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Draft Tasmanian Cat Management Plan

April 2016



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Published by: the Department of Primary Industries, Parks, Water and Environment
April 2016

Recommended Citation:

Department of Primary Industries, Parks, Water and Environment (2016). *Draft Tasmanian Cat Management Plan* Department of Primary Industries, Parks, Water and Environment, Hobart, Tasmania.

The development of this plan has been overseen by the Tasmanian Cat Management Reference Group and includes significant writing contributions from Tom Jackson, Sue Robinson, Eric Schwarz, Jack Davey, Craig Elliott and Michael Askey-Doran.

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ACKNOWLEDGEMENTS

This *Draft Tasmanian Cat Management Plan* has been developed with the Tasmanian Cat Management Reference Group. In May 2015, the Minister for Primary Industries and Water, Jeremy Rockliff invited a number of organisations with a direct interest in the management of cats in Tasmania to be represented on a Reference Group, with the primary task of developing this draft Plan. Those organisations include:

The Hobart Cat Centre

The RSPCA

The Tasmanian Farmers and Graziers Association

The Tasmanian Conservation Trust

The Australian Vets Association

The Cat Association of Tasmania

Landcare Tasmania

Local Government Association of Tasmania

Tasmanian Natural Resource Management Regional bodies (represented by NRM South)

University of Tasmania

In addition to the Reference Group members a number of individuals with expertise in particular areas were also invited to participate in working groups to look at the issues related to socialised cats and feral cats – The contributions from Nick Mooney, Eric Woehler (Birds Tasmania), John Toohey (Clarence City Council), Kaylene Allan (Kingborough Council), Bruce Jackson (DPIPWE), Sue Robinson (DPIPWE) and Danielle Madden-Hallett on the working groups and the members of the Reference Group is greatly appreciated. Thanks also to Jack Davies who wrote much of the information on cat-borne diseases as part of a study placement to DPIPWE from the Charles Sturt University.

HOW TO PROVIDE COMMENTS ON THE DRAFT MANAGEMENT PLAN

The material for this consultation comprises three elements:

- This Draft Management Plan, detailing the proposals and recommendations of the Reference Group
- A Summary Document
- A Background Paper, including detail on the evidence base behind the proposals in the Draft Management Plan

All documents are available on the DPIPWE website:

www.dpipwe.tas.gov.au/catmanagementplan.

Copies of these documents can also be obtained by phoning 03 61653085;

or by emailing: catmanagementplan@dpipwe.tas.gov.au

If you would like to comment on any information or recommendation in these documents, please forward your written submission, with your name and contact details, to:

Draft Tasmanian Cat Management Plan
Biosecurity Tasmania, DPIPWE
GPO Box 44
HOBART TAS 7001

The closing date for submissions is **30 June 2016**.

All submissions will be treated as public documents and made available on the Department's website. If you wish your submission to be treated as confidential, either in whole or in part, please note this in writing at the time of making your submission (however, see below on the *Right to Information Act 2009*).

The *Right to Information Act 2009* and confidentiality

By law, information provided to the Government may be provided to an applicant under the provisions of the *Right to Information Act 2009*. If you have indicated that you wish all or part of your submission to be confidential, the statement that details your reasons will be taken into account in determining whether or not to release the information in the event of a right to information application for the assessed disclosure of the submission.

1. INTRODUCTION

This draft Tasmanian Cat Management Plan (the “Plan”) describes how the management of cats in Tasmania should occur. It has been prepared with consultation and input from a range of stakeholders, including recommendations provided to the Department of Primary Industries, Parks, Water and Environment (DPIPWE) from the Tasmanian Cat Management Reference Group, and addresses the management of feral (wild), domestic and stray cats.

Supporting this *Tasmanian Cat Management Plan* is a separate document, the *Draft Tasmanian Cat Management Plan - Background Paper*, which provides important additional information on all of the issues covered in this Plan and in particular, additional detail relating to the recommendations proposed in this Plan. The *Background Paper* is also available on the *Tasmanian Cat Management Plan* web-page.

This Plan and the *Background Paper* have been prepared to be consistent with the Australian Government’s *Threat Abatement Plan for Predation by Feral Cats* (Department of Environment 2015a), which establishes a national framework to guide and coordinate Australia’s response to the impacts of feral cats on biodiversity.

This Plan recognises that cats are an integral part of Tasmanian society but the role they play is a complex one. This one species can be many things to different people, including much-loved pets; useful animals that control vermin; nuisance animals that annoy neighbours, and invasive animals that spread disease and impact on native wildlife and agriculture. The polarised view of cats in the community makes cat management a difficult and often emotive issue.

The Plan also recognises that the community plays a key role in the management and control of stray and feral cats. In fact without community support and participation, the stray and feral cat problem will remain a significant one. The Plan also recognises that Tasmania has a self-sustaining feral cat population, therefore, eradication of feral cats state-wide is not feasible with current resources and techniques. Whilst removing the feral cat threat is an important objective, so too is putting in place other measures that protect the values and assets that feral cats threaten. The need to more clearly identify roles and responsibilities of both State and Local Government in the management of cats are considered as a key objective in the Plan.

Substantial gaps exist in our knowledge of the role and impacts of cats, particularly stray and feral cats, in the landscape. This limits the effectiveness of attempts to manage many cat-related issues. Addressing these knowledge gaps is a key element of this Plan because understanding how cats interact and relate to wildlife and agriculture is integral to designing effective programs to manage cats, and protect vulnerable species and agriculture.

2. OVERVIEW and SCOPE

This Draft Tasmanian Cat Management Plan (“the Plan”) sets out a range of actions that aim to increase the levels of responsible ownership, clarify roles and responsibilities, improve our knowledge and understanding of various aspects of cats, and improve the effectiveness of legislation. Actions that will contribute to achieving improved management of cats in the areas of the environment, agriculture and human health are described. For further detail regarding any of the issues discussed in this Plan refer to the *Background Paper*.

This Plan is built around seven objectives, although a number of the issues identified in this Plan cross multiple objectives. The objectives are summarised below, and discussed in detail in Section 4.

Objective 1: Encouraging responsible ownership of pet cats

Objective 2: Promoting best practice techniques to guide the planning, management and control of stray and feral cats

Objective 3: Increasing community awareness and involvement

Objective 4: Improving the knowledge about feral cats to better inform management

Objective 5: Minimise impacts of cats in areas of high conservation value and agricultural assets

Objective 6: Undertake legislative amendments to facilitate and support other objectives

Objective 7: Clarify roles and responsibility of Local Government and State Government regarding cat management

Categories of cats

It is important for public debate that it is recognised that all cats in Tasmania are the same species (*Felis catus*) and the categorisation of domestic, stray and feral are labels of convenience. The categories and definitions used in this Plan are:

- Feral cats are those that live and reproduce in the wild, largely or entirely removed from humans, and survive by hunting or scavenging; none of their needs are satisfied intentionally by humans.
- Stray cats are those found in and around cities, towns and rural properties; they may depend on some resources provided by humans but have no identifiable owner.
- Domestic cats are those which are identifiable as owned; most of their needs are supplied by their owners. They may roam beyond their owner’s property, including into bush and park land, but they spend most of their time with a specific person/family/property.

3. ACHIEVING BETTER CAT MANAGEMENT in TASMANIA

3.1 Roles and Responsibilities

Key to improving levels of responsible cat ownership in Tasmania, and being able to implement an effective legislative framework, will be ensuring there is a clear understanding and agreement about roles and responsibilities. In particular, the roles that State (including statutory land management authorities) and Local Government have with regards cat management need to be clearly identified and consensus reached.

3.2 Managing Environmental Impacts of Cats

All cats, domestic, stray and feral, can have some level of environmental impact. Consequently, in developing management responses for cats it is essential to acknowledge the polarised views of the community towards this animal. Whilst some in the community regard cats (particularly feral cats) negatively due to environmental concerns, others have a positive perception of cats due to their role as a companion animal and predator of other invasive species.

Tasmania has a self-sustaining feral cat population. Eradication of feral cats state-wide is not feasible with current resources and techniques although eradication may be achievable in limited circumstances such as offshore islands or fenced (predator proof) reserves. Therefore, the focus for managing and controlling feral cats is on 'asset protection': this Plan identifies a key management priority is to suppress or eradicate (in the case of offshore islands) cats in areas containing high priority assets. This includes high conservation value areas, where measurable declines in native fauna populations have occurred (e.g. burrowing seabird colonies and coastal strips with shore birds).

In parallel with managing impacts, this Plan aims to limit the number of cats entering the feral population through a range of community education and awareness programs, and enforcement of effective cat management legislation.

The *Background Paper* to this Plan provides a fuller discussion of the environmental impacts of cats and the current knowledge of managing the environmental impacts of cats.

3.3 Managing the Impacts of Cats on Agriculture

As a host to a number of significant diseases, which impact on stock and human health, management of the interactions between cats and agriculture (i.e. livestock) is an important component of cat management in Tasmania.

Common disease-causing parasites utilize the cat as a host to reproduce and propagate disease: *Toxoplasma gondii* (*T. gondii*), *Sarcocystis* and *Cryptosporidium* species are the most prevalent of the various cat-borne diseases affecting livestock. These parasites have a range of negative effects on the livestock industries. Consequently, a focus of this Plan is on increasing the awareness of appropriate management strategies and control programs that the community, and particularly farmers, can implement.

3.4 Reducing the Adverse Impacts of Cats on Human Health

In terms of the human impact, *T. gondii* is probably the most notable cat-borne parasite that has significant potential disease implications. Cats are the primary (or 'definitive') host for this parasite and therefore the Plan recognises that the appropriate management of all cats (feral, stray and domestic cats) is important in the control of *T. gondii*. However, control programs must be implemented on a strategic, systematic and ongoing basis to be effective. A number of other parasites can also be transmitted to humans *via* cats, including *Cryptosporidium* (*C. felis*) and *Giardia*. Cats can also be a source of cat scratch disease (*Bartonella henselae*), ringworm and roundworm (Toxocariasis).

3.5 Recommendations for Future Regulatory Change

A number of regulatory changes have been identified as necessary to facilitate improved outcomes for cat management in Tasmania. The Tasmanian Cat Management Reference Group reviewed the existing legislation and has put forward recommendations that will improve the effectiveness and functionality of the regulatory arrangements governing cat ownership. The proposed amendments to the *Cat Management Act* are detailed in Section 4.6 of the Plan with additional information in the *Background Paper*.

3.6 Guidelines for More Effective Decision-Making

It is important that where public funds and resources are allocated to projects and programs that there are clear and achievable outcomes identified. It should be demonstrable that proposed management actions are capable of delivering the planned outcomes and they are sustainable into the long term.

This Plan will seek to ensure formal criteria are used to guide decision-making based on appropriate principles. This Plan will also seek to ensure government, community and community stakeholders use the criteria in undertaking project development and when seeking funding.

4. OBJECTIVES and ACTIONS

There are seven broad objectives in this Plan (summarised in Section 2). Actions have been developed to achieve the seven objectives. Performance indicators are given for each objective.

It is recognised that some actions, such as effective monitoring and control activities, are reliant on others such as the delivery of research projects and high levels of community support. The objectives and actions should be considered and implemented recognising these dependencies.

Please note: following this public consultation phase, in developing the final Cat Management Plan priorities will be given to each action and categorised as ‘very high’, ‘high’ or ‘medium’. The prioritisation will be done in conjunction with the Tasmanian Cat Management Reference Group and take into account the public feedback on this Draft Plan. Timeframes will also be determined. The stakeholders responsible for each action are proposed at a sectoral level with identifiers as listed in the Table 1.

Table 1 Stakeholder categories

ID	STAKEHOLDER
1	State government
2	Landholder, owner or manager (private and government)
3	Industry and conservation groups
4	Cat owners, breeders and sellers
5	Local Government
6	Animal welfare organisations
7	Research institutions
8	Australian Government

4.1 Objective 1: Encouraging responsible ownership of pet cats

This objective focuses on education of cat owners about their responsibilities and the potential impacts of their pets on the environment. This objective is also linked to Objective 6 and some of the amendments being proposed to the *Cat Management Act*.

Desired Outcome: Pet cat owners have a high level of awareness of the potential negative impacts of stray cats and act responsibly to prevent their cats contributing to those impacts.

Performance indicators

1. The incidences of domestic and stray cats roaming and complaints about nuisances declines.
2. Pet cat owners have high levels of awareness of the requirements of the *Cat Management Act 2009* and their responsibilities as cat owners.
3. State and Local Governments are actively using their regulatory powers under the *Cat Management Act 2009* and *Local Government Act 1993* to respond to community concerns.

Action		By Whom
4.1.1	Develop and distribute information material in relation to responsible pet ownership, including protecting the health of the cat; understanding the meaning of responsibility; awareness of the impacts cats can have and how to minimise their impact.	1, 3, 4, 5, 6, 7,
4.1.2	Encourage owners to ensure that cats are microchipped, desexed and are kept within property boundaries – where necessary enforce statutory requirements that support this action.	1, 5, 6
4.1.4	Councils encouraged to develop by-laws to manage and control cats at the municipal level, with support of State Government.	1, 5

Stakeholder Group ('by whom') Codes – 1-State Government; 2-Land owner or manager; 3-Industry & community groups; 4-Cat owners, breeders and sellers; 5-Local Government; 6-Animal welfare organisations; 7-Research institutions; 8-Australian Government

4.2 Objective 2: Promoting best practice techniques to guide the planning, management and control of stray and feral cats

This Plan will facilitate the adoption of best practice decision-making and control methods for stray and feral cat management programs, and will contribute to achieving more effective and sustainable outcomes. It is important that management and control programs consider all options and have a good understanding of the extent and nature of the impacts being caused, the likely outcomes of any given program, and the most effective and efficient methods to employ.

This Plan will seek to ensure formal criteria are used to guide decision-making based on appropriate principles, and this Plan will also seek to ensure relevant government,

community and industry are aware of, and implement, the criteria in undertaking project development and funding.

Desired Outcomes: Effective, efficient and humane control techniques are developed and implemented.

Performance indicators

1. Strategic, long-term approaches are increasingly adopted for feral cat control programs focusing on reducing or eliminating the impacts of feral cats.
2. Appropriate criteria are used to guide decision-making for undertaking cat management and control projects and funding by government, community and industry groups.
3. The *Model code of practice for the humane control of feral cats*¹, including related standard operating procedures are promoted and adopted.
4. Alternatives to lethal control techniques are promoted where appropriate.

Action	By whom
4.2.1 Develop code of practice for the operation of cat management facilities.	1, 5, 6,
4.2.2 Ensure cost-effective methods for monitoring the level of impact on affected species before, during and after stray and feral cat control actions are available and being used.	1, 3, 7,
4.2.3 Adoption of model codes of practice for the humane treatment of stray and feral cats promoted.	All
4.2.4 Development and adoption of criteria to guide decision-making for project development and funding by government, community and industry groups.	1, 2, 3, 5, 7, 8,
4.2.5 Effective and efficient alternatives to trapping and shooting, such as exclusion fence designs, innovative traps are promoted to land owners and managers where appropriate.	1, 3, 6, 7, 8
4.2.6 Research, management and control programs underpinned by “before and after” monitoring.	All
4.2.7 Programs to manage and control feral cats occur within a coordinated, cross land-tenure framework.	All
4.2.8 Training and education is provided for landowners and community in the humane and effective methods of controlling feral cats.	1, 3, 5, 6, 7

Stakeholder Group ('by whom') Codes – 1-State Government; 2-Land owner or manager; 3-Industry & community groups; 4-Cat owners, breeders and sellers; 5-Local Government; 6-Animal welfare organisations; 7-Research institutions; 8-Australian Government

¹ Sharp, T. and Saunders, G. (2012). *Model code of practice for the humane control of feral cats*. Invasive Animals CRC (available from the PestSmart website).

4.3 Objective 3: Increasing community awareness and involvement

Successful management of cat impacts needs effective community support and involvement. The nature of the issue requires the community to understand the most effective approaches to managing the impacts from the feral, stray and domestic cat populations in Tasmania. This in turn relies on an awareness of those impacts, the range of techniques available and ultimately adoption of those techniques and responsible pet ownership.

This objective is closely linked with the other objectives of this Plan. The actions to achieve this objective focus on integrating effective information development and delivery.

Desired Outcome: The Tasmanian community is aware of this Management Plan and how they can help manage the impacts of cats

Performance indicators

1. Increased community awareness of the nature and scale of impacts of cats.
2. Increased community awareness of the Management Plan.
3. 'Responsible cat ownership', as defined by this Plan, becomes widely accepted and implemented by the Tasmanian community.

Action	By Whom
4.3.1 Information materials are developed and distributed to support and promote: <ul style="list-style-type: none"> • a better understanding of the role cat owners can play to reduce problems associated with stray and feral cats. • a broad understanding of the threat to biodiversity and the agricultural sector posed by stray and feral cats and support for their control. • the specific actions to be implemented under this Plan • humane practices for managing and controlling stray and feral cats. 	1, 3, 5, 6, 7, 8

4.3.2	Investigate opportunities to provide training to community and volunteer groups involved in managing stray and unwanted cats.	1, 5, 6
4.3.3	Develop specific communication plans to accompany cat control programs to address public sensitivities about cat control	1, 3, 5, 6, 7, 8

Stakeholder Group ('by whom') Codes – 1-State Government; 2-Land owner or manager; 3-Industry & community groups; 4-Cat owners, breeders and sellers; 5-Local Government; 6-Animal welfare organisations; 7-Research institutions; 8-Australian Government

4.4 Objective 4: Improving the knowledge about feral cats to better inform management

The depth of knowledge of the role cats play in the Tasmanian environment is not strong. This has significant implications for the efficacy of cat management projects: projects are currently often based on assumptions rather than facts thereby limiting the value, certainty and reliability of projects and their outcomes, and inhibiting effective management planning.

A key objective of this Plan is improving the knowledge of feral cats and their impacts and the most effective control techniques, both direct and indirect, to ensure resources are used effectively and efficiently.

Desired outcome: Knowledge gaps about the distribution, impacts and behavior of feral cats are addressed.

Performance indicators

1. Feral cat management projects involve pre- and post-control monitoring of:
 - (a) Feral cat distribution, abundance and movement.
 - (b) Feral cat impacts on native species and other values.
 - (c) Other invasive species.
2. Identify pathways of disease transmission.
3. Key research priorities and knowledge gaps identified.
4. Research published in peer-reviewed journals and available through local information resources for adoption in control activities by stakeholders.

Action		By whom
4.4.1	Encourage and facilitate research into the interactions between stray and feral cats and: <ul style="list-style-type: none"> • native carnivores • other invasive mammals to improve understanding of the relationship of feral cats with these species (and vice versa) in terms of competition and predation.	1, 3, 7, 8
4.4.2	Develop and use monitoring strategies that can be employed before, during and post management or control activities to ensure impacts of feral cat control are clearly understood.	All
4.4.3	Encourage and support the development and trialling of alternative methods to lethal control of feral and stray cats.	1, 3, 5, 7
4.4.4	Research the role of feral and stray cats in the transmission of disease to livestock and native species, identify pathways and effective methods of limiting transmission.	1, 3, 7, 8
4.4.5	Value the costs to primary industry caused by feral cats.	1, 3, 7, 8
4.4.6	Publish and promote research findings relating to feral cats.	1, 3, 5, 6, 7, 8
4.4.7	Promote the use of reporting portals such as FeralCatScan for monitoring feral cats and to facilitate community data collection.	1, 3, 5, 7, 8

Stakeholder Group ('by whom') Codes – 1-State Government; 2-Land owner or manager; 3-Industry & community groups; 4-Cat owners, breeders and sellers; 5-Local Government; 6-Animal welfare organisations; 7-Research institutions; 8-Australian Government

4.5 Objective 5: Minimise impacts of cats in areas of high conservation value and agricultural assets.

High value environmental assets will be assessed and, where they coincide with the presence or likely occurrence of feral cats, become priorities for cat management programs. A similar process will be undertaken for agricultural areas that are particularly sensitive to cat-related impacts. Consulting with industry groups, in relation to protecting primary industry assets, and environmental stakeholders, in relation to protecting high conservation value assets, will be initiated.

Once priority areas have been identified, control actions can be implemented over time. Community-led action has a clear role in ensuring this objective can achieve the on-ground objective of protecting values and assets.

Desired Outcomes: The impact of feral cats on areas of high conservation value and priority agricultural assets is greatly reduced.

Performance indicators

1. Priorities are established for High Conservation Value Assets (HCV) and agricultural assets .
2. Land owners and land managers are active and supported in managing cats within identified priority areas and using approaches consistent with the principles identified in this Plan.
3. No new establishment of feral cat populations occurs on HCV islands.

Action	By Whom
4.5.1 Analysis undertaken to identify priority conservation values and where cats are known to, or likely to have, a significant impact.	1, 7, 8
4.5.2 Analysis undertaken to identify high value agricultural assets in areas where cats are known to, or likely to have, a significant impact.	1, 3, 5, 7, 8
4.5.3 State and Local Governments liaise with relevant landholders and managers with a view to facilitating targeted control activities.	1
4.5.4 Feral cat control for off-shore islands will, where practical, occur within an integrated pest management framework.	1, 2, 5, 7, 8
4.5.5 DPIPWVE will seek to work with Federal agencies, local government and landowners to develop localised cat management programs.	1,2,5,8
4.5.6 Monitoring and evaluation is to be a key part of developing new localised cat management programs to ensure the effectiveness of feral cat controls.	All
4.5.7 Undertake education and awareness activities with farmers regarding cats / livestock interactions to minimise parasite transmission.	1, 3, 5, 6, 8,

Stakeholder Group ('by whom') Codes – 1-State Government; 2-Land owner or manager; 3-Industry & community groups; 4-Cat owners, breeders and sellers; 5-Local Government; 6-Animal welfare organisations; 7-Research institutions; 8-Australian Government

4.6 Objective 6: Undertake legislative amendments to facilitate and support other objectives

A number of amendments to the *Cat Management Act* have been identified and will be implemented to facilitate better management outcomes for all stakeholders. Proposed amendments to the legislation are listed below, and detail on the specific changes, and the background to those changes, are provided in the *Background Paper*.

Desired Outcome: To improve the legislative framework that informs all aspects of cat management so as to facilitate better and more effective outcomes for the Tasmanian community and environment.

There are a number of amendments to the *Act* being proposed in this plan. Feedback is now being sought on those proposed amendments. Once the consultation period is complete and the finalised *Cat Management Plan* is released, the steps to amend the *Cat Management Act* will be commenced, in line with the normal legislative process.

Compulsory desexing of cats

This change would require that all cats, unless otherwise prescribed, must be desexed and will provide for clearer penalties where the owner of the cat fails to do so.

Amending the age to desex

The legislation currently prescribes the maximum age (six months) at which cats should be desexed. However, cats are capable of breeding once they reach puberty, which may be as young as four months of age. This amendment would allow for early-age desexing.

Compulsory microchipping of cats

This change would require that all cats, unless otherwise prescribed, must be microchipped and will provide for clearer penalties where the owner of the cat fails to do so.

Remove the option of a Care Agreement

Care agreements allow for the sale of a cat to occur without the animal being desexed or microchipped on the understanding the new owner will ensure it happens. Agreements are difficult to enforce and create a loop-hole and it is recommended they are removed from the legislation.

No compulsory registration of cats

It is recommended that if cats are compulsory microchipped and required to be confined to the owner's property, that the need for registration of cats will be redundant.

Confining cats to premises

There is nothing preventing cats from roaming, and this can cause a nuisance to neighbours, impact on native wildlife and put the cat's health at risk by being injured or killed by traffic

or other animals. This change to the legislation would require owners confine their cats to their properties.

Limiting the number of cats allowed at a property without a permit

As with the *Dog Control Act*, the number of cats allowed on a single property would be limited. The number has been proposed to be between 3-5 cats, and a permit would be required to keep more than the prescribed number, such as in the case of registered cat breeders. Costs associated with the permits also need to be considered.

Improve arrangements to support landholders undertaking cat management actions

Recommended amendments to the protection of property from roaming cats would include:

- on any land used for primary production cat management action (trap, seize, humanely destroy) can be undertaken regardless of proximity to nearest residence;
- on any other private property type the affected landowner is able to trap/seize a cat, but not destroy.
- exceptions would be on prescribed land such as reserves and cat prohibited areas where cat management action could be undertaken regardless of proximity to nearest residence.

Improving arrangements for registered cat breeders

The breeding of cats by unregistered breeders is an offence under the current legislation. Those wishing to breed cats can either be registered by the cat breeder associations, which focus on pedigree animals or by the State Government, which focuses simply on the breeding of cats, pedigree or non-pedigree. The current arrangements are not effective and difficult to enforce.

Development of a code of practice for the operation of a cat management facility

A code of practice would formalize the operation of cat management facilities, better defining their roles and responsibilities and operational requirements in relation to legislation. The code of practice could also provide guidance for the operation of cat refuge and rescue organisations.

Amendments to the Act covering administrative components

The changes aim to improve administrative operation of the *Act* and in some cases make their intent clearer.

- Amend the definitions for feral cats and stray cats.
- Define the term "breeding".
- Commence section 24 of the *Act*, under which cats are to be microchipped and desexed before being reclaimed from a cat management facility.

- Simplify minimum holding time requirements at cat management facilities.
- Remove reference to 'working days' for holding times at cat management facilities.
- Notification of owners in writing by cat management facilities to be amended to verbal notification.
- Define what is meant by the term primary production as it relates to undertaking cat management action.
- Provide for a person acting on behalf of a landowner to trap, seize or humanely destroy a cat found on private land under certain conditions.
- Provide for authorised persons to issue a notice requiring a person to undertake cat management action.

Performance indicators

1. There is community support for amendments to the *Cat Management Act*.
2. Amendments to the *Act* occur within an acceptable timeframe.
3. Roles and responsibilities in relation to the *Act* are understood and accepted.

Action	By Whom
4.6.1 Commence the process to amend the <i>Cat Management Act</i> based on the outcomes of public consultation	1
4.6.2 Develop and implement a public awareness program that informs the owners of cats of their responsibilities under the <i>Act</i> .	1, 5, 6
4.6.3 State and Local Governments ensure that the <i>Act</i> is complied with, i.e. there are compliance programs in place.	1, 5
4.6.4 Councils supported in the development of by-laws that improve the effectiveness of the <i>Act</i> .	1, 5

Stakeholder Group ('by whom') Codes – 1-State Government; 2-Land owner or manager; 3-Industry & community groups; 4-Cat owners, breeders and sellers; 5-Local Government; 6-Animal welfare organisations; 7-Research institutions; 8-Australian Government

4.7 Objective 7: Clarify roles and responsibilities of local government and state government regarding cat management

Clarifying the roles and responsibilities of the various layers of Government - State and Local, is a key objective of this Plan. Currently, responsibilities between these two levels of Government, in relation to the management of cats, are not clearly defined. Additionally,

the State Government and its statutory land management authorities (including business enterprises) have responsibility for the management of substantial areas of land, including environmental matters such as feral cats. This objective aims to address the complex mosaic of administrative and management arrangements that this circumstance produces to achieve more effective cat management across Tasmania; in part by liaising with the relevant agencies to facilitate a better understanding and recognition of their roles and responsibilities relating to cat management on their estate or area of responsibility.

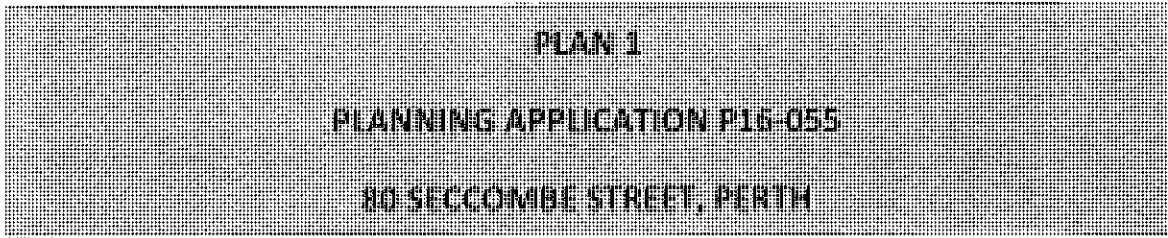
Desired Outcome: There is clear understanding and agreement regarding the specific roles and responsibilities that State and Local Government have with regards cat management; and appropriate cat management actions are proactively undertaken by relevant government bodies.

Performance indicators

1. Discussions are initiated with and between State and Local Governments to identify and clarify specific roles and responsibilities for cat management.
2. Roles and responsibilities in relation to the *Cat Management Act* and this Plan are understood and accepted.

Action		By Whom
4.7.1	State and Local Government, as a matter of urgency, clarify roles and responsibilities in relation to cat management.	1, 5,
4.7.2	Identify roles and responsibilities for statutory land management authorities in relation to cat management.	1

Stakeholder Group ('by whom') Codes – 1-State Government; 2-Land owner or manager; 3-Industry & community groups; 4-Cat owners, breeders and sellers; 5-Local Government; 6-Animal welfare organisations; 7-Research institutions; 8-Australian Government



ATTACHMENTS

- A Application & plans, correspondence with applicant
- B Responses from referral agencies
- C Representation and applicant's response
- D Planning scheme assessment

Our ref: 112200.55;s748; P16-055; 6ty Pty Ltd
Enquiries: Paul Godier

18 March 2016

6ty Pty Ltd
via email: hgoess@6ty.com.au



**NORTHERN
MIDLANDS
COUNCIL**

Dear Ms Goess

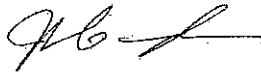
**Additional Information Required for Planning Application P16-055 -
17-lot subdivision & cul de sac at 80 Seccombe Street, Perth**

I refer to the abovementioned application, which has been reviewed by Council's Senior Planner, Paul Godier. The following information is required to compose a valid application under the *Northern Midlands Interim Planning Scheme 2013*:

- Plan of subdivision to show hazard management areas as per clause E1.6.1 A1 (b) (ii)

This information is required under Section 51(1AC) of the *Land Use Planning and Approvals Act 1993*. If you have any queries, please contact Council's Planning Section on 6397 7301, or e-mail Planning@nmc.tas.gov.au.

Yours sincerely



Jan Cunningham
PLANNING ADMINISTRATION OFFICER

PLANNING APPLICATION
Proposal

Description of proposal: _____

- 17 lot subdivision

(attach additional sheets if necessary)

Site address: 80-88 Seccombe Street, Perth

ID no: 1474654 and/or Council's property no: _____

AND/OR

Area of land: 2.314ha ha/m² and/or CT no: 108916/3

Estimated cost of project \$0 (include cost of landscaping, car parks etc for commercial/industrial uses)

Are there any existing buildings on this property? Yes / No

If yes – main building is used as Residential

If variation to Planning Scheme provisions requested, justification to be provided:

Clause 10.4.15.5, P1 Clause E4.6.1 P2

Clause 10.4.15.6 P1

Clause 10.4.15.7 P1

(attach additional sheets if necessary)

If outbuilding has a floor area of over 56m², or there will be over 56m² of outbuildings on the lot, or is over 3m at apex in residential zone, details of the use of the outbuilding to be provided:

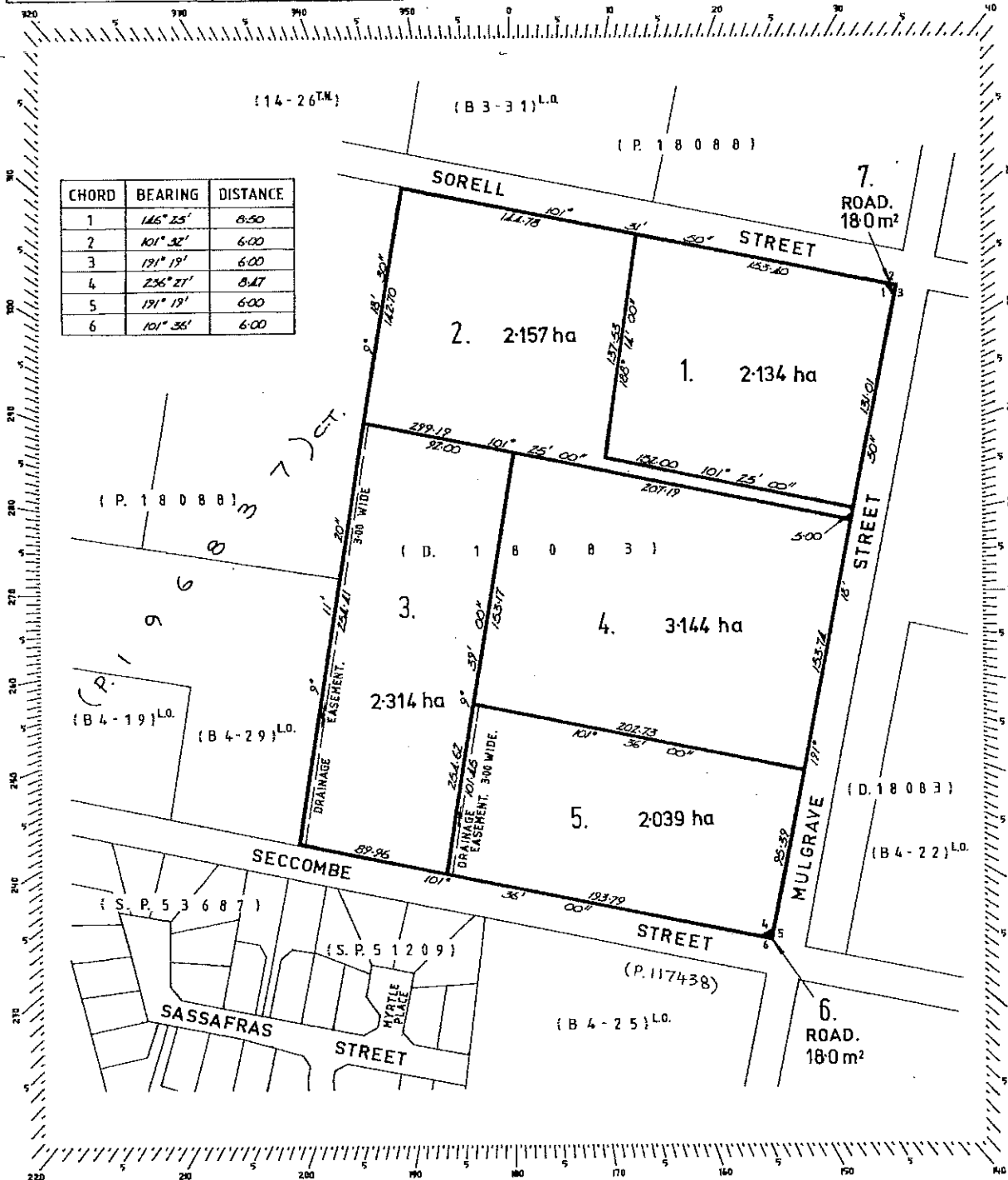
External colours _____

(attach additional sheets if necessary)

Is any signage required? No

(if yes, provide details)

OWNER <i>William John Fowdry. Robyn Laila Fowdry.</i>	PLAN OF SURVEY	REGISTERED NUMBER SP108916
FOLIO REFERENCE SP108916 C.T. 18083-6		BY SURVEYOR M.R. ROSE, G.J. WALKEM & CO. PTY. LTD. LAUNCESTON.
GRANTEE <i>Whola of 29th Divⁿ Gtd. to Joseph Bird.</i>	LOCATION LAND DISTRICT OF CORNWALL PARISH TOWN OF PERTH. (SECTION II.)	APPROVED EFFECTIVE FROM - 6 JAN 1994 <i>M. J. ...</i> Recorder of Titles
TASMAP SHEET No. 56	LAST UPI No. 0875	LAST SURVEY PLAN No. D.18083
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		





Project Address:
 16,043
 17th Street
 W. Vancouver
 V6V 1C8
 2027 Canada Street
 Vancouver, BC
 V6J 1K1
 Project Name:
 17th Street
 Development
 Project Number:
 16,043

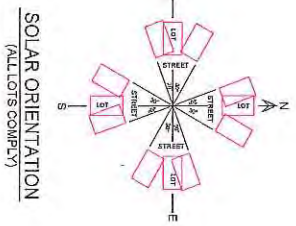


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THIS PLAN AND THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS. THE INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS. THE INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS.



DEVELOPER: P.M.M., S.W.M., M.C.V., S.E.M., P.A.M.W.
 DESIGNER: P.M.M., S.W.M., M.C.V., S.E.M., P.A.M.W.
 DATE: 1500
 PROJECT NO.: 16,043
 DRAWING NO.: P01



SOLAR ORIENTATION
 (ALL LOTS COMPLY)
BUILDING ENVELOPES
 ALL LOTS CONTAIN A 15m x 10m BUILDING ENVELOPE

BUS/STREET MANAGEMENT
 ALL LANDS WITHIN THE SUBDIVISION, REGARDLESS OF OWNERSHIP, MUST BE MAINTAINED IN A MINIMUM FINE CONDITION, SUCH AS LAWNS AND GARDENS. GRASS AREAS MUST BE MAINTAINED TO LESS THAN 100mm IN HEIGHT.

PROJECT NO.: 16,043
 DRAWING NO.: P01
 SHEET NO.: A

1-228

Measured form and function **6ty°**

6ty Pty Ltd
ABN 27 014 609 900

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17 Lot Subdivision

**80-88 Seccombe Street
Perth**

Supporting Submission



Issue	01
Date	11 th March 2016
Project Number	16.043
Project Name	17 Lot Subdivision, 80-88 Seccombe Street, Perth
Author	Heidi Goess
Document	I:\2016\16043\1 Administration\6 Authorities\2 Council\Planning Permit Application 10 March 2016\R 16-03-11 80-88 Seccombe Street, DA Supporting Submission.docx

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1. INTRODUCTION

6ty Pty Ltd is engaged by Shervan Developments Pty Ltd to prepare a planning application for subdivision of land at 80-88 Seccombe Street, Perth.

This supporting submission is intended to demonstrate that the application is in accordance with the applicable standards of the Northern Midlands Interim Planning Scheme (NMIPS).

1.1 Certificate of Title and Property Owner

The application applies to land identified on Certificate of Title 108916/3 (refer to Appendix A). The land is currently held in the ownership of Mr and Mrs Matuszek.

1.2 Planning Instrument

The planning instrument subject to this application is the Northern Midlands Interim Planning Scheme (NMIPS).

1.3 Zone and Overlay Map

The site is zoned General Residential and Low Density Residential under the NMIPS. The site is identified to be within the urban growth boundary (refer to Figure 1).

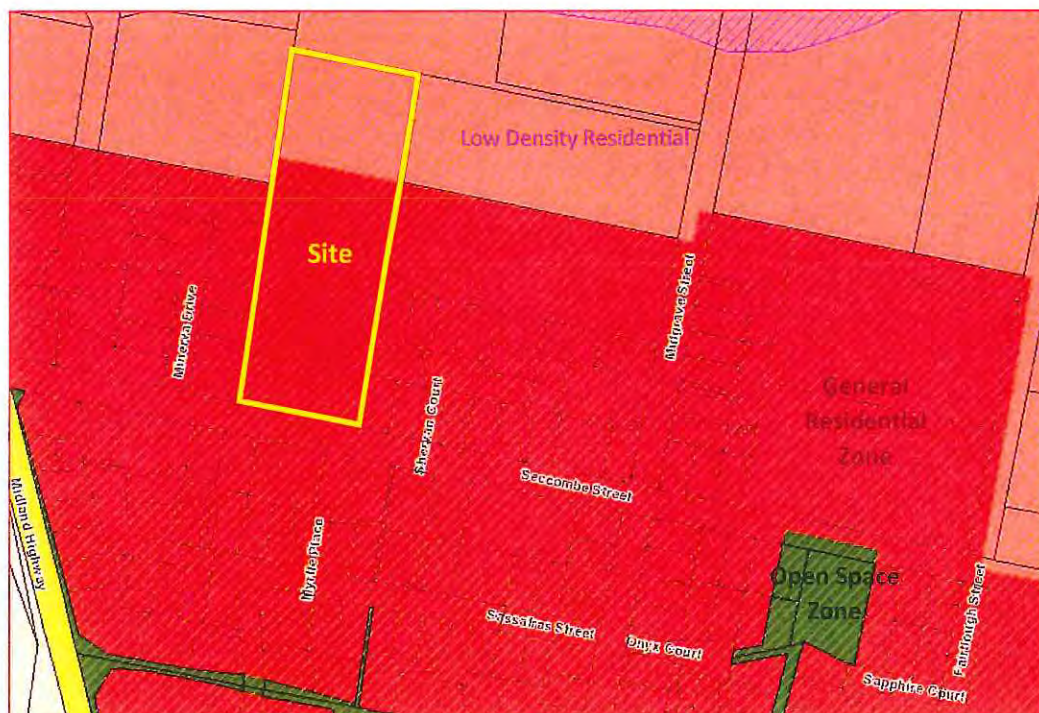


Figure 1: Zone and Overlay Map, Northern Midlands Interim Planning Scheme (source: theLIST)

2. PROPOSAL – 17 LOT SUBDIVISION

The application is seeking approval to create seventeen serviced lots in accordance with the Proposal Plan, drawing number 16.043 P01. The lots proposed by this subdivision are intended for residential use. These are summarised in Table 1 below.

Table 1: Proposed Lot Areas and Frontage to a Road

Lot	Area (m ²)	Frontage to Road (m)
1	723	17.1
2	717	19.0
3	717	19.0
4	717	19.0
5	717	19.0
6	727	19.3
7	813	17.0
8	1155	6.2
9	8441	8.0
10	1132	11.8
11	745	17.0
12	711	23.2
13	725	19.0
14	716	19.0
15	714	19.0
16	732	15.7
17	733	18.5

2.1 Existing Dwelling and Low Density Residential Zone

The application is seeking to contain the existing dwelling on proposed Lot 9. Lot 9 has an area of approximately 8441m²+/- of which 7100m²+/- is zoned Low Density Residential with the remaining portion zoned General Residential.

The existing dwelling location would only achieve a minimum separation of 12.5m if the boundary of Lot 9 were aligned with the boundary of the Low Density Residential zone. The purpose of incorporating a portion of the land zoned General Residential into Lot 9 is to:

- Maximise the setback from the existing dwelling and new development by more than 23m; and
- Reflect the area used in conjunction with the existing dwelling by allowing the retention of established trees and landscaping within the bounds of Lot 9.

The incorporation of an area zoned General Residential development is inconsequential as access limits any future development.

2.2 Bushfire-Prone Area

The site is identified as being within a bushfire-prone area, accordingly a bushfire hazard management plan is provided (refer to Appendix C).

2.3 Access and New Road

A new road will be constructed, forming a T-junction with Seccombe Street providing access to Lots 1 to 16. Access to Lot 17 is provided from Seccombe Street. A Traffic Impact Assessment is provided in support of this application (refer to Appendix D).

2.4 Reticulated Services

All lots will be connected to reticulated water and sewer system. Stormwater disposal will be in accordance with the Proposal Plan, drawing number 16.043 P01.

2.5 Dam

A dam is contained on proposed Lots 1 and 2. The existing dam will be filled and levelled.

3. SITE AND SURROUNDING USES

The site comprises an area of 2.4ha and has frontage to Seccombe Street of more than 90m. The regular shaped parcel of land is located at the northern edge of the area zoned General Residential between the Midland Highway and Mulgrave Street. The South Esk River is approximately 950m to the east of the site.

A single detached dwelling and associated outbuildings is contained on the site with access provided from Seccombe Street at the south-western corner of the property. The buildings are setback a minimum distance of more than 180m. A dam is currently located within the south-western corner.

This site adjoins the residential development of Minerva Drive and Mulgrave Street and is immediately north of the residential development fronting Sassafras Street. The adjoining land is characterised by single dwellings constructed on a range of lot sizes interspersed with some multiple dwelling development. The land north of the site is zoned Low Density Residential which is generally characterised by single detached dwellings on lots with areas around 1ha or more.

The property at 54 Mulgrave Street currently contains a single dwelling and ancillary outbuildings. This land is zoned General Residential and has development potential. The properties at 60 Mulgrave Street and 17 Minerva Drive each contain single

detached dwellings and associated outbuildings. Both these properties are on land zoned Low Density Residential.

Pedestrian and cycle linkages from the site to the public open spaces and local businesses of Perth is provided through the established road and footpath network. Seccombe Street provides accessibility to the public open space located east of Mulgrave Street and the Perth Riverbank Reserve.

A desktop analysis of the site, including land immediately adjoining the site, has been undertaken utilising the LIST map.

This analysis did not identify any concerns with respect to:

- Threatened fauna or flora;
- Local Heritage;
- Landslip; or
- Flooding.



Figure 2: Aerial photograph of the site and the adjoining land at 54 Mulgrave Street.

4. NORTHERN MIDLANDS INTERIM PLANNING SCHEME

The following section of this report examines the relevant provisions of the NMIPS with respect to the proposed subdivision of land. This assessment demonstrates that the approval sought for seventeen lots is suitable for residential purposes and is consistent with the applicable standards of the General Residential zone and the relevant codes.

4.1 General Residential Zone - Purpose Statements

The subdivision forms an extension to the existing developed residential area of Perth. This subdivision, if approved, will create 16 lots with areas ranging from 711m² to 1155m², facilitating a range of dwelling types. These lot areas are consistent with the density of residential development to the east, west and south of the site.

The three larger lots located within the northern portion of the site provide for an appropriate transition from the General Residential to the Low Density Residential zone. Accordingly, the proposed subdivision will encourage a lot density that respects the neighbourhood character in this location and in turn will provide opportunity for a high standard of residential amenity.

The site is serviced by reticulated mains water and sewer.

The proposal is consistent with the purpose of the General Residential zone.

4.2 General Residential Zone - Local Area Objectives

The proposed lots are located within the Urban Growth Boundary of Perth and are in a location not subject to a Heritage Precinct.

The proposal is consistent with the local area objectives.

4.3 General Residential Zone - Desired Future Character Statement

There are no desired future character statements.

4.4 Use Table

The proposed lots are intended for residential use. The Use Table lists 'residential' as a no permit use. 'Residential' if for multiple dwellings is a permitted use.

Subdivision, however, is discretionary.

4.5 General Residential Zone – Use and Development Standards

Table 1 assesses the objectives and applicable standards relevant to this proposed subdivision of land. Where the proposed subdivision cannot comply with an acceptable solution, this report provides further assessment against the relevant objective and performance criteria.

Table 1: Assessment of 10 - General Residential Zone, Northern Midlands Interim Planning Scheme

10.3 Use Standards		
Scheme Standard	Comment	Assessment
10.3.1 Amenity		
A1	The lots are intended for residential use.	Complies with Acceptable Solution
A2	The proposal is seeking approval for subdivision. No commercial activities proposed.	Not Applicable
A3	The lots are intended for residential use.	Complies with Acceptable Solution
10.3.2 Residential Character – Discretionary Uses		
A1	The proposal is seeking approval for subdivision. No commercial activities proposed.	Not Applicable
A2	There is no discretionary use proposed.	Not Applicable
A3	There is no discretionary use proposed.	Not Applicable
10.4 Development Standards		
Clauses 10.4.1 – 10.4.12 are not applicable as the application is for subdivision only.		
Clauses 10.4.13.1 – 10.4.13.9 are not applicable as the application is for subdivision only.		
10.4.15 Subdivision		
10.4.15.1 Lot Area, Building Envelopes and Frontage		
A1 (a)	All lots have an area greater	Complies with Acceptable

	than 450m ² .	Solution
(i)	All lots are capable of containing a rectangle measuring 10m by 15m as shown on the Proposal Plan, drawing number 16.043 P01.	Complies with Acceptable Solution
(ii)	There are no buildings to be retained on the portion of the land zoned General Residential.	Not Applicable
A1(b)	Not required for public use by the Crown, an agency, or a corporation all the shares which are held by Councils or a municipality.	Not Applicable
A1(c)	The proposal is not for the provision of utilities.	Not Applicable
A1(d)	The proposal is not for the consolidation of lots.	Not Applicable
A1(e)	The purpose of the proposal is not to align existing titles with zone boundaries and no additional lots created.	Not Applicable
A2	All lots have a minimum frontage of 6.0m. This exceeds the minimum requirement of 3.6m.	Complies with Acceptable Solution
10.4.15.2 Provision of Services		
A1 a)	Each lot will be connected to a reticulated water supply.	Complies with Acceptable Solution
b)	Each lot will be connected to a reticulated sewerage system.	Complies with Acceptable Solution
A2	Each lot will be connected to a reticulated stormwater system.	Complies with Acceptable Solution

10.4.15.3 Solar Orientation of Lots		
A1	More than 50% of the lots are in accordance with this acceptable solution as shown on the Proposal Plan 16.043 P01.	Complies with Acceptable Solution
A2	There are no lots proposed with areas of less than 500m ² .	Complies with Acceptable Solution
10.4.15.4 Interaction, Safety and Security		
This clause is not utilised in the Northern Midlands Interim Planning Scheme.		
10.4.15.5 Integrated Urban Landscape		
A1	The proposal will create a new road.	Relies on Performance Criteria
10.4.15.6 Walking and Cycling Network		
A1	The proposal will create a new road and footpath.	Relies on Performance Criteria
10.4.15.7 Neighbourhood Road Network		
A1	The proposal will create a new road.	Relies on Performance Criteria

4.6 Low Density Residential Zone - Purpose Statements

The site is zoned General Residential and Low Density Residential. The existing dwelling and associated outbuildings is within the portion of the site zoned Low Density Residential. The proposed subdivision has given regard to the zoning of the site and accordingly proposes to contain the dwelling on a large lot with an area of approximately 8410m².

The lot area extends beyond the bounds of the land zoned Low Density Residential to contain an area of approximately 1300m² zoned General Residential. The incorporation of land zoned General Residential within Lot 9 is primarily to increase the setback between the existing dwelling and the new lot boundary achieving the intent and purpose of the Low Density Residential zone.

The Lot is serviced by reticulated mains water and sewer.

The proposal is consistent with the purpose of the Low Density Residential zone.

4.7 Low Density Residential Zone - Local Area Objectives

The proposed lot within the Low Density Residential zone contains an existing dwelling and will not result in any new lots within the zone.

The proposal is consistent with the local area objectives.

4.8 Low Density Residential Zone - Desired Future Character Statement

There are no desired future character statements.

4.9 Low Density Residential Zone - Use Table

The proposed lots are intended for residential use. 'Residential' is listed as a permitted use at Clause 12.2.

The application is for subdivision and accordingly it is a discretionary application.

4.10 Low Density Residential Zone – Use and Development Standards

Table 1 assesses the objectives and applicable standards relevant to this proposed subdivision of land. Where the proposed subdivision cannot comply with an acceptable solution, this report provides further assessment against the relevant objective and performance criteria.

Table 1: Assessment of 12 - Low Density Residential Zone, Northern Midlands Interim Planning Scheme

12.3 Use Standards		
Scheme Standard	Comment	Assessment
12.3.1 Amenity		
A1	The lots are intended for residential use.	Complies with Acceptable Solution
A2	The proposal is seeking approval for subdivision. No commercial activities proposed.	Not Applicable
A3	The lots are intended for residential use.	Complies with Acceptable Solution
12.3.2 Residential Character – Discretionary Uses		
A1	The proposal is seeking approval for subdivision. No commercial activities proposed.	Not Applicable

A2	There is no discretionary use proposed.	Not Applicable
A3	There is no discretionary use proposed.	Not Applicable
12.4 Development Standards		
Clauses 12.4.1.1 – 12.4.1.6 are not applicable as the application is for subdivision only. There are no new residential uses proposed.		
Clauses 12.4.2.1 is not applicable as the application is for subdivision only.		
12.4.3 Subdivision		
12.4.3.1 Lot Area, Building Envelopes and Frontage		
A1(a)	Lot 9 has an area less than 1.0ha	Relies on Performance Criteria
A1(b)	The buildings contained on Lot 9 satisfy the relevant acceptable solutions for setbacks from new lot boundaries.	Complies with the Acceptable Solution.
A1(c)	Not required for public use by the Crown, an agency, or a corporation all the shares which are held by Councils or a municipality.	Not Applicable
A1(d)	The proposal is not for the provision of utilities.	Not Applicable
A1(e)	The proposal is not for the consolidation of lots.	Not Applicable
A1(f)	The proposal will <u>not</u> align existing titles with zone boundaries.	Not Applicable
A1.2	The land is not within Devon Hills	Not Applicable
A2	Lot 9 has a frontage of 6.0m.	Complies with Acceptable Solution
A3(a) and (b)	Lot 9 will be connected to a reticulated water supply and sewerage system	Complies with Acceptable Solution

A4	Lot 9 will be connected to a reticulated stormwater system.	Complies with Acceptable Solution
----	---	-----------------------------------

4.11 CODES

The relevant Codes applicable to the application are outlined below.

4.11.1 E1.0 Bushfire-Prone Areas Code

A bushfire assessment has been prepared by AK Consultants in accordance with the requirements of this Code. Please refer to Appendix C.

4.11.2 E4.0 Road and Railway Assets Code

The proposed use and development will create a new junction with Seccombe Street. This Code applies to the proposed subdivision of land. Accordingly, Table 2 assesses the application against the applicable standards of this Code

Table 2: Road and Railway Assets Code, Use and Development Standards

E4.6.1 Use Standards		
Scheme Standard	Comment	Assessment
E4.6.1 Use and road or rail infrastructure		
A1	Dwellings are not proposed as part of this application.	Not Applicable
A2	Seccombe Street has a speed limit in this location not exceeding 60km/hr. The lots will generate around 153 vehicle movements per day. This exceeds the standard of 40 vehicle entry and exit movements per day.	Relies on Performance Criteria
A3	Seccombe Street is not subject to a speed limit of more than 60km/hr.	Not Applicable
E4.7 Development Standards		
E4.7.1 Development on and adjacent to Existing and Future Arterial Roads and Railways		
A1	The proposed lots are not within 50m from the existing railway, or category 1 or 2	Complies with the Acceptable Solution

	road.	
E4.7.2 Management of Road Accesses and Junctions		
A1	A new road will be constructed. This will have a speed limit of less than 60km/hr. Each lot will have a single access providing both entry and exit.	Complies with the Acceptable Solution.
A2	Seccombe Street or the new court does not have a speed limit exceeding 60km/hr.	Not Applicable
E4.7.3 Management of a Rail Level Crossing		
A1	The proposed subdivision does not require access across a railway.	Not Applicable
E4.7.4 Sight Distance at Accesses, Junctions and Level Crossings		
A1 a) – c)	The proposed subdivision complies with the acceptable solution as demonstrated by the Traffic Impact Assessment attached in Appendix D. There is no rail level crossing required or temporary access.	Complies with Acceptable Solution

4.11.3 E6.0 Car Parking and Sustainable Transport Code

This Code applies to all use and development of land. Accordingly, Table 3 assesses the application against the applicable standards of this Code.

Table 3: Car Parking and Sustainable Transport Code, Use and Development Standards

23.3 Use Standards		
Scheme Standard	Comment	Assessment
E6.6.1 Car Parking Numbers		
A1(a)	Each lot has sufficient area to provide on-site car parking for a residential use in accordance with Table E6.1.	Complies with Acceptable Solution.
E6.6.2 Bicycle Parking Numbers		
A1.1	Each lot is of sufficient area to	Complies with the

	provide bicycle parking and storage for a residential use in accordance with Table E6.1.	Acceptable Solution
A1.2	Not Applicable	Not Applicable
E6.6.3 Taxi Drop-off and Pickup		
A1	Not Applicable	Not Applicable
E6.6.4 Motorbike Parking Provisions		
A1	Each lot has sufficient area to accommodate a motorbike parking space.	Complies with Acceptable Solution
E6.7 Development Standards		
E6.7.1 Construction of Car Parking Spaces and Access Strips		
A1 (a)-(c)	The existing dwelling contained on Lot 9 will be realigned with the new access strip. This will: <ul style="list-style-type: none"> • Provide sufficient area for circulation and manoeuvring; and • Be formed to an adequate level and drained. 	Complies with Acceptable Solution
E6.7.2 Design and Layout of Car Parking		
A1.1 and A1.2	Vehicle parking associated with the dwelling is established. There are no additional buildings proposed on the vacant lots.	Not Applicable
A2.1 and A2.2	A new driveway will be constructed to the dwellings. This will have a gradient of less than 10%. This will have a vehicular access and width in accordance with the Table E6.2 and Table E6.3. Access will be designed in accordance with the required Australian Standards.	Complies with the Acceptable Solution
E6.7.3 Car Parking Access, Safety and Security		
A1	The application is for subdivision only. There are no	Not Applicable

	buildings proposed at this stage.	
E6.7.4 Parking with a Person with a Disability		
A1 and A2	The application is for subdivision only creating lots for residential use. New buildings are not proposed at this stage.	Not Applicable
A2	The application is for subdivision only creating lots for residential use. New buildings are not proposed at this stage.	Not Applicable
E6.7.6 Loading and Unloading of Vehicles, Drop-off and Pickup		
A1	The application is for subdivision only creating lots for residential use. New buildings are not proposed at this stage. Retail, commercial, industrial, service industry or warehouse or storage uses proposed.	Not Applicable
E6.8.2 Bicycle Parking Access, Safety and Security		
A1.1 and A1.2	The application is for subdivision only creating lots for residential use	Not Applicable
A2	The application is for subdivision only creating lots for residential use	Not Applicable
E6.8.5 Pedestrian Walkways		
A1	The application is for subdivision only creating lots for residential use.	Not Applicable

4.11.4 E10.0 Recreation and Open Space Code

A request has been made to the General Manager of the Council seeking written consent that no land is required for public open space, but that instead there is to be a cash payment in lieu.

4.12 Performance Criteria

The above assessment of the applicable standards has highlighted that the proposed use and development relies on a number of performance criteria. Accordingly, further information in regard to these performance criteria is offered in the discussion below.

4.12.1 Clause 10.4.15.5 Integrated Urban Landscape

Objective:

To provide attractive and continuous landscaping in roads and public open spaces that contribute to the:

- a) character and identify of new neighbourhoods and urban places; or
- b) to existing or preferred neighbourhood character, if any.

P1

For subdivision that creates roads, public open space or other reserves, the design must demonstrate that:

- (a) it has regard to existing, significant features; and
- (b) accessibility and mobility through public spaces and roads are protected or enhanced; and
- (c) connectivity through the urban environment is protected or enhanced; and
- (d) the visual amenity and attractiveness of the urban environment is enhanced; and
- (e) it furthers the local area objectives, if any.

The application proposes to construct a new road with a length of approximately 150m servicing sixteen of the seventeen lots. The provision of public open space or other reserves is not proposed as part of this application. The proposal to construct a new road cannot comply with the acceptable solution A1, Clause 10.4.15.5 and accordingly relies on the corresponding performance criterion P1.

The location of the proposed road has had regard to the significant features of the site including the boundary configuration of the parent title. Coordinated development opportunities are limited by existing residential development. Although a coordinated development opportunity exists with the land at 54 Mulgrave Street.

In recognition of the development potential of land at 54 Mulgrave Street, connectivity through the urban environment could be enhanced in this instance by

revising the subdivision plan to provide for a future road connection from the site over the adjoining land.

While it is desirable to enhance connectivity through the urban environment, it is considered that such a proposal is not warranted. This is determined for the following reasons:

- An extended road reserve will occupy a greater land area and consequently reduces the lot yield potential of the site and of the adjoining land at 54 Mulgrave Street, without any substantial benefit to future residents;
- The future development of land at 54 Mulgrave Street is restricted by the title width. This in conjunction with the requirement of an 18m instead of a 15m wide road reserve will impact on the lot configuration and yield; and
- Vehicle, pedestrian and cycling distances to public open spaces or local businesses are not shortened by a connected road reserve given facilities are located to the south or east of the site.

For these reasons, the proposal has adopted a cul-de-sac into the design of the subdivision as this achieves the most efficient lot configuration for the site and future development of the adjoining land.

The proposed new road will not modify or alter the function of Seccombe Street or any other adjoining road, pedestrian or cycle network in this locality. Traffic volumes generated from the development can be easily sustained and will not alter or modify the function of the existing road network as demonstrated by the Traffic Impact Assessment. The accessibility and mobility through public spaces and roads will be protected.

The proposed subdivision is designed to ensure that the lots have a frontage to either Seccombe Street or the new road. This will facilitate visual amenity and attractiveness of the urban environment ensuring that dwellings are largely orientated to address the frontage. This is consistent with the neighbourhood character of the adjoining residential development located to the west of the site. Development controls imposed on land zoned General Residential will further assist with achieving these desired outcomes.

The proposal is consistent with the local area objectives as outlined earlier in this report.

The application satisfies the performance criterion P1 and upholds the objectives of this clause.

4.12.2 Clause 10.4.15.6 Walking and Cycling Network

Objective:

- (a) To provide safe, convenient and efficient movement through and between neighbourhoods by pedestrian and cyclists; and

- (b) To design footpaths, shared path and cycle path networks that are safe, comfortable, well constructed and accessible.
- (c) To provide adequate provision to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.

P1

Subdivision that creates new roads, footpaths, or public open spaces must demonstrate that the walking and cycling network is designed to:

- a) link to any existing pedestrian and cycling networks;
- b) provide the most practicable direct access for cycling and walking to activity centres, community facilities, public transport stops and public open spaces; and
- c) provide an interconnected and continuous network of safe, efficient and convenient footpaths, shared paths, cycle paths and cycle lands based primarily on the network of arterial roads, neighbourhood roads and regional public open spaces; and
- d) promote surveillance along roads and from abutting dwellings.

The application proposes to construct a new road and footpaths to service the seventeen lots. The provision of public open spaces is not proposed as part of this application. The proposal cannot comply with the acceptable solution A1, Clause 10.4.15.6 and accordingly the proposal is reliant on the corresponding performance criterion P1.

The site is a regular shaped parcel of land contained within the urban growth boundary of Perth. Land zoned Low Density Residential defines the extent of the residential development of the site. Seccombe Street joins with Mulgrave Street and Fairtlough Street which forms part of the main vehicle, pedestrian and cycling routes and provides access to the Perth Recreation Ground (corner of Fairtlough Street and Elizabeth Street), community facilities and local businesses. Pedestrian linkages are also facilitated from the site to Mulgrave Street and the public open space located at Seccombe Street East via the footpath network.

The site is serviced by public transportation. Departure points are located at Arthur Street and Main Road. A departure point is within walking distance of the site.

The proposed new road will build on the existing footpath network, providing connectivity to the footpath established on Seccombe Street. The proposed footpath will be in accordance with the required standard and will be safe, comfortable and accessible to all lots fronting the new road and Seccombe Street. This will be of a design standard that can accommodate wheelchairs, prams, scooters and other footpath bound vehicles.

The lots are designed to allow dwellings to be orientated towards the new road and Seccombe Street, ensuring that surveillance over roads is promoted.

The application satisfies the performance criterion P1 and is consistent with the objectives of this clause.

4.12.3 Clause 10.4.15.7 Neighbourhood Road Network

Objective:

- 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
- 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.

P1

The neighbourhood road network must:

- a) take account of the existing mobility network of arterial roads, neighbourhood roads, cycle paths, shared paths, footpaths and public transport routes;
- b) provide clear hierarchy of roads and physical distinctions between arterial roads and neighbourhood road types; and
- c) provide an appropriate speed environment and movement priority for the safe and easy movement of pedestrians and cyclists and for accessing public transport; and
- d) provide safe and efficient access to activity centres for commercial and freight vehicles; and
- e) ensure connector roads align between neighbourhoods for safe, direct and efficient movement of pedestrians, cyclists, public transport and other motor vehicles; and
- f) provide an interconnected and continuous network of roads within and between neighbourhoods for use by pedestrians, cyclists, public transport and other vehicles and minimise the provisions of cul-de-sacs; and
- g) provide for service and emergency vehicles to safely turn at the end of a dead-end road; and
- h) take into account of any identified significant features.

The application proposes to construct a new road to service the proposed lots. The proposal cannot comply with the acceptable solution A1, Clause 10.4.15.7 and accordingly the proposal is reliant on the corresponding performance criterion P1.

The proposed road will be a local road servicing lots 1-16 and is consistent with the established road hierarchy of this area. The new road and footpath will facilitate an appropriate speed environment and will provide for the safe and easy movement of pedestrians, cyclists, public transport and other motor vehicles to the extended road network. This is further substantiated by the Traffic Impact Assessment provided (refer to Appendix D). The cul-de-sac will be designed to provide the ability for emergency vehicles to turn safely.

The provision of a cul-de-sac is seen necessary in this instance as the site is restricted by existing urban development and physical parameters set by 54 Mulgrave Street.

As discussed earlier, the new road will form an extension to the existing road network and will continue to facilitate the pedestrian and cycle linkages through the provision of a footpath one side of the new road. Seccombe Street connects with the local collector of Mulgrave Street which provides connectivity to the Midlands Highway, public open spaces and South Esk River. Pedestrian and cycle movements are facilitated also by Mulgrave Street and Fairlough Street, connecting with local businesses.

The proposal is consistent with the objective and satisfies the performance criteria P1, clause 10.4.15.7.

4.12.4 Clause 12.4.3.1 Lot Area, Building Envelopes and Frontage

<p>Objective To ensure:</p> <ul style="list-style-type: none"> a) the area and dimensions of lots are appropriate for the zone; and b) the conservation of natural values, vegetation and faunal habitats; and c) the design of subdivision protects adjoining subdivision from adverse impacts; and d) each lot has road, access, and utility services appropriate for the zone.
<p>P1.1 Each lot for residential use must provide sufficient useable area and dimensions to allow for:</p> <ul style="list-style-type: none"> a) a dwelling to be erected in a convenient and hazard free location; and b) on-site parking and manoeuvrability; and c) adequate private open space; and d) reasonable vehicular access from the carriageway of the road to a building area on the lot, if any; and e) development that would not adversely affect the amenity of, or be out of character with, surrounding development and the streetscape.

The proposal cannot comply with the acceptable solution A1.1, Clause 12.4.3.1 as Lot 9 has an area less than 1ha and its new boundary will not be aligned with the zone boundary. Accordingly the proposal is reliant on the corresponding performance criterion P1.1.

The area of the site zoned Low Density Residential is approximately 7100m². An additional area of land zoned General Residential is included to raise the area of Lot 9 to approximately 8400m². This additional area was included to ensure:

- Generous setbacks are maintained between the existing dwelling and future residential uses on land zoned General Residential; and
- Land area currently used in conjunction with the existing dwelling, including private open space, could be retained.

The proposed title boundary between the existing dwelling on Lot 9 and future residential development on Lots 10 and 11 safeguards the amenity by achieving above standard setback from the new lot boundary and provides an appropriate transition between the two zones.

The subdivision of the site also upgrades services and provides appropriate access from Seccombe Street. Lot 9 does not have a second frontage to a road and therefore an alternative access cannot be provided. The creation of Lot 9 will not give rise to further subdivision given its limited access.

The proposal satisfies the performance criteria P1.2 and the objectives of clause 12.4.3.1.

4.12.4 Clause E4.6.1 Use and Road or Rail Infrastructure

Objective:

To ensure that the safety and efficiency of road and rail infrastructure is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.

P2

For roads with a speed limit of 60km/h or less, the level of use, number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.

Seccombe Street has a speed limit in this location not exceeding 60km/hr. The proposed lots will generate around 153 vehicle movements per day. This exceeds the standard for vehicle movements per day. Accordingly, the proposal cannot comply with the acceptable solution A2, clause E4.6.1. The proposal is reliant on the corresponding performance criterion P2.

A Traffic Impact Assessment is provided as part of this application. This is contained in Appendix D. This demonstrates that the proposal will maintain an acceptable level of safety for all road users in accordance with this clause. The proposal satisfies the performance criteria P2 and the objectives of clause E4.6.1.

5. CONCLUSION

The application is seeking approval for the subdivision of the land at 80-88 Seccombe Street, Perth is in accordance with the requirements of the NMIPS. The supporting submission has demonstrated:

- The site can be developed in accordance with the purpose of the General Residential zone and the Low Density Residential zone;
- The lots have sufficient area to facilitate a range of dwelling types;
- The proposed cul-de-sac is consistent with the established road hierarchy and will facilitate a safe and connected urban environment; and
- The lots are orientated to provide surveillance over Seccombe Street and the new road.

For these reasons this application can be supported.

1-252

Measured form and function



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Planning Report

80-88 Seccombe Street, Perth

Traffic Impact Assessment



Issue	01
Date	18 th February 2016
Project Number	16.043
Project Name	Traffic Impact Assessment – 80-88 Seccombe Street, Perth
Author	Mark Walters
Document	I:\2016\6043\1 Administration\6 Authorities\2 Council\R 19-02-18 Perth Traffic Impact Assessment.docx

1. INTRODUCTION

This traffic report has been prepared in conjunction with the Department of Transport's "Traffic Impact Assessment" (TIA) Guidelines (draft) by 6ty Pty Ltd on behalf of Shervan Developments, developer of the land.

2. EXISTING CONDITIONS

Location:

80-88 Seccombe Street, Perth. (CT 108916/3)

The land is a 2.31 Ha parcel of land located on the northern side of Seccombe Street some 200m west of the intersection of Seccombe Street with Mulgrave Street in Perth.

The Existing Roads:

Seccombe Street is a two lane sealed road adjacent to the land with a typical seal width of 5.5m and 0.6m gravel shoulders. Relatively recent subdivision has created new residential titles on both the eastern and western side of the site which saw the construction of kerb and channel and footpath for those frontages. However, for the site frontage itself there is no kerbing or footpath and this is proposed as part of the subdivisional works.

This road is a local road and provides a connection through to the recently subdivided Minerva Drive to the west of the site. There is no through connection to other streets.

Use of land:

The property contains a single residence at the northern end of the site.

3. PROPOSED DEVELOPMENT

The proposed development is to create a small residential court with a total of 17 residential lots. One of these lots are to be accessed off Seccombe Street whilst the remaining sixteen from the new court. The existing house, located at the northern end of the site and within the Low Density Residential zoning, is to be provided with a new access driveway from the proposed court.

4. SECCOMBE STREET TRAFFIC

Seccombe Street runs west from the Mulgrave Street intersection and provides access the residential subdivisions of Shervan Court and Minerva Drive west of the site. There is no access for lots on the southern side of the road who gain their access from Sassafras Street. There is no potential for further subdivision and for

design purposes, it is assumed that the traffic passing the site entrance will be generated by the existing 33 lots within the Minerva Drive subdivision.

5. TRIP GENERATION

The development will create 17 residential lots from the existing lot suitable for the construction of 16 new residences.

Traffic movements are estimated to be generated at a typical rate of 9 movements per house, per day.

Total 153 vpd

6. TRIP ASSIGNMENT

It is anticipated that virtually all traffic to and from the site will be from the east, being the connection to Perth via Mulgrave Street.

7. VEHICLE TYPES

The predominant vehicle type will be passenger cars other low numbers of service vehicles with the heaviest vehicle routinely visiting the land being the weekly garbage collection.

8. ASSESSMENT YEARS

Construction is likely to begin in 2016 with the site being fully developed in late 2017. A 10 year assessment period is conventional for this form of development resulting a final assessment year of 2027.

9. TRAFFIC GROWTH

Traffic growth on the local street network conservatively estimated at 2% per annum.

10. EXISTING TRAFFIC VOLUMES

Based on the 33 existing lots north of the site in Minerva Drive, it is calculated that the peak hour traffic volume passing the site will some 30 vehicles or which 90% will be eastbound in the morning peak and westbound in the evening peak.

11. FUTURE GROWTH

Growth of traffic Seccombe Street is unlikely to significantly increase within the Assessment Period as there is no potential for further subdivision under the current planning and no intention to connect Seccombe Street to the Midlands Highway.

12. EXISTING TRAFFIC ISSUES

There are no known traffic issues in Seccombe Street.

13. ROAD SAFETY

Enquiries with the Department of State Growth Crash Data section have revealed that there are no recorded traffic accidents in either Seccombe Street or Mulgrave Streets within the past 5 years.

There are no known road safety issues with the entrance to the land which has ample sight distance west along to the end of Seccombe Street (approximately 120m) and is clearly visible from the intersection with Mulgrave Street, some 250m to the east.

14. ACCESS POINTS

The development proposes the construction of a new road intersection centrally in the site frontage as well as single residential driveway to provide road access to Lot 17.

15. ACCESS PARAMETERS

The proposed works involve the extension of kerbing and pavement widening along the frontage of the land so as to result in the connection of the kerbing and footpath along the northern side of Seccombe Street.

Sight distance to the west is some 120m to the road end and 250m to the east which exceeds the Safe Intersection Sight Distance for a 50 km/hr speed limit on local roads.

16. TRAFFIC ANALYSIS

The proposal will introduce an additional 16 vehicle movements during the peak morning or evening hour to the western end of Seccombe Street. The passing traffic at this end of Seccombe Street is estimated to be 30 movements during the peak hour. The tidal nature of traffic during peak hours, where most traffic will be either leaving in the morning or returning in the evening, produces very minor crossing manoeuvres at the intersection as shown on the following two figures:

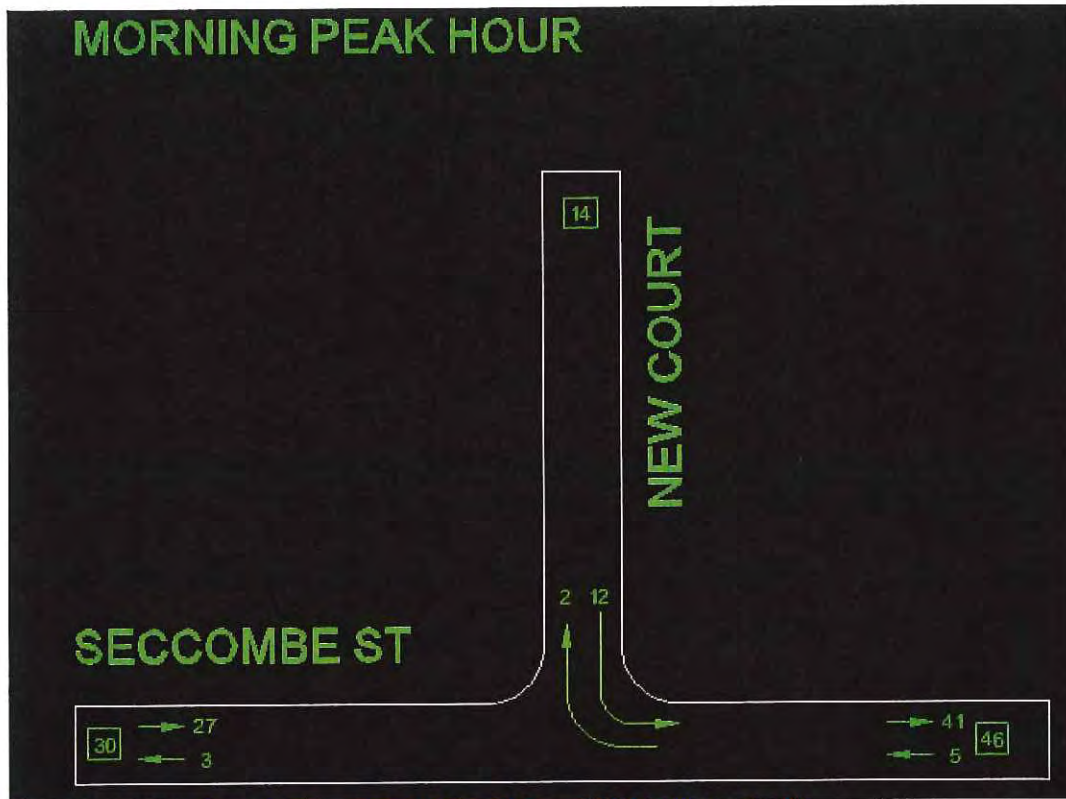


Figure 1 - Morning Peak Hour – insignificant volumes of right turning traffic.

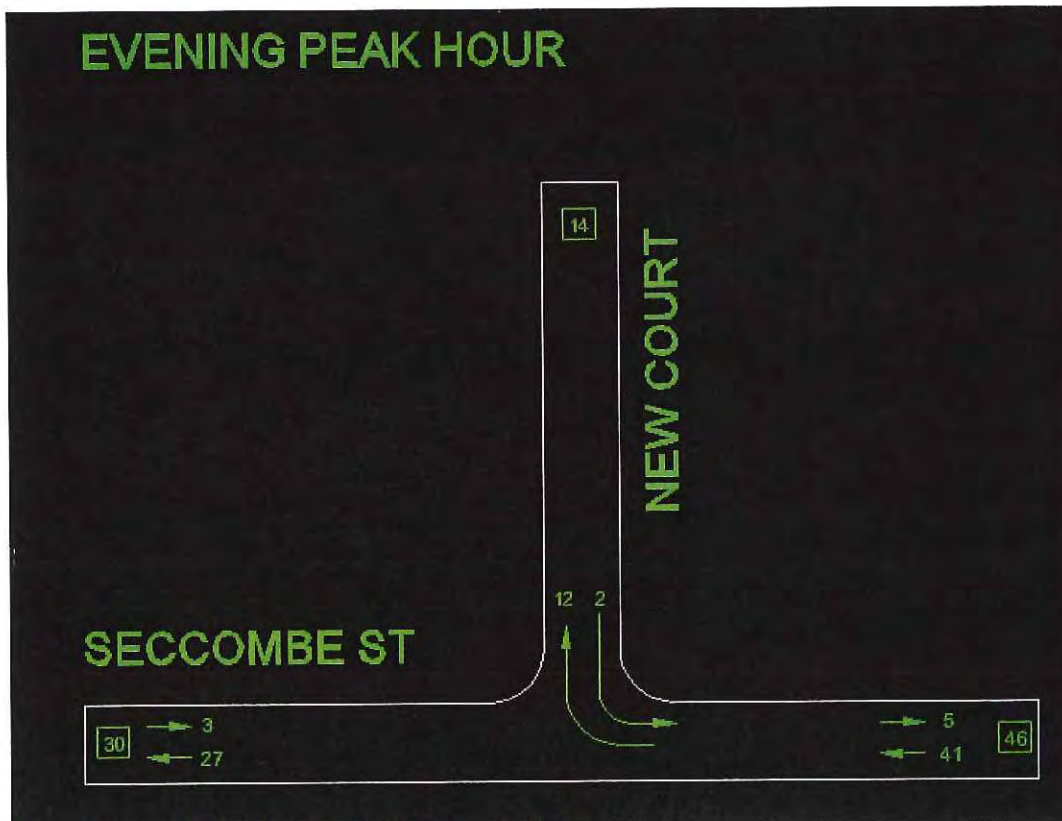


Figure 2 - no anticipated delays for right turning traffic

It can be seen that the predicted crossing manoeuvres to traffic in Seccombe Street are small and that further analysis is unwarranted. In particular, there is no need for a right turn provision to provide for a right turn queue.

17. RECOMMENDED WORKS

The proposed intersection is considered to be ample for the existing and predicted traffic numbers.

18. STREET FURNITURE

No changes to street furniture are required by this development.

19. PEDESTRIAN ACCESS

There is a foot path along the northern side of Seccombe Street and the proposed new subdivision will provide an extension of this footpath to connect it to the Minerva Drive footpath completing the Seccombe Street network. The new court will have a footpath on its eastern side to provide pedestrian access to the new residential lots.

20. STATE ROADS

No works are proposed that will affect State Roads.

21. SUMMARY

The development of the site infrastructure, as proposed, is unlikely to affect traffic amenity or safety in Seccombe Street.

**Bushfire Hazard Management
Report:
80-88 Seccombe St, Perth TAS
7300**

Report for: 6ty° Pty Ltd & Shervan Pty Ltd

Property Location: 80-88 Seccombe St, Perth TAS 7300

Prepared by: Scott Livingston
AK Consultants,
40 Tamar Street,
LAUNCESTON, TAS. 7250

Date: 9th March 2016



Summary

Client: 6ty° & Shervan Pty Ltd

Property identification: Current zoning: General Residential and Low Density Residential
CT 108916/3 PID 1474654

Proposal: A 17 lot subdivision is proposed for land at 80-88 Seccombe St.

Assessment comments: A field inspection of the site was conducted to determine the Bushfire Risk and Attack Level.

Conclusion: The area is bushfire prone, being less than 100m from vegetation greater than 1ha in size to the North east (grassland).

Lot 28 contains the existing dwelling and is exempt from a Bushfire Prone Areas Code. Lots 20 to 24 and 33 to 36 are not with a bushfire prone area.

Lots 25, 26, 27 & 32 all have areas that meet BAL Low building ratings. The northern and eastern façades of lot 30 is required to meet BAL 12.5 construction standards, while the southern and western façades are likely to be fully shielded from bushfire prone vegetation and only need to meet BAL Low construction.

Lot 29 has a small no build zone within the north east corner (0-4m from boundary corner), with a small area requiring BAL 19 ratings around the no build zone (4-9m). The majority of the lot will require a construction of a habitable dwelling to be to BAL 12.5 standards, with the southern and western facades likely to be fully shielded and only requiring BAL Low construction.

Subdivision plans will be required to show fire hydrants that are within 120m hose lay of the furthest extent of building areas.

Access per site plans is considered to meet the objectives of the Bushfire Code. All public roading within the subdivision should be constructed to at least the standard in table 4 Draft Interim Planning Directive No 1 Bushfire Areas Code, 2016.

Assessment
by:




Scott Livingston,
Master Environmental Management,
Natural Resource Management Consultant.
Accredited Person under part 4A of the Fire Service Act 1979:
Accreditation # BFP-105.

DESCRIPTION

A 17 lot subdivision is proposed for CT 108916/2. The subject land has 2 planning zone areas associated with it. The northern 3rd of the title is zoned as Low Density Residential, this section of the title contains an existing dwelling. It is lot 28 under the subdivision proposal and is exempt from the Bushfire Hazard Management plan.

The southern 2/3s of the title is zoned as General Residential. This area is currently undeveloped and it the proposed area of where the remaining 16 lots will be situated.

To the south east, south and west are existing dwellings which are zoned as general residential and classed as managed land. To the north is grassland and woodland, however this only affects lot 28 where the existing dwelling is situated which exempt.

Adjacent to the title on the northern section of the eastern border is an area of grassland. Setbacks will be required for some lots from this area to meet the bushfire code. The title adjacent to the subject title to the central east is zoned as General Residential and also has a proposal for a subdivision on it. For the purposes of this report that title has been classed as managed land

See Appendix 1 for maps and site plan and Appendix 2 for photos.

BAL AND RISK ASSESSMENT

The land is considered to be within a Bushfire Prone Area due to proximity of bushfire prone vegetation to the north, greater than 1 ha in area.

VEGETATION AND SLOPE

	North	North East	East	South	West
Vegetation, within 100m Subdivision boundaries	0-25m Grassland 25-100m woodland	0-100m Grassland	0-100m Managed Land**	0-100m Managed Land**	0-100m Managed Land**
Slope (degrees, over 100m)	Flat/Upslope	Flat/Upslope	Flat/Upslope	Downslopes 0-5°	Flat/Upslope

** General Residential & Inner Residential zoned land has been classified as low threat vegetation in line with *Bushfire Prone Areas Advisory Note NO 1- 2014*, Tasmania Fire Service.

BUILDING AREA BAL RATING

Setback distances for BAL Ratings have been calculated on grassland vegetation that will exist after development and management of land within the subdivision. Where no setback is required for fire protection other Planning Scheme setbacks may need to be applied.

THE SETBACKS

BAL Rating:

Grassland	BAL Low	BAL 12.5	BAL 19
Up slopes and flat	50m	14m	10m

PROPOSED LOT BAL RATING

Lot 28 contains the existing dwelling and is exempt from a Bushfire Prone Areas Code. Lots 20 to 24 and 33 to 36 are not with a bushfire prone area.

Lots 25, 26, 27 & 32 all have areas that meet BAL Low building ratings. The northern and eastern façades of lot 30 is required to meet BAL 12.5 construction standards, while the southern and western façades are likely to be fully shielded from bushfire prone vegetation and only need to meet BAL Low construction.

Lot 29 has a small no build zone within the north east corner (0-4m from boundary corner), with a small area requiring BAL 19 ratings around the no build zone (4-9m). The majority of the lot will require a construction of a habitable dwelling to be to BAL 12.5 standards, with the southern and western facades likely to be fully shielded and only requiring BAL Low construction.

Lot	Bushfire Prone	BAL	Setbacks
20	No	Not bfp	None required for bushfire code
21	No	Not bfp	None required for bushfire code

Lot	Bushfire Prone	BAL	Setbacks
22	No	Not bfp	None required for bushfire code
23	No	Not bfp	None required for bushfire code
24	No	Not bfp	None required for bushfire code
25	Yes	Low	None required for bushfire code
26	Yes	low	None required for bushfire code
27	Yes	Low	None required for bushfire code
28	Exempt	Exempt	Exempt
29	Yes	19	4m setback from north east corner boundary
		12.5	9m setback from north east corner boundary
		Low	41m setback from north east corner boundary
30	Yes	12.5	None required for bushfire code
31	Yes	Low	None required for bushfire code
32	Yes	Low	None Required for bushfire code
33	No	Not bfp	None required for bushfire code
34	No	Not bfp	None required for bushfire code
35	No	Not bfp	None required for bushfire code
36	No	Not bfp	None required for bushfire code

FIRE FIGHTING WATER SUPPLY

The lots will be required to be serviced by reticulated supply that is within 120m of all bushfire prone building areas, this should be shown on subdivision plans. An additional fire hydrant will need to be installed in the vicinity of the head of the cul de sac to achieve this requirement (see Figure 6 for proposed location).

New hydrants must be installed subject to the following standards:

- (1) designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA Edition 2.0
- (2) Not installed in parking areas.
- (3) Within three metres from the carriage way of the public access, measured as a hose lay;
- (4) No closer than six metres from the building areas to be protected;

ACCESS

All public roads must be constructed to at least the standard listed in table 3, Draft Interim Planning Directive No 1 Bushfire Areas Code, 2016 (see over page). Seccombe St appears to meet the 7m width requirement although this was not confirmed on site, therefore the Cul de sac length is not an issue (<200m).

Any habitable building on the lots is likely to be within 30m of the public access and water supply will be accessible from public access, therefore there are no specified design and construction requirements for internal property access.

Table E3: Standards for roads

Column 1 Element		Column 2 Requirement
A.	Roads	<p>Unless the development standards in the zone require a higher standard, the following apply:</p> <ul style="list-style-type: none"> (1) Two-wheel drive, all-weather construction; (2) Load capacity of at least 20 tonnes, including for bridges and culverts; (3) Minimum carriageway width is 7 metres for a through road, or 5.5 metres for a dead-end or cul-de-sac road; (4) Minimum vertical clearance of 4 metres; (5) Minimum horizontal clearance of 2 metres from the edge of the carriageway; (6) Cross falls of less than 3 degrees (1:20 or 5%); (7) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; (8) Curves have a minimum inner radius of 10 metres; (9) Dead-end or cul-de-sac roads are not more than 200 metres in length unless the carriageway is 7 metres in width; (10) Dead-end or cul-de-sac roads have a turning circle with a minimum 12 metres outer radius; and (11) Carriageways less than 7 metres wide have 'No Parking' zones on one side, indicated by a road sign that complies with AS1743-2001 <i>Road signs-Specifications</i>.

CONCLUSIONS

The developer is proposing a 17 lot development on the subject title at 80-88 Seccombe St, Perth. The area is bushfire prone, being less than 100m from vegetation greater than 1ha in size to the North east (grassland).

Lot 28 contains the existing dwelling and is exempt from a Bushfire Prone Areas Code. Lots 20 to 24 and 33 to 36 are not within a bushfire prone area.

Lots 25, 26, 27 & 32 all have areas that meet BAL Low building ratings. The northern and eastern façades of lot 30 is required to meet BAL 12.5 construction standards, while the southern and western façades are likely to be fully shielded from bushfire prone vegetation and only need to meet BAL Low construction.

Lot 29 has a small no build zone within the north east corner (0-4m from boundary corner), with a small area requiring BAL 19 ratings around the no build zone (4-9m). The majority of the lot will require a construction of a habitable dwelling to be to BAL 12.5 standards, with the southern and western facades likely to be fully shielded and only requiring BAL Low construction.

Subdivision plans will be required to show fire hydrants that are within 120m hose lay of the furthest extent of building areas.

Access per site plans is considered to meet the objectives of the Bushfire Code. All public roading within the subdivision should be constructed to at least the standard in table 4 Draft Interim Planning Directive No 1 Bushfire Areas Code, 2016.

REFERENCES

Northern Midlands Council. (2013). *Northern Midlands Interim Planning Scheme*.

Standards Australia. (2009). *AS 3959-2009 Construction of Buildings in Bushfire Prone Areas*.

Planning Commission (2016), *Draft Interim Planning Directive No. 1 Bushfire-Prone Areas Code*

APPENDIX 1 – MAPS

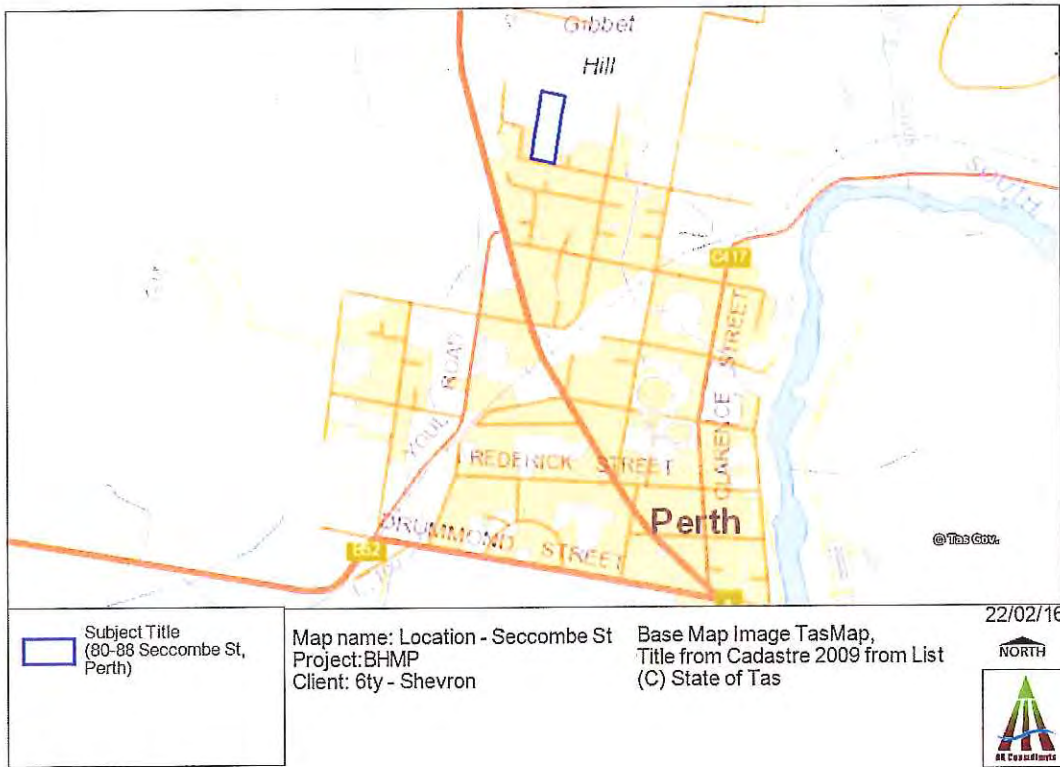


Figure 1: Location



Figure 2: Google Earth Image, showing subject titles in blue (theLIST, 22/02/16)



6ty°

Project Name: 36 Lot Subdivision
 Client: SHERVAN DEVELOPMENTS
 Location: MULGRAVE ST & SECCOMBE ST, PERTH
 Date: 15/06/2024
 Scale: 1:500
 Drawing No: P50

Scale: 1:500



SUBDIVISION OF A PART OF LOT 100, PERTH, LOCAL GOVERNMENT DISTRICT OF PERTH, WESTERN AUSTRALIA.
 THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION OR AS EVIDENCE OF TITLE.
 THE LOCAL GOVERNMENT DISTRICT OF PERTH, WESTERN AUSTRALIA, IS THE REGISTRAR OF THIS PLAN.

PROPOSAL
 36 LOT SUBDIVISION
 MULGRAVE ST & SECCOMBE ST
 PERTH
 SHERVAN DEVELOPMENTS

SECCOMBE ST
 SUBDIVISION

SHEET: 1506

AREA: 16.003 P50

Figure 3: Proposed Subdivision Plan

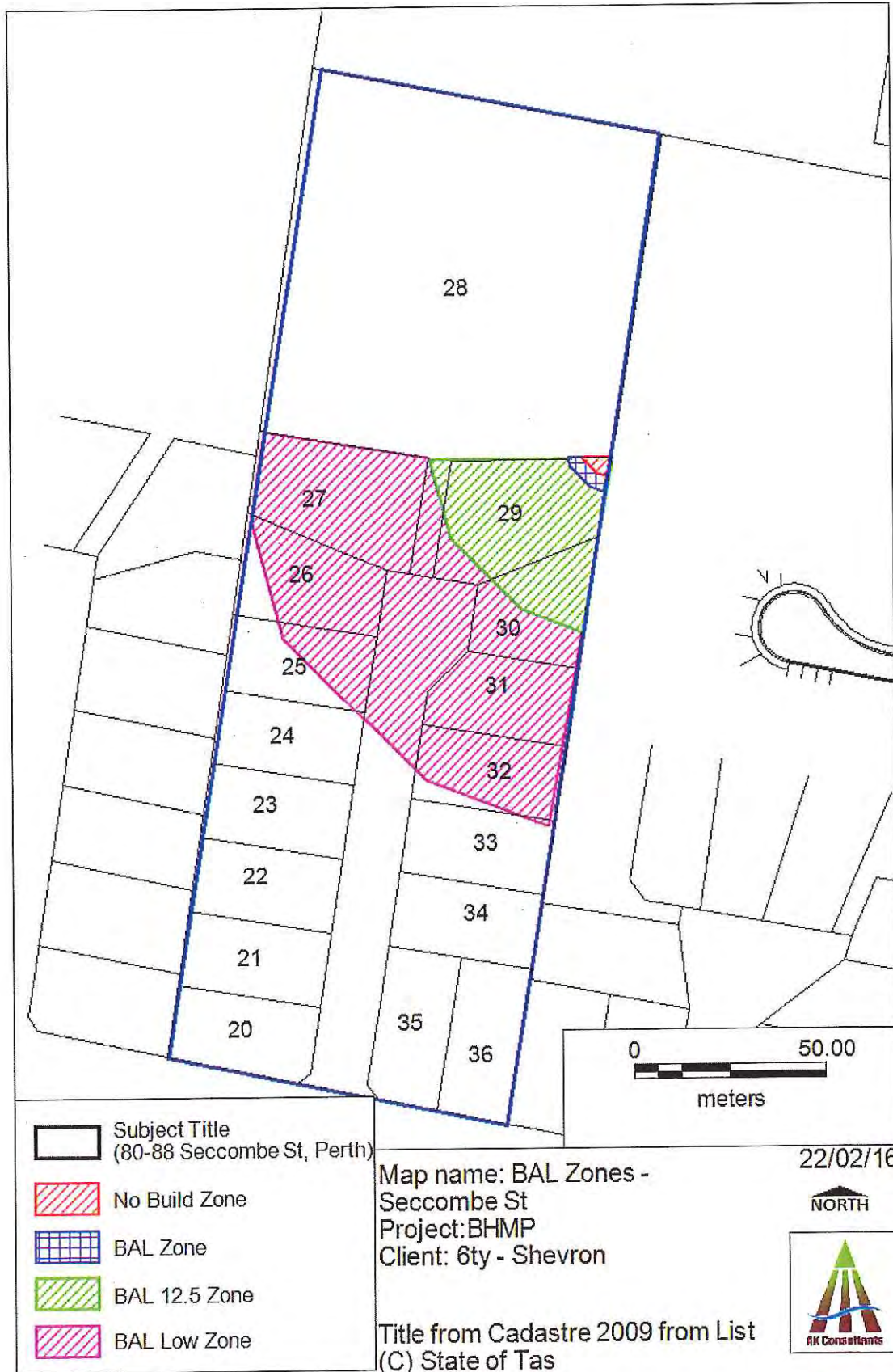


Figure 4: Building Areas



Figure 5: Planning Zones



Figure 6: Proposed Fire Hydrant Location

APPENDIX 2 – PHOTOS



Plate 1 – Looking south from lot 28 over subject title.



Plate 2 – Looking north from Secombe St at subject title

**BUSHFIRE HAZARD MANAGEMENT PLAN:
SUBDIVISION OF CT 108916/3, 80-88 SECCOMBE ST, PERTH**

BAL RATING

Construction of future habitable buildings on the lots must comply with the following BAL Ratings:

Lot	Bushfire Prone	BAL	Setbacks
25	Yes	Low	None required for bushfire code
26	Yes	low	None required for bushfire code
27	Yes	Low	None required for bushfire code
29	Yes	19	4m setback from north east corner boundary
		12.5	9m setback from north east corner boundary
		Low	41m setback from north east corner boundary
30	Yes	12.5	None required for bushfire code
31	Yes	Low	None required for bushfire code
32	Yes	Low	None Required for bushfire code

ACCESS

The proposed cul-de-sac on the subdivision proposal must be constructed to at least the following standards.

- (1) Two-wheel drive, all-weather construction;
 - (2) Load capacity of at least 20 tonnes, including for bridges and culverts;
 - (3) Minimum carriageway width is 5.5 metres for a cul-de-sac;
 - (4) Minimum vertical clearance of 4 metres;
 - (5) Minimum horizontal clearance of 2 metres from the edge of the carriageway;
 - (6) Cross falls of less than 3 degrees (1:20 or 5%);
 - (7) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads;
 - (8) Curves have a minimum inner radius of 10 metres;
 - (9) Cul-de-sac roads are not more than 200 metres in length unless the carriageway is 7 metres in width;
 - (10) Cul-de-sac roads have a turning circle with a minimum 12 metres outer radius; and
 - (11) Carriageways less than 7 metres wide have 'No Parking' zones on one side, indicated by a road sign that complies with AS1743-2001 *Road signs-Specifications*.
- Property access length is less than 30 metres; or access is not required for a fire appliance to access a water connection point.
 - All bushfire prone lots must have access to within 90m of the furthest extent of the

building area.

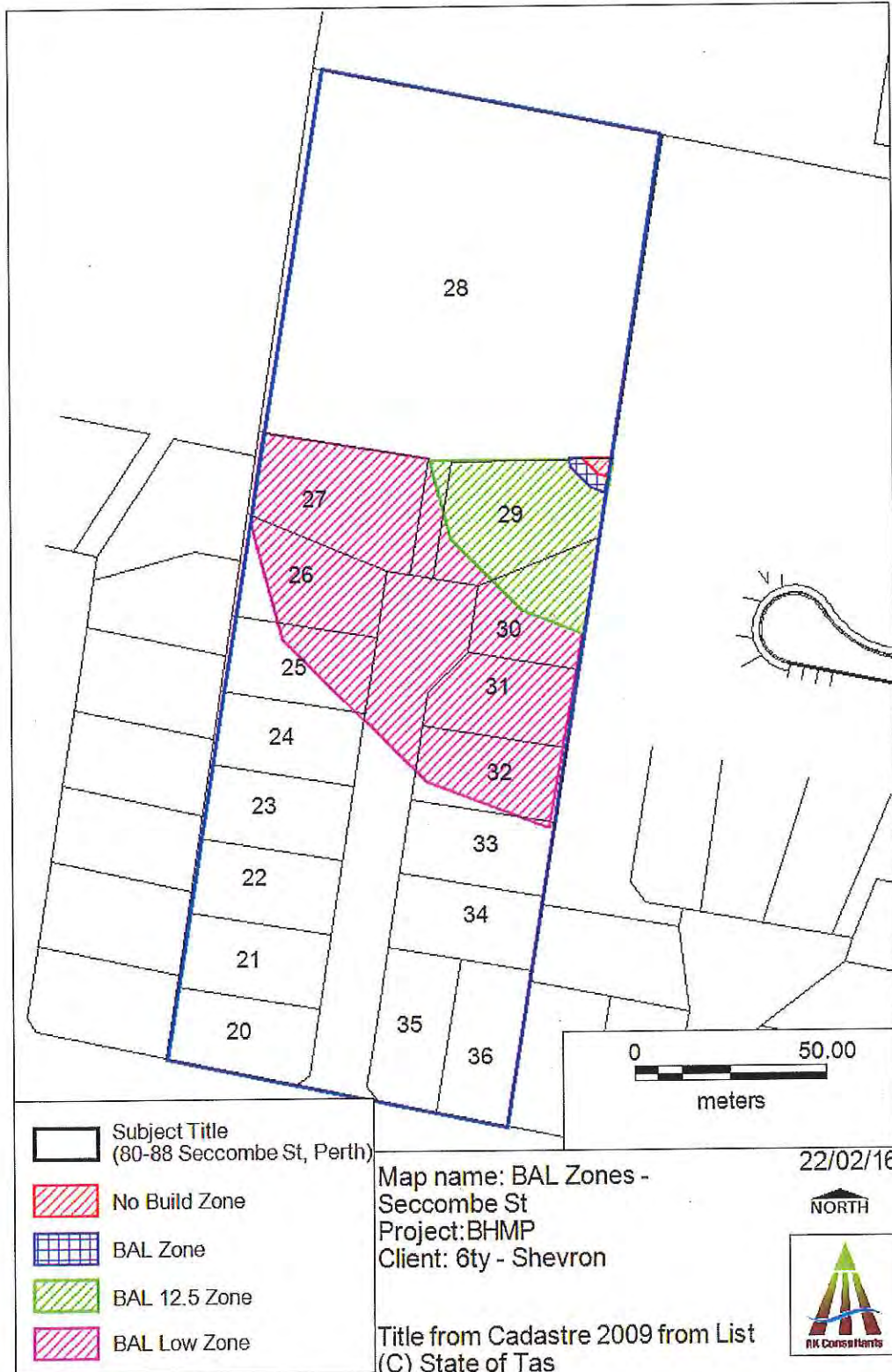
WATER SUPPLY

The lots will be required to be serviced by reticulated supply that is within 120m of all bushfire prone lots, as shown on subdivision plans.

A new hydrant must be installed in the vicinity of the turning circle of the cul de sac.

New hydrants must be installed subject to the following standards:

- (5) designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA Edition 2.0
- (6) Not installed in parking areas.
- (7) Within three metres from the carriage way of the public access, measured as a hose lay;
- (8) No closer than six metres from the building area to be protected;



Attachment 1: Certificate of Compliance to the Bushfire-prone Area Code under Planning Directive No 5

Code E1 – Bushfire-prone Areas Code

Certificate under s51(2)(d) Land Use Planning and Approvals Act 1993

Office Use

Date Received

Permit Application No

PID

1. Land to which certificate applies¹	
Name of planning scheme or instrument: Launceston Interim Planning Scheme 2012	
Use or Development Site	Certificate of Title / PID
Street Address 80-88 Seacombe Street, Perth	CT 108916/3 PID 1474654
Land that is not the Use or Development Site relied upon for bushfire hazard management or protection	Certificate of Title / PID
Street Address	NA
2. Proposed Use or Development (<i>provide a description in the space below</i>)	
An 17 lot subdivision for land at 80-88 Seacombe St	

- Vulnerable Use
- Hazardous Use
- Subdivision
- New Habitable Building on a lot on a plan of subdivision approved in accordance with Bushfire-prone Areas Code.
- New habitable on a lot on a pre-existing plan of subdivision)
- Extension to an existing habitable building
- Habitable Building for a Vulnerable Use

¹ If the certificate relates to bushfire management or protection measures that rely on land that is not in the same lot as the site for the use or development described, the details of all of the applicable land must be provided.

3. Documents relied upon ²	
<i>Document or certificate description:</i>	
<input type="checkbox"/>	<p>Description of Use or Development³ (Proposal or Land Use Permit Application)</p> <p><i>Documents, Plans and/or Specifications</i></p> <p><i>Title: Proposal 36 Lot Subdivision</i></p> <p><i>Author: 6ty° Pty Ltd</i></p> <p><i>Date: nd</i></p>
<input type="checkbox"/>	<p>Bushfire Report⁴</p> <p><i>Title: BHMP_Seccombe</i></p> <p><i>Author: Scott Livingston</i></p> <p><i>Date: 9/3/2016</i></p>
<input type="checkbox"/>	<p>Bushfire Hazard Management Plan⁵</p> <p><i>Title: BHMP_Seccombe</i></p> <p><i>Author: Scott Livingston</i></p> <p><i>Date: 9/3/2016</i></p>
<input type="checkbox"/>	<p>Other documents</p> <p><i>Title: Interim Planning Directive 1</i> <i>Author: Planning Commission</i> <i>Date: 23/2/2016</i></p> <p><i>Title: Northern Midlands Interim Planning Scheme 2013</i> <i>Author: Northern Midlands Council</i> <i>Date: 2013</i></p>

² List each document that is provided or relied upon to describe the use or development, or to assess and manage risk from bush fire, including its title, author, date, and version.

³ Identify the use or development to which the certificate applies by reference to the documents, plans, and specifications to be provided with the permit application to describe the form and location of the proposed use or development. For habitable buildings, a reference to a nominated plan indicating location within the site and the form of development is required.

⁴ If there is more than one Bushfire Report, each document must be identified by reference to its title, author, date and version.

⁵ If there is more than one Bushfire Hazard Management Plan, each document must be identified by reference to its title, author, date and version.

4. Nature of Certificate ⁶				
Applicable Standard	Assessment Criteria	Compliance Test: Certificate of Insufficient Increase in Risk	Compliance Test: Certified Bushfire Hazard Management Plan	Reference to applicable Bushfire Risk Assessment or Bushfire Hazard Management Plan ⁷
<input checked="" type="checkbox"/> E1.4 – Use or development exempt from this code				
E1.4. (identify which exemption applies)		No specific measures required because the use or development is consistent with the objective for each of the applicable standards identified in this Certificate	<input type="checkbox"/> Not Applicable	
<input checked="" type="checkbox"/> E1.5.1 - Vulnerable Use				
E1.5.1.1 – location on bushfire-prone land	A2	Not Applicable	Tolerable level of risk and provision for evacuation	<input type="checkbox"/>
<input checked="" type="checkbox"/> E1.5.2 - Hazardous Use				
E1.5.2.1 – location on bushfire-prone land	A2	Not Applicable	Tolerable level of risk from exposure to dangerous substances, ignition potential, and contribution to intensify fire	<input type="checkbox"/>
<input checked="" type="checkbox"/> E1.6.1 - Subdivision				
E1.6.1.1 - Hazard Management Area	A1	No specific measure for hazard management	<input type="checkbox"/> Provision for hazard management areas in accordance with BAL 19 Table 2.4.4 AS3959	<input checked="" type="checkbox"/> BHMP_Secombe
E1.6.1.2 - Public Access	A1	No specific public access measure for fire fighting	<input type="checkbox"/> Layout of roads and access is consistent with objective	<input checked="" type="checkbox"/> BHMP_Secombe
E1.6.1.3 - Water Supply	A1 Reticulated water supply	No specific water supply for fire fighting	<input type="checkbox"/> Water supply is consistent with objective	<input checked="" type="checkbox"/> BHMP_Secombe

⁶ The certificate must indicate by placing a ✓ in the corresponding for each applicable standard and the corresponding compliance test within each standard that is relied upon to demonstrate compliance to Code E1

⁷ Identify the Bushfire Risk Assessment report or Bushfire Hazard Management Plan that is relied upon to satisfy the compliance test

		A2 Non-reticulated water supply	No specific water supply measure for fire fighting	<input type="checkbox"/>	Water supply is consistent with objective	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	E1.6.2 - Habitable Building on lot on a plan of subdivision approved in accordance with Code						
	<i>E1.6.2.1 - Hazard Management Area</i>	A1	No specific measure for hazard management	<input type="checkbox"/>	Provision for hazard management areas in accordance with BAL 19 Table 2.4.4 AS3959 and managed consistent with objective	<input type="checkbox"/>	
	<i>E1.6.2.2 - Private Access</i>	A1	No specific private access for fire fighting	<input type="checkbox"/>	Private access is consistent with objective	<input type="checkbox"/>	
		A2	Not Applicable		Private access to static water supply is consistent with objective	<input type="checkbox"/>	
	<i>E1.6.2.3 - Water Supply</i>	A1	No specific water supply measure for fire fighting	<input type="checkbox"/>	Water supply is consistent with objective	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	E1.6.3 - Habitable Building (pre-existing lot)						
	<i>E1.6.3.1 - Hazard Management Area</i>	A1	No specific measure for hazard management	<input type="checkbox"/>	Provision for hazard management is consistent with objective, or	<input type="checkbox"/>	
					Provision for hazard management areas in accordance with BAL 29 Table 2.4.4 AS3959 and managed consistent with objective	<input type="checkbox"/>	
	<i>E1.6.3.2 - Private Access</i>	A1	No specific private access measure for fire fighting	<input type="checkbox"/>	Private access is consistent with objective	<input type="checkbox"/>	
		A2	Not applicable		Private access to static water supply is consistent with objective	<input type="checkbox"/>	
	<i>E1.6.3.3 - Water Supply</i>	A1	No specific water supply measure for fire fighting	<input type="checkbox"/>	Water supply is consistent with objective	<input type="checkbox"/>	

<input checked="" type="checkbox"/>	E1.6.4 - Extension to Habitable Building						
	<i>E1.6.4.1 - hazard management</i>	A1	No specific hazard management measure	<input type="checkbox"/>	Provision for hazard management is consistent with objective, or	<input type="checkbox"/>	
					Provision for hazard management areas in accordance with BAL 12.5 Table 2.4.4 AS3959 and managed consistent with objective	<input type="checkbox"/> <input type="checkbox"/>	
<input checked="" type="checkbox"/>	E1.6.5 - Habitable Building for Vulnerable Use						
	<i>E1.6.5.1 - hazard management</i>	A1	No specific measure for hazard management	<input type="checkbox"/>	Bushfire hazard management consistent with objective, or	<input type="checkbox"/>	
					Provision for hazard management areas in accordance with BAL 12.5 Table 2.4.4 AS3959 and managed consistent with objective		

5. Bushfire Hazard Practitioner – Accredited Person	
Name	Scott Livingston
Address	40 Tamar St. Launceston, 7250
Phone No:	03 6334 1033
Fax No:	03 6334 1117
Email address:	scott@akconsultants.com.au
Fire Service Act 1979 Accreditation No:	BFP-105
Scope:	1, 2, 3A, 3B, 3C

6. Certification

I, Scott Livingston certify that in accordance with the authority given under the Part 4A of the Fire Service Act 1979 –

<i>The use or development described in this certificate is exempt from application of Code E1 – Bushfire-Prone Areas in accordance with Clause E1.4(a) because there is an insufficient increase in risk to warrant specific measures for bushfire hazard management and/or bushfire protection in order to be consistent with the objective for all of the applicable standards identified in Section 4 of this Certificate</i>	✓
--	---

or

<i>There is an insufficient increase in risk to warrant specific measures for bushfire hazard management and/or bushfire protection in order for the use or development described to be consistent with the objective for each of the applicable standards identified in Section 4 of this Certificate.</i>	☐
---	---

and/or

<i>The Bushfire Hazard Management Plan/s identified in Section 4 of this certificate is/are in accordance with the Chief Officer's requirements and can deliver an outcome for the use or development described that is consistent with the objective and the relevant compliance test for each of the applicable standards identified in Section 4 of this Certificate</i>	✓
---	---

Signed



Date: 9/3/16

Submission to Planning Authority Notice

Council Planning Permit No.	P16-055	Council notice date	30/03/2016
TasWater details			
TasWater Reference No.	TWDA 2016/00380-NMC	Date of response	06/04/2016
TasWater Contact	Amanda Craig	Phone No.	03) 6345 6318
Response issued to			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	planning@northmidlands.tas.gov.au		
Development details			
Address	80-88 SECCOMBE ST, PERTH	Property ID (PID)	1474654
Description of development	17 lot subdivision		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
6ty°	Plan 16.043 P01	A	--
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
CONNECTIONS & METERING			
1. A suitably sized water supply with metered connection / sewerage system and connection to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with 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.			
ASSET CREATION & INFRASTRUCTURE WORKS			
3. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.			
4. Prior to applying for a Permit to Construct to construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction.			
5. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.			
6. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.			
7. Prior to the issue of a Consent to Register a Legal Document all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, generally as shown on the concept servicing plan "6ty° Plan 16.043 P01", are to be at the expense			



- of the developer to the satisfaction of TasWater, with live connections performed by Taswater.
8. After testing/disinfection, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
 9. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document, the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
 - a) Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved;
 - b) A request for a joint on-site inspection with TasWater's authorised representative must be made;
 - c) Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee;
 - d) As constructed drawings must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.
 10. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.
 11. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
 12. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

13. Prior to the Sealing of the Final Plan of Survey, the developer must obtain a Consent to Register a Legal Document from TasWater and the certificate must be submitted to the Council as evidence of compliance with these conditions when application for sealing is made.
14. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions.

DEVELOPMENT ASSESSMENT FEES

15. The applicant or landowner as the case may be, must pay a development assessment and Consent to Register a Legal Document fee to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date they are paid to TasWater, as follows:
 1. \$629.00 for development assessment; and
 2. \$216.00 for Consent to Register a Legal Document



The payment is required within 30 days of the issue of an invoice by TasWater.

16. In the event Council approves a staging plan, a Consent to Register a Legal Document fee for each stage, must be paid commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

Advice

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

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

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.

Authorised by

A handwritten signature in black ink, appearing to read "Jason Taylor".

Jason Taylor
 Development Assessment Manager

TasWater Contact Details

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

**REFERRAL OF DEVELOPMENT APPLICATION P16-055
TO WORKS & INFRASTRUCTURE DEPARTMENT**

Property/Subdivision No: 27/003/748 112200.55;

Date: 30-Mar-2016

Applicant: 6ty Pty Ltd

Proposal: 17-lot subdivision & cul de sac (vary lot size in Low Density Residential zone; variation to Road Assets code provisions; creation of road and footpath in General Residential zone - performance criteria 10.14.15.5 P1; 10.4.15.6 P1; 10.4.15.7 P1)

Location: 80 Seccombe Street, Perth

Planning admin: Engineering fees paid.

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

Is there is a house on one of the lots?	Yes
Is it connected to all Council services?	Unknown
Are any changes / works required to the house lot?	No
Are the discharge points for stormwater, infrastructure that is maintained by Council? (This requires a check to ensure the downstream infrastructure is entirely owned, maintained, operated by Council and have been taken over as Council assets.)	Yes

Stormwater:

Does the physical location of stormwater services match the location shown on the plan? (Requires an on-site inspection)	Yes
Is the property connected to Council's stormwater services?	Unknown
If so, where is the current connection/s?	
Can all lots access stormwater services?	Yes
If so, are any works required?	Yes, as per concept plan provided by 6TY Degrees
Stormwater works required:	
Yes, as per concept plan provided by 6TY Degrees	
Is there kerb and gutter at the front of the property?	No
Are any kerb-and-gutter works required?	Yes, as per concept plan provided by 6TY Degrees

Road Access:

Does the property have access to a made road?	Yes
If so, is the existing access suitable?	Yes
Does the new lot/s have access to a made road?	Yes
If so, are any works required?	No
Is off-street parking available/provided?	Yes
Road / access works required:	
Works to be in accordance with Standard Drawing TSD R09 - concrete driveway crossover apron from the edge of the road to the property boundary of each Lot.	
Is an application for vehicular crossing form required?	Yes
Is a footpath required?	Yes
Extra information required regarding driveway approach and departure angles	No

Are any road works required:	<i>Yes, as per concept plan provided by 6TY Degrees</i>
Are street trees required?	<i>No</i>
Additional Comments:	An Engineer's design is not required.

Engineer's comment:

Condition for when new roads are created:

1. Where a new road is created, Council is to be supplied with a preferred name(s) including background information on why that name has been chosen, as well as a second preference if the first is not accepted by Council. This should be done prior to the plans being sent for sealing;
2. The developer is responsible for installing new street signage where required, including any required regulatory signage.

WORKS & INFRASTRUCTURE DEPARTMENT CONDITIONS

W.1 Stormwater

- o Each lot 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.
- o A stormwater design plan including long sections and the depth, size and grade of all mains is to be provided to Council prior to the commencement of any works on site.
- o Calculations shall be provided to demonstrate that the system, including the stormwater main downstream of the subdivision is of sufficient capacity to drain the road and all lots to be created.

W.2 Access

- o A concrete driveway crossover and concrete apron shall be constructed for each lot from the edge of the street to the property boundary in accordance with Council standards.

W.3 Roadworks

- o Road widening shall be carried out in Seccombe St in accordance with Tasmanian Standard Drawing TSD-R06 and kerb and channel shall be installed at the frontage of each lot to match existing kerb and channel in the street.
- o A 1.8m wide concrete footpath shall be constructed on one side of the Cul de Sac to service all lots and along the frontage of all lots in Seccombe St to match existing footpath.
- o An engineering design of the road and drainage system including pavement long sections and cross sections is to be approved by Council before the commencement of works on site

W.4 As constructed information

As Constructed Plans and Asset Management Information shall be provided in accordance with Council's standard requirements.

W.5 Municipal standards & certification of works

Unless otherwise specified within a condition, all works shall comply with the Municipal Standards including specifications and standard drawings. Any design shall be completed in accordance with Council's subdivision design guidelines to the satisfaction of the Works & Infrastructure Department. Any construction, including maintenance periods, shall also be completed to the approval of the Works & Infrastructure Department.

W.6 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 Department to inspect works within road reserve and before placement of concrete or seal. Failure to do so may result in rejection of the vehicular access or other works and its reconstruction.

W.7 Hydraulic separation

- Any existing pipes and stormwater connections shall be located where required pipes are to be rerouted to provide an independent system for each lot.
- Certification shall be provided that hydraulic separation between the all lots has been achieved.

W.8 Easements to be created

Easements shall be created over all Council-owned services in favour of the Northern Midlands Council. Such easements shall be created on the final plan to the satisfaction of the Planning & Development Manager.

W.9 Pollutants

- The developer/property owner shall be responsible for ensuring pollutants such as mud, silt or chemicals are not released from the site.
- 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.10 Bonds

The subdivision shall be subject to a maintenance period and a bond shall be held by Council until the completion of the maintenance period. The bond shall be calculated based on 5% of the total cost of works based on Council's standard road construction rates.

W.11 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.

W.12 Name of new road

- Council is to be supplied with a preferred name(s) including background information on why that name has been chosen, as well as a second preference if the first is not accepted by Council. This should be done prior to the plans being sent for sealing;
- The developer is responsible for installing new street signage where required, including any required regulatory signage.

Jonathan Galbraith (Engineering Officer)

Date: 1/4/16

From: Jan Cunningham
Sent: Wed, 13 Apr 2016 11:35:08 +1000
To: Register Email in ECM
Subject: Representation to Planning Application P16-055 (McShane)
Attachments: Document1.pdf

#ECMbody
#QAPdefault
#silent

From: Paul McShane [mailto:paul@parkeraccounting.com.au]
Sent: Tuesday, 12 April 2016 4:06 PM
To: NMC Planning <planning@nmc.tas.gov.au>
Subject: Planning Application P16-055

Attached is a representation in respect of the above mentioned development application.

If you have any questions please don't hesitate to contact me.

Regards,
Paul McShane CA, CTA

Parker Accounting & Financial Services
Level 1, 25 York Street
PO Box 5270
Launceston Tas. 7250
Ph: (03) 6331 8811
Fax: (03) 6331 2299
Email: paul@parkeraccounting.com.au

Written Representation to the Planning Application
Ref P16-055
80 Seacombe Street Perth
12/04/2016

The General Manager

Dear Sir,

We refer to the development application Ref P16-055 at 80 Seacombe Street Perth and whilst in principle we have no objection to a development in this area we do have some concerns over this specific application and therefore lodge this representation. As you would be well aware we developed land adjoining this property and have at all times strived to develop a quality subdivision. We built the first house in Minerva Drive to set a standard and have attempted to have the builders following us build quality homes (as supported by our no paling fences, cladding and size restrictions). This has led to a quality development.

Our concerns over this development application are as follows:

- 1 12 of the lots are sized between 711 - 733 sq. metres which is quite small and will on average encourage/attract lower budget buildings. With 12 out of the 16 lots in this category there are too many small lots in a cul-de-sac with no public open space and the amenity of the area will be compromised.
- 2 Lot 9 (low density) is less than 1 ha and contravenes the planning scheme requirements.
- 3 The northern boundary of the developers proposed lot 8 is above the northern boundary of Minerva Drive lot 7. If the development were finalised in this current format (which is inconsistent with the planning scheme) it would detract from the Minerva Drive lot 7.

Please consider that people who have bought and built in this area did so with an expectation that restrictions imposed on them would ensure the quality of housing in this area and we would request that the adjoining development should aim to maintain that standard wherever possible. We would encourage the developer to retain trees and place restrictive covenants on the titles to maintain a building standard (somewhat above the basic minimum) to ensure this area in North Perth maintains its visual quality.

Regards,

Vivienne McShane
17 Minerva Drive Perth

Paul McShane for
Waters Meeting Pty Ltd
Parker Accounting & Financial Services
Level 1, 25 York Street
PO Box 5270
Launceston Tas. 7250
Ph: (03) 6331 8811
Fax: (03) 6331 2299
Email: paul@parkeraccounting.com.au

Our Ref: 16.043

Measured form and function



6ty Pty Ltd
ABN 27 014 608 900

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Tasmania 7250
W 6ty.com.au
E admin@6ty.com.au

Tamar Suite 103
The Charles
287 Charles Street
Launceston 7250
P (03) 6332 3300

57 Best Street
PO Box 1202
Devonport 7310
P (03) 6424 7161

20th April 2016

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

Dear Des,

RESPONSE TO REPRESENTATION - 17 LOT SUBDIVISION
80-88 SECCOMBE STREET, PERTH

I refer to your correspondence dated 13 April 2016 concerning the representation received during the notification of the application P16-055 for the proposed subdivision at 80-88 Seccombe Street, Perth. The Council forwarded this representation via email requesting comment on the matters raised therein.

On review of this representation, the following concerns are expressed:

- Proposed lot areas are too small;
- Lack of public open space;
- Lot 9 fails to achieve an area of 1ha; and
- Proposed subdivision, in particular lot 8 would detract from lot 7, Minerva Drive.

With regards to these matters raised, the following comments are offered.

Minimum Lot Area

The acceptable solution A1, Clause 10.4.15.1 requires that each lot has a minimum of area of 450m² and are capable of containing a rectangle measuring 10m by 15m. The proposal plan drawing number 16.043 demonstrates that the application complies with this acceptable solution.

Public Open Space

The application has been prepared in accordance with the acceptable solution A1, Clause E10.6.1.



Lot 9

The application indicates that the area zoned Low Density Residential falls short of the 1 ha requirement. Proposed lot 9 includes an area zoned General Residential increasing the land area of the lot beyond the land zoned Low Density Residential. This is not a requirement of the NMIPS as it is usually accepted that a new lot boundary is aligned with the zone boundary.

Lot Layout and Adjoining Land

The proposed lots comply with the minimum lot area and can each contain a 10m by 15m rectangle. There is no requirement under the NMIPS to consider the configuration of lot boundaries with the lot boundaries of adjoining land.

If you require further information regarding this matter, please contact the undersigned.

Yours faithfully
6ty Pty Ltd



Heidi Goess
Urban & Regional Planner

HMG.SJP

Enc.

**Attachment D
Planning Scheme Assessment**

General Residential Zone

10.4.15 Subdivision

10.4.15.1 Lot Area, Building Envelopes and Frontage

<p><i>Objective</i></p> <p><i>To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, private open space, vehicle access and parking, easements and site features.</i></p>	
Acceptable Solutions	Comment
<p>A1 Lots must:</p> <p>a) have a minimum area of at least 450m² which:</p> <p>i) is capable of containing a rectangle measuring 10m by 15m; and</p> <p>ii) has new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.</p>	<p>Lots range from 711m² to 1,155m² and all are capable of containing a rectangle measuring 10m by 15m.</p> <p>New boundaries are aligned from buildings that satisfy the relevant acceptable solutions for setbacks of at least 4.5m from the front boundary, 1.5m from the side boundary and 4m from the rear boundary.</p> <p>The proposal complies with the acceptable solutions.</p>
<p>A2 Each lot must have a frontage of at least 3.6m.</p>	<p>Each lot has frontage exceeding 3.6m. the proposal complies with the acceptable solution.</p>

10.4.15.2 Provision of Services

<p><i>Objective</i></p> <p><i>To provide lots with appropriate levels of utility services.</i></p>	
Acceptable Solutions	Comment
<p>A1 Each lot must be connected to a</p>	<p>The proposal plans show that each lot can be connected to the reticulated water</p>

<p><i>reticulated:</i></p> <p>a) <i>water supply; and</i></p> <p>b) <i>sewerage system.</i></p>	<p>supply and sewerage system. The proposal complies with the acceptable solutions.</p>
<p>A2 <i>Each lot must be connected to a reticulated stormwater system.</i></p>	<p>The proposal plans show that each lot can be connected to the reticulated stormwater system. The proposal complies with the acceptable solution.</p>

10.4.15.3 Solar Orientation of Lots

<p><i>Objective</i></p> <p><i>To provide for solar orientation of lots and solar access for future dwellings.</i></p>	
<p>Acceptable Solutions</p>	<p>Comment</p>
<p>A1 <i>At least 50% of lots must have a long axis within the range of:</i></p> <p>a) <i>north 20 degrees west to north 30 degrees east; or</i></p> <p>b) <i>east 20 degrees north to east 30 degrees south.</i></p>	<p>The proposal plans show that each lot has along axis within the range of:</p> <p>a) north 20 degrees west to north 30 degrees east; or</p> <p>b) east 20 degrees north to east 30 degrees south.</p> <p>The proposal complies with the acceptable solution.</p>

10.4.15.4 Interaction, Safety and Security

This clause was not used in this planning scheme

10.4.15.5 Integrated Urban Landscape

<p><i>Objective</i></p> <p><i>To provide attractive and continuous landscaping in roads and public open spaces that contribute to the:</i></p> <p>a) <i>character and identity of new neighbourhoods and urban places; or</i></p> <p>b) <i>to existing or preferred neighbourhood character, if any.</i></p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>

<p>A1 <i>The subdivision must not create any new road, public open space or other reserves.</i></p>	<p>P1 <i>For subdivision that creates roads, public open space or other reserves, the design must demonstrate that:</i></p> <ul style="list-style-type: none"> a) <i>it has regard to existing, significant features; and</i> b) <i>accessibility and mobility through public spaces and roads are protected or enhanced; and</i> c) <i>connectivity through the urban environment is protected or enhanced; and</i> d) <i>the visual amenity and attractiveness of the urban environment is enhanced; and</i> e) <i>it furthers the local area objectives, if any.</i>
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Comment: The subdivision proposes to create a new road and therefore must address the performance criteria. The applicant's submission is outlined below and is supported.

The location of the proposed road has had regard to the significant features of the site including the boundary configuration of the parent title. In recognition of the development potential of the land at 54 Mulgrave Street, connectivity thorough the urban environment could be enhanced in this instance by revising the subdivision plan to provide for a future road connection from the site over the adjoin land. While it is desirable to enhance connectivity through the urban environment it is considered that such a proposal is not warranted in this circumstance for the following reasons:

An extended road reserve will occupy a greater land area and reduce the lot yield of the site and the adjoining land without any substantial benefit to future residents.

The future development of 54 Mulgrave Street is restricted by the tile width, in conjunction with the requirement for an 18m road reserve (for a through road) instead of a 15m reserve (for a cul-de-sac) will impact on the lot configuration and yield.

Vehicle, pedestrian and cycling distance to public open spaces or local businesses are not shortened by a connected road reserve given the facilities are located to the south or east of the site.

10.4.15.6 Walking and Cycling Network

<p><i>Objective</i></p> <p>a) <i>To provide safe, convenient and efficient movement through and between neighbourhoods by pedestrians and cyclists; and</i></p> <p>b) <i>To design footpaths, shared path and cycle path networks that are safe, comfortable, well constructed and accessible.</i></p> <p>c) <i>To provide adequate provision to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.</i></p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1 <i>The subdivision must not create any new road, footpath or public open space.</i></p>	<p>P1 <i>Subdivision that creates new roads, footpaths, or public open spaces must demonstrate that the walking and cycling network is designed to:</i></p> <p>a) <i>link to any existing pedestrian and cycling networks; and</i></p> <p>b) <i>provide the most practicable direct access for cycling and walking to activity centres, community facilities, public transport stops and public open spaces; and</i></p> <p>c) <i>provide an interconnected and continuous network of safe, efficient and convenient footpaths, shared paths, cycle paths and cycle lanes based primarily on the network of arterial roads, neighbourhood roads and regional public open spaces; and</i></p> <p>d) <i>promote surveillance along roads and from abutting dwellings.</i></p>
<p>Comment: The subdivision proposes to create a new road and footpaths and therefore must address the performance criteria. The applicant's submission is outlined below and is supported.</p> <p><i>Seccombe Street joins with Mulgrave Street and Fairtlough Street which forms part of the main vehicle, pedestrian and cycling routes and provides access to the Perth Recreation ground, community facilities and local businesses. Pedestrian linkages are also facilitated from the site to Mulgrave Street and the public open space located at Seccombe Street East via the footpath network. The proposed new road will build on the existing footpath network, providing connectivity to the footpath established in Seccombe Street.</i></p>	

10.4.15.7 Neighbourhood Road Network

<p><i>Objective</i></p> <p>a) <i>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</i></p> <p>b) <i>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.</i></p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1 <i>The subdivision must not create any new road.</i></p>	<p>P1 <i>The neighbourhood road network must:</i></p> <p>a) <i>take account of the existing mobility network of arterial roads, neighbourhood roads, cycle paths, shared paths, footpaths and public transport routes; and</i></p> <p>b) <i>provide clear hierarchy of roads and physical distinctions between arterial roads and neighbourhood road types; and</i></p> <p>c) <i>provide an appropriate speed environment and movement priority for the safe and easy movement of pedestrians and cyclists and for accessing public transport; and</i></p> <p>d) <i>provide safe and efficient access to activity centres for commercial and freight vehicles; and</i></p> <p>e) <i>ensure connector roads align between neighbourhoods for safe, direct and efficient movement of pedestrians, cyclists, public transport and other motor vehicles; and</i></p> <p>f) <i>provide an interconnected and continuous network of roads within and between neighbourhoods for use by pedestrians, cyclists, public transport and other vehicles and minimise the provision of cul-de-sacs; and</i></p> <p>g) <i>provide for service and emergency vehicles to safely turn at the end of a dead-end road; and</i></p>

	h) take into account of any identified significant features.
<p>Comment: The subdivision proposes to create a new road and therefore must address the performance criteria. The applicant’s submission is outlined below and is supported.</p> <p><i>The proposed road will be a local road servicing lots 1-16 and is consistent with the established road hierarchy in this area. The new road and footpath will facilitate an appropriate speed environment and will provide for the safe and easy movement of pedestrian, cyclists, public transport and other motor vehicles to the extended road network. The new road will form an extent to the existing road network and will continue to facilitate the pedestrian and cycle linkages through the provision of footpath on one side of the new road. Seccombe Street connects with the local collector of Mulgrave Street which provides connectivity to the Midland Highway, public open space and the South Esk River. Pedestrian and cycle movements are facilitated also by Mulgrave Street and Fairtlough Street, connecting with local businesses.</i></p>	

LOW DENSITY RESIDENTIAL ZONE

12.4.3 Subdivision

12.4.3.1 Lot Area, Building Envelopes and Frontage

<p><i>Objective</i> <i>To ensure:</i> a) the area and dimensions of lots are appropriate for the zone; and b) the conservation of natural values, vegetation and faunal habitats; and c) the design of subdivision protects adjoining subdivision from adverse impacts; and d) each lot has road, access, and utility services appropriate for the zone.</p>	
Acceptable Solutions	Performance Criteria
<p>A1.1 Each lot must: a) have a minimum area of 1ha; and b) have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.</p> <p>A1.2 Subdivision at Devon Hills will not result in any new lots.</p>	<p>P1.1 Each lot for residential use must provide sufficient useable area and dimensions to allow for: a) a dwelling to be erected in a convenient and hazard free location; and b) on-site parking and manoeuvrability; and c) adequate private open space; and d) reasonable vehicular access from the carriageway of the road to a building area on the lot, if any; and e) development that would not adversely affect the amenity of, or be out of character with, surrounding development and the streetscape.</p>

	<p><i>P1.2 No performance criteria.</i></p> <p><i>P1.3 Land in Devon Hills must not be further subdivided</i></p>
<p>Only lot 9 is within the Low Density Residential zone. It has a proposed area of 0.8441ha (0.711ha within Low Density zone). The proposal needs to address the performance criteria.</p> <p>Lot 9 has new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks of at least 15m from a frontage, 7.5m from a side boundary and 5m from a rear boundary.</p>	<p>Comment:</p> <p>a) Lot 9 contains a dwelling.</p> <p>b) Lot 9 has existing on-site parking and manoeuvrability.</p> <p>c) Lot 9 has existing adequate private open space.</p> <p>d) There is no building area on lot 9 as defined – “the area shown on a plan or plan of subdivision to indicate where all buildings will be located”. Nonetheless lot 9 has reasonable vehicular access from the carriageway of the road to the dwelling.</p> <p>e) A single dwelling on a lot of 0.84 ha is not considered to adversely affect the amenity of, or be out of character with, surrounding development given its location on the boundary of the general and low density residential zones. It is an internal lot and will not adversely affect the amenity of, or be out of character with, the streetscape.</p> <p>P1.2 The lot is not in Devon Hills.</p> <p>P1.3 The lot is not in Devon Hills.</p> <p>The proposal satisfies the performance criteria.</p>
<p>A2 <i>Each lot must have a frontage of at least 6m.</i></p>	<p><i>P2 No performance criteria.</i></p>
<p>Lot 9 has frontage of 6m.</p>	<p>NA</p>
<p>A3 <i>Each lot must be connected to a reticulated:</i></p> <p>a) <i>water supply; and</i></p> <p>b) <i>sewerage system.</i></p>	<p><i>P3 Lots that are not provided with reticulated water and sewerage services must be:</i></p> <p>a) <i>in a locality for which reticulated services are not available or capable of being connected; and</i></p> <p>b) <i>capable of accommodating an on-site wastewater management system.</i></p>
<p>The plans show that Lot 9 can be connected to a reticulated water supply and sewage system.</p>	<p>NA</p>
<p>A4 <i>Each lot must be connected to a</i></p>	<p><i>P4 Stormwater may only be discharged from</i></p>

<p><i>reticulated stormwater system.</i></p>	<p><i>the site in a manner that will not cause an environmental nuisance, and that prevents erosion, siltation or pollution of any watercourses, coastal lagoons, coastal estuaries, wetlands or inshore marine areas, having regard to:</i></p> <ul style="list-style-type: none"> <i>a) the intensity of runoff that already occurs on the site before any development has occurred for a storm event of 1% Annual Exceedance Probability (pre-development levels); and</i> <i>b) how the additional runoff and intensity of runoff that will be created by the subdivision for a storm event of 1% Annual Exceedance Probability, will be released at levels that are the same as those identified at the pre-development levels of the subdivision; and</i> <i>c) whether any on-site storage devices, retention basins or other Water Sensitive Urban Design (WSUD) techniques are required within the subdivision and the appropriateness of their location; and</i> <i>d) overland flow paths for overflows during extreme events both internally and externally for the subdivision, so as to not cause a nuisance.</i>
<p>The plans show that Lot 9 can be connected to a reticulated stormwater system.</p>	<p>NA</p>

<p>CODES</p>	
<p>BUSHFIRE PRONE AREAS CODE</p>	<p>See code assessment below</p>
<p>POTENTIALLY CONTAMINATED LAND</p>	<p>N/a</p>
<p>LANDSLIP CODE</p>	<p>N/a</p>
<p>ROAD AND RAILWAY ASSETS CODE</p>	<p>See code assessment below</p>
<p>FLOOD PRONE AREAS CODE</p>	<p>N/a</p>
<p>CAR PARKING AND SUSTAINABLE TRANSPORT CODE</p>	<p>See code assessment below</p>
<p>SCENIC MANAGEMENT CODE</p>	<p>N/a</p>
<p>BIODIVERSITY CODE</p>	<p>N/a</p>
<p>WATER QUALITY CODE</p>	<p>N/a</p>
<p>RECREATION AND OPEN SPACE CODE</p>	<p>See code assessment below</p>
<p>ENVIRONMENTAL IMPACTS & ATTENUATION CODE</p>	<p>N/a</p>
<p>AIRPORTS IMPACT MANAGEMENT CODE</p>	<p>N/a</p>

LOCAL HISTORIC HERITAGE CODE	N/a
COASTAL CODE	N/a
SIGNS CODE	N/a

**ASSESSMENT AGAINST E1.0
BUSHFIRE PRONE AREAS CODE**

E1.6.1 Development standards for subdivision

This standard applies to a development consisting of a subdivision where any part of that subdivision is in a bushfire-prone area.

E1.6.1.1 Subdivision: Provision of hazard management areas

<p>Objective: Subdivision provides for hazard management areas that:</p> <ul style="list-style-type: none"> - facilitate an integrated approach between subdivision and subsequent building on a lot; - provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and - provide protection for lots at any stage of a staged subdivision. 	
Acceptable solutions	Performance criteria
<p>A1. (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or</p> <p>(b) The proposed plan of subdivision:</p> <ul style="list-style-type: none"> i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivisions; ii) shows the building area for each lot; iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of AS 3959 – 2009 Construction of Buildings in Bushfire Prone 	<p>P1. A proposed plan of subdivision shows adequate hazard management areas in relation to the building areas shown on lots within a bushfire-prone area taking into consideration:</p> <ul style="list-style-type: none"> a) the dimensions of hazard management areas; b) a bushfire risk assessment of each lot at any stage of staged subdivision; c) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability; d) the topography, including site slope; e) any other potential forms of fuel and ignition sources; f) separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development; and g) any advice from the TFS.

<p><i>Areas; and</i></p> <p>iv) is accompanied by a bushfire hazard management plan for each individual lot, certified by the TFS or accredited person, showing hazard management areas greater than the separation distances required for BAL 19 in Table 2.4.4 of AS 3959 – 2009 <i>Construction of Buildings in Bushfire Prone Areas</i>; and</p> <p>v) applications for subdivision requiring hazard management areas to be located on land that is external to the proposed subdivision must be accompanied by the written consent of the owner of that land to enter into a Part 5 agreement that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.</p>	
<p>Condition required for building areas and hazard management areas to be shown on plan of subdivision.</p>	<p>NA</p>

E1.6.1.2 Subdivision: Public and fire fighting access

<p>Objective: Access roads to, and the layout of roads, tracks and trails, in a subdivision:</p> <ul style="list-style-type: none"> - allow safe access and egress for residents, firefighters and emergency service personnel; - provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack and for hazard management works to be undertaken; - are designed and constructed to allow for fire appliances to be manoeuvred; - provide access to water supplies for fire appliances; and - are designed to allow connectivity, and where needed, offering multiple evacuation points.

Acceptable solutions	Performance criteria
<p>A1. (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or</p> <p>(b) A proposed plan of subdivision showing the layout of roads and fire trails, and the location of property access to building areas, and which complies to the extent necessary with Tables E3, E4 & E5, is included in a bushfire hazard management plan certified by the TFS or accredited person.</p>	<p>P1. A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and emergency service personnel to enable protection from bushfires having regard to:</p> <p>(a) appropriate design measures, including:</p> <ul style="list-style-type: none"> i) two way traffic; ii) all weather surfaces; iii) height and width of any vegetation clearances; iv) load capacity; v) provision of passing bays; vi) traffic control devices; vii) geometry, alignment and slope of roads, tracks and trails; viii) use of through roads to provide for connectivity; ix) limits on the length of cul-de sacs and dead end roads; x) provision of turning areas; xi) provision for parking areas; xii) perimeter access; and xiii) fire trails; and <p>(b) the provision of access to</p> <ul style="list-style-type: none"> i) bushfire prone vegetation to permit the undertaking of hazard management works; and ii) fire fighting water supplies; and <p>(c) any advice from the TFS.</p>
<p>Bushfire report demonstrates compliance with A2.</p>	<p>NA</p>

<p>Objective: Adequate, accessible and reliable water supply for the purposes of fire fighting can be demonstrated at the subdivision stage and allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas.</p>	
<p>Acceptable solutions</p>	<p>Performance criteria</p>
<p>A1. In areas serviced with reticulated water by the water corporation:</p> <ul style="list-style-type: none"> (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes; or (b) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire; or (c) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table E6. 	<p>P1. No performance criteria</p>
<p>Bushfire report notes that hydrants must be installed to the following standards:</p> <p>Designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03-2011-3.1 MRWA Edition 2.0.</p> <p>Not installed in parking areas.</p> <p>Within three metres from the carriage way of the public access, measured as a hose lay.</p> <p>No closer than six metres from the buildings areas to be protected.</p>	

E4.6.1 Use and road or rail infrastructure

<p>Objective</p> <p>To ensure that the safety and efficiency of road and rail infrastructure is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A2 For roads with a speed limit of 60km/h or less the use must not generate more than a total of 40 vehicle entry and exit movements per day</p>	<p>P2 For roads with a speed limit of 60km/h or less, the level of use, number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.</p>
<p>Does not comply.</p>	<p>The applicant submitted a Traffic Impact Assessment which is outlined below and is supported.</p> <p>Traffic movements are estimated to be generated at a typical rate of 9 movements per house, per day. The proposed lots will generate around 153 vehicle movements per day. The development proposes a new road intersection centrally in the site frontage. Sight distance to the west is some 120m to the road end and 250m to the east, which exceeds the Safe Intersection Sight Distance for a 50km/hr speed limit on local roads. The TIA demonstrates that the proposal will maintain an acceptable level of safety of all road uses.</p>

**ASSESSMENT AGAINST E6.0
CAR PARKING & SUSTAINABLE TRANSPORT CODE**

<p>Residential:</p>	
<p>If a 2 or more bedroom dwelling in the General Residential Zone (including all rooms capable of being used as a bedroom)</p>	<p>2 spaces per dwelling</p>
<p>Each lot has sufficient space for the required number of parking spaces.</p>	

ASSESSMENT AGAINST E10.0 RECREATION AND OPEN SPACE CODE
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A1 *The application must include consent in writing from the General Manager that no land is required for public open space but instead there is to be a cash payment in lieu.*

The General Manager provided written consent that no land is required for public open space but instead there is to be a cash payment in lieu.

SPECIFIC AREA PLANS	
TRANSLINK SPECIFIC AREA PLAN	N/a
HERITAGE PRECINCTS SPECIFIC AREA PLAN	N/a

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	N/a

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
<i>Strategic Plan 2007-2017</i> 4.3 – Development Control

PLAN 3

**DRAFT AMENDMENT 02/15 – AMEND THE HERITAGE CODE AND THE
HERITAGE PRECINCTS SPECIFIC AREA PLAN**

ATTACHMENTS

- A** Consideration of representations to Interim Scheme

ATTACHMENT A

Representation 43	C Layton, Evandale
43.1 - Issue 1	
<p>Suggests amalgamation of E13.0 Local Historic Heritage Code and F2.0 Heritage Precincts Specific Area Plan.</p> <p>Having a Local Historic Heritage Code and Heritage Precincts Specific Area Plan is complicated. Is it possible to include the Heritage Precincts Specific Area Plan provisions in the Local Historic Heritage Code, maybe as part of Table E13.1?</p>	
Merit and impact of the Representation	
<p>This suggestion would make the Historic Heritage provisions more readily understood. It is recommended that the provisions be amalgamated.</p>	
Impact on and need for modification of Interim Scheme	
<p>It is recommended that the Interim Scheme be modified by the inclusion of the provisions of the Historic Precincts Specific Area Plan within Table E13.1.</p>	
Merit of the representation in relation to the draft amendment	
<p>The representation has been considered and it has been decided that it is preferable to keep the Heritage Code and Specific Area Plan separate in the draft amendment.</p>	
43.2 - Issue 2	
<p>Local Historic Heritage Code E13.5.1 - Alternative use of heritage buildings. The continued use of heritage buildings could be encouraged by making P1 an acceptable solution at clause E13.5.1.</p>	
Merit and impact of the Representation	
<p>Under the Local Historic Heritage Code, Permitted and Discretionary uses retain their respective status.</p> <p>Clause E13.5.1 P1 allows a Prohibited use to be considered as a Discretionary use.</p> <p>This is considered preferable to making a Prohibited use an Acceptable Solution.</p>	
Impact on and need for modification of Interim Scheme	
<p>No need to modify the Interim Scheme.</p>	
Merit of the representation in relation to the draft amendment	
<p>The representation has been considered and it has no affect on the draft amendment.</p>	
43.3 - Issue 3	

<p>Local Historic Heritage Code E13.6.1 - Demolition of heritage buildings.</p> <p>The continued use of heritage buildings could be encouraged by making P1 an acceptable solution at clause E13.6.1.</p>
Merit and impact of the Representation
<p>It is considered that applications to demolish heritage buildings, parts of buildings and structures should remain discretionary.</p>
Impact on and need for modification of Interim Scheme
<p>No need to modify the Interim Scheme.</p>
Merit of the representation in relation to the draft amendment
<p>The representation has been considered and it has no affect on the draft amendment.</p>
43.4 - Issue 4
<p>Local Historic Heritage Code E13.6.3 - Site Cover</p> <p>Clause E13.6.3 A1 Site coverage states that 'development 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>Table E13.1 only includes Existing Character Statements and Management Objectives. Why is it mentioned? The same applies for several clauses after that.</p>
Merit and impact of the Representation
<p>The acceptable solution is required by the regional model. The different regional Councils may choose whether to include specific criteria in the table.</p>
Impact on and need for modification of Interim Scheme
<p>It is recommended that the Interim Scheme be modified by the inclusion of criteria in Table E13.1.</p>
Merit of the representation in relation to the draft amendment
<p>The representation has been considered and it has been decided not to seek to incorporate acceptable development criterion for site coverage.</p>
43.5 – Issue 5
<p>Local Historic Heritage Code Table E13.1 – Management Objectives</p> <p>Table E13.1 Management Objectives – does the second objective mean that any development in any street reservation of a Northern Midlands' town will require approval, e.g. a bus stop or a road sign in the footpath one kilometer from a heritage precinct? Otherwise, to what does it refer?</p>
Merit and impact of the Representation

Clause 6.2.2 lists various developments that are exempt from planning approval, unless they involve a place or precinct in a heritage code.

Where planning approval is required, it will need to meet the management objectives. The management objectives do not call in a requirement for planning approval where it is not otherwise required.

Impact on and need for modification of Interim Scheme

No need to modify the Interim Scheme.

Merit of the representation in relation to the draft amendment

The representation has been considered and it has no affect on the draft amendment.

43.6 – Issue 6

Local Historic Heritage Code E13.0 – acceptable solutions

If there is no acceptable solution and a proposal meets all performance criteria, can the planning authority refuse an application?

If it does not meet the performance criteria, would it be a valid application? Suggests that the Acceptable Solutions in the heritage codes contain strict guidelines that, if met, would mean an application remained permitted (if it also met the zone provisions); and that the Performance Criteria in the heritage codes include approval by a suitably qualified and planning authority appointed heritage adviser as a criterion.

Merit and impact of the Representation

Compliance with the performance criteria is generally subjective, so it would be a matter of refusing the application if considered not to meet the performance criteria. It can be refused as per clause 8.8.1.

Agree with the suggestion that the Acceptable Solutions in the heritage codes contain strict guidelines that, if met, would mean an application remained permitted (if it also met the zone provisions); and that the Performance Criteria in the heritage codes include approval by a suitably qualified and planning authority appointed heritage adviser as a criterion.

Impact on and need for modification of Interim Scheme

It is recommended that the Interim Scheme be modified by re-writing the heritage code with strict Acceptable Solutions, Performance Criteria to the approval of council's heritage adviser, and that a draft of these provisions be brought to a future council meeting.

Merit of the representation in relation to the draft amendment

The representation has been considered and it has been decided not to seek to incorporate more detailed acceptable solutions.

43.7 – Issue 7

Heritage Precincts Specific Area Plan F2.0 - Streetscape

The purpose specifically relates to streetscape, which is defined as the 'street reservation ... and that area of a private property from the street reservation...'.

The word 'visible' appears to have been omitted from the definition. It makes more sense for the definition to say 'readily visible from the street reservation', as it could be said that anything could be visible from the street reservation if the right equipment were used. Is land owned by Council (eg a public park) or the Crown (eg a riverbank) 'private property' and, therefore, subject to the provisions?

Merit and impact of the Representation

It is agreed that the definition of 'visible' is open to interpretation. However, 'readily visible' is also open to interpretation.

The intention of the HPSAP is to ensure that the visible elements are compatible with the heritage nature of the area. In re-writing the heritage codes and specific area plan as per 43.6 above, they can more clearly describe these provisions.

Impact on and need for modification of Interim Scheme

It is recommended that the Interim Scheme be modified by re-writing the heritage code with strict Acceptable Solutions, Performance Criteria to the approval of council's heritage adviser, and that a draft of these provisions be brought to a future council meeting.

Merit of the representation in relation to the draft amendment

The representation has been considered and it has been decided that operational problems that this clause may present are not sufficient to seek to amend it.

43.8 – Issue 8

Heritage Precincts Specific Area Plan F2.0 – Design Statement

Clause F2.4 requires a design statement for 'any new building, extension, alteration or addition'. It makes more sense for this requirement to be 'any new building, extension, alteration or addition readily visible from the street reservation'. If the purpose of the specific area plan is only to protect the streetscape, it follows that development at the rear of buildings that is not normally visible from the street reservation is not subject to the provisions.

Merit and impact of the Representation

Agree with the representation. The design statement should only be required for buildings readily visible from the street.

Impact on and need for modification of Interim Scheme

It is recommended that Clause F2.4.1 of the Interim Scheme be modified to read:

In addition to the requirements of clause 8.1.3, a design statement is

required in support of the application for any new building, extension, alteration or addition, readily visible from the street. The design statement is to ensure that development achieves consistency with the precinct and common built forms that create the character of the precinct.

Merit of the representation in relation to the draft amendment

The representation has been considered and it has been decided that operational problems that this clause may present are not sufficient to seek to amend it.

43.9 – Issue 9

Heritage Precincts Specific Area Plan F2.5.1 – Setbacks

There are very few performance criteria included in the HPSAP, whereas there are incidences when it is unreasonable for an extension, alteration or addition to meet the acceptable standard e.g. F2.5.1 Setbacks.

A2 Garage & Carport setbacks – this may be impossible to achieve, and does it also refer to sheds?

A3 Side Setbacks to one boundary only would not be consistent with a lot of buildings in business areas eg central Longford.

Merit and impact of the Representation

Agree with the representation. This can be resolved in the amalgamation of the Heritage Code and Specific Area Plan.

Impact on and need for modification of Interim Scheme

It is recommended that the Interim Scheme be modified by re-writing the heritage code with strict Acceptable Solutions, Performance Criteria to the approval of council's heritage adviser, and that a draft of these provisions be brought to a future council meeting.

Merit of the representation in relation to the draft amendment

The draft amendment addresses these matters.

43.10 – Issue 10

Heritage Precincts Specific Area Plan F2.5.2 – Orientation

F2.5.2 Orientation – the central drawing on Figure 2.4 with the new carport or garage in front of the building appear to conflict with Figures 2.3 & 2.7.

It may not be possible to meet both A1(b) and (c) as there may be heritage-listed buildings on adjacent lots with different angles.

Merit and impact of the Representation

Agree with the representation. This can be resolved in the amalgamation of the Heritage Code and Specific Area Plan.

Impact on and need for modification of Interim Scheme

It is recommended that the Interim Scheme be modified by re-writing the heritage code with strict Acceptable Solutions, Performance Criteria to the approval of council's heritage adviser, and that a draft of these provisions be brought to a future council meeting.
Merit of the representation in relation to the draft amendment
The draft amendment addresses these matters.
43.11 – Issue 11
Heritage Precincts Specific Area Plan F2.5.4 – Roof Forms There are cases where it is less intrusive to use a flat roof for a carport rather than a hip or gable roof, especially at a heritage cottage. It would look odd to have a pitch between 30 and 40 degrees when the main house pitch is only 20 degrees. Similarly, if existing eaves overhang is 500mm, it would look odd for the addition's eaves overhang to be only 300mm. There should be performance criteria, or an acceptable solution that says 'or to reflect the style of the existing house'.
Merit and impact of the Representation
Agree with the representation. This can be resolved in the amalgamation of the Heritage Code and Specific Area Plan.
Impact on and need for modification of Interim Scheme
It is recommended that the Interim Scheme be modified by re-writing the heritage code with strict Acceptable Solutions, Performance Criteria to the approval of council's heritage adviser, and that a draft of these provisions be brought to a future council meeting.
Merit of the representation in relation to the draft amendment
The draft amendment addresses these matters.
43.12 – Issue 12
Heritage Precincts Specific Area Plan F2.5.6 – External Walls A1.1 specifies that 'materials used in additions must match those of the existing construction', however, it then continues on to specify the type of external wall cladding. It may not be possible to meet both of the standards, eg in the case of rendered external cladding, or brickwork different to that specified.
Merit and impact of the Representation
Agree with the representation. This can be resolved in the amalgamation of the Heritage Code and Specific Area Plan.
Impact on and need for modification of Interim Scheme
The draft amendment addresses these matters.
Merit of the representation in relation to the draft amendment
The draft amendment addresses these matters.

43.13 – Issue 13
Heritage Precincts Specific Area Plan F2.5.7 – Entrances and Doors There may be a proposal to make the existing window and door openings more appropriate to a heritage precinct; this would not be allowed as their position, shape and size must be retained under A1.1 (eg the doctor's surgery next to the chemist shop at Perth). A1.2 may also be impossible to achieve; there should be performance criteria.
Merit and impact of the Representation
Agree with the representation. This can be resolved in the amalgamation of the Heritage Code and Specific Area Plan.
Impact on and need for modification of Interim Scheme
It is recommended that the Interim Scheme be modified by re-writing the heritage code with strict Acceptable Solutions, Performance Criteria to the approval of council's heritage adviser, and that a draft of these provisions be brought to a future council meeting.
Merit of the representation in relation to the draft amendment
The draft amendment addresses these matters.
43.14 – Issue 14
Heritage Precincts Specific Area Plan F2.5.8 – Windows An extension to an 80's house where the windows are directly under the eaves line, would look odd with the new windows heads 300mm below the eaves line. Similar comments apply for the rest of the window provisions.
Merit and impact of the Representation
Agree with the representation. This can be resolved in the amalgamation of the Heritage Code and Specific Area Plan.
Impact on and need for modification of Interim Scheme
It is recommended that the Interim Scheme be modified by re-writing the heritage code with strict Acceptable Solutions, Performance Criteria to the approval of council's heritage adviser, and that a draft of these provisions be brought to a future council meeting.
Merit of the representation in relation to the draft amendment
The draft amendment addresses these matters.
43.15 – Issue 15
Heritage Precincts Specific Area Plan F2.5.9 – Roof Covering A1.1 specifies that 'roofing of additions must match that of the existing construction', however, it then continues on to specify the type of roofing material – it may not be possible to meet both of the standards, eg in the case of green corrugated iron or zincalume.
Merit and impact of the Representation

Agree with the representation. This can be resolved in the amalgamation of the Heritage Code and Specific Area Plan.
Impact on and need for modification of Interim Scheme
It is recommended that the Interim Scheme be modified by re-writing the heritage code with strict Acceptable Solutions, Performance Criteria to the approval of council's heritage adviser, and that a draft of these provisions be brought to a future council meeting.
Merit of the representation in relation to the draft amendment
The draft amendment addresses these matters.
43.16 – Issue 16
Heritage Precincts Specific Area Plan F2.5.10 – Roof Plumbing A2 specifies that square-line gutter profile or rectangular downpipes must not be used; if the existing house has them, it would look odd for a small extension to have another type.
Merit and impact of the Representation
Agree with the representation. This can be resolved in the amalgamation of the Heritage Code and Specific Area Plan.
Impact on and need for modification of Interim Scheme
It is recommended that the Interim Scheme be modified by re-writing the heritage code with strict Acceptable Solutions, Performance Criteria to the approval of council's heritage adviser, and that a draft of these provisions be brought to a future council meeting.
Merit of the representation in relation to the draft amendment
The draft amendment addresses these matters.
43.17 – Issue 17
Heritage Precincts Specific Area Plan F2.5.11 – Verandahs There may be a proposal to make the existing verandah more appropriate to a heritage precinct; this would not be allowed as the verandah must be consistent with the original form and detail under A2.1. A2.2 may also be impossible to achieve to comply with the Building Code; there should be performance criteria.
Merit and impact of the Representation
Agree with the representation. This can be resolved in the amalgamation of the Heritage Code and Specific Area Plan.
Impact on and need for modification of Interim Scheme
It is recommended that the Interim Scheme be modified by re-writing the heritage code with strict Acceptable Solutions, Performance Criteria to the approval of council's heritage adviser, and that a draft of these provisions be brought to a future council meeting.
Merit of the representation in relation to the draft amendment

The draft amendment addresses these matters.
43.18 – Issue 18
Heritage Precincts Specific Area Plan F2.5.13 – Outbuildings Sheds are nominated in some Acceptable Solutions and Garages and Carport in others; whereas there is no definition in the terms; this is likely to cause conflict, or should it say 'outbuildings' in all of the Acceptable Solutions, eg A6 specifies that the eaves height of a garage must not exceed 3m; does this mean the eaves height of a shed or carport can exceed 3m. The phrase 'where visible from the street' appears randomly in A6. Is it purporting to limit all garages to an eaves height of 3m, even when not visible from the street?
Merit and impact of the Representation
Agree with the representation that there are issues relating to outbuildings. These can be resolved in the amalgamation of the Heritage Code and Specific Area Plan.
Impact on and need for modification of Interim Scheme
It is recommended that the Interim Scheme be modified by re-writing the heritage code with strict Acceptable Solutions, Performance Criteria to the approval of council's heritage adviser, and that a draft of these provisions be brought to a future council meeting.
Merit of the representation in relation to the draft amendment
Draft amendment to address these matters.
43.19 – Issue 19
Heritage Precincts Specific Area Plan F2.5.14 – Conservatories Conservatories are required to respect the established style and period of the existing building; this may require a circular conservatory, whereas the plan form provisions specify squares and rectangles.
Merit and impact of the Representation
Agree with the representation. This can be resolved in the amalgamation of the Heritage Code and Specific Area Plan.
Impact on and need for modification of Interim Scheme
It is recommended that the Interim Scheme be modified by re-writing the heritage code with strict Acceptable Solutions, Performance Criteria to the approval of council's heritage adviser, and that a draft of these provisions be brought to a future council meeting.
Merit of the representation in relation to the draft amendment
The draft amendment addresses these matters in the changes to clause F2.5.5 – plan form.
43.20 – Issue 20

Heritage Precincts Specific Area Plan F2.5.15 – Fences

As new brick fences are not allowed, it would not have been possible to have a high, convict-brick front fence similar to that opposite the tennis courts in Barclay Street, Evandale. The fence could not have been used to screen the rear yard either. It may be that an existing fence is one of the prohibited types specified in A4, but its replacement must be the same, according to A1.1.

A4 prohibits plastic-covered wire mesh – this would prohibit the type of fence that Council erected between Morven Park and the Evandale Primary School.

Merit and impact of the Representation

Agree with the representation. This can be resolved in the amalgamation of the Heritage Code and Specific Area Plan.

Impact on and need for modification of Interim Scheme

It is recommended that the Interim Scheme be modified by re-writing the heritage code with strict Acceptable Solutions, Performance Criteria to the approval of council's heritage adviser, and that a draft of these provisions be brought to a future council meeting.

Merit of the representation in relation to the draft amendment

The draft amendment addresses these matters.

43.21 – Issue 21

Heritage Precincts Specific Area Plan F2.5.16 – Repainting

What is a 'new colour scheme'; when does repainting become a new colour scheme? Does it only apply to new buildings or to complete repainting of a building? This clause is open to too much interpretation.

Merit and impact of the Representation

Repainting a building is exempt from planning approval under 5.5.1, unless it involves a place or precinct listed in a heritage code. Repainting such a building therefore requires planning approval.

It is considered onerous to require planning approval every time a building is repainted. The regional model provides for an exemption for repainting an exterior surface that has been previously painted in colours similar to that existing. It is recommended that this be included in the interim scheme.

Impact on and need for modification of Interim Scheme

It is recommended that the Interim Scheme be modified by the inclusion of the following at E13.3.1:

The following use or development is exempt from this code:

Repainting of an exterior surface that has been previously painted in colour similar to that existing.

Merit of the representation in relation to the draft amendment

The draft amendment addresses these matters.
43.22 – Issue 22
Heritage Precincts Specific Area Plan F2.5.17 – Lighting Does this mean that a flood light for security must be hidden?
Merit and impact of the Representation
F2.5.17 says that “New lighting such as flood lights, spotlights or entry lights must be carried out such that wiring, fixings and fittings are concealed”. The representation appears to contain the correct interpretation of the provision. It is recommended that it be re-written.
Impact on and need for modification of Interim Scheme
It is recommended that the Interim Scheme be modified by re-writing the heritage code with strict Acceptable Solutions, Performance Criteria to the approval of council’s heritage adviser, and that a draft of these provisions be brought to a future council meeting.
Merit of the representation in relation to the draft amendment
The draft amendment addresses these matters.
43.23 – Issue 23
Minor Works in Heritage Areas – clause 6.1.1 As the Limited Exemptions (Clause 6.1.1) do not apply in heritage precincts, solar panels and other minor works in heritage areas require approval, yet there are no performance criteria for them to meet.
Merit and impact of the Representation
<i>PD1 has since be amended to:</i> <i>6.1.1 A permit under this planning scheme is not required for a use or development described in subclauses 6.1.2 and 6.1.3 unless there is a code in this planning scheme which lists a heritage place or precinct and requires a permit for the use or development that is to be undertaken.</i>
Impact on and need for modification of Interim Scheme
No need to modify the interim scheme.
Merit of the representation in relation to the draft amendment
The representation has no impact on the draft amendment.
43.24 – Issue 24
New Heritage Precinct at Perth Understood that the scheme was not to make major changes to the scheme maps, yet a new precinct has been added at Perth, and the heritage precinct has been extended at Evandale. Doubts the property owners involved at Perth would be aware of the changes.
Merit and impact of the Representation

Agree with the representation. Recommend that the heritage provisions at Perth be removed. Council could seek to introduce the provisions by way of amendment once the Interim Scheme becomes a Planning Scheme.

Impact on and need for modification of Interim Scheme

It is recommended that the Interim Scheme be modified by the removal of references to the Heritage Precinct at Perth.

Merit of the representation in relation to the draft amendment

The interim scheme has now been in operation with a heritage precinct in Perth for nearly three years. It is considered that removal of references to the Heritage Precinct at Perth now would cause confusion.

43.25 - Issue 25

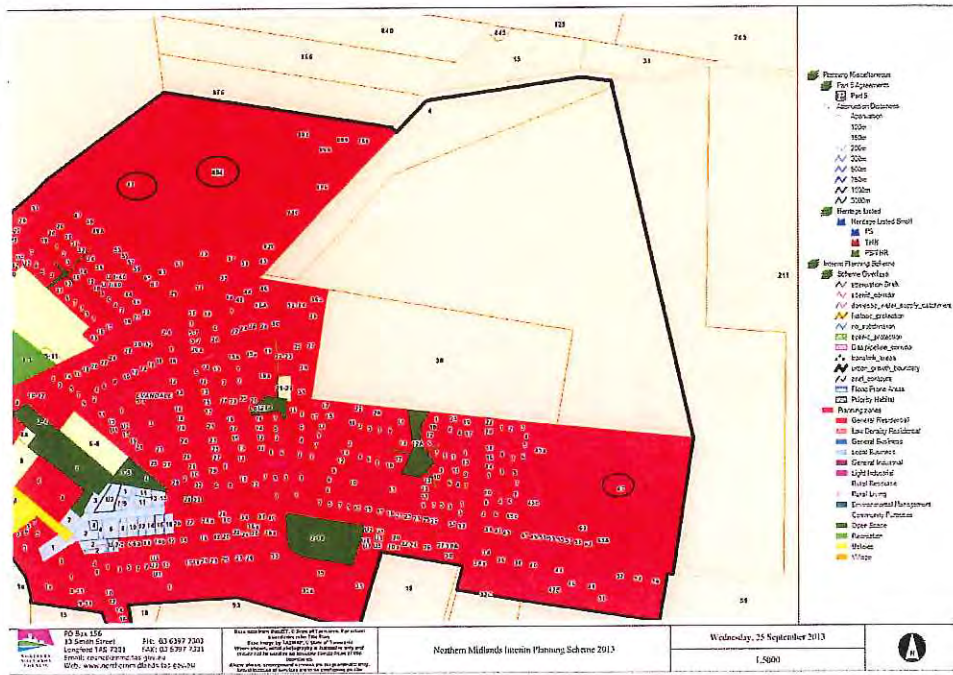
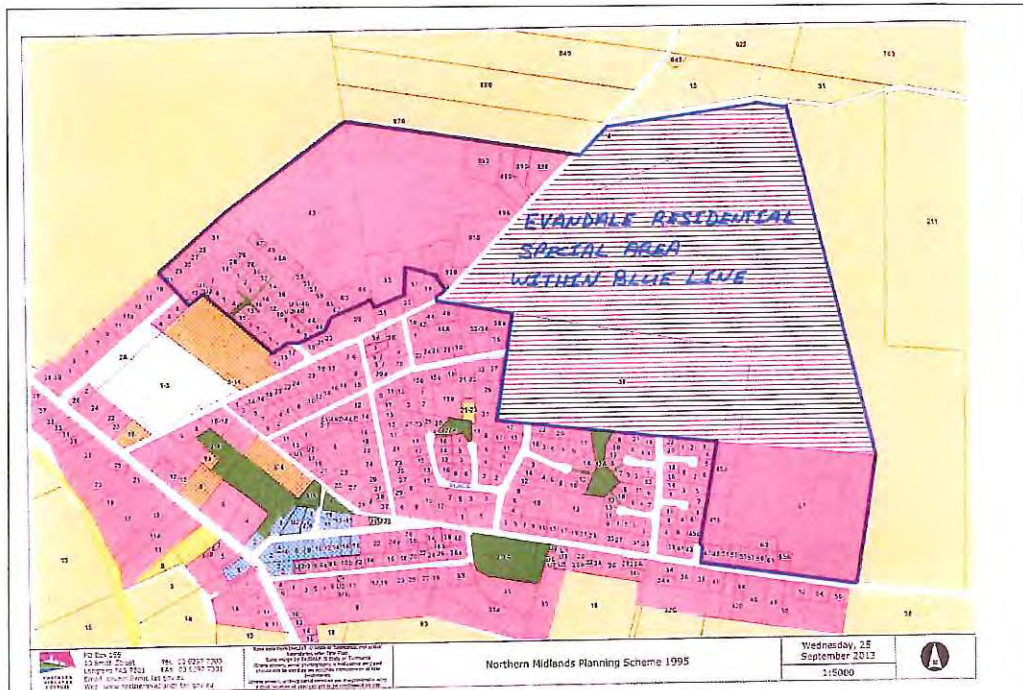
Heritage Provisions at Evandale

Refutes the claim that most Evandale residents support heritage provisions being placed over the whole of Evandale. The non-heritage areas on the eastern side of Evandale do not affect the streetscape in the heritage precinct as they are separate from the precinct and it is not accessed through them.

Merit and impact of the Representation

At its October meeting, Council discussed the suggestion of design standards outside the historic area being applied only to substantial new broadacre housing development, rather than to all additions and new buildings is supported.

This will be similar to Evandale Residential Special Area provisions of the 1995 scheme. These provisions applied to land set aside for large scale residential subdivision and housing development, as shown below.



Impact on and need for modification of Interim Scheme

As per the October Council resolution, it is recommended that:

- a) A Specific Area Plan to guide residential development be prepared and brought before Council, for the areas suitable for broadacre housing development, and zoned General Residential (43 Cambock Lane, 894 White Hills Road, 67 Logan Road), and Cambock Lane & Glover Court; and
- b) Council seek to have the Specific Area Plan incorporated into

the Interim Scheme through the hearing process.
<i>Merit of the representation in relation to the draft amendment</i>
The Evandale Residential Specific Area Plan was approved by Council and forwarded to TPC.
43.26 – Issue 26
General Exemptions – clause 5.5.1(b) Clause 5.5.1(b) makes repairs to buildings in a heritage precinct or heritage-listed building require a permit. This clause should be deleted as almost every building needs some sort of maintenance or repair every year. There will be numerous illegal works taking place and council would not have the resources to follow up or issue permits.
Merit and impact of the Representation
Agreed. Such exemption is allowed for within the regional model. It is recommended it be incorporated into the Interim Scheme.
Impact on and need for modification of Interim Scheme
It is recommended that the Interim Scheme be modified by the inclusion of the following at E13.3.1: The following use or development is exempt from this code: Maintenance and repairs that do not involve the removal, replacement or concealment of any feature that contributes to the historic heritage significance of the place or precinct.
<i>Merit of the representation in relation to the draft amendment</i>
The draft amendment addresses these matters.
43.27 – Issue 27
Limited Exemptions – clause 6.1.1 Clause 6.1.1 means all of the limited exemptions are not exempt if they are in a heritage precinct or heritage-listed place. Eg this would make the installation of solar panels or rainwater tanks at the rear of a house discretionary, even if they could not be viewed from the street. This appears counter to environmental objectives.
Merit and impact of the Representation
Agreed, however these provisions are required by the State Planning Scheme Template. Recommend that Council seek to address these issues in the amalgamation of the Heritage provisions.
Impact on and need for modification of Interim Scheme
It is recommended that the Interim Scheme be modified by re-writing the heritage code with strict Acceptable Solutions, Performance Criteria to the approval of council's heritage adviser, and that a draft of these provisions be brought to a future council meeting.
Merit of the representation in relation to the draft amendment

PD1 has since be amended to:

6.1.1 A permit under this planning scheme is not required for a use or development described in subclauses 6.1.2 and 6.1.3 unless there is a code in this planning scheme which lists a heritage place or precinct and requires a permit for the use or development that is to be undertaken.

43.28 – Issue 28

Limited Exemptions – clause 6.1.5

Clause 6.1.5 limits the size of a minor outbuilding to 9m² and the sides to no longer than 3m. This is not in accordance with the Building Act which allows one 10m² building with a 6m long side.

Merit and impact of the Representation

Agreed. The 1995 scheme had a provision which said that, "A permit is not required for the erection of, or external alteration to, any existing building where a building permit under the Building Act 2000 or Building Regulations would not be required". This allowed for consistency between the Building and Planning legislation, and also allowed for changes to the Building Act without having to amend the planning scheme. However, clause 6.1.5 is required by the State Planning Scheme Template.

Impact on and need for modification of Interim Scheme

It is recommended the Council seek to have the Limited Exemptions written to be consistent with the Building Regulations.

Merit of the representation in relation to the draft amendment

The representation has no affect on the draft amendment.

43.29 – Issue 29

Limited Exemptions – clause 6.2.2

Clause 6.2.2 appears to mean that provision and upgrade of linear and minor utilities and infrastructure will require approval when in the heritage precinct. As this includes traffic control markings, even painting a traffic arrow would require approval.

Merit and impact of the Representation

Agree with the representation, however clause 6.2.2 is required by the State Planning Scheme Template. Recommend that Council seek to address these issues in the amalgamation of the Heritage provisions.

Impact on and need for modification of Interim Scheme

It is recommended that the Interim Scheme be modified by re-writing the heritage code with strict Acceptable Solutions, Performance Criteria to the approval of council's heritage adviser, and that a draft of these provisions be brought to a future council meeting.

Merit of the representation in relation to the draft amendment

PD1 has since been amended to read:

A permit under this planning scheme is not required for a use or development described in subclause 6.2.2 unless there is:

- (a) *a code in this planning scheme which lists a heritage place or precinct and requires a permit for the use or development that is to be undertaken.*

43.30 – Issue 30

Limited Exemptions – clause 6.3.1

Clause 6.3.1 means that any vegetation modification in a heritage precinct would require approval. Presumably, maintenance of an existing garden would have existing use rights, but what about establishing a new garden, or planting a hedge?

Merit and impact of the Representation

Agree with the representation, however clause 6.3.2 is required by the State Planning Scheme Template. Recommend that Council seek to address these issues in the amalgamation of the Heritage provisions.

Impact on and need for modification of Interim Scheme

It is recommended that the Interim Scheme be modified by re-writing the heritage code with strict Acceptable Solutions, Performance Criteria to the approval of council's heritage adviser, and that a draft of these provisions be brought to a future council meeting.

Merit of the representation in relation to the draft amendment

The draft amendment addresses these matters.

43.31 – Issue 31

Limited Exemptions – clause 6.4.1

Clause 6.4.1 appears to mean that the construction of a normal timber paling side boundary fence in the heritage precinct requires approval, and farm fencing at a heritage listed place requires approval.

Merit and impact of the Representation

Agree with the representation, however clause 6.4.1 is required by the State Planning Scheme Template. Recommend that Council seek to address these issues in the amalgamation of the Heritage provisions.

Impact on and need for modification of Interim Scheme

It is recommended that the Interim Scheme be modified by re-writing the heritage code with strict Acceptable Solutions, Performance Criteria to the approval of council's heritage adviser, and that a draft of these provisions be brought to a future council meeting.

Merit of the representation in relation to the draft amendment

The draft amendment addresses these matters.

43.32 – Issue 32	
Limited Exemptions – clause 6.5.1 Clause 6.5.1 means that the construction of a small barn or installation of irrigation pipes at a heritage listed place even if out of sight of the main building would require approval.	
Merit and impact of the Representation	
Agree with the representation, however clause 6.5.1 is required by the State Planning Scheme Template. Recommend that Council seek to address these issues in the amalgamation of the Heritage provisions.	
Impact on and need for modification of Interim Scheme	
It is recommended that the Interim Scheme be modified by re-writing the heritage code with strict Acceptable Solutions, Performance Criteria to the approval of council's heritage adviser, and that a draft of these provisions be brought to a future council meeting.	
Merit of the representation in relation to the draft amendment	
The draft amendment addresses these matters.	
43.33 - Issue 33	
Heritage Exemptions The 1995 scheme included exemptions from the Tasmanian Heritage Council and Council's Heritage Adviser; however, this does not appear in the Interim Scheme, and as it is not possible to have a 'permitted (with permit)' approval in the heritage precinct or heritage listed places, everything, no matter how minor, would be discretionary.	
Merit and impact of the Representation	
The 1995 scheme stated "Where the written opinion of both the Advisory Committee and the Tasmanian Heritage Council has established that the development is clearly unrelated to places of cultural significance, the application will be exempted from this Part". Additional criteria in the heritage code will help alleviate this issue.	
Impact on and need for modification of Interim Scheme	
It is recommended that the Interim Scheme be modified by re-writing the heritage code with strict Acceptable Solutions, Performance Criteria to the approval of council's heritage adviser, and that a draft of these provisions be brought to a future council meeting.	
Merit of the representation in relation to the draft amendment	
The draft amendment incorporates this suggestion.	
Representation 44	J Miller, Evandale
44.19 – Issue 19	

<p>Construction Fences</p> <p>Clause 6.4 Fences – the erection of side and boundary fences not visible from any public thoroughfare should not require a permit in the historic precinct if less than 2.1m in height.</p>
<p>Merit and impact of the Representation</p>
<p>Agree with the representation, however this is a State Planning Scheme Template provision. Recommend that Council seek to address these issues in the amalgamation of the Heritage provisions.</p>
<p>Impact on and need for modification of Interim Scheme</p>
<p>It is recommended that the Interim Scheme be modified by re-writing the heritage code with strict Acceptable Solutions, Performance Criteria to the approval of council's heritage adviser, and that a draft of these provisions be brought to a future council meeting.</p>
<p>Merit of the representation in relation to the draft amendment</p>
<p>The draft amendment addresses this matter.</p>
<p>44.35 - Issue 35</p>
<p>Local Historic Heritage Code – service connections to buildings</p> <p>E13.3.1 b) exempts electricity, fibre optic, and telecommunication cables and gas lines to individual buildings which connect above ground or utilize existing service trenches, from the code. They should not be exempt, the community has often requested that such services be buried, or where not possible must require a permit to ensure it does not detract from the heritage precinct's value.</p>
<p>Merit and impact of the Representation</p>
<p>The provision of the infrastructure in heritage areas requires a permit under clause 6.2 which is the opportunity for the major infrastructure to be required underground. .</p>
<p>Impact on and need for modification of Interim Scheme</p>
<p>No need to modify the Interim Scheme.</p>
<p>Merit of the representation in relation to the draft amendment</p>
<p>The draft amendment addresses this matter.</p>
<p>44.36 - Issue 36</p>
<p>Heritage Precincts Specific Area Plan F2.0</p> <p>F2.0 applies unreasonably to non-heritage buildings. It should pertain specifically to new development and substantial alterations to existing buildings.</p>
<p>Merit and impact of the Representation</p>
<p>Agree with the representation. This issue was similarly raised in representation 43.</p>

Impact on and need for modification of Interim Scheme

It is recommended that the Interim Scheme be modified by re-writing the heritage code with strict Acceptable Solutions, Performance Criteria to the approval of council's heritage adviser, and that a draft of these provisions be brought to a future council meeting.

Merit of the representation in relation to the draft amendment

The draft amendment addresses this matter.