* to the Tribunal using that address as its primary method of contact and provision of information and notification and the Tribunal will not forward hard copy documentation unless specifically requested. It is vital that you ensure you provide the Tribunal with your correct email and that you **check your email account on a daily basis** in the event of important communications from the Tribunal.

FEES ARE PAYABLE UPON LODGMENT OF THIS FORM.
PLEASE REFER TO THE TRIBUNAL WEBSITE FOR FURTHER DETAILS.

PERSONAL INFORMATION PROTECTION STATEMENT

Personal information will be collected from you for the purpose of performing the Tribunal's statutory functions in conducting appeals and applications. This information will be primarily used by the Tribunal for contacting you in order to advise you of procedures, appointments and providing such other information as necessary. You are required to provide this information by the *Resource Management and Planning Appeal Tribunal Act 1993*, and such other legislation where application may be made to the Tribunal. Failure to provide this information may result in the Tribunal being unable to process your appeal/application and consequential orders made that any such appeal or application be dismissed. Your personal information will be used for the primary purpose for which it is collected, and it will be disclosed to other parties to the proceedings. You should note that Notices of Appeal are public documents, which are available to members of the public on request to the Tribunal. You should also note that any information disclosed in a public hearing as part of evidence, also constitutes public information. Your basic personal information may be disclosed to other public sector bodies where necessary for the efficient storage and use of the information. Personal information will be managed in accordance with the *Personal Information Protection Act 2004* and may be accessed by the individual to whom it relates on request to the Registry of the Resource Management and Planning Appeal Tribunal.



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 |



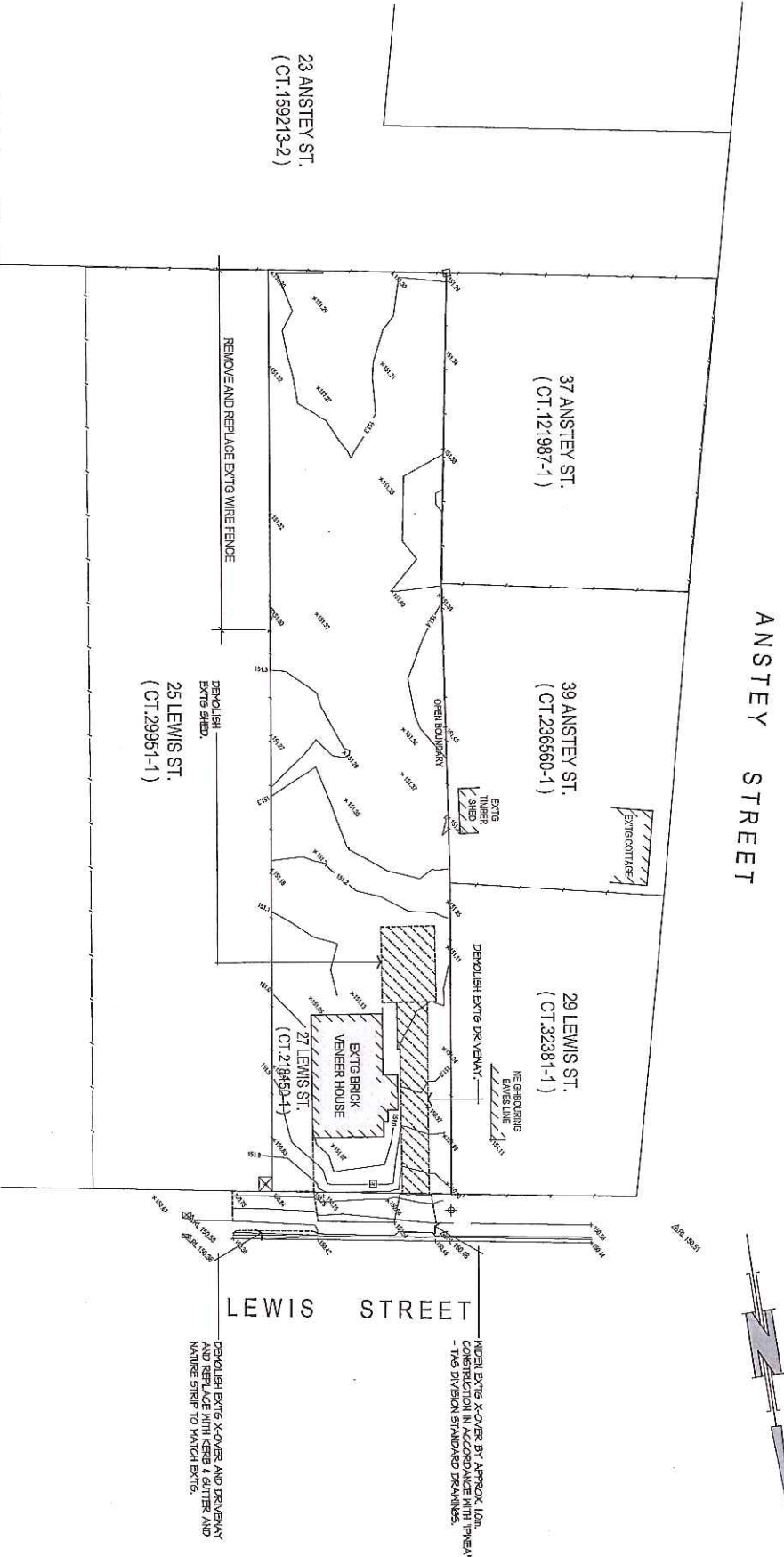
P1

12.2

Disclaimer: Photographs and illustrations are intended to be a visual aid only. Pinny Mobile Homes (Pmh) gives no warranty and makes no representation to the accuracy of any descriptions, illustrations, photographs or statements contained in this brochure and accepts no liability for any loss suffered by any person who relies wholly or partly upon the information presented. All information is subject to change without notice.



Existing Site Plan



Project:
 Unit Development
 27 Lewis Street
 Longford TAS 7301



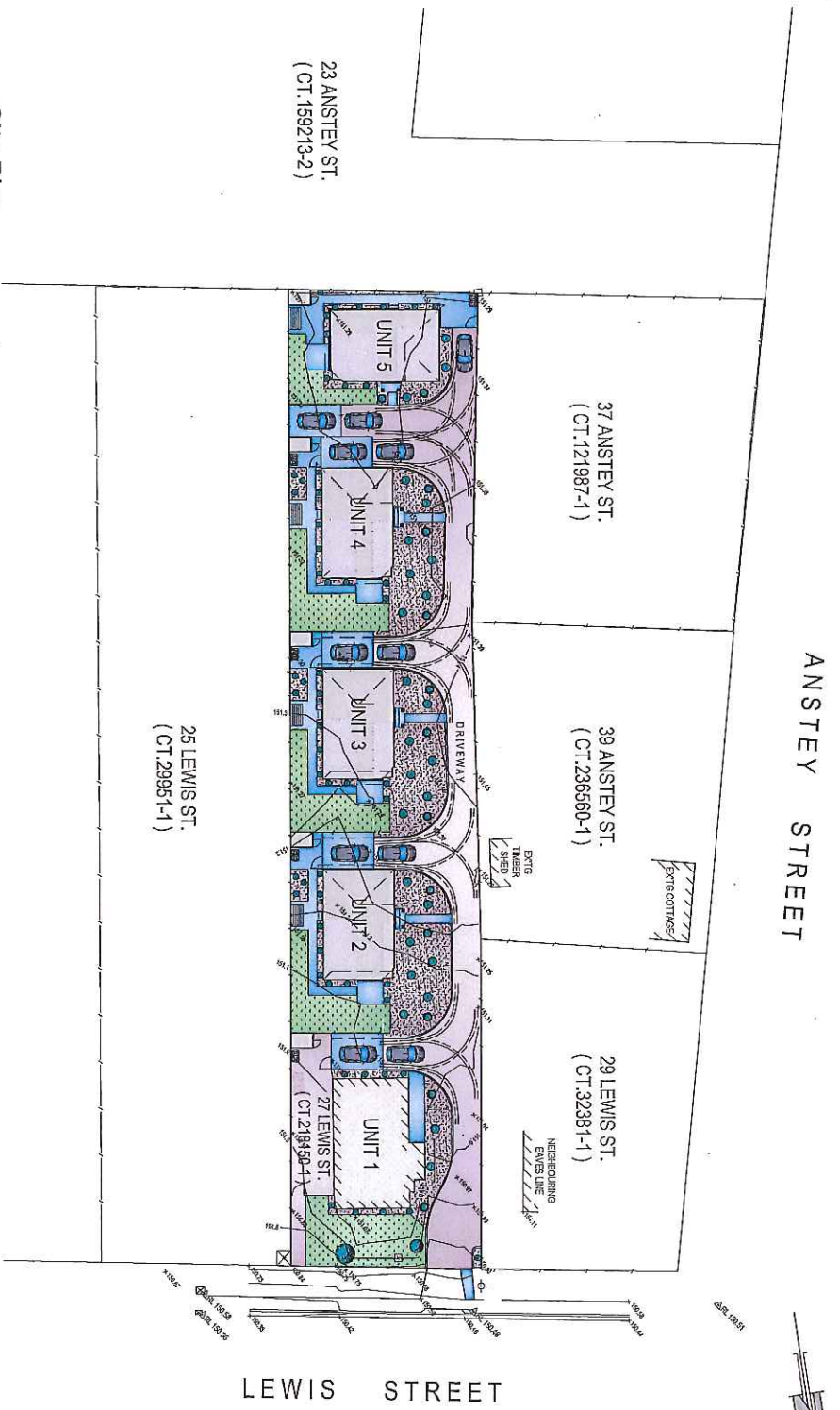
| Issue | Date | Description | Rev. |
|-------|----------|------------------------------------|------|
| 02 | 17.06.15 | Amended Development/Approval Issue | A |
| 01 | 28.05.15 | Development/Approval Issue | - |

Existing Site Plan

| | | | |
|--------------|----------------|--------------------|---------|
| Designed: | TONY M. KEEGAN | Accreditation No.: | CC5853K |
| Scale: | 1:300 | Dwg No.: | |
| Project No.: | 1415.004 | | |

P2

Ad01



Site Plan

| Issue | Date | Description | Rev. |
|-------|----------|------------------------------------|------|
| 03 | 09.09.15 | Amended Development Approval Issue | B |
| 02 | 17.06.15 | Amended Development Approval Issue | A |
| 01 | 28.05.15 | Development Approval Issue | - |

Site Plan

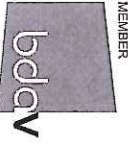
Designed: **TONY M'KEEGAN** Accreditation No.: **CC5853K**

Scale: **1:500** Draw No.: **Ad02**

Project No.: **1415.004**

Project: **Unit Development**
27 Lewis Street
Longford TAS 7301





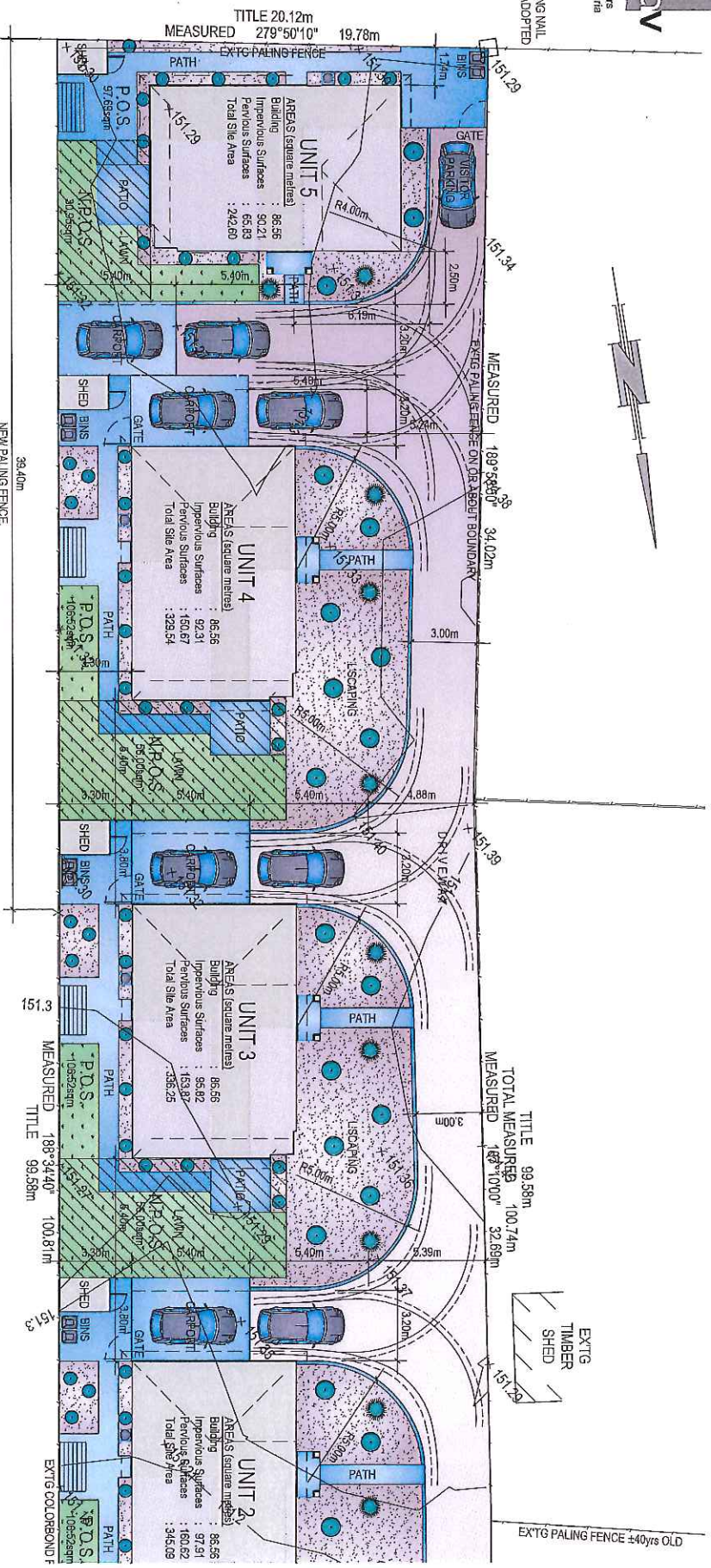
Building Designers
Association Victoria

OLD ROOFING WALL
IN RAIL AT ADOPTED
CORNER

1-627

Site Plan: Part A

25 LEWIS ST.
(CT.29951-1)



Project:
Unit Development
27 Lewis Street
Longford TAS 7301



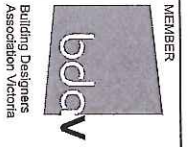
Site Plan: Part A

| Issue | Date | Description | Rev. |
|-------|----------|------------------------------------|------|
| 03 | 09.09.15 | Amended Development Approval Issue | B |
| 02 | 17.06.15 | Amended Development Approval Issue | A |
| 01 | 28.05.15 | Development Approval Issue | - |

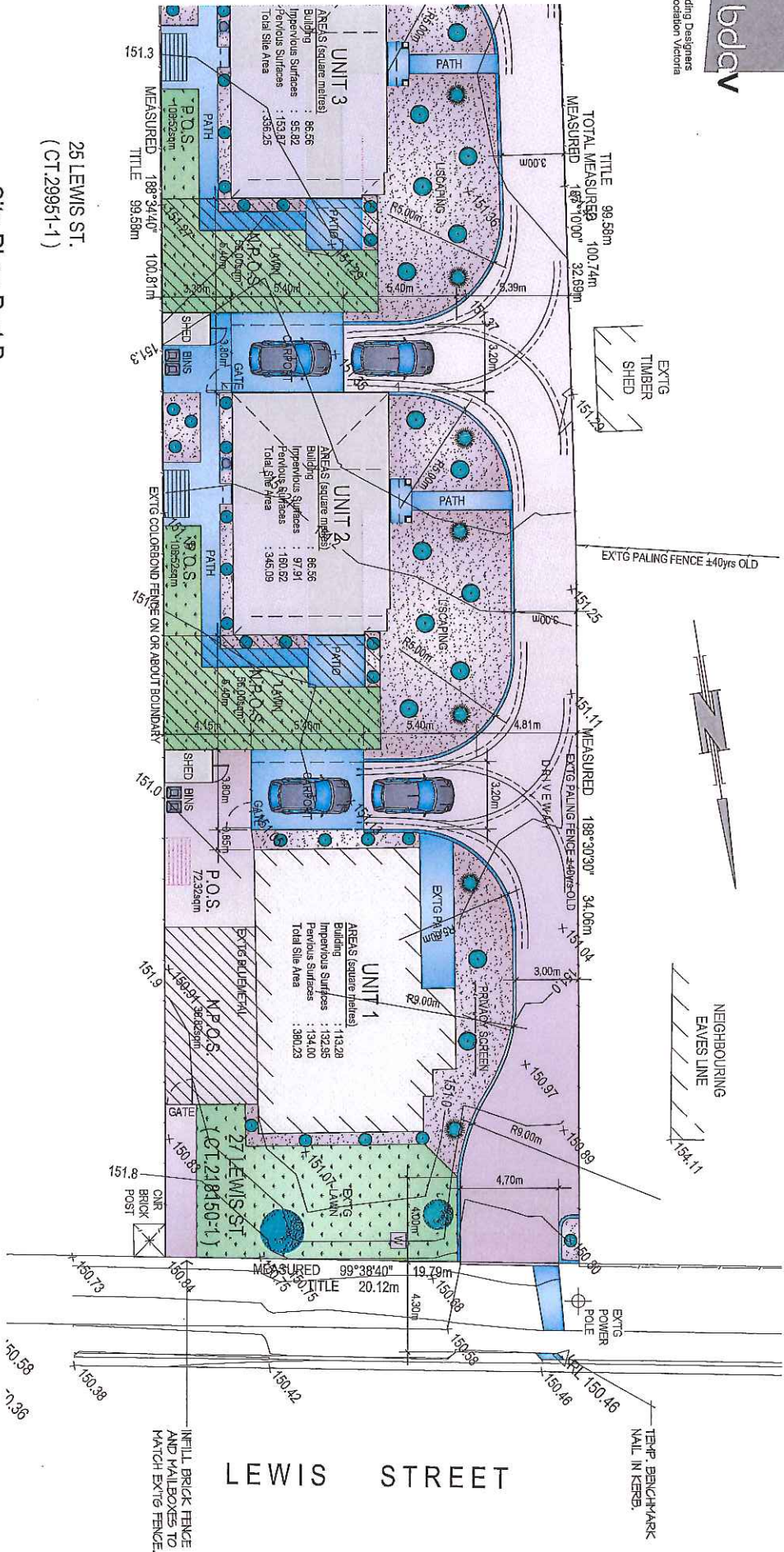
Designed: TONY M KEEGAN
Scale: 1:200
Project No.: 1415.004

Justification No.: CC5883K
Draw No.: Ad03

P4



Building Designers
Association Victoria



25 LEWIS ST.
(CT.29951-1)

Site Plan: Part B

Unit Development
27 Lewis Street
Longford TAS 7301



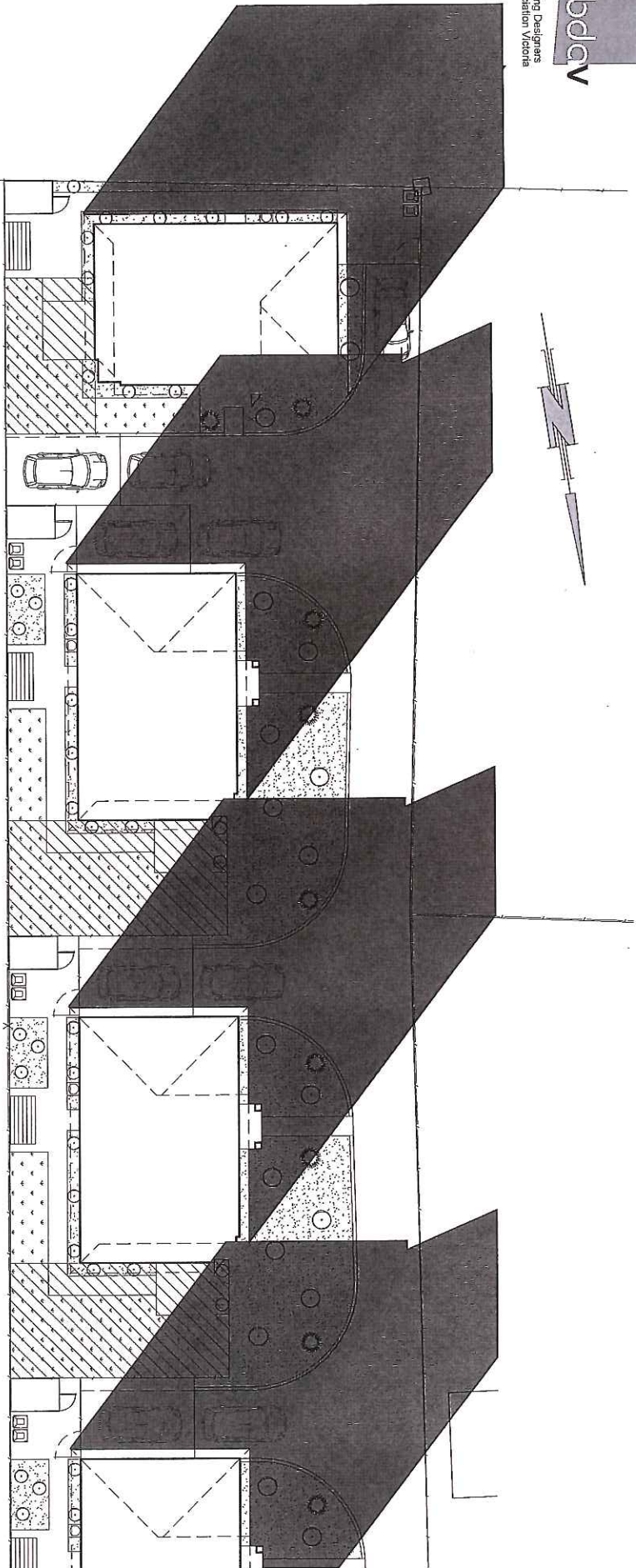
| Issue | Date | Description | Rev. |
|-------|----------|------------------------------------|------|
| 02 | 09.09.15 | Amended Development Approval Issue | A |
| 01 | 28.05.15 | Development Approval Issue | - |

Site Plan: Part B

| | | | |
|--------------|---------------|--------------------|---------|
| Designed: | TONY M KEEGAN | Accreditation No.: | CC5883K |
| Scale: | 1:200 | Dwg No.: | |
| Project No.: | 1415.004 | | |

Ad04

PS



Shadow Diagram: 21 June - 9am: Part A

Project:

Unit Development
27 Lewis Street
Longford TAS 7301



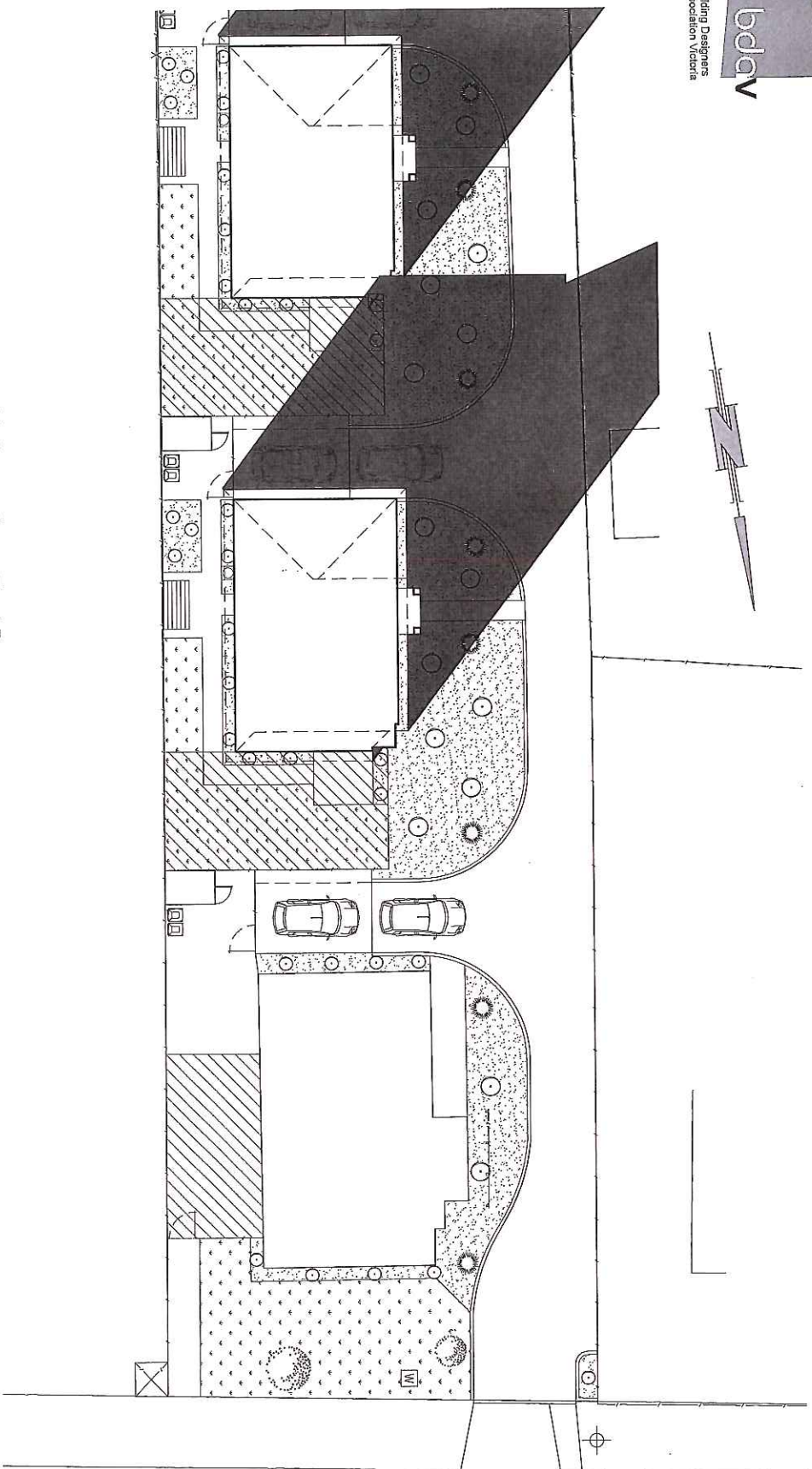
| Issue | Date | Description | Rev. |
|-------|----------|------------------------------------|------|
| 02 | 17.06.15 | Amended Development Approval Issue | A |
| 01 | 28.05.15 | Development Approval Issue | - |

Shadow Diagram: 21 June - 9am: Part A

| | | | |
|--------------|---------------|--------------------|---------|
| Designed: | TONY M.KEEGAN | Accreditation No.: | CC5853K |
| Scale: | 1:200 | Dwg No.: | |
| Project No.: | 1415.004 | | |

R6

Ad05



Shadow Diagram: 21 June - 9am: Part B

Project:

Unit Development
 27 Lewis Street
 Longford TAS 7301



| Issue | Date | Description | Rev. |
|-------|----------|----------------------------|------|
| 01 | 28.05.15 | Development Approval Issue | - |

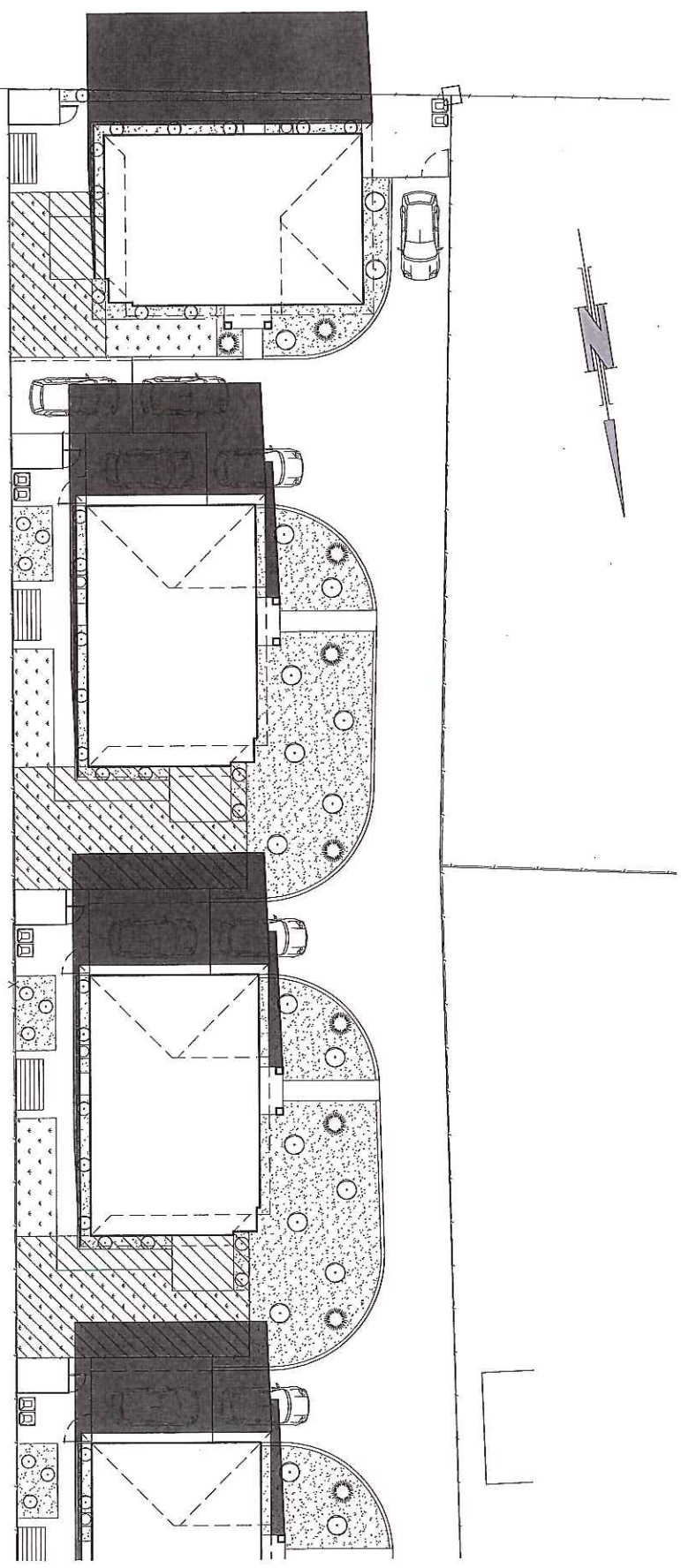
Shadow Diagram: 21 June - 9am: Part B

| | | | |
|--------------|---------------|--------------------|---------|
| Designed: | TONY M'KEEGAN | Accreditation No.: | CC5853K |
| Scale: | 1:200 | DWG No.: | |
| Project No.: | 1415.004 | | |

Ad06

P7

Shadow Diagram: 21 June - 12pm: Part A



Project:
 Unit Development
 27 Lewis Street
 Longford TAS 7301

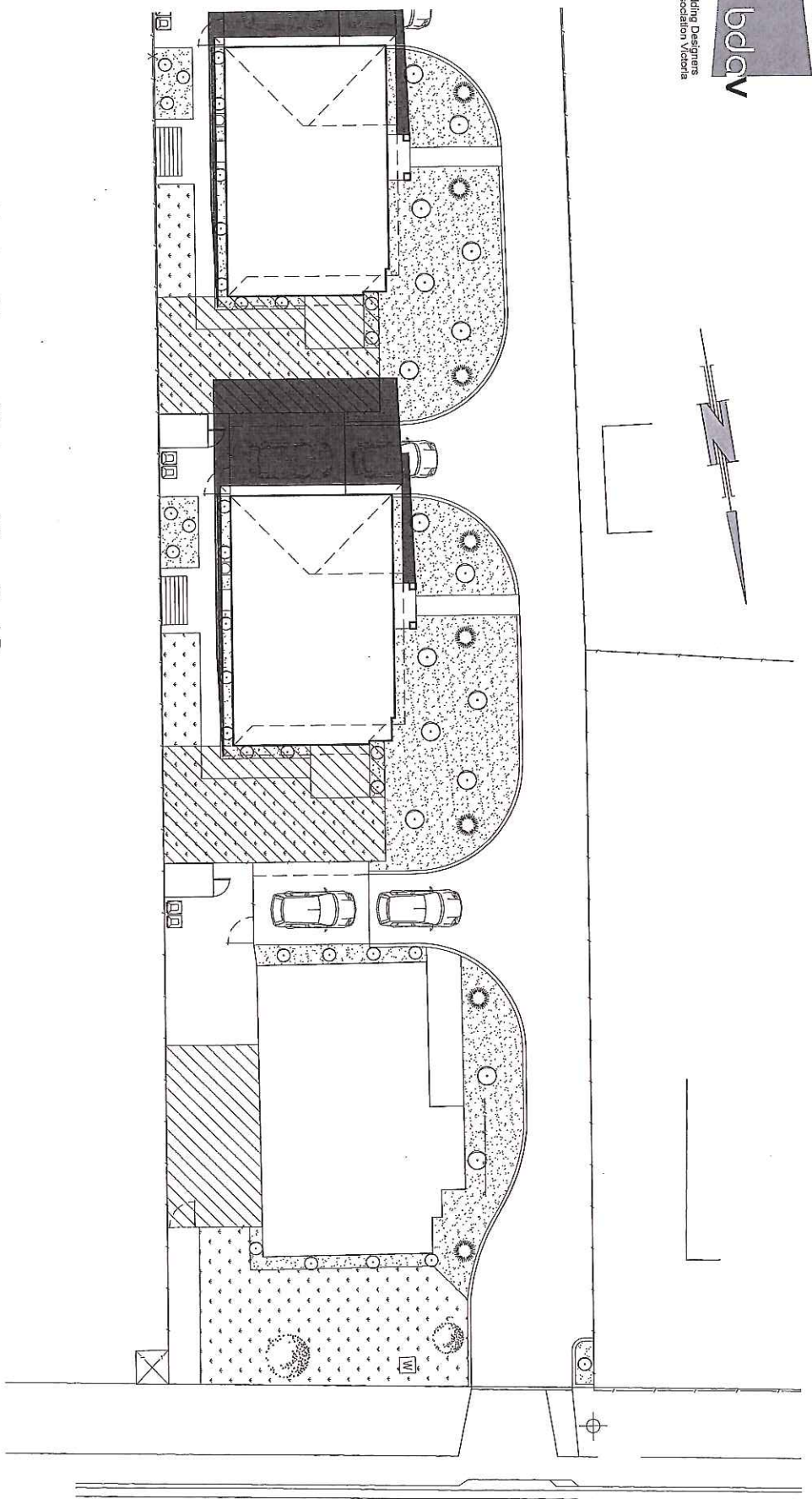


| Issue | Date | Description | Rev. |
|-------|----------|------------------------------------|------|
| 02 | 17.06.15 | Amended Development Approval Issue | A |
| 01 | 28.05.15 | Development Approval Issue | - |

Shadow Diagram: 21 June - 12pm: Part A

Designed: TONY M KEEGAN
 Scale: 1:200
 Project No: 1415.004
 DWG No: CC5853K
 Ad07





Shadow Diagram: 21 June - 12pm: Part B

| Issue | Date | Description | Rev. |
|-------|----------|----------------------------|------|
| 01 | 28.05.15 | Development Approval Issue | - |

Shadow Diagram: 21 June - 12pm: Part B

Drawing:

Designed:

Scale:

Project No.:

TONY M'KEEGAN

1:200

1415.004

Accreditation No.:

Dwg No.:

CC5853K

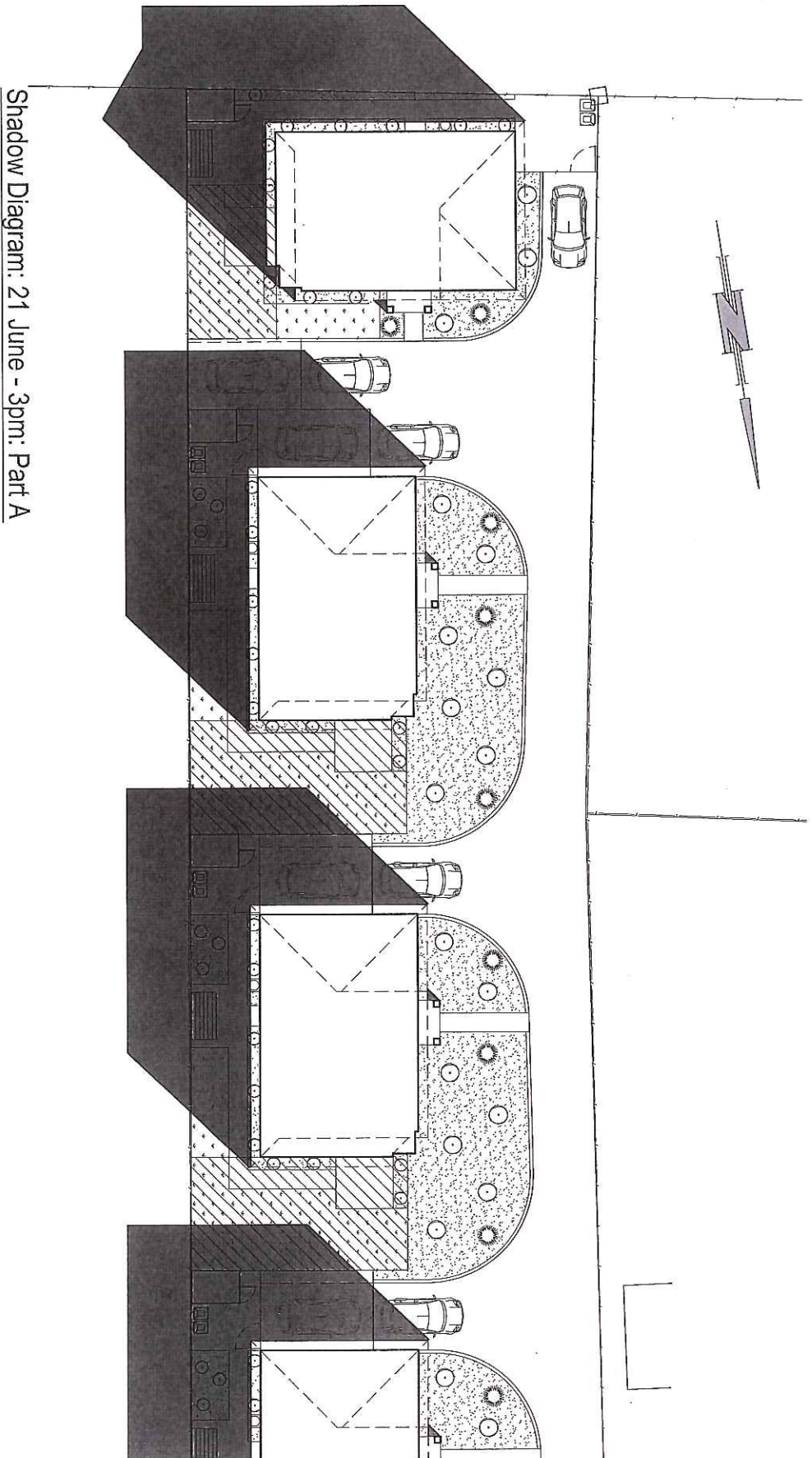
Ad08

Project:

Unit Development
27 Lewis Street
Longford TAS 7301



P9



Shadow Diagram: 21 June - 3pm: Part A

| 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:

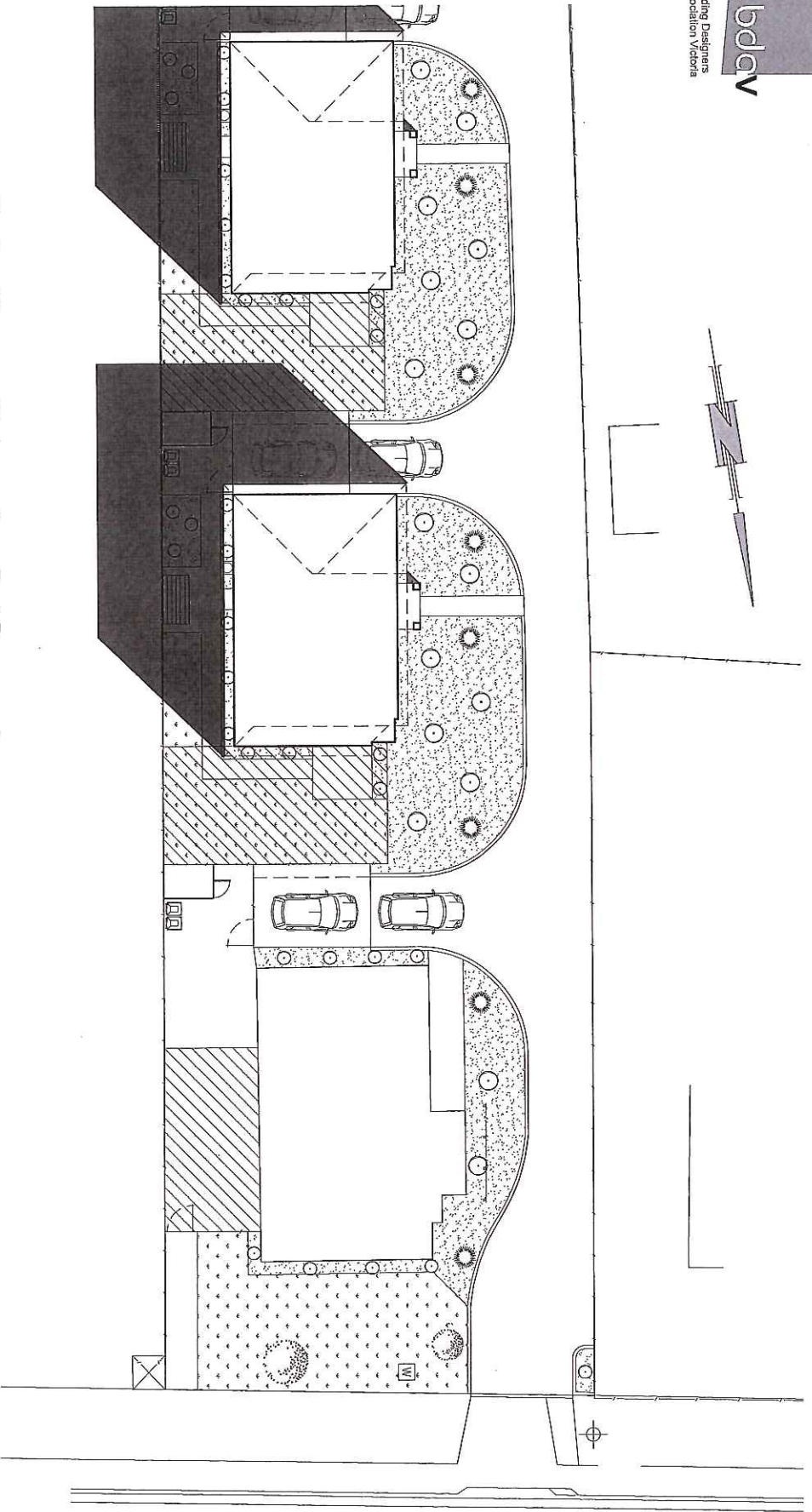
Unit Development
27 Lewis Street
Longford TAS 7301



| | | | |
|--------------|---------------|--------------------|---------|
| Designed: | TONY M.KEEGAN | Accreditation No.: | CC6853K |
| Scale: | 1:200 | Dwg No.: | |
| Project No.: | 1415.004 | | |

Ad09





Shadow Diagram: 21 June - 3pm: Part B

| Issue: | Date: | Description: | Rev.: |
|--------|----------|----------------------------|-------|
| 01 | 28.05.15 | Development/Approval Issue | - |

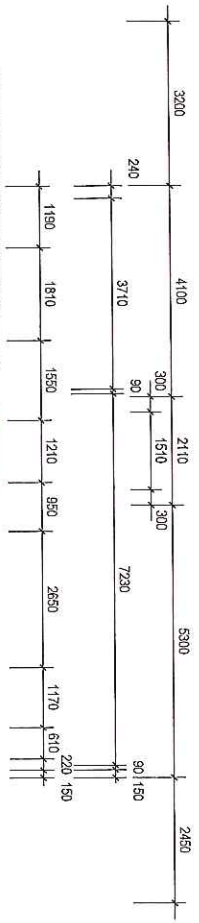
Shadow Diagram: 21 June - 3pm: Part B

Project:
 Unit Development
 27 Lewis Street
 Longford TAS 7301

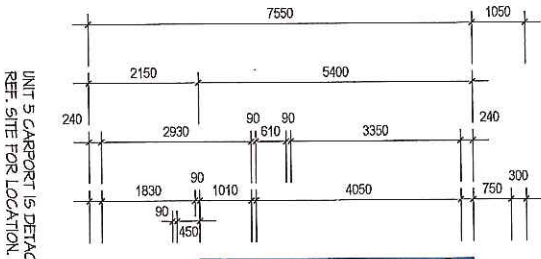


| | | | |
|--------------|---------------|-------------------|---------|
| Designed: | TONY M'KEEGAN | Consultation No.: | CC5853K |
| Scale: | 1:200 | Dwg No.: | |
| Project No.: | 1415.004 | | |

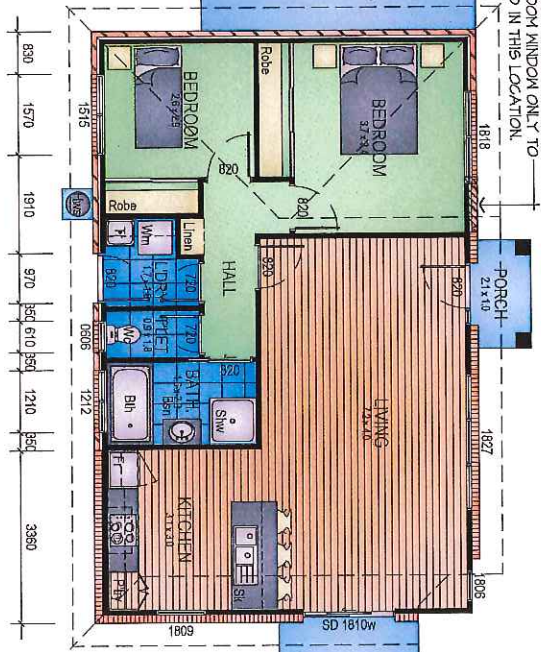
Ad10



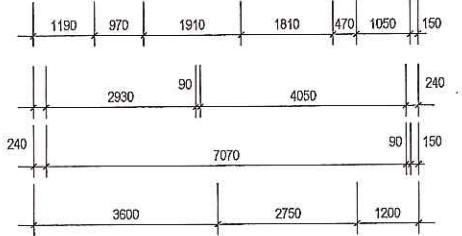
| Area | |
|---------------|-----------------------------|
| House: | 86.90sqm (9.35sqg) |
| Porch: | 2.22sqm (0.24sqg) |
| Carport: | 17.28sqm (1.86sqg) |
| Total: | 106.40sqm (11.45sqg) |



UNIT 5 CARPORT IS DETACHED, REF. SITE FOR LOCATION.



Floor Plan: Units 2 - 5



Project: Unit Development
27 Lewis Street
Longford TAS 7301

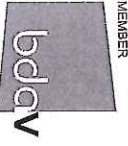


| Issue: | Date: | Description: | Rev.: |
|--------|----------|------------------------------------|-------|
| 03 | 09.09.15 | Amended Development Approval Issue | B |
| 02 | 17.06.15 | Amended Development Approval Issue | A |
| 01 | 28.05.15 | Development Approval Issue | - |

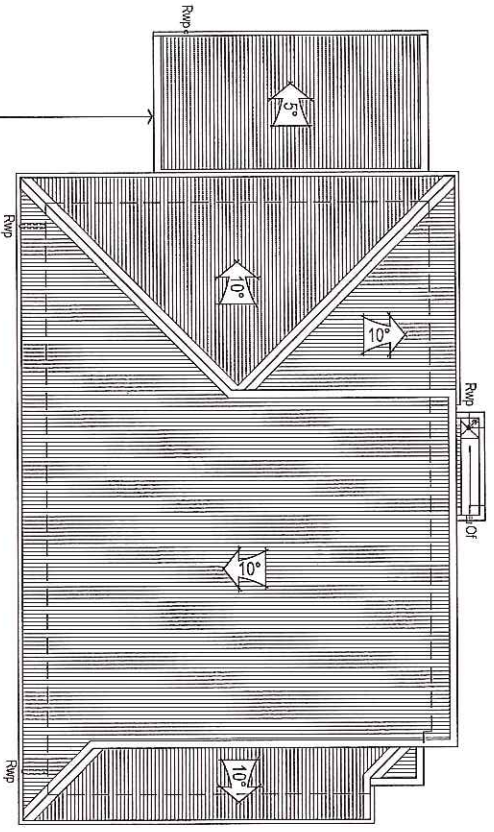
Floor Plan: Units 2 - 5

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

P12



UNIT 5 CARPORT IS DETACHED,
REF. SITE FOR LOCATION.



Roof Plan: Units 2 - 5

LEGEND
Rwp : Rainwater Pipe

| Issue | Date | Description | Rev. |
|-------|----------|------------------------------------|------|
| 03 | 09.09.15 | Amended Development Approval Issue | B |
| 02 | 17.06.15 | Amended Development Approval Issue | A |
| 01 | 28.05.15 | Development Approval Issue | - |

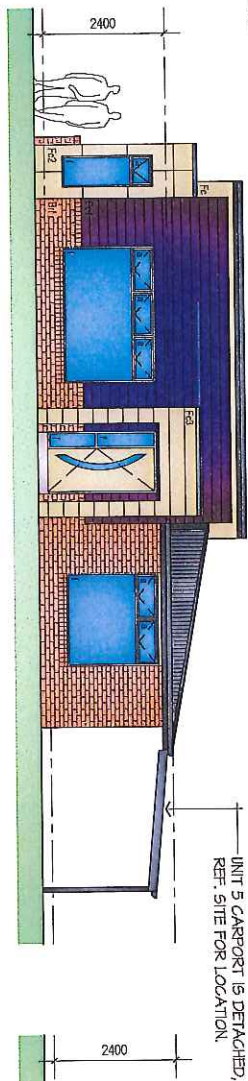
Roof Plan: Units 2 - 5

| | | | |
|--------------|----------------|--------------------|---------|
| Designed: | TONY M. KEEGAN | Accreditation No.: | CC5853K |
| Scale: | 1:100 | Draw No.: | |
| Project No.: | 1415.004 | | |

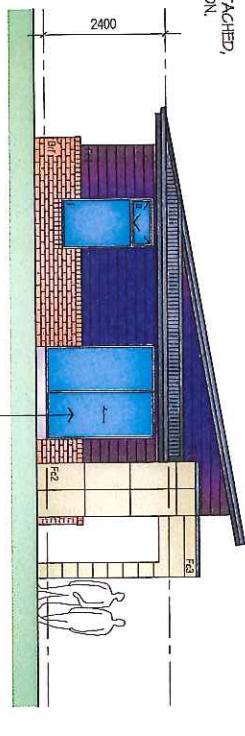
Project:
Unit Development
27 Lewis Street
Longford TAS 7301



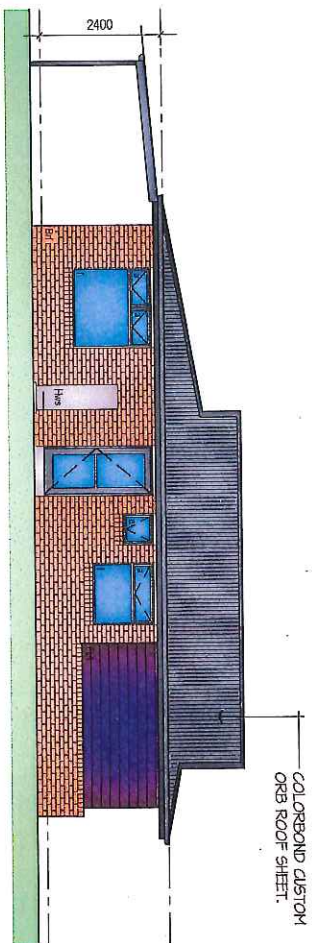
Ad12



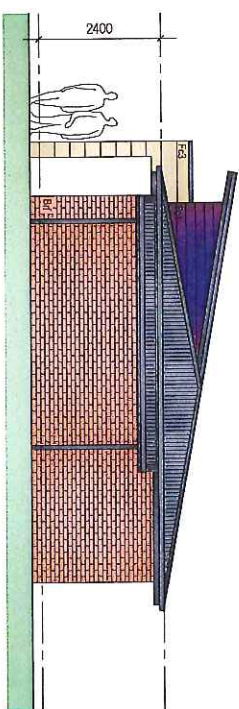
West Elevation



North Elevation



East Elevation



South Elevation

- LEGEND**
- BR : Brickwork, Face (Selected Earthy Tone Colours)
 - Fc1 : Sycor Linea Weatherboard Cladding (180dp profile)
 - Fc2 : Sycor Matrix Fibre Cement Sheet Cladding
 - Fc3 : Sycor Sila Fibre Cement Sheet Cladding (325dp profile)
 - a : Aving Sash
 - f : Fixed Sash

| Issue | Date | Description | Rev. |
|-------|----------|------------------------------------|------|
| 03 | 09.03.15 | Amended Development Approval Issue | B |
| 02 | 17.06.15 | Amended Development Approval Issue | A |
| 01 | 28.05.15 | Development Approval Issue | - |

Elevations: Units 2 - 5

Designed: TONY M.KEEGAN
Acquisition No: CC5853K

Scale: 1:100
DWG No:

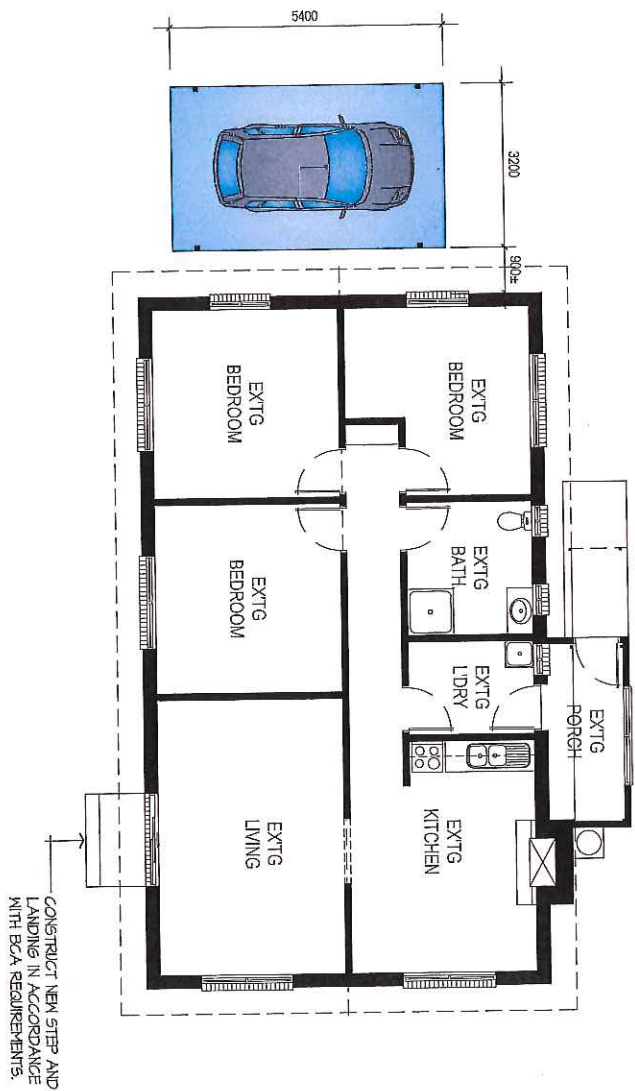
Project No: 1415.004

Ad13

Project:
Unit Development
27 Lewis Street
Longford TAS 7301



Floor Plan: Unit 1



Project:
Unit Development
27 Lewis Street
Longford TAS 7301



| Issue | Date | Description | Rev. |
|-------|----------|----------------------------|------|
| 01 | 17/06/15 | Development Approval Issue | - |

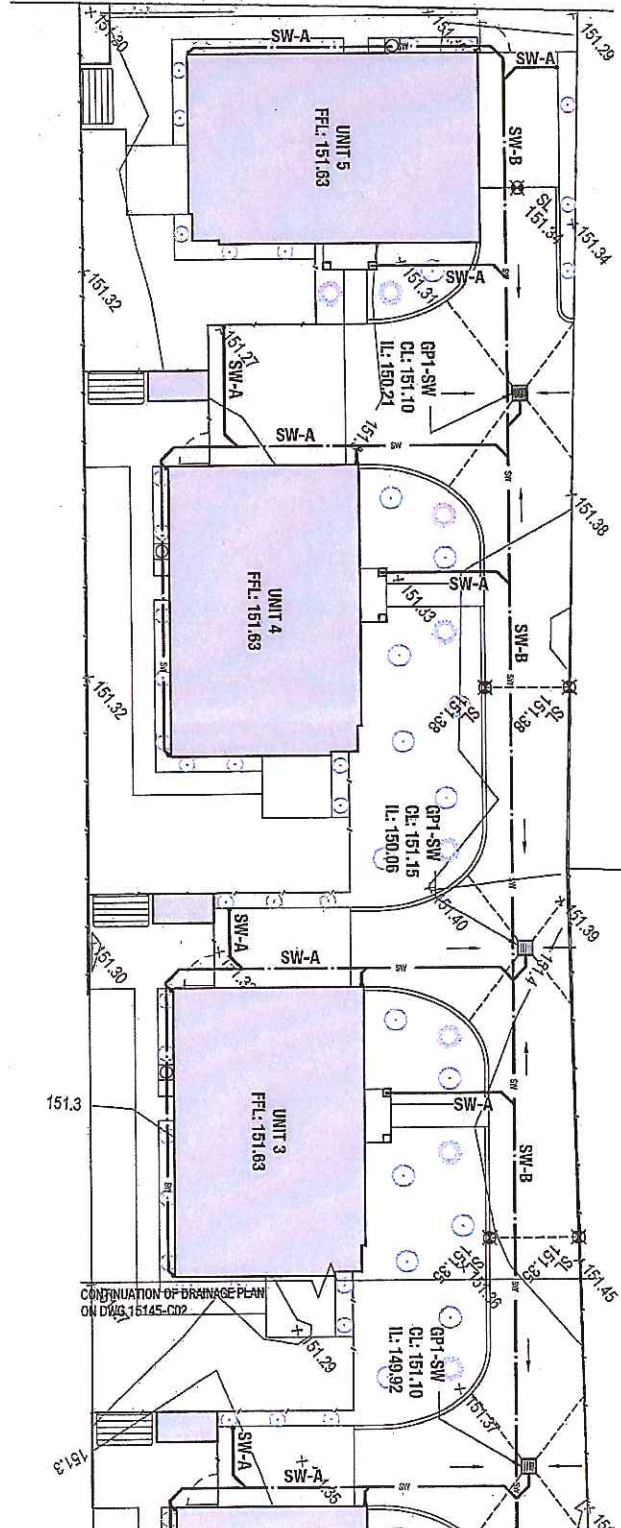
Floor Plan: Unit 1

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

P15

| MARK | PIPE SIZE | TYPE | CLASS | GRADE (MM) |
|-------|-----------|-----------------|-------|------------|
| SW-A | 100 | UPPC - RRIJ | SN10 | 1:100 |
| SW-B | 225 | BLACKDAX - RRIJ | SN10 | 1:150 |
| SW-C | 300 | RCP | SN4 | - |
| GSW-1 | 150 | UPPC | - | - |
| GSW-2 | 300 | UPPC | - | - |
| GSW-3 | UNKNOWN | - | - | - |

| MARK | TYPE | SIZE | ACCESSORIES |
|--------|------------|-----------|----------------------------------|
| GP1-SW | GRADED PIT | 450 x 450 | HEAVY DUTY THOROUGHLY GRADED LID |
| MH-SW | MANHOLE | 1050D | HEAVY DUTY SW MARKED GANDU LID |



DRAINAGE PLAN
SCALE 1:200

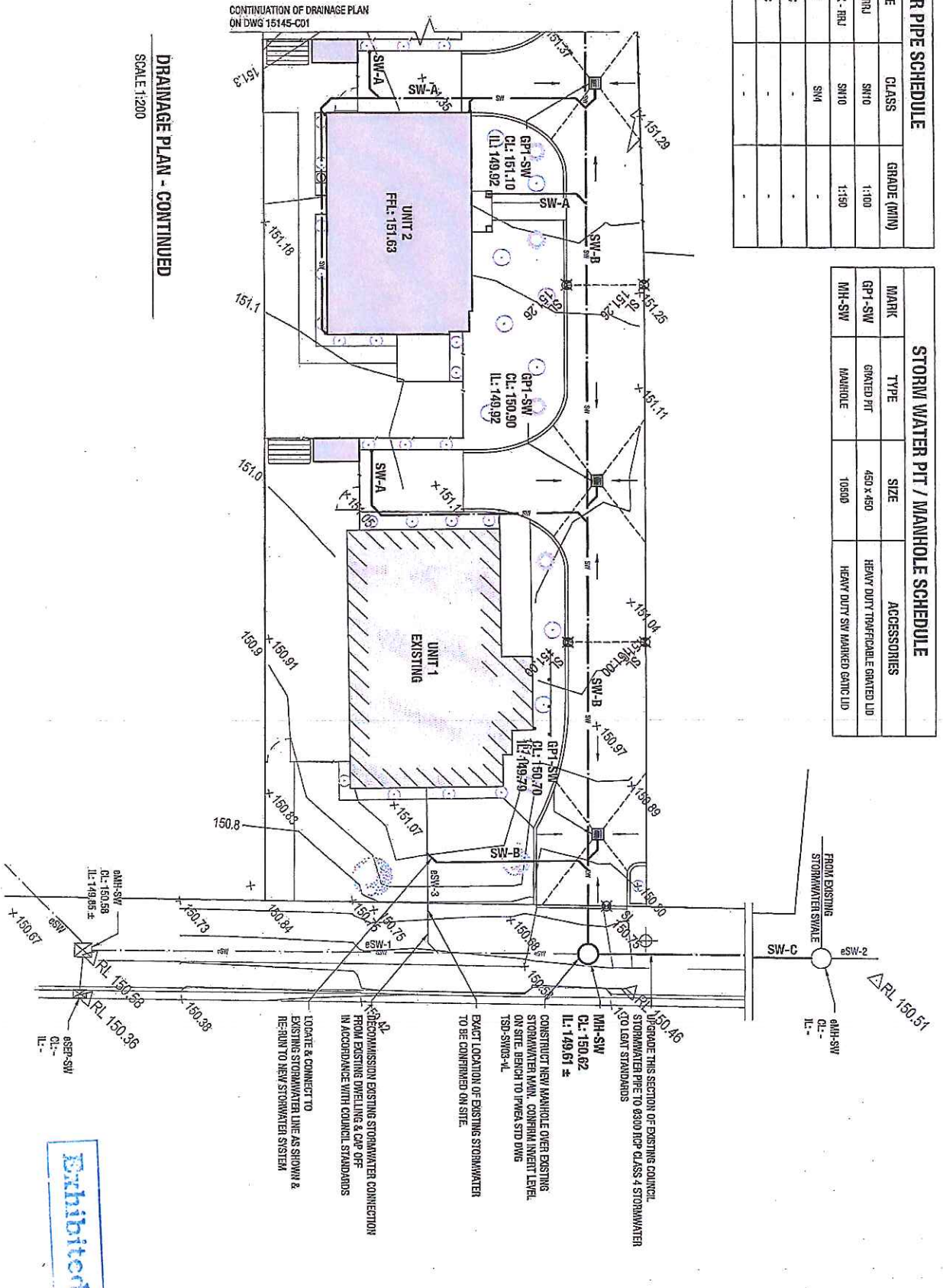
Exhibited

| | | | |
|--|--|--|---|
| CONTROLLED DOCUMENT | | STATUS: | |
| ALL REVISIONS ARE TO BE CHECKED AND VERIFIED BY THE ENGINEER OR THE PROJECT MANAGER. THE DOCUMENT MUST NOT BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER OR THE PROJECT MANAGER. THE DOCUMENT MUST NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER OR THE PROJECT MANAGER. | | ALL REVISIONS ARE TO BE CHECKED AND VERIFIED BY THE ENGINEER OR THE PROJECT MANAGER. THE DOCUMENT MUST NOT BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER OR THE PROJECT MANAGER. THE DOCUMENT MUST NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER OR THE PROJECT MANAGER. | |
| No: ISSUED FOR / DESCRIPTION DATE: 02-07-15 REV: | DEVELOPMENT APPROVAL DATE: 02-07-15 REV: | DESIGNED BY: JJA DRAWN BY: NEM DRAFT CHECK: PVD APPROVED BY: ALL | CLIENT: PORHY & CO PTY LTD PROJECT: UNIT DEVELOPMENT ADDRESS: 27 LEWIS STREET, LONGFORD |
| MAIL: 29 LESLIE ST 092 E: info@all-engineers.com.au W: www.all-engineers.com.au LAMINGTON OFFICE: 102 YORK STREET LAUNCESTON / TAS 7790 PORT LACEY OFFICE: 102 YORK STREET PORT LACEY / TAS 7790 P: 09 4234 0334 | | MAIL: 29 LESLIE ST 092 E: info@all-engineers.com.au W: www.all-engineers.com.au LAMINGTON OFFICE: 102 YORK STREET LAUNCESTON / TAS 7790 PORT LACEY OFFICE: 102 YORK STREET PORT LACEY / TAS 7790 P: 09 4234 0334 | |
| DRAWING: DRAINAGE PLAN SCALE: A3 DRAWING SIZE: 1:200 PROJECT No: 15.145 DWG No: G01 REV No: - | | DRAWING: DRAINAGE PLAN SCALE: A3 DRAWING SIZE: 1:200 PROJECT No: 15.145 DWG No: G01 REV No: - | |

P17

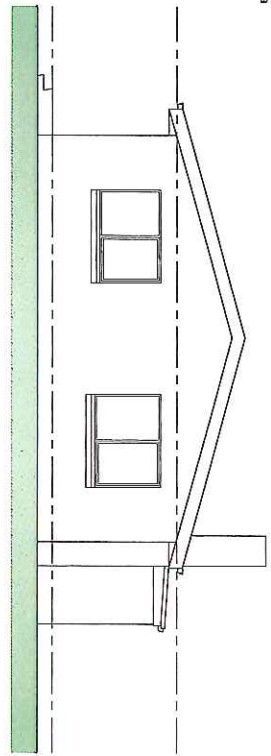
| STORM WATER PIPE SCHEDULE | | | | |
|---------------------------|-----------|----------------|-------|-------------|
| MARK | PIPE SIZE | TYPE | GLASS | GRADE (MIN) |
| SW-A | 100 | UPVC - R1J | SM10 | 1:100 |
| SW-B | 225 | BLACKMAX - R1J | SM10 | 1:150 |
| SW-C | 300 | ROP | SM4 | - |
| GSW-1 | 150 | UPVC | - | - |
| GSW-2 | 300 | UPVC | - | - |
| GSW-3 | UNKNOWN | - | - | - |

| STORM WATER PIT / MANHOLE SCHEDULE | | | | |
|------------------------------------|------------|-----------|-----------------------------------|--|
| MARK | TYPE | SIZE | ACCESSORIES | |
| GP1-SW | GRADED FIT | 450 x 450 | HEAVY DUTY TROUBLEABLE GRADED LID | |
| MH-SW | MANHOLE | 10500 | HEAVY DUTY SW MARKED GRADED LID | |

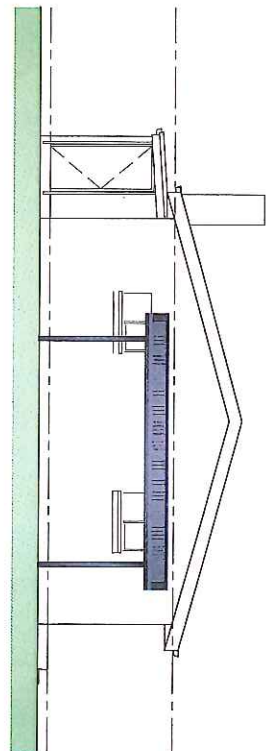


| | | | |
|--|--|--|--|
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| <p>APRIL 20 15:53:03:02</p> <p>APP No. C024501</p> <p>W:\Projects\15145\15145-C01.dwg</p> <p>DESIGNED BY: JYA</p> <p>DRAWN BY: NEM</p> <p>DRAFT CHECK: PVD</p> <p>APPROVED BY: AIL</p> | | <p>CLIENT: PORRY & CO PTY LTD</p> <p>PROJECT: UNIT DEVELOPMENT</p> <p>ADDRESS: 27 LEWIS STREET, LONGFORD</p> | |
| <p>DESIGNED BY: JYA</p> <p>DRAWN BY: NEM</p> <p>DRAFT CHECK: PVD</p> <p>APPROVED BY: AIL</p> | | <p>SCALE (A1): 15:145</p> <p>SCALE (A2): 1:200</p> <p>DWG No: C02</p> <p>REV No: -</p> | |

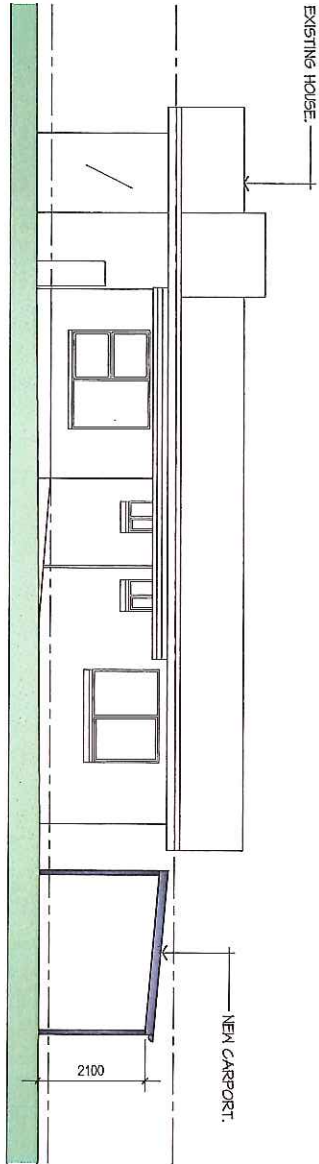




North Elevation



South Elevation



West Elevation

Project:

Unit Development
27 Lewis Street
Longford TAS 7301



| Issue | Date | Description | Rev. |
|-------|----------|----------------------------|------|
| 01 | 17.06.15 | Development/Approval Issue | - |

Elevations: Unit 1

Designed:

TONY H. KEEGAN

Accreditation No.:

CC5883K

Scale:

1:100

DWG No.:

Project No.: 1415.004

Ad15