

DESCRIPTION

The proponents are applying to subdivide one 2.68ha title (CT 168222/1) into 23 lots, in 3 stages .

The subject land is currently entirely cleared for pasture and is zoned as General Residential. The title is bounded by General Residential zoned land to the north, east and south and Utilities zoned land to the west. The Utilities zoned land is low-fuel grasslands and is considered Managed Land. Beyond the Utilities zone to the west is grassland on Rural Resource zoned land.

New roading is proposed, extending to the southern side of Paton Street, which will provide access to Lots 2-19. Lots 1 & 20-23 will be accessed from Paton Street.

See Appendix 1 for maps and site plan.

BAL AND RISK ASSESSMENT

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

VEGETATION AND SLOPE

	Vegetation, within 100 m of subdivision boundary and proposed lots	Slope (degrees, over 100m)
North	0-100m Managed Land	Upslope/flat
East	0-100m Managed Land	Upslope/flat
South	0-100m Managed Land	Upslope/flat
West	0-70m Managed Land, 70-100m Managed Land/Grassland mix	Upslope/flat

* Land is in the General Residential Zone and is considered a non-threat for bushfire protection purposes per Bushfire Prone Areas Advisory Note No 1.

Bushfire Prone Areas Advisory Note No 01 – 2014 determines that there is insufficient increase in risk to the development from bushfire to warrant any specific bushfire measures if; the risk arises from vegetation located on land zoned as Inner Residential, General Residential or Village. Land immediately adjacent to the subject title to the north, east and west is zoned as General Residential so it is assumed that, this will continue to be maintained as entirely managed land and is a non-threat from bushfire. I consider that there is insufficient increase in risk from bushfire from the north, east & south to warrant any specific bushfire protection measures as the land and any hazards are able to be managed through council abatement processes. Land to the west is zoned as Utilities and then Rural Resource. To the immediate west of the Utilities zoned land is a levy bank on Rural Resource zone. Both the Utilities zone and the levy bank are low fuel grasslands and can be considered Managed Land.



Beyond this land is grassland vegetation and is the only threat to this development from bushfire.

BUILDING AREA BAL RATING

Setback distances for BAL Ratings have been calculated on managed land & grassland vegetation types. Most lots are greater than 100m from grassland vegetation to the west and therefore are non-bushfire prone and have the entire lot area as a BAL Low building area. The only Lot that is within 100m of the bushfire prone vegetation to the west is Lot 11. The entirety of Lot 11 will still be greater than 50m from grassland vegetation and will therefore also be BAL Low. No additional clearing is required and all vegetation management may remain in its current state. Where no setback is required for fire protection, other Planning Scheme setbacks may need to be applied.

THE SETBACKS

BAL Rating:

BAL Rating	Vegetation	Setbacks	
		Upslope and flat	Downslopes 0-5°
BAL Low	Grassland	50m	50m

FIRE FIGHTING WATER SUPPLY

The lots will be serviced by reticulated supply. It is assumed, in accordance with Bushfire Prone Areas Advisory Note N0 2- 2014, that a connection to the reticulated supply should supply a minimum of 600litres/minute at 200 kPa and be located within 120m of the furthest extent of all dwellings which will be constructed.

ACCESS

Paton Street is not currently a through road. The Bushfire Code provides that all new lots within a subdivision in a Bushfire Prone Area must be within 200m of a through road. The Lots for this subdivision will not meet this requirement, however as the likely threat from bushfire is to the west, and the current escape route would be to the east, away from any potential bushfire and the majority of the subdivision being non-bushfire prone, with only a small area of BAL low it is considered acceptable to waive this requirement in this circumstance.

Any access road to Lots 9-13, 16, 19, 20 must be constructed to at least Class 4C standard have a carriageway of at least 4m. and be maintained with at least 2m either side and 4m above clear of vegetation.

CONCLUSIONS

The only threat from bushfire is grassland vegetation to the west on Rural Resource zoned land. Lots along the western side of the subdivision are bushfire prone, but are assessed as BAL Low, with no setbacks required. The area will be serviced by reticulated water supply. All access to Lots 9-13, 16, 19, 20 must be constructed to Class 4C standards.

REFERENCES

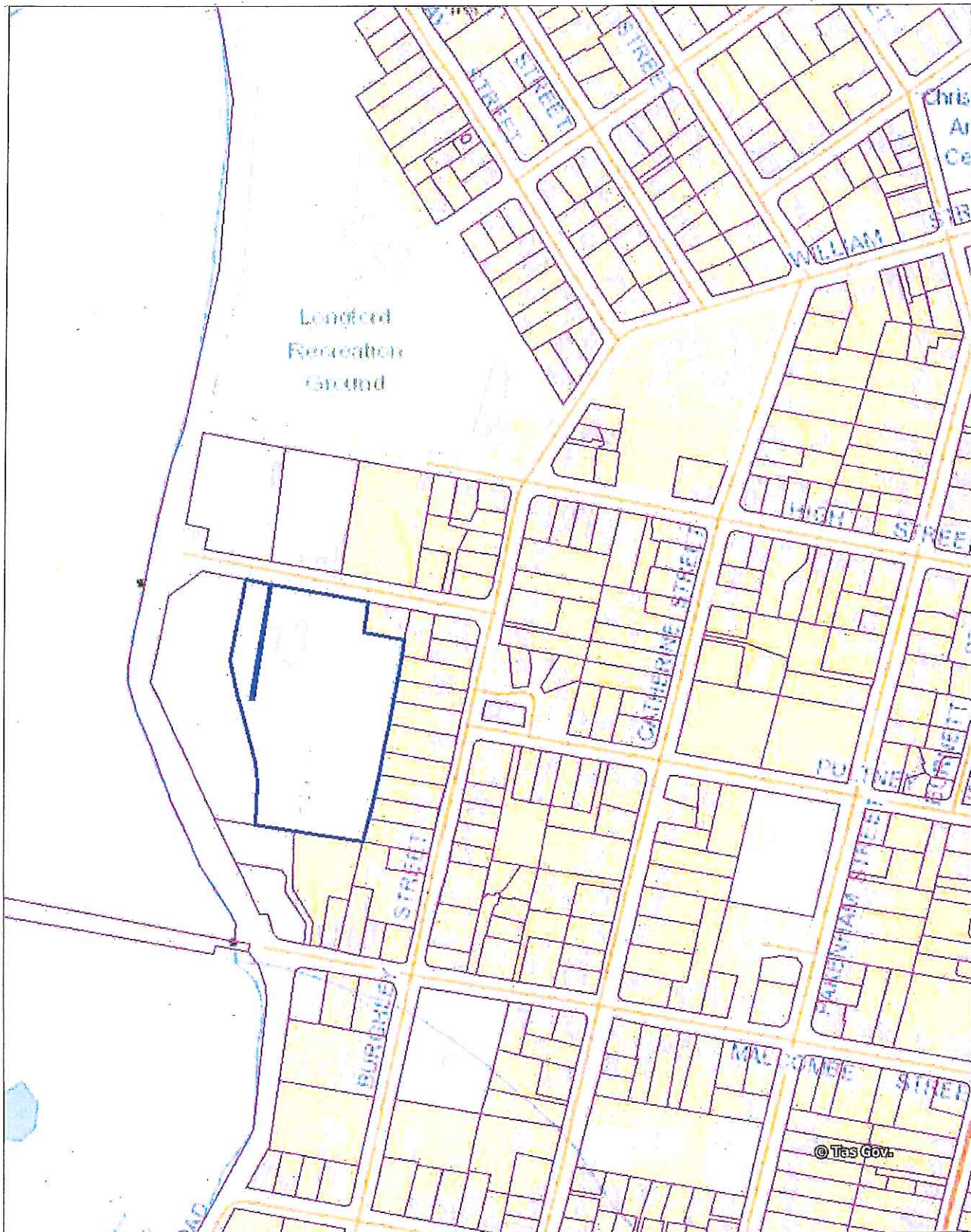
Northern Midlands Council. (2013). *Northern Midlands Interim Planning Scheme 2013*.

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

Tasmania Fire Service. *Bushfire Prone Areas Advisory Note NO 1- 2014*

Tasmania Fire Service. *Bushfire Prone Areas Advisory Note NO 2- 2014*





Map Name: Location
Project: Development Application
Client: Structured Finance Corp

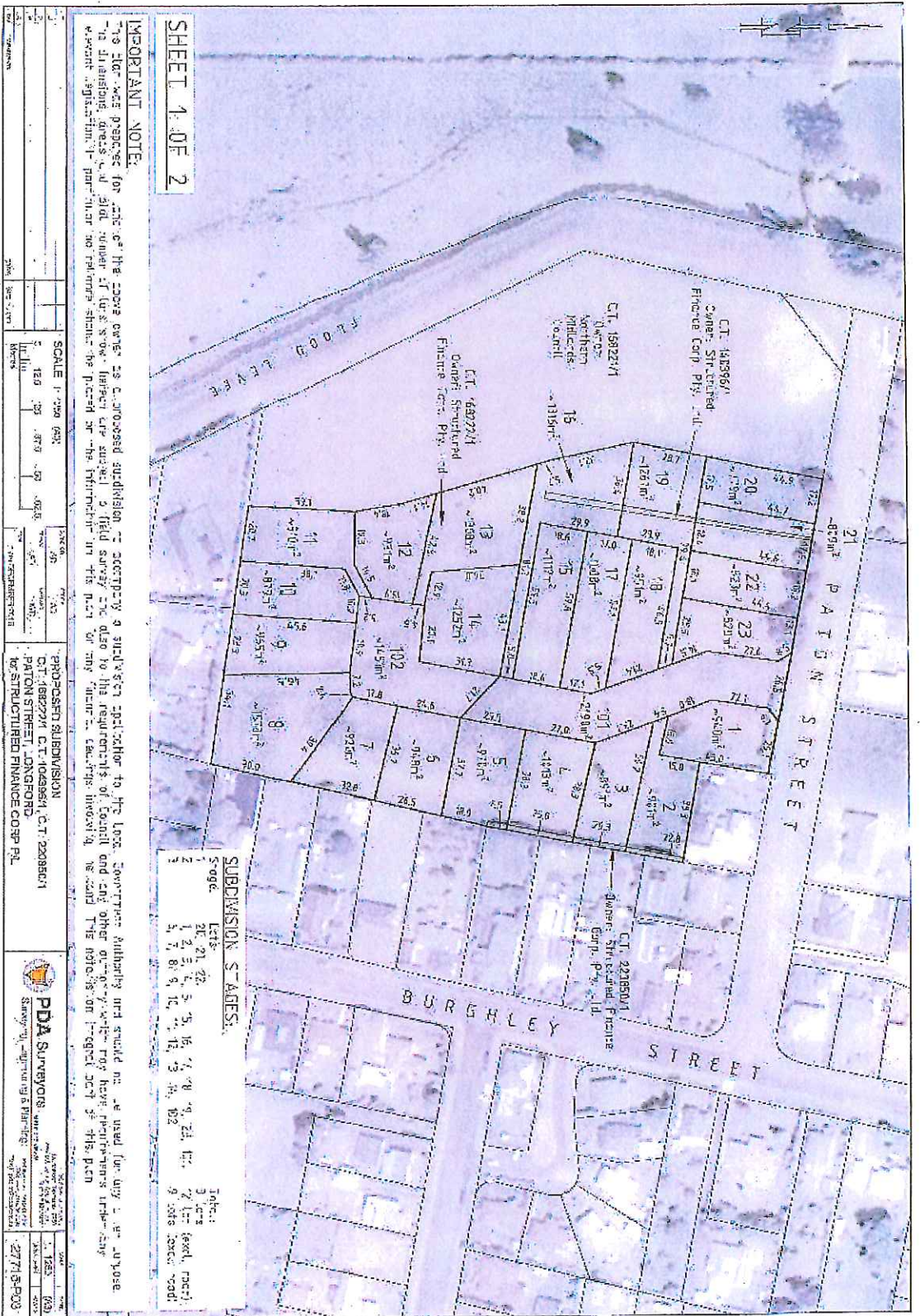
Basemap Image from LIST
Titles from Cadastre 2009 (C) State of Tas.

14/12/2015



Exhibited

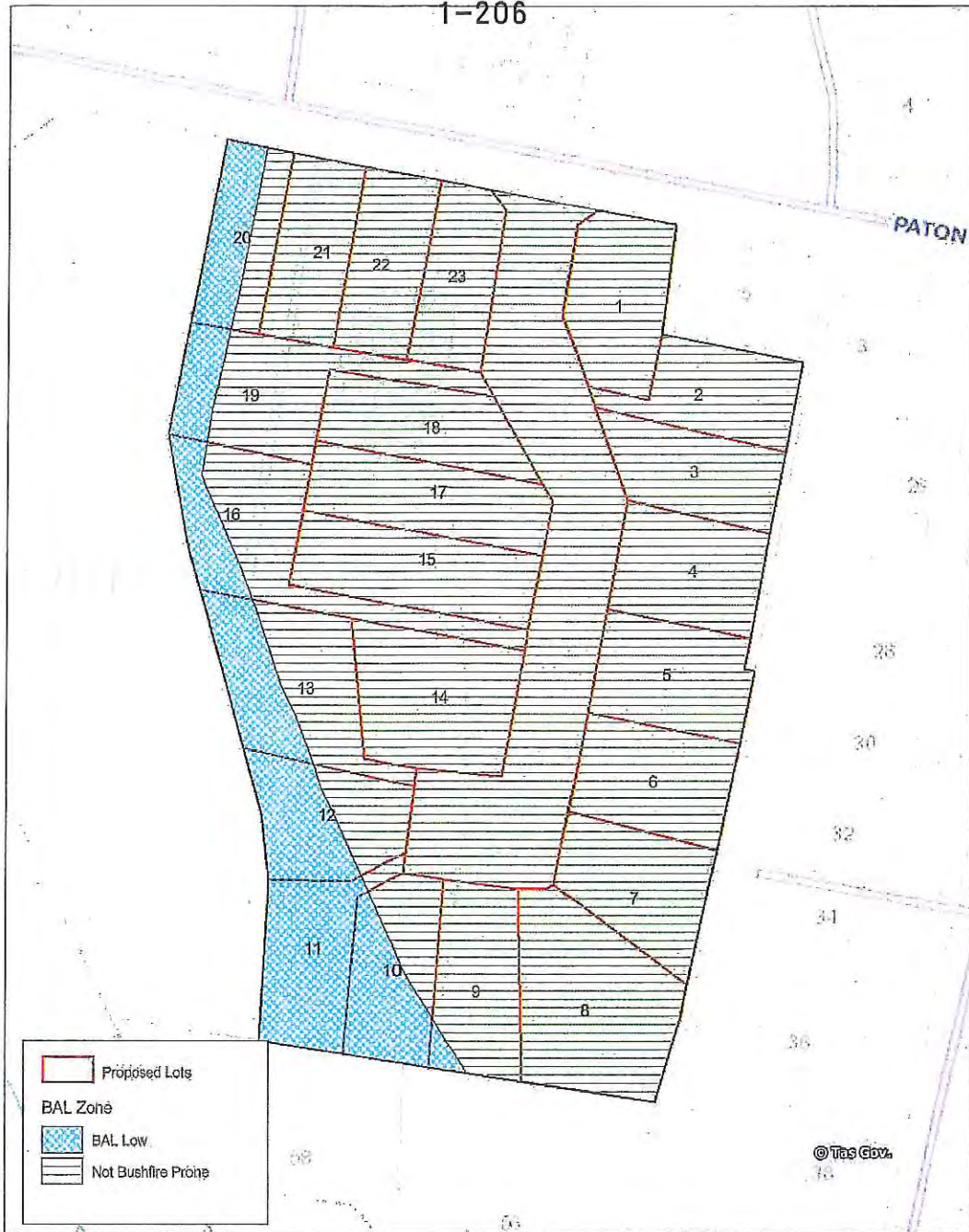
Figure 1: Location Map



Exhibited

Figure 2: Proposed Subdivision Plan

1-206



Map Name: BAL Zones
 Project: Development Application
 Client: Structured Finance Corp

Basemap Image from LIST
 Titles from Cadastre 2009 (C) State of Tas.

2/2/16

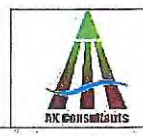


Figure 3: BAL Zones

Exhibited

BAL RATINGS

Lot	BAL Rating	Setback
1	Non-Bushfire Prone	None
2	Non-Bushfire Prone	None
3	Non-Bushfire Prone	None
4	Non-Bushfire Prone	None
5	Non-Bushfire Prone	None
6	Non-Bushfire Prone	None
7	Non-Bushfire Prone	None
8	Non-Bushfire Prone	None
9	BAL Low	None
10	Non-Bushfire Prone	None
11	BAL Low (part NBFP)	None
12	BAL Low (part NBFP)	None
13	BAL Low (part NBFP)	None
14	Non-Bushfire Prone	None
15	Non-Bushfire Prone	None
16	BAL Low (part NBFP)	None
17	Non-Bushfire Prone	None
18	Non-Bushfire Prone	None
19	BAL Low (part NBFP)	None
20	BAL Low (part NBFP)	None
21	Non-Bushfire Prone	None
22	Non-Bushfire Prone	None
23	Non-Bushfire Prone	None

Excluded

- All land within the subdivision should be managed as low threat vegetation, including any public open space.
- No further clearing of bushfire prone vegetation is required to achieve the above BAL ratings.

See Figure 1 below for building areas.

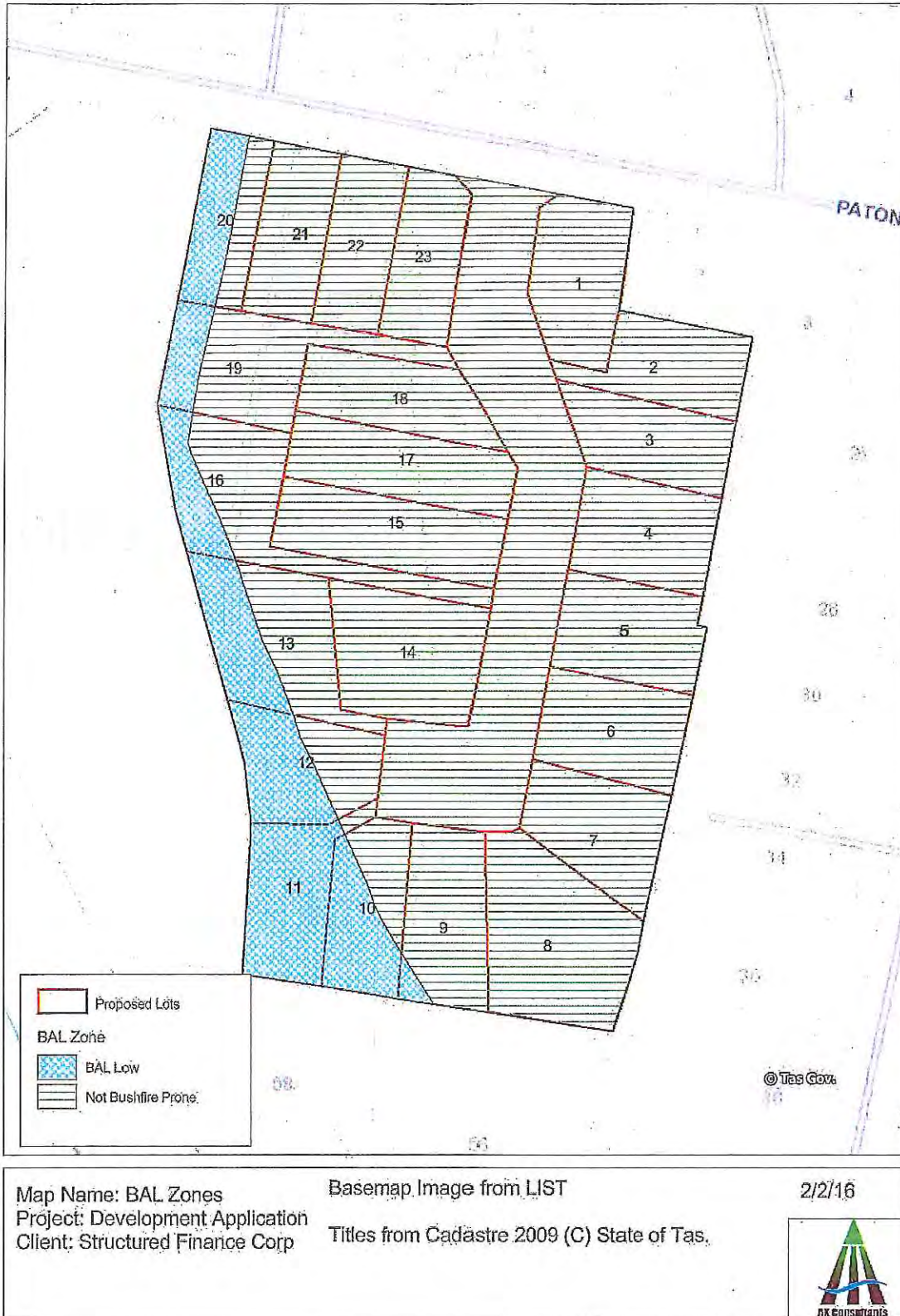


Figure 1: BAL Zones

Exhibited

ACCESS

All access to Lots 9-13, 16, 19, 20 must be:

- constructed to class 4C standard,
- Access must be provided to within 30m of the furthest extent of the dwelling
- Vegetation must be clear of the access to 2m either side and 4m above the carriageway.
- Single lane, private access roads less than 6m in width, must have 20m long passing bays, 6m in width every 100m. Where the access road is more than 100m in length, the access road must either; (a) encircle by the dwelling or; (b) be constructed with a hammerhead "T" or "Y" turning head 4m wide and 8m long or; (c) be constructed with a trafficable circular turning area of 10m radius.

WATER SUPPLY

Fire plugs must be installed within 120m hose lay of the furthest extent of all building areas on Lots 9-13, 16, 19, 20. In accordance with Tasmania Fire Service *Bushfire Prone Areas Advisory Note NO 2- 2014*, the reticulated supply can be assumed to meet flow and volume requirements.

Submitted



Tasmania Fire Service

1-210

Approved Form of a Bushfire Hazard Management Plan

Chief Officer's requirements for a Bushfire Hazard Management Plan for compliance or exemption

<i>Version:</i>	<i>1</i>	<i>Issue Date:</i>	<i>7 February 2014</i>
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Purpose	<p>To provide an approved form for a Bushfire Hazard Management Plan in accordance with:</p> <p>Section 60A of the <i>Fire Service Act 1979</i> -</p> <p><i>bushfire hazard management plan</i> means a plan showing means of protection from bushfires in a form approved in writing by the Chief Officer.</p> <p>Section 3 <i>Land Use Planning and Approvals Act 1993</i></p> <p><i>bushfire hazard management plan</i> means a plan showing means of protection from bushfires in a form approved in writing by the Chief Officer;</p> <p><i>Chief Officer</i> means the person appointed as Chief Officer under <u>section 10 of the <i>Fire Service Act 1979</i></u>;</p>
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Declaration	<p>A Bushfire Hazard Management Plan (BHMP) is in a form approved by the Chief Officer if:</p> <ol style="list-style-type: none"> 1. The BHMP is consistent with a Bushfire Report that has been prepared taking into consideration such of the matters identified in Schedule 1 as are applicable to the purpose of the BHMP; and 2. The BHMP contains a map, plan or schedule identifying the specific measures required to provide a tolerable level of risk from bushfire for the purpose or activity described in the BHMP having regard to the considerations in Schedule 2; and 3. The BHMP is consistent with all applicable Bushfire Hazard Management Advisory Notes issued by the Chief Officer.
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Mike Brown AFSM
Chief Officer
Tasmania Fire Service

Exhibited

Schedule 1 - Bushfire Report

A Bushfire Report is an investigation and assessment of bushfire risk to establish the level of bushfire threat, vulnerability, options for mitigation measures, and the residual risk if such measures are applied on the land for the purpose or activity described in the assessment.

A Bushfire Report must include:

- a) A description of the characteristics of the land and of adjacent land;
- b) A description of the use or development that may be threatened by a bushfire on the site or on adjacent land; and
- c) Whether the use or development on the site is likely to cause or contribute to the occurrence or intensification of bushfire on the site or on adjacent land; and
- d) Whether the use or development on the site, and any associated use or development, can achieve and maintain a tolerable level of residual risk for the occupants and assets on the site and on adjacent land having regard for –
 - i. The nature, intensity and duration of the use;
 - ii. The type, form and duration of any development;
 - iii. A Bushfire Attack Level assessment to define the exposure to a use or development; and
 - iv. The nature of any bushfire hazard mitigation measures required on the site and/or on adjacent land.

Exhibit

Schedule 2 - Bushfire Hazard Management Plan

A BHMP is a document containing a map, plan or specification and must:-

- a) Identify the site to which the BHMP applies by address, Property Identifier (PID), and reference to a Certificate of Title under the *Land Titles Act 1980*;
- b) Identify the certifying Bushfire Hazard Practitioner, Accreditation Number, and Scope of Accreditation.
- c) Identify the proposed activity to which the BHMP applies by reference to any plans, specifications or other documents that are applicable for the purpose of describing the proposed use or development;
- d) Indicate the bushfire hazard management and protection measures required to be implemented by the Bushfire Report;
- e) If intended to be applied for the purpose of satisfying a regulatory requirement, identify the regulation by its statutory citation and indicate the applicable provisions for which the BHMP applies; and
- f) Have, as a schedule, the Bushfire Report that details specific bushfire hazard management and bushfire mitigation measures required to achieve a tolerable level of residual risk for the proposed activity and any building or development on the site, including:
 - i) Measures to achieve compliance with any mandatory land use planning requirement in a planning process required under the *Land Use Planning and Approvals Act 1993 (Attachment 1)*;
 - ii) Measures to achieve compliance with any mandatory outcome for a building or work undertaken in accordance with the *Building Act 2000* and the Building Regulations 2004 (Form 55).

Exhibited

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: Northern Midlands Council Planning Scheme 2013	
Use or Development Site Street Address Paton Street, Longford, TAS, 7301	Certificate of Title / PID CT 168222/1, PID; 2895178
Land that is not the Use or Development Site relied upon for bushfire hazard management or protection N/A	Certificate of Title / PID NA
2. Proposed Use or Development (provide a description in the space below) A 23 Lot subdivision is proposed for land at Paton Street, Longford.	

- 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 upon²

<i>Document or certificate description:</i>	
✓	<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: Proposed Subdivision</i></p> <p><i>Author: PDA Surveyors</i></p> <p><i>Date: 17/12/2015</i></p>
✓	<p>Bushfire Report⁴</p> <p><i>Title: BHMP_Paton Street v2</i></p> <p><i>Author: Scott Livingston</i></p> <p><i>Date: 2/2/2016</i></p>
✓	<p>Bushfire Hazard Management Plan⁵</p> <p><i>Title: BHMP_Paton Street v2</i></p> <p><i>Author: Scott Livingston</i></p> <p><i>Date: 2/2/2016</i></p>
✓	<p>Other documents</p> <p><i>Title: Northern Midlands Interim Planning Scheme 2013</i> <i>Author: Northern Midlands Council</i> <i>Date: 2013</i></p> <p><i>Title: AS 3959-2009 Construction of Buildings in Bushfire Prone Areas</i> <i>Author: Standards Australia.</i> <i>Date: 2009</i></p> <p><i>Title: Bushfire Prone Areas Advisory Note NO 1- 2014</i> <i>Author: Tasmania Fire Service.</i> <i>Date: 11/04/2014</i></p> <p><i>Title: Bushfire Prone Areas Advisory Note NO 2- 2014</i> <i>Author: Tasmania Fire Service.</i> <i>Date: 11/04/2014</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 bushfire, 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

SCOTT LIVINGSTON

4. Nature of Certificate⁶

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	

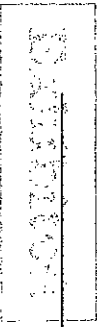
<input checked="" type="checkbox"/> E1.5.1 - Vulnerable Use				
E1.5.1.1 - location on bushfire-prone land	A2	Not Applicable	Tolerable level of risk and provision for evacuation	<input type="checkbox"/>

<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 intensity 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	Provision for hazard management areas in accordance with BAL 19 Table 2.4.4 AS3959	<input type="checkbox"/>
E1.6.1.2 - Public Access	A1	No specific public access measure for fire fighting	Layout of roads and access is consistent with objective	<input type="checkbox"/>
E1.6.1.3 - Water Supply	A1	No specific water supply for fight fighting	Water supply is consistent with objective	<input type="checkbox"/>

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 fight fighting	<input type="checkbox"/>	Water supply is consistent with objective	<input type="checkbox"/>	NA
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<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"/>	
	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"/>	
	A1	No specific water supply measure for fight fighting	<input type="checkbox"/>	Water supply is consistent with objective	<input type="checkbox"/>	
<i>E1.6.2.3 - Water Supply</i>						

<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"/>	
	A1	No specific private access measure for fire fighting	<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"/>	
	A2	Not applicable		Private access is consistent with objective	<input type="checkbox"/>	
	A1	No specific water supply measure for fight fighting	<input type="checkbox"/>	Private access to static water supply is consistent with objective	<input type="checkbox"/>	
	A1	No specific water supply measure for fight fighting	<input type="checkbox"/>	Water supply is 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"/>	
<i>E1.6.3.3 - Water Supply</i>						

<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"/>	

E1.6.4.1

				<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"/>	
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<input checked="" type="checkbox"/> E1.6.5 - Habitable Building for Vulnerable Use E1.6.5.1 - hazard management	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	<input type="checkbox"/>	
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AS 3959

5. Bushfire Hazard Practitioner – Accredited Person		
Name	Scott Livingston	Phone No: 03 6334 1033
Address	40 Tamar St. Launceston, 7250	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>	<input type="checkbox"/>
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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>	<input type="checkbox"/>
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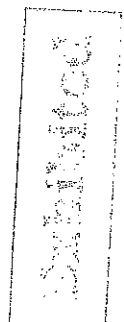
and/or

<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>	<input checked="" type="checkbox"/>
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Signed



Date 2/2/2016



Traffic Assessment

Proposed Subdivision

Paton Street, Longford

SUBMITTED BY:

TERRY EATON
Traffic Engineer
29 Carey's Road
Bridgenorth TAS 7277
TEL / FAX: (03) 6330 1510

DECEMBER 2015



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1. Introduction

A proposal is being advanced to subdivide land on the southern side of Paton Street, Longford.

The planning permit application requires a traffic assessment in accord with Section E4.0 of the Northern Midland Council and as approved by the Road Authority as part of the application documentation.

This report, provided by Terry Eaton, an experienced traffic engineer, is provided for this purpose.

Preparation of the report has included a site visit.

2. The Site

The site is a vacant area of land on the southern side of Paton Street, some 80 metres west of Burghley Street. The site is relatively level and generally grass covered.

To the west of the site is a storm water detention basin with residential development east of and opposite the site.

Access to the site is by a gateway to Paton Street, some 60 metres from the east side boundary of an existing residential lot.

3. The Proposal

The proposal is to subdivide the land to provide a 23 lot subdivision with 5 frontage lots to Paton Street and 18 lots accessed by a cul-de-sac some 180 metres long junctioning with Paton Street some 25 metres west of the neighbouring residence.

The land form suggests no significant issues in constructing the cul-de-sac.

4. Paton Street

This street is considered as a local residential street junctioning from Burghley Street and extending to the flood levee, west of the levee the street extends as the driveway to a large rural lot.

The road length is some 280 metres. The street is relatively flat from Burghley Street to a crest some 15 metres west of the proposed subdivision cul-de-sac centreline, with a downgrade of some 7% for 50 metres to a flat grade to the upgrade to cross the levee.

The street is constructed with a sealed pavement some 4.7 metres wide, with a 1.0 metre gravel shoulder on the north side, grass verges are provided beyond the road pavement with an earth drain at the frontage some 1.5 metres wide some 3.5 metres clear of the lot boundary. At the frontage the gravel shoulders are widened to provide a vehicle turn area some 10.5 metres total width.

The urban default speed limit of 50 km/h is applicable to Paton Street.

5. Traffic Data

- **Paton Street**

Assessment based on the frontage development and traffic demand for the rural lot suggests a traffic volume of some 70 - 90 vehicles at Burghley Street.

- **Proposed Development**

Based on the typically accepted generation rate of up to 10 vehicle movements per lot indicates:

Frontage lots	- 50 vehicles
Cul-de-sac	- 180 vehicles
Total	- 230 vehicles

6. Assessment

Assessment in accord with Section E4.0 of the Northern Midlands Interim Planning Scheme indicates:

E4.6.1 P2 Assessment of the proposal indicates that this proposal can be advanced by providing road infrastructure to the requirements of Northern Midlands Council with the street provision complying with the State Subdivision Guidelines.

Sight distance for vehicles existing the road junction at the frontage lots, minimum sight distance to Burghley Street at some 90 metres from the east side boundary of lot 1 and 80 metres from the levee crest to the west side boundary of lot 20 complies with table E4.7.4 requirements for a 50 km/h speed zone.

In view of the low vehicle volume on Paton Street (up to 300 vehicles per day with the subdivision in place) pedestrians / cyclists are catered for by using either the eastside verge close to the edge of seal or the west side gravel shoulder / grass verge. Note: up to 300 vehicles per day is the Tascord guideline volume for an access street with a street type of 5.0 metre carriageway width where pedestrians and cyclists share the carriageway.

Consideration of the available sight distance for the Paton Street frontage lots and cul-de-sac junction and the low traffic volume indicates that provided consideration is given to the State Subdivision Guidelines an acceptable level of safety should be maintained for all road users.

- deemed to comply

E4.7.1 Not applicable

E4.7.2 P1 Assessment as per E4.6.1 P2 indicates compliance for each individual lot with E4.7.2 A1 provided only one driveway is provided for each lot having regard to the short cul-de-sac length providing a low speed environment in that street and the available sight distance at the cul-de-sac junction and the lots fronting Paton Street

- deemed to comply

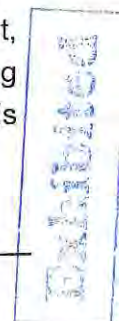
E4.7.3 Not applicable

E4.7.4 A1 Refer to section E4.6.2 P2, available sight distance as per table E4.7.4

- complies

7. Conclusion

A traffic assessment for a proposed 23 lot subdivision with frontage to Paton Street, Longford, indicates compliance with section E4.0 of the Northern Midlands Planning Scheme provided all subdivision road infrastructure are installed to Northern Midlands standards and guidelines.



Terry Eaton

2/2/2012

LAUNGESTON

J.W. Dent, OAM, B. SURV. (Tas.), M.SSSI. (Director)
 D. Marszalek, B. SURV. SP. SC. (Tas.), M.SSSI. (Associate)

HOBART

A.M. Peacock, B. APP. SC. (SURV), M.SSSI. (Director)
 C.M. Terry, B. SURV. (Tas.), M.SSSI. (Director)
 D. Panton, B.E. M.I.E. AUST., C.P.ENG. (Director)
 H. Clement, B. SURV. (Tas.), M.SSSI (Director)
 M. McQueen, B.E., M.I.E. AUST., C.P.ENG. (Associate)
 M.S.G. Denholm, B. GEOM. (Tas.), M.SSSI (Associate)
 L.H. Kiely, Ad. Dip. Civil Eng, Cert IV I.T., (Associate)
 A. Collins, Ad. Dip. Surv & Map, (Associate)

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A.P. (Lex) McIndoe, B. SURV. (Tas.), M.SSSI. (Director)

BURNIE

A.J. Hudson, B. SURV. (Tas.), M.SSSI. (Director)
 A.W. Eberhardt, B. GEOM. (Tas.), M.SSSI (Director)



PDA Surveyors

PO Box 284 (3/28 Brisbane Street)
 Launceston Tasmania, 7250
 Phone (03) 6331 4099

ABN 71 217 806 325
 Fax (03) 6334 9098
 Email: pda.ltn@pda.com.au
 www.pda.com.au

Our Ref: 277/15

18th January, 2016.

Northern Midlands Council
 PO Box 156
 LONGFORD TAS 7301

Attention: Mr D. Payton

Dear Duncan,

RE: SUBDIVISION – 7 PATON STREET, LONGFORD

We submit herewith an application on behalf of Structured Finance Corporation Pty Ltd to subdivide three existing titles into 23 lots in three stages. We will now address the provisions of the General Residential Zone of the Planning Scheme in Clause 10.4.4 as it relates to this subdivision.

10.4.4.1 Lot Area, Building Envelopes and Frontage

The lots range in size from 779m² up to 1,578m². All lots are over the minimum lot size and can contain a 10 metre by 15 metre rectangle within the block. All lots have frontage of greater than 3.6m.

10.4.4.2 Provision of Services

We have provided an indicative services plan showing the location of sewer, water and stormwater services to service all of the blocks. This may change slightly at the time of engineering design however it indicates how the lots can be serviced to meet the acceptable solutions of this clause.

10.4.4.3 Solar Orientation of Lots

All of the lots are orientated north south or east west and meet the acceptable solution provisions of the clause. No lots are under 500m².

10.4.4.5 Interaction, Safety and Security

The Performance Criteria will need to be used for this clause as a new road is being provided. There are no significant features and there is no need for the road to connect through to the adjoining area as it is surrounded on the east and south by existing residential allotments.

.../2...

Previously trading as Campbell Smith Phelps Pedley

NORTHERN MIDLANDS COUNCIL					
Location:					
File No:					
Property:					
Attachments:					
RECD 20 JAN 2016					
GM			MYB		
P&DM			CRS		
CSM			PLAN		
E&DM			BLD		
WM			HLT		
HR					

OFFICES ALSO AT:

- 127 Bathurst Street, Hobart, 7000 (03) 6234 3217
- 6 Freeman Street, Kingston, 7050 (03) 6229 2131

- 8/16 Main Road, Huonville, 7109 (03) 6264 1277
- 6 Queen Street, Burnie, 7320 (03) 6431 4400
- 16 Emu Bay Road, Deloraine, 7304 (03) 6362 2993

10.4.4.6 Walking and Cycling Network

There are no existing pedestrian or cycling networks that need to be connected to other than the new footpath to be constructed within the road lot to provide easy access for the residents in this subdivision.

10.4.4.7 Neighbourhood Road Network

The traffic report attached to this application deals with the issues of traffic and safety and interconnection with the adjoining roads.

Bushfire Hazard Code

We provide a bushfire hazard management plan that addresses the issues in relation to this code.

Road and Railway Asset Code

We provide a traffic report that deals with the issues relating to this code.

Recreation and Open Space Code

We would ask that the Open Space Contribution be paid in cash rather than in land and that it be levied in proportion to each of the lots within each stage at the presentation of the final Plan of Survey for each stage. Could you please seek the approval of your Council's General Manager for this course of action.

As far as we are aware this now addresses the provisions of the Planning Scheme and this subdivision can comply with all of the Planning Scheme provisions as indicated above. We now enclose the following to enable you to assess the application.

- Completed development application form.
- Cheque for \$6,212.
- 3 copies of the subdivision proposal plan and the servicing plan.
- Copy of titles.
- Traffic assessment.
- Bushfire Hazard Management Report.

Please advise if you require anything else to enable this application to be assessed and please get in touch if you have any questions.

Yours faithfully
PDA Surveyors

Per: 

JOHN DENT

Our ref: 111300.08; P16-018; PDA Surveyors (obo Structured Finance Corp P/L)
Enquiries: Erin Boer



**NORTHERN
MIDLANDS
COUNCIL**

29th January 2016

PDA Surveyors (obo Structured Finance Corp P/L)
PO Box 284
LAUNCESTON TAS 7250
via email: John.Dent@pda.com.au

*emailed
29/1/16*

Dear Mr Dent

Planning Application P16-018 - Additional Information Required
23-lot subdivision in 3 stages & cul de sac (from 3 lots) (Bushfire prone area & attenuation distance) at 7-21 Paton Street, Longford

I refer to the abovementioned application, which has been reviewed by Council's Planning Officers. The following information is required to allow consideration of your application under the *Northern Midlands Interim Planning Scheme 2013*:

• **Road plan (foot path and turning area design)**

√ 22/3

In order to demonstrate compliance with Clause 10.4.15.7 (c) & (g) of the Planning Scheme, please provide a plan detailing the proposed road and footpath design and dimensions.

• **Site Specific Study**

√ 18/3

As the subject site is partially within the Attenuation Distance of the Longford Abattoirs, and the proposal applies for use or development of land for a sensitive use, a site-specific study is required as per E11.0 (Environmental Impacts and Attenuation Code). The Northern Midlands Interim Planning Scheme 2013 is on our website under Publications > Interim Planning Scheme. The link is:

http://www.northernmidlands.tas.gov.au/Page/Page.aspx?Page_Id=121



The study must show that there will not be environmental harm, having regard to the:

- a) degree of encroachment; and
- b) nature of the emitting operation being protected by the attenuation area; and
- c) degree of hazard or pollution that may emanate from the emitting operation; and
- d) the measures within the proposal to mitigate impacts of the emitting activity to the sensitive use.

- **Contamination**

In order to demonstrate compliance with clause E2.6.1 A1.2 of the Planning Scheme, please provide advice from the Environment Protection Authority (EPA) that the site is a) not contaminated; or b) has been remediated appropriate to the use.

Please note that advice from the EPA at the time of rezoning was as follows:

Site contamination

The former use of part of the Sweeting property was a sawmill that has now had all surface structures removed and subsurface decontamination investigations have been completed. By letter to the Commission of 4 April 2012 the Tasmanian Environmental Protection Agency (EPA) advised that it is satisfied, and can reasonably rely on the consultant's reports for the landowner, that assessed:

'the site as being suitable for future residential use provided that:

1. Measures are taken to prevent groundwater extraction for domestic use at the site.
2. If buried refuse is identified during future development the refuse is removed for off-site disposal.
3. All future excavations are closely inspected and any unusually coloured, odourous or noxious substances revealed during development of the site are considered suspect and advice is sought from a qualified environmental scientist.'

In addition the EPA observed that because of identified manganese concentrations final surface cover material should be considered to limit potential exposure pathways.

The EPA's sign-off, based on the consultant's reports, is accepted for the purpose of Residential Serviced zoning. The site is serviced with reticulated water making use of ground water for domestic use unlikely and matters relating to found material during excavation can be covered in respect to subsequent approvals for site development. The assessment is that the site contamination risk can be managed and the site is suitable for Residential Serviced zoning.

(letter from TPC (P Scott) to NMC (A Wilson) dated: 26.04.2012. ref: NOR R1 1-18/09)

If this advice remains unchanged, it is likely that, if approved, the planning permit will condition that a part five agreement be placed on each lot, as per the abovementioned advice.

- **Revised Bushfire Report**

Desktop assessment of the proposal indicates that all proposed lots on the western side of the development are within 100m of Bushfire Prone Vegetation (ie. Unmanaged land on the western side of the flood levee is within 100m of the western boundary of the lot). Accordingly, a revised Bushfire report or further justification is required. I have left a message with Mr Livingstone to contact me regarding this matter.

✓ 14/4

Therefore, in accordance with Section 54 of the *Land Use Planning and Approvals Act* 1993, the statutory period for processing the application will not recommence until the requested information has been supplied to the satisfaction of the Planning Authority. It is a requirement of the Planning Authority that all correspondence, if emailed, is sent to Planning@nmc.tas.gov.au and referenced with the planning application number P16-018. If you have any queries, please contact Council's Planning Section on 6397 7301, or e-mail Planning@nmc.tas.gov.au.

Yours sincerely



Erin Boer
PLANNING OFFICER



Submission to Planning Authority Notice

Council Planning Permit No.	P16-018	Council notice date	18/04/2016
TasWater details			
TasWater Reference No.	TWDA 2016/00481-NMC	Date of response	27/04/2016
TasWater Contact	Anthony Cengia	Phone No.	(03) 6237 8243
Response issued to			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	planning@northmidlands.tas.gov.au		
Development details			
Address	LOT 1 PATON ST, LONGFORD	Property ID (PID)	3365128
Description of development	23 lot subdivision in 3 stages		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
PDA Surveyors	27715-P03		20/04/2016
Conditions			
SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL			
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 & BACKFLOW			
1. A suitably sized water supply with metered connections / sewerage system and connections 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.			
a. A water model compliant with TasWater's supplement to the current version of the Water Supply Code of Australia WSA 03 must be submitted for assessment.			
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.			
3. Prior to commencing construction / use of the development, a boundary backflow prevention device and water meter must be installed, to the satisfaction of TasWater.			
ASSET CREATION & INFRASTRUCTURE WORKS			
4. 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.			
5. Prior to applying for a Permit to Construct new TasWater 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.			
6. 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.			
7. 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.

8. 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, must be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater at the Developer's cost.
9. 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.
10. 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.
11. 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.
12. 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.
13. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

14. 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.
15. 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

16. 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:

\$975.00 for development assessment; and

\$216.00 for Consent to Register a Legal Document

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

17. 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 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.

Water Services Design

The boundary conditions for the subdivision on a peak day are as follows:

Location	Elevation [m AHD]	Total head during peak [m AHD]	Total head at 2/3 peak plus fire [m AHD]
Paton Street Longford	139	178.5	175.8

Declaration

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

Authorised by

Jason Taylor
 Development Assessment Manager

TasWater Contact Details

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

**REFERRAL OF DEVELOPMENT APPLICATION P16-018
TO WORKS & INFRASTRUCTURE DEPARTMENT**

Property/Subdivision No: 27/003/745 111300.08

Date: 01-Feb-2016

Applicant: PDA Surveyors (obo Structured Finance Corp P/L)

Proposal: 23-lot subdivision in 3 stages & cul de sac (from 3 lots) (Bushfire prone area & attenuation distance)

Location: 7-21 Paton Street, Longford

Engineering fees partially paid – remainder will be invoiced when final plan submitted. Further information letter sent by Planning 29.1.16 re details of road and footpath design. 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?	No
Is it connected to all Council services?	N/A
Are any changes / works required to the house lot?	N/A
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:

Is the property connected to Council's stormwater services?	No
Can all lots access stormwater services?	N/A
If so, are any works required?	Yes, as follows
Stormwater works required:	
<i>Stormwater design plan to be submitted for Council approval</i>	
Is there kerb and gutter at the front of the property?	No
Are any kerb-and-gutter works required?	Yes, design plan to be submitted for approval

Road Access:

Does the property have access to a made road?	Yes
If so, is the existing access suitable?	No
Does the new lot/s have access to a made road?	No
If so, are any works required?	Yes, as per design plan
Is off-street parking available/provided?	Yes
Road / access works required:	
<i>Works to be in accordance with Standard Drawing TSD R0-9 - concrete driveway crossover & apron to the property boundary of each Lot.</i>	
Is an application for vehicular crossing form required?	No, covered in design plan
Is a footpath required?	Yes
Extra information required regarding driveway approach and departure angles	No
Are any road works required:	No
Are street trees required?	No
Additional Comments:	An Engineer's design is required.

WORKS & INFRASTRUCTURE DEPARTMENT CONDITIONS

W.1 Stormwater

- 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.
- All stormwater on the site shall be connected to the existing main on the northern side of Paton St.
- 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.
- Calculations shall be provided to demonstrate that the system is of sufficient capacity to drain the road and all lots to be created.

W.2 Access (Urban)

- 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

- A bond of \$58,470 shall be paid for the future construction of Paton St, including footpath, kerb and channel and hotmix seal.
- Kerb and channel and hotmix sealed road and a 1.8m wide concrete footpath shall be constructed to service all lots in the cul de sac.
- An engineering design of the road footpath 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 Filling of land

- All land shall be appropriately filled to prevent ponding of surface water taking into account the level of existing detention basin.
- Fill levels shall be shown on design plan for approval by Council.

W.5 As constructed information

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

W.6 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.7 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 to 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.8 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.9 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.10 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.11 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.12 Naturestrips

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

Jonathan Galbraith (Works & Infrastructure Officer) Date: 5/2/16

Email comments received from Terry Eaton (Consultant Engineer), Date: 25/1/16

NORTHERN MIDLANDS COUNCIL

REFERRAL TO:	ENVIRONMENTAL HEALTH OFFICER
Reference no:	P16-018; 111300.08;s745
Site:	7-21 Paton Street, LONGFORD
Proposed development:	23-lot subdivision in 3 stages & cul de sac (from 3 lots) (Bushfire prone area & attenuation distance)
Applicant:	PDA Surveyors (obo Structured Finance Corp P/L) PO Box 284 LAUNCESTON 7250
Owner:	Structured Finance Corp P/L
Referral date:	17-Jun-2016
Timeline:	Starting date: 20-Jan-2016 Advertised on: 20-04-2016 Closing date: 05-05-2016
NMC contact:	Planning@nmc.tas.gov.au
Attachments	Application & plans

Comments on Coffey report -

Given that Coffey have completed appropriate environmental assessment and remediation works and have stated that the site was suitable for residential development provided that:

Measures are taken to prevent groundwater extraction for domestic use;

If buried refuse is identified during future development the refuse is removed for off-site disposal; and,

All future excavations are closely inspected and any unusually coloured, odourous or noxious substances revealed during development of the site are considered suspect and advice is sought from a qualified environmental scientist.

There are no environmental health requirements.

Ref no: P16-018
Site: 7-21 PATON STREET, LONGFORD
Proposal: 23-lot subdivision in 3 stages & cul de sac (from 3 lots) (Bushfire prone area & attenuation distance)
Closing date: 05-May-2016

I wish to put in an objection to the above planning application and would like to submit the following to explain my argument.

Longford is one of the very early settlements in Tasmania, and because of that, there are historic considerations to be made in the ongoing development of the township.

1. I believe this proposal has too greater density to fit in with the surrounding development and allow a safe, quiet and manageable residential subdivision.
2. Looking through the documentation, I note that the lots being described are smaller than many of the surrounding lots that back up to the flood levy and Back River.
3. In the Bushfire report, it is noted that Paton Street is a unmade up cul de sac and that it is not recommended to have only a single entry and exit. Despite that, the report does qualify this by explaining the likely direction of fire risk. However, in the days of changed weather conditions, I believe that conditions of this nature should be enforced. This problem could be negated by having the entry from Paton and the exit onto Malcombe Street.
4. Looking at the traffic report, it quotes that the usage of Paton Street with this subdivision grows to 300 traffic movements per day. Currently, there are less than 20 traffic movements on this cul de sac per day – and this

would substantial increase movements in and out of Paton Street as well as Burghley Street, which has the school further up the road.

5. There is no apparent report from Tas Water to show whether water and sewage connections are available and the comment that disposal of waste water off site is not sufficient to consider this application.

6. The last point is the condition of the land itself, being an old sawmill site, there would have been considerable chemical and natural leaching that would have gone on. I note there is an attenuation site, but having residences so close to each other and to this site would not allow any natural cleaning processes to work. There is only such much you can remove from such a site. I would point out the publicity in the past from Rosebery, Beaconsfield and other such places that have had noxious leaching close to residences.

Generally I believe a lesser density proposal would be more acceptable and more in keeping with the surrounding area, providing all the other problems have been solved.

I would also like this objection to be forwarded to any review of the Northern Midlands Planning Scheme. I think it is time that Northern Midlands developed some desired future characteristics especially for those likely redevelopment areas on infill vacant lots.

Dee Alty
Member of the LLDC

NORTHERN MIDLANDS COUNCIL				
Lichfield				
File No.				
Property				
Attachments				
REC'D 5 MAY 2016				
GM		MYH		
PRDM		CRS		
CSM		PLAM		
E&DM		BLD		
WM		CLT		
HR				

Darren Chugg
 56 Malcombe Street
 Longford Tas 7301

Northern Midlands Council
 PO BOX 156
 LONGFORD TAS 7301

5 May 2016

To the General Manager

I wish to submit a representation to the application for subdivision at 7-21 Paton St Longford.

The subdivision is well planned and meets all our expectations as adjoining property owners, our only concern is the future development of the area and unit developments making it a densely populated place which would take away from the rural aspect of our area.

I propose you place a covenant on the titles for the larger 4 lots that are on our boundary Lots 8 9 10 and 11 that they may only have a single dwelling built, which would mean that strata titles and unit developments are not be able to build on the lots.

My property has a larger land area in this side of the township and our neighbours are the same so I would like to keep that in our part of town if possible.

I look forward to a response in due course.

Kind Regards



Darren Chugg
 56 Malcombe Street Longford

Northern Midlands Council

PO Box 156

Longford Tas 7301

5 May 2016

NORTHERN MIDLANDS COUNCIL	
LOCATION	
File No.	
Property	
Attachments	
REC'D 5 MAY 2016	
ISW	PLA
ISDM	MYE
ISSW	PLA
ISDU	PLA
ISW	PLA
ISW	PLA

To the General Manager

We are writing in regards to submit a representation to the application for subdivision at 7-21 Paton St Longford.

We both fully support the development of this subdivision, our only main concern is the possible future development of units that may be built on the blocks that will be sold.

Being adjoining property owners we are proposing that the 4 lots that are on our boundary Lots 8,9,10 and 11 that they are to be limited to a single dwelling that are able to be built.

As my block and my neighbours have larger land areas, we would like if possible to keep the rural surroundings without the prospect of having many small dwellings right in front of us.

I look forward in hearing from you.

Kind Regards

Stewart and Kate Gray

58 Malcombe St Longford



LAUNCESTON

J.W. Dent, OAM, B. SURV. (Tas.), M.SSSI. (Director)
 D. Marszalek, B. SURV. SP. SC. (Tas.), M.SSSI. (Associate)
HOBART

A.M. Peacock, B. APP. SC. (SURV), M.SSSI. (Director)
 C.M. Terry, B. SURV. (Tas.), M.SSSI. (Director)
 D. Panton, B.E. M.I.E. AUST., C.P.ENG. (Director)
 H. Clement, B. SURV. (Tas.), M.SSSI. (Director)
 M. McQueen, B.E., M.I.E. AUST., C.P.ENG. (Associate)
 M.S.G. Denholm, B. GEOM. (Tas.), M.SSSI. (Associate)
 L.H. Kiely, Ad. Dip. Civil Eng. Cert IV I.T., (Associate)
 A. Collins, Ad. Dip. Surv & Map, (Associate)
KINGSTON

A.P. (Lex) McIndoe, B. SURV. (Tas.), M.SSSI. (Director)
BURNIE/DEVONPORT
 A.J. Hudson, B. SURV. (Tas.), M.SSSI. (Director)
 A.W. Eberhardt, B. GEOM. (Tas.), M.SSSI. (Director)



PDA Surveyors

PO Box 284 (3/23 Brisbane Street)
 Launceston Tasmania, 7250
 Phone (03) 6331 4099

ABN 71 217 806 325
 Fax (03) 6334 3098
 Email: pda.ln@pda.com.au
 www.pda.com.au

Your Ref: P16-018

Our Ref: 237/15

11th May, 2016.

Northern Midlands Council
 PO Box 156
 LONGFORD TAS 7301

Attention: Ms J. Cunningham

Dear Jan,

RE: SUBDIVISION – 7-21 PATON STREET, LONGFORD

Further to your letter of the 9th May, 2016 we now advise that we agree to the extension of time and attach the signed extension of time Agreement.

In relation to the representations received we would like to make a response to the matters raised in the representations.

Long Letter with 6 Points Raised.

Our response to each of the points is as follows:

1. The lot sizes that we are proposing in our application are in accordance with the Planning Scheme and we do not believe that the density is any greater than modern subdivisions achieve. In fact the density is not as great as many other subdivisions that occur at the present time. It is an efficient use of the available land resource.
2. As above in 1.
3. The bushfire report was prepared by an accredited Bushfire Consultant and we believe that his report should be taken more account of than the representation. The report indicates that it is a low risk area and the bushfire report recommends that there is no need for a through road to be constructed. Your representor has provided nothing in terms of professional evidence to indicate that this should not be the case.
4. The traffic report was prepared by a qualified engineer and we believe that that report should take precedence over the representor's comments. The road has more than sufficient capacity to be able to deal with the required traffic flows as indicated in the traffic report.
5. The application is required to be referred to Taswater and they will be preparing their response to Council. Normal lot connections will be provided as part of the subdivision and will no doubt be a condition of approval on the resulting Permit.
6. The contamination report that we have presented to Council indicated that there were no risks in relation to the site being used for a residential purpose. The land is zoned as residential and nothing in the report indicates that the subdivision design should be changed or amended.

.../2...

OFFICES ALSO AT:

- 16 Emu Bay Road, Deloraine, 7304 (03) 6362 2993
- 6 Queen Street, Burnie, 7320 (03) 6431 4400
- 63 Don Road, Devonport, 7310 (03) 6423 875

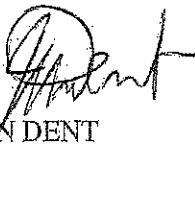
- 127 Bathurst Street, Hobart, 7000 (03) 6234 3217
- 6 Freeman Street, Kingston, 7050 (03) 6229 2131
- 8/16 Main Road, Huonville, 7109 (03) 6264 1277

The other two representations are very similar in dealing with the possible construction of units at some future time on some of the larger lots. Our clients have no plans to build units on these lots and the issue of whether units are built on these lots or not is not part of this application. That would need to be considered in light of the Planning Scheme applicable at the time any such application was made, if at all, in the future and is not relevant as part of this current subdivision application.

We trust that this provides reasonable responses to the representations and if you require any further information please do not hesitate to contact us.

Yours faithfully
PDA Surveyors

Per:



JOHN DENT

1-243

TASMANIAN PLANNING COMMISSION

Our ref: NOR R1 1-18/09
 Officer: Julie Cullen
 Phone: (03) 6233 2998
 Email: Julie.Cullen@planning.tas.gov.au

26 April 2012

Mr Adam Wilson
 General Manager
 Northern Midlands Council
 PO Box 156
 LONGFORD TAS 7301

NORTHERN MIDLANDS COUNCIL					
Location					
File No.					
Property					
Attachments					
REC'D 27 APR 2012					
	I	A		I	A
GM			MYR		
P&DM			CRS		
CSM			PLAN		✓
E&DM			BLD		
WM			HLT		
HR					

ATTENTION: Duncan Payton, Planning and Development Manager

Dear Mr Wilson

**AMENDMENT SERIES R1-7/09
 NORTHERN MIDLANDS PLANNING SCHEME 1995**

Further to the hearings of this matter held on 22 September 2009 and 25 February 2010, the Delegates have decided, pursuant to section 41(ab) of the *Land Use Planning and Approvals Act 1993* (the Act), to modify this draft amendment and to approve the draft amendment as modified pursuant to section 42 of the Act.

The Commission has specified that this amendment comes into operation on 3 May 2012.

Please find enclosed one copy of the Delegate's decision and approved amendment.

In accordance with section 42(3)(d) the Council is required to give notice of the decision and in this respect your attention is drawn to regulation 7 of the *Land Use Planning and Approvals Regulations 2004*.

To allow for the completion of our files it would be appreciated if a copy of the advertisement was provided.

Yours sincerely



Jr Pam Scott
 DIRECTOR ASSESSMENTS

TASMANIAN PLANNING COMMISSION
NORTHERN MIDLANDS PLANNING SCHEME 1995
AMENDMENT SERIES R1-7/09

TASMANIAN PLANNING COMMISSION	
APPROVED	<i>f. A. Alamer.</i>
OPERATIVE DATE	03 MAY 2012

Rezone land at Longford as shown on the plan below from Rural General Zone to Residential Serviced Zone.



TASMANIAN PLANNING COMMISSION

DECISION AND REASONS FOR DECISION

Amendment	Series R1-7/09
Planning instrument	Northern Midlands Planning Scheme 1995
Planning Authority	Northern Midlands
Date of Decision	26 April 2012
Delegates	Robin Nolan and Roger Howlett
Date of Commission's delegation	10 August 2009

Description of draft amendment

Draft amendment R1-7/09 is to rezone land parcels fronting Paton Street, Malcombe Street and High Street, Longford from Rural General to Residential Serviced.

Decision

Pursuant to section 41(ab) of the *Land Use Planning and Approvals Act 1993* (the Act) the Commission modifies the draft amendment as set out in Annexure A and gives its approval to the draft amendment as modified pursuant to section 42 of the Act.



Robin Nolan
Chairman



Roger Howlett

Delegates
Tasmanian Planning Commission

REASONS FOR DECISION**Amendment**

Draft amendment R1-7/09 is to rezone land parcels fronting Paton Street, Malcombe Street and High Street, Longford from Rural General to Residential Serviced.

Representations

No representations were received.

Date and place of hearing

Hearings on this matter were held on Tuesday 22 September 2009 as part of the hearings on the Series R amendments and a reconvened hearing specifically on draft amendment R1-07/09 was held on 25 February 2010.

The hearings were held at the Northern Midlands Council Chambers, 13 Smith Street, Longford.

Attendance at the hearings**Hearing Tuesday 22 September 2009**

Council: Mr P Godier and Mr D Payton represented the Northern Midlands Council.

Hearing Thursday 25 February 2010

Council: Mr P Godier, Mr D Payton and Mr T Ross represented the Northern Midlands Council.

Interested parties:

Mr M Walter representing the principal landowner R Sweeting.

Mr M Smith, owner of a property within the site, attended as an observer.

Commission's assessment of the draft amendment**Background**

Draft amendment 7/09 is part of the series R1 amendments. Prior to the Commission's decisions on this series, Council by email to the Commission 30 October 2009, identified issues with stormwater and detention within the flood levee in the vicinity of the site and submitted that the draft amendment should not proceed. Council's request presented new information relevant to draft amendment R1-7/09 that, prima facie, was viewed as sufficient for the decision on the amendment to be held over and the hearing reconvened on 25 February 2010 to allow the matter to be fully presented to the Commission.

The 25 February 2010 hearing was adjourned to allow parties representing the principal landowner, Structured Finance Corporation Pty Ltd (Sweeting property), and Council to confer on the assumptions and requirements for managing stormwater in the catchment and how it affects the properties in the vicinity of Paton Street, Longford. The focus of the subsequent assessment by the Commission was thereafter the Sweeting parcel of 4.009 ha fronting Paton Street where the principal issues of stormwater and site contamination prevailed.

The site

The site for the draft amendment comprises 5 titles. For the purpose of the Commission's assessment, as noted above, the focus is on the Sweeting property being the former sawmill site. The Sweeting property fronts Paton Street and extends to the Longford flood levee. The land use is currently vacant. There were no constraints on residential suitability applying to the other 4 titles comprising the site.

Zoning

The draft amendment is to rezone the site from Rural General to Residential Serviced. The rezoning was, in part, a result of the rehabilitation of the Sweeting property following the cessation of sawmilling and the construction of the flood protection levee. Issues of stormwater drainage, site contamination and the urban growth boundary are relevant to Residential Serviced zoning.

Stormwater drainage

The draft amendment comprises (in part) land previously unavailable for residential use and development because of flood risk as represented on the plans as a flood area. The flood area was revised by amendment 13/03 following construction of levies around Longford. The site, in part, was consequentially assessed as having an acceptable flood risk to allow residential use.

The following documentation is relevant to flooding and stormwater management:

- i. Hydro-Electric Corporation 'Longford Flood Protection Civil Design Stormwater Management Plan' 28/06/2006.

This report considered stormwater management within the flood levee and pumping requirements to expel accumulated water. The report defined the area for the accumulation of stormwater at the end of Paton Street (vicinity of the site) for the lower design pump capacity as, 'relies on the grassed area to the west of the sawmill being flooded'. The report calculated a combined drainage catchment into lower Paton Street as approximately 93 ha.

A revised Hydro report of 15 August 2006 considered a lower catchment area of 64 ha following a diversion of the Hobhouse Street catchment away from the Paton Street area. This report calculated a lower required pump capacity with the retention of a 15ml capacity detention.

- ii. GJ Walkem & Co 'Detention Basin Report' 8/04/2009
This report considered the design of a Paton Street detention basin on the Sweeting property proposing a capacity of 7.6ml.
- iii. N Bedford 'Longford Flood Protection Works, Internal Stormwater Management' Report to Council 28 October 2009.
This report reviewed the Hydro report and concluded that a 'passive stormwater detention capacity of 15ml remains the performance criteria by which any proposed development of the Sweeting sawmill site must be assessed'.
- iv. T Ross 'Review of the proposed Paton Street Detention Basin' report to Council 24/2/2010. This report urged caution in adopting a 7.6ml detention basin 'as there is a significant risk that flooding of houses will occur'.
- v. GJ Walkem & Co 'Longford Flooding' 25/02/2010. This report prepared for the Commission's 25 February 2010 hearing largely reiterated the content and conclusions of their report of 8/04/2009.
- vi. D Payton Northern Midlands Council by letter (19/05/2010) and enclosed report to Council (26/04/2010) advised of an agreed position with the affected landowner on the

scale of the required stormwater detention basin. The principal element of the agreed position as appeared in Council's report was that a 15 mega-litre basin is required.

Although the Longford flood levee reduces the flood risk on the site, part of the site is a collection point for stormwater runoff from within the flood levee from the catchment above the site. The non-return valves in outlets through the levee under flood conditions will not allow the escape of stormwater from within the levee and part of the site is therefore required to perform as a detention basin until the external flood conditions ease. In essence the task is to define the required detention basin capacity for concurrent peak events in the contributing catchments.

There is agreement between Council and the landowner that an area of the Sweeting property is required to carry the function of a stormwater detention basin. The concern has been the establishment of the required area for the detention basin and this has been the subject of investigations and now agreement between the parties.

The documentation sufficiently assesses the flood risk to allow residential use for part of the Sweeting property where the western boundary of the Residential Serviced zone is set by the area requirements for a 15 mega-litre detention basin and the balance of the land comprising the detention basin remaining in the Rural General zone.

Site contamination

The former use of part of the Sweeting property was a sawmill that has now had all surface structures removed and subsurface decontamination investigations have been completed. By letter to the Commission of 4 April 2012 the Tasmanian Environmental Protection Agency (EPA) advised that it is satisfied, and can reasonably rely on the consultant's reports for the landowner, that assessed:

'the site as being suitable for future residential use provided that:

1. Measures are taken to prevent groundwater extraction for domestic use at the site.
2. If buried refuse is identified during future development the refuse is removed for off-site disposal.
3. All future excavations are closely inspected and any unusually coloured, odourous or noxious substances revealed during development of the site are considered suspect and advice is sought from a qualified environmental scientist.'

In addition the EPA observed that because of identified manganese concentrations final surface cover material should be considered to limit potential exposure pathways.

The EPA's sign-off, based on the consultant's reports, is accepted for the purpose of Residential Serviced zoning. The site is serviced with reticulated water making use of ground water for domestic use unlikely and matters relating to found material during excavation can be covered in respect to subsequent approvals for site development. The assessment is that the site contamination risk can be managed and the site is suitable for Residential Serviced zoning.

Urban growth boundary

The site is 'outside' the urban growth boundary of clause 15.14 of the scheme presumably because of the sawmill and flood constraints existing when the boundary was established. These constraints have been removed or addressed. The rezoning should not have to await a modification to the

urban growth boundary as clause 15.14 of itself does not establish any prohibition or additional discretions to use or development.

Application of State Policies

State Coastal Policy 1996

The *State Coastal Policy 1996* is not applicable to the planning area.

State Policy on Water Quality Management 1997

The site is within the sewered area of Longford and after considerable investigation stormwater can be appropriately managed. The draft amendment is assessed as being prepared in accordance with the Policy.

State Policy on the Protection of Agriculture Land 2009

The draft amendment does not involve agricultural land as defined in the Policy. The land was previously developed for another use and agricultural use would be unduly restricted by the location of the site.

National Environmental Protection Measures (NEPMs)

Site contamination has been addressed consistent with the National Environmental Protection Measures.

Objectives of the Resource Management and Planning System

Schedule 1 of the Land Use Planning and Approvals Act 1993

Part 1

- a) *to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity;*

With matters of site contamination and stormwater drainage having been addressed the suitability of the site for residential use is confirmed. The maintenance of ecological processes or genetic diversity is not at issue as the site has been significantly modified from its original state.

- (b) *to provide for the fair, orderly and sustainable use and development of air, land and water;*

Residential Serviced zoning of the site is assessed as sustainable and allowing for a fair and orderly extension to Residential Serviced zoning in Longford.

- (c) *to encourage public involvement in resource management and planning;*

The draft amendment has included public processes.

- (d) *to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c);*

This objective is furthered consistent with the above objectives.

- (e) *to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.*

The process to Residential Serviced zoning of the site has required the sharing of responsibility consistent with this objective.

Part 2 Objectives

The Part 2 Objectives are furthered principally in terms of securing a safe living environment [(objective 2(f))] and one that fully considers land capability [objective 2(i)].

Conclusion

The draft amendment has been current since Council certification in February 2009. The first matter to resolve was that of stormwater management on the site and particularly the Sweeting property. The requirements for the management of stormwater have been adequately addressed to enable a boundary for the Residential Serviced zone to be established clear of the area required for stormwater detention. The second matter is site contamination on the Sweeting property. The requirements for decontamination and EPA sign-off have been satisfied and the suitability of that site for residential use established. The third matter is that the site is outside the urban growth boundary. The constraints to residential use and development that existed when the urban growth boundary was established have now been removed. Draft amendment Series R1-7/09 should be approved with modifications to only include the area of Residential Serviced zoning that is free of stormwater inundation.

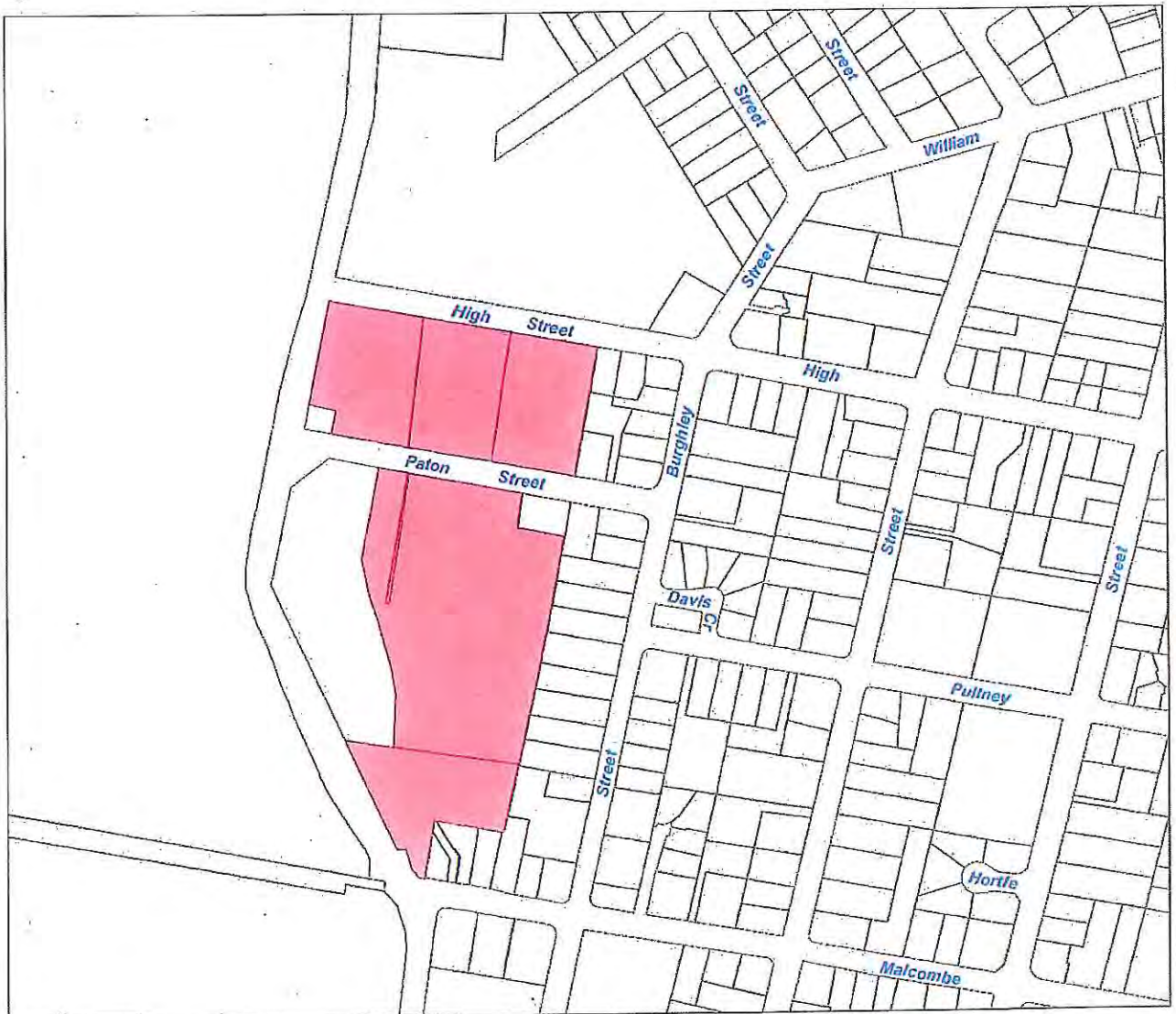
Attachments

Annexure A – Modified draft amendment

Attachment A – Modified draft amendment

TASMANIAN PLANNING COMMISSION
NORTHERN MIDLANDS PLANNING SCHEME 1995
AMENDMENT SERIES R1-7/09

Rezone land at Longford as shown on the plan below from Rural General Zone to Residential Serviced Zone.





Level 6, 134 Macquarie Street, Hobart TAS
GPO Box 1550, Hobart, TAS 7001 Australia

Enquiries: Contaminated Sites Unit
Ph: +61 3 6233 6209 Fax +61 3 6233 3800
Email: contaminatedsites@environment.tas.gov.au
Web: www.epa.tas.gov.au
Our Ref: A190634 (111049 sign-off approval former longford sawmill.doc)

4 April 2012

Ms Pam Scott
Director, Assessments
Tasmanian Planning Commission
HOBART

Attention: Kathryn Fry

Facsimile: (03) 6233 5400

Dear Ms Scott

**SITE SIGN-OFF
FORMER LONGFORD SAWMILL – PATON STREET, LONGFORD
(CERTIFICATE OF TITLE: 153940/1)**

Further to my letter to the Commission dated 24 December 2010, I write in relation to correspondence from Coffey Environments Pty Ltd (Coffey) on behalf of Structured Finance Corporation Pty Ltd, seeking site sign-off at the former sawmill site, located on Paton Street, Longford, namely:

- 17 January 2012 the following letter and report:
 - RE: *Provision of Environmental Site Assessment Report for consideration of 'Site Sign-off' – Former Longford Sawmill, Paton Street, Longford, Tasmania*, dated 17 January 2012, from Coffey to the Director EPA; and
 - *Former Longford Sawmill, Environmental Site Assessment, Paton Street, Longford, Tasmania*; dated 22 December 2011, prepared by Coffey for Structured Finance Corporation.
- 22 January 2012 the following letter and letter report:
 - RE: *'Site Sign-Off' – Former Longford Sawmill, Paton Street, Longford, Tasmania*, dated 22 March 2012, from Coffey to the Director EPA; and
 - RE: *Remedial Excavations at the Former Longford Sawmill Site, Paton Street, Longford*, dated 21 March 2012, prepared by Coffey for Structured Finance Corporation.

These reports build on an assessment from 2006¹ and outline the environmental investigation, remediation and validation works undertaken at the site to determine its suitability for residential use.

¹ *Former Longford Sawmill, Proposed Residential Subdivision, Geotechnical and Environmental Site Assessment, Longford, Tasmania* dated 21 April 2006 by Coffey Geosciences Pty Ltd.

Based on the information supplied I am satisfied that appropriate works and investigations have been undertaken by a suitably qualified consultant, in accordance with the standards currently applied by the Environment Protection Authority, and that it is reasonable to rely on the consultants' [Coffey] conclusions that "...the site is suitable for future residential use provided that:

1. Measures are taken to prevent groundwater extraction for domestic use at the site.
2. If buried refuse is identified during future development the refuse is removed for off-site disposal.
3. All future excavations are closely inspected and any unusually coloured, odourous or noxious substances revealed during development of the site are considered suspect and advice is sought from a qualified environmental scientist."

The Environment Protection Authority (EPA) has not carried out independent, parallel investigations to verify the information presented in the documentation submitted, nor has the EPA independently verified the sampling, testing or analytical protocols and procedures followed by the site assessor. Sign-off is based upon the state of the site as reported to the EPA in the report. The EPA accepts no responsibility for the consequences of any inaccuracy in this report, nor does the EPA accept responsibility for any contamination arising from future activities. This sign-off relates exclusively to 'the site' defined above.

The investigations identify manganese concentrations in soil above the health investigation levels for residential use. The likely source of this manganese is from the local geology. Since no bio-availability assessment has been undertaken on the native soils, consideration should be given to the final surface cover material at the site to limit potential exposure pathways.

Please note that the EPA currently charges \$115.50 (including GST) per hour of officer time spent in conducting sign-off assessments. Seven (7) hours of officer time have been spent in reviewing the documents listed above. An invoice for this time will be forwarded to the applicant.

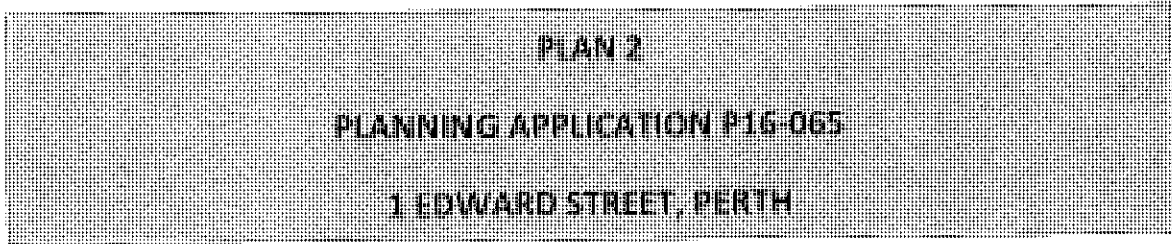
If you have any further questions in relation to this correspondence please contact the Contaminated Sites Unit on the details provided above.

Yours sincerely



Alex Schaap
DIRECTOR, ENVIRONMENT PROTECTION AUTHORITY

cc: Mr R Sweeting
Structured Finance Corporation Pty Ltd
Longford Hall
PO Box 133
LONGFORD TAS 7310



ATTACHMENTS

- A** Application & plans, correspondence with applicant

- B** Responses from referral agencies
 - TasWater
 - NMC Works & Infrastructure Department
 - Department of State Growth

- C** Representation & applicant's response

- D** Planning scheme assessment

Our ref: P16-065
Enquiries: Paul Godier

13 April 2016

Woolcott Surveys
PO Box 593
MOWBRAY HEIGHTS TAS 7248
via email: colin.smith@woolcottsurveys.com.au



**NORTHERN
MIDLANDS
COUNCIL**

Dear Mr Smith

Additional Information Required for Planning Application P16-065
18-lot subdivision, 1 Edward Street, Perth

Further to my phone call yesterday, the following information is requested to allow consideration of the application under the *Northern Midlands Interim Planning Scheme 2013*:

- An amended application form showing Holliejett Investments Pty Ltd as the owner of the subject site.
- A plan showing the proposed filling of the land.
- A plan showing water, sewer and stormwater connections for each lot.
- Practitioner's name inserted into Part 5 of the Certificate of Insufficient Increase in Risk.
- For those lots within 50m of the railway, a report from a suitably qualified person addressing clause E4.7.1 P1 b).
- To address clause E5.6.1 P1.3, Lot 16 shown as for "drainage purposes, transfer to Council".
- Written consent from the General Manager that no land is required for public open space but instead that there is to be a cash payment in lieu (clause E10.6.1 A1) or an amended plan showing public open space in accordance with clauses E10.6.1 P1, 10.4.15.5 and 10.4.15.6.

This information is requested in accordance with Section 54 (1) of the *Land Use Planning and Approvals Act 1993*. In accordance with Section 54 (2) of the Act, the statutory period for processing the application will not recommence until the requested information has been supplied to the satisfaction of the Planning Authority.

If you have any queries, please contact me on 6397 7301, or e-mail Planning@nmc.tas.gov.au.

A handwritten signature in black ink that reads "Paul Godier".

Paul Godier
Senior Planner

Copy: Holliejett Investments, 23 Sherwood Court, LINDISFARNE TAS 7015

Paul Godier

From: Paul Godier
Sent: Monday, 2 May 2016 12:17 PM
To: Colin Smith
Cc: Des Jennings; Duncan Payton; Jan Cunningham
Subject: FW: Further information required for P16-065, 18 Lot Subdivision, 1 Edward Street, Perth

Hello Colin, the application will be advertised this Wednesday 4 May.

Just to let you know, Council officers retain the view that Lot 16 is required for drainage purposes and we intend to condition any permit as such.

Yours sincerely,

Paul Godier



Senior Planner | Northern Midlands Council
Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301
T: (03) 6397 7303 | F: (03) 6397 7331
E: paul.godier@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au

T a s m a n i a ' s H i s t o r i c H e a r t

From: Colin Smith [mailto:colin.smith@woolcottsurveys.com.au]
Sent: Monday, 2 May 2016 11:56 AM
To: NMC Planning <planning@nmc.tas.gov.au>
Cc: Paul Godier <paul.godier@nmc.tas.gov.au>; Des Jennings <des.jennings@nmc.tas.gov.au>; Duncan Payton <duncan.payton@nmc.tas.gov.au>
Subject: RE: Further information required for P16-065, 18 Lot Subdivision, 1 Edward Street, Perth

Hello Jan,

We conducted a meeting the week before last where this item was discussed. A Hydrology Report and additional letter have been supplied which address the points in E5.6.1, P1.3. The area in Lot 16 is the developer's balance land and is not proposed to be filled or developed as part of this application. The area has been known to flood within the last three years. There does not appear to have been any maintenance of the open drain in this area for at least that time period and the capacity of the drain has been significantly reduced due to this lack of maintenance which certainly would not help the flooding of the subject Lot 16. The issue of drain maintenance would be fixed in this area if the proposal moves forward.

The developers are not proposing to transfer Lot 16 to Council as part of this proposal. Should Council have interest in this section of Land then the developers would be prepared to enter into negotiations in regard to this item.

Can you speak to Paul when you get a chance to confirm our understanding of the outcome of our meeting?

Regards, Colin.

Colin Sterling Smith
Director
Registered Land Surveyor

Mobile 0458 353 946
colin.smith@woolcottsurveys.com.au



WOOLCOTT SURVEYS

10 Goodman Court, Invermay TAS 7248
PO Box 593, Mowbray Heights TAS 7248
Phone (03) 6332 3760
Fax (03) 6332 3764



**EAST COAST
SURVEYING**
ESTABLISHED 1985

Avery House, level 1, 48 Cecilia Street
PO Box 430, St Helens TAS 7216
Phone (03) 6376 1972



10 Goodman Court, Invermay TAS 7248
PO Box 593, Mowbray Heights TAS 7248

Email: admin@3dmappingsolutions.com.au

From: NMC Planning [<mailto:planning@nmc.tas.gov.au>]

Sent: Monday, 2 May 2016 11:23 AM

To: Colin Smith <colin.smith@woolcottsurveys.com.au>

Subject: Further information required for P16-065, 18 Lot Subdivision, 1 Edward Street, Perth

Hello Colin

The only item that seems to be missing is the plan marked as follows:

- To address clause E5.6.1 P1.3, Lot 16 shown as for "drainage purposes, transfer to Council".

We have referred the application to TasWater and the General Manager has supplied public open space contribution permission.

If the plan can be provided today, we can get it into Wednesday's paper.

If you can do this, please confirm by return email as we have to get the advert in to The Examiner by lunchtime today.

Regards, Jan Cunningham



**NORTHERN
MIDLANDS
COUNCIL**

Administration Supervisor - Planning & Development | Northern Midlands Council

Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301

T: (03) 6397 7303 | F: (03) 6397 7331

E: Planning@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au

Tasmania's Historic Heart

From: Colin Smith [<mailto:colin.smith@woolcottsurveys.com.au>]
Sent: Monday, 2 May 2016 11:09 AM
To: Paul Godier <paul.godier@nmc.tas.gov.au>
Cc: NMC Planning <planning@nmc.tas.gov.au>; Jan Cunningham <Jan.Cunningham@nmc.tas.gov.au>
Subject: P16-065, 18 Lot Subdivision, 1 Edward Street

Hello Paul,

Just confirming that since Des has supplied his advice the stop clock has been removed on the above application and that we are on track to start advertising Wednesday.

Regards, Colin.

Colin Sterling Smith
Director
Registered Land Surveyor

Mobile 0458 353 946
colin.smith@woolcottsurveys.com.au



WOOLCOTT SURVEYS
10 Goodman Court, Invermay TAS 7248
PO Box 593, Mowbray Heights TAS 7248
Phone (03) 6332 3760
Fax (03) 6332 3764



EAST COAST SURVEYING
Avery House, level 1, 48 Cecilia Street
PO Box 430, St Helens TAS 7216
Phone (03) 6376 1972



10 Goodman Court, Invermay TAS 7248
PO Box 593, Mowbray Heights TAS 7248
Email: admin@3dmappingsolutions.com.au

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PLANNING APPLICATION Proposal

Description of proposal: 18 LOT SUBDIVISION, REMOVAL OF
APPROXIMATELY 34 TREES AND FILLING OF LOTS.

(attach additional sheets if necessary)

Site address: LOT 301, EDWARD STREET, PERTH

ID no: and for Council's property no:

AND/OR

Area of land: 2.36 ha ha/m² and/or CT no: C.T. 168360-301

Estimated cost of project \$ (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

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

(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)



WOOLCOTT SURVEYS



Our Ref: 2014-213

30/03/2016

The Planning Department
Northern Midlands Council
P.O. Box 156
LONGFORD TAS 7301

To Whomever It May Concern,

PROPOSED 18 LOT SUBDIVISION (15 LOTS, BALANCE LOT 16, ROAD LOT AND LOT TO BE SET ASIDE FOR DRAINAGE PURPOSES) – LOT 301, EDWARD STREET, PERTH, 168360-301

Please find enclosed the following documentation in relation to the above development.

- Completed Development Application form.
- Subdivision Planning Report
- Copies of the subdivision Proposal Plan (3)
- Copy of existing title(s)
- Hydrology Modelling Report.
- Traffic Impact Assessment.
- Bushfire Exemption Letter and Certificate.

Could you please forward us an invoice for the applicable Planning Fees and we will request our clients to pay these fees directly to council. The invoice can be made out to:

Holliejett Investments
23 Sherwood Court
Lindisfarne
TAS, 7015

WOOLCOTT SURVEYS
Ph: (03) 6332 3760 F: (03) 6332 3764
10 Goodman Court, Invermay, TAS, 7248
PO Box 533 Mowbray Heights, TAS, 7248
Email: admin@woolcottsurveys.com.au

EAST COAST SURVEYING
Ph: (03) 6376 1972
Avery House Level 1
48 Cecilia Street, St Helens, TAS, 7216
PO Box 430, St Helens, TAS, 7216
Email: admin@ecostury.com.au



WOOLCOTT SURVEYS



Please let us know if you have any questions.

Yours faithfully
Woolcott Surveys

Colin Smith
Registered Land Surveyor

WOOLCOTT SURVEYS

Ph: (03) 6332 3760 F: (03) 6332 3764
10 Goodman Court, Invermay, TAS, 7248
PO Box 593, Mowbray Heights TAS, 7248
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48 Cecilia Street, St Helens, TAS, 7216
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WOOLCOTT SURVEYS

APPLICATION FOR

18 LOT SUBDIVISION, FILLING OF LOTS 1-15 AND LOT 201 AND REMOVAL OF 34 TREES

(15 RESIDENTIAL LOTS, BALANCE LOT 16, ROAD LOT AND LOT
SET ASIDE FOR DRAINAGE PURPOSES),

NORTHERN MIDLANDS COUNCIL

GENERAL RESIDENTIAL ZONE

LOT 301, EDWARD STREET

PERTH, 7300

OWNERS: HOLLIEJETT INVESTMENTS PTY. LTD.

C.T. 168360-301

MARCH, 2016

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1. Proposal

The owners of C.T.168360-301 would like to perform an 18 Lot Subdivision of their land. It is proposed that 18 lots be created from the existing title. There are proposed, 15 new residential lots, one balance lot (Lot 16), one new road lot (Lot 201) and a lot reserved for drainage purposes (200). Lots 1-15 will be accessed from a new road lot constructed off of Edward Street. One Balance Lot 16 will be created and one lot will be created for Drainage purposes and it is proposed to transfer ownership of this Lot to Council.

A Hydrology and Modelling Report has been completed by IPD Consulting in support of the proposed Subdivision Layout (See Annexure 4). It is proposed to fill areas within Lots 1-15 and the road lot to the 1:100 year flood level of 160.9m. It is also proposed to remove the line of Eucalypt trees along Youl Road. This equates to approximately 34 trees. These trees are well past maturity for their species (Plantation Trees) and present a danger risk to future residents and road users. Falling debris from these trees also clogs the roadside drain along Youl Road.

2. Subject Land

2.1 Location

The subject title is located at Lot 301, Edward Street, Perth.



Figure 1, Location of C.T.168360-301



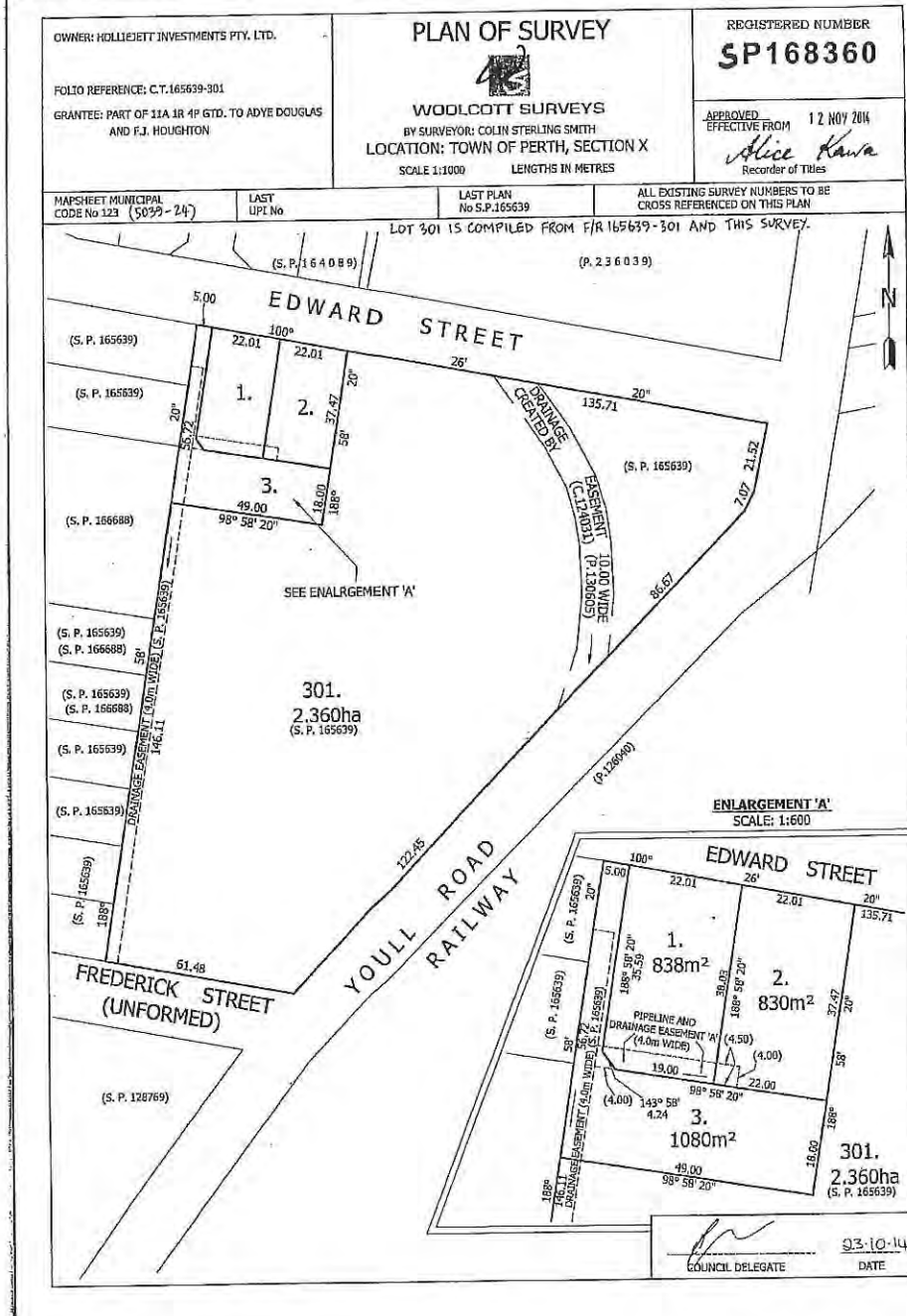
Figure 2, Google Image showing Location of C.T.168360-301

2.2 Title References

See Annexure 1 - Copy of Certificate of Title Plan Volume 168360, Folio 301



FOLIO PLAN
RECORDER OF TITLES
Issued Pursuant to the Land Titles Act 1980





RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 168360	FOLIO 301
EDITION 1	DATE OF ISSUE 12-Nov-2014

SEARCH DATE : 03-Mar-2016
SEARCH TIME : 08.24 AM

DESCRIPTION OF LAND

Town of PERTH
Lot 301 on Sealed Plan 168360
Derivation : Part of 11A-1R-4P, Section X, Gtd. to Adye
Douglas & F J Houghton
Prior CT 165639/301

SCHEDULE 1

M260867 TRANSFER to HOLLIEJETT INVESTMENTS PTY LTD
Registered 08-Jan-2010 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP168360 EASEMENTS in Schedule of Easements
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SP160713 SEWERAGE AND/OR DRAINAGE RESTRICTION
D101167 MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 07-Oct-2013 at noon
D128443 AGREEMENT pursuant to Section 71 of the Land Use
Planning and Approvals Act 1993 Registered
12-Nov-2014 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

2.3 Land Area

C.T. 168360-301 comprises 2.36 hectares of land (See Annexure 1).

3. Existing Land Conditions

3.1 Land Capability

The Land is within a Class 4 Land Capability zone.

Class 4 Land Capability	
Description	Land well suited to grazing but which is limited to occasional cropping or a very restricted range of crops

Although in this case the land has been zoned General Residential and has been earmarked for residential development for many years.

General environmental quality and hazards

The title is located on the western side of Youl Road bordered on the North by Edward Street and on the West by new Residential blocks along Cromwell Street. The title is bordered on the South by Frederick Street which is an unformed section of Road. The title is a generally flat block with a gentle slope to the South-east. There is an open drain and associated Easement in the North East corner of the Title and there is a line of Eucalypt trees which runs along the eastern title boundary along Youl Road (approximately 34 in total).



Figure 3, View of the area of the proposed Lots looking South from Edward Street.



Figure 4, View of main title Lot looking east to Youl Road.

Availability and capacity of infrastructure

TAS Water, Sewer Infrastructure (in red below) and associated easements are located along the Western side of the subject title and this infrastructure was constructed as part of the previous subdivisions. TAS Water, water infrastructure (Blue Line) is located along Edward Street (See Figure 4). It is proposed that a new Water Connection and new main be connected to this main and be extended along the new road lot to service the new Lots. Council Stormwater infrastructure (See Figure 5) is located along the Western side of the subject title and this infrastructure was constructed as part of the previous subdivisions. Overhead power and Telstra infrastructure is available from Edward Street and new underground services will be proposed to run along the new roadway to service the proposed blocks.

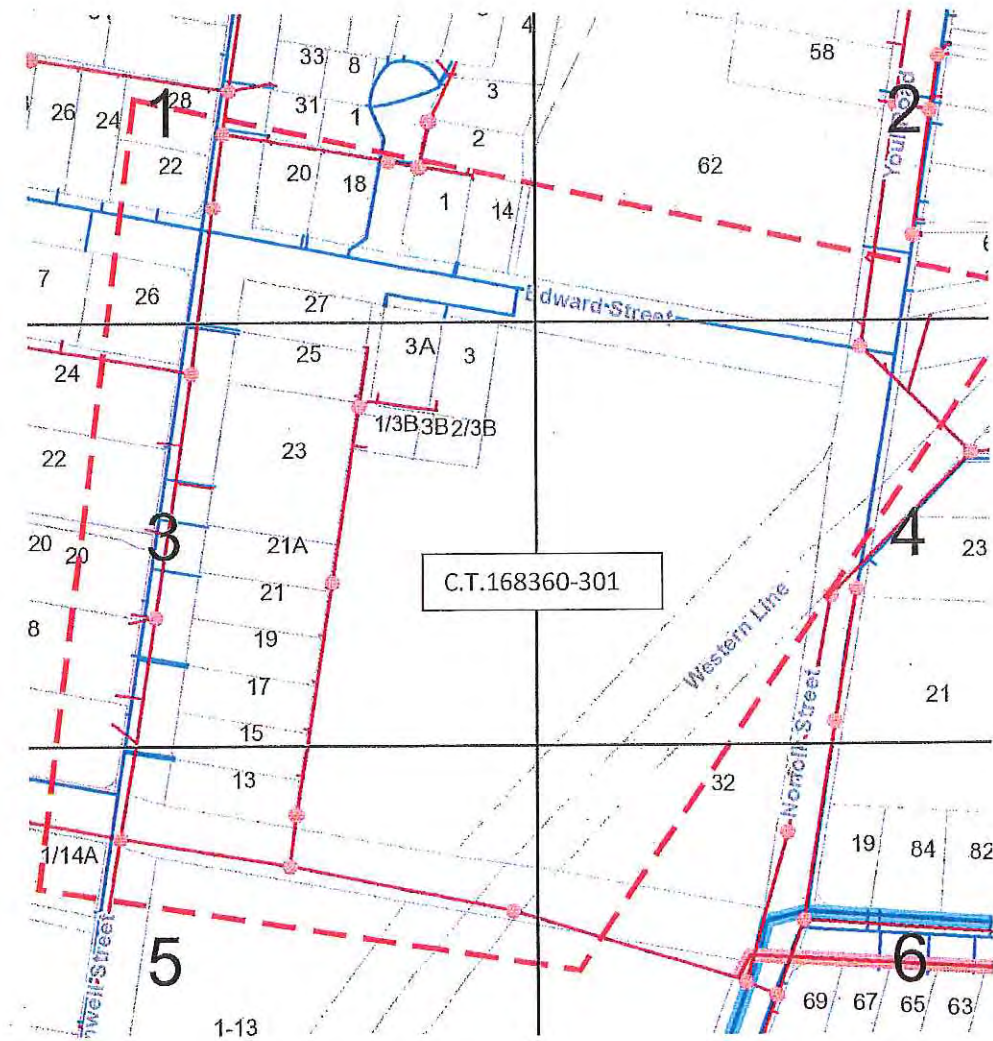


Figure 5, TAS Water's Services plan for C.T.168360-301.

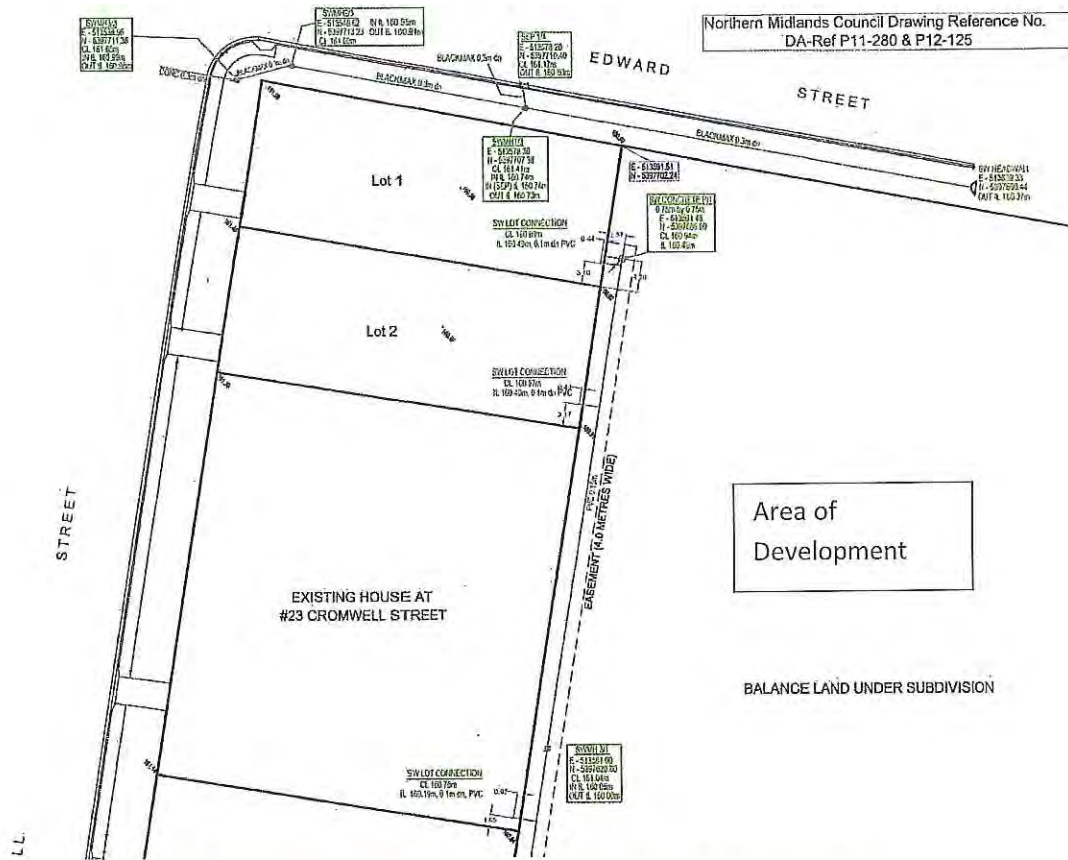


Figure 6, Council Stormwater Services plan for C.T.168360-301.

Special or Significant Features of the Subject Land

The subject title is not known to have any special or significant features in terms of scientific, aesthetic, architectural, historical or cultural values. The site is not known to contain any unique or special eco systems.

3.2 Existing Buildings and Structures

There are no existing buildings on the subject title.

3.3 Existing use of subject land and surrounding land

The Subject Land is currently used for Residential purposes. The land has been used for grazing and hay cropping to manage the grassed areas.

4. Planning Controls

4.1 Existing zoning of subject land and surrounding land

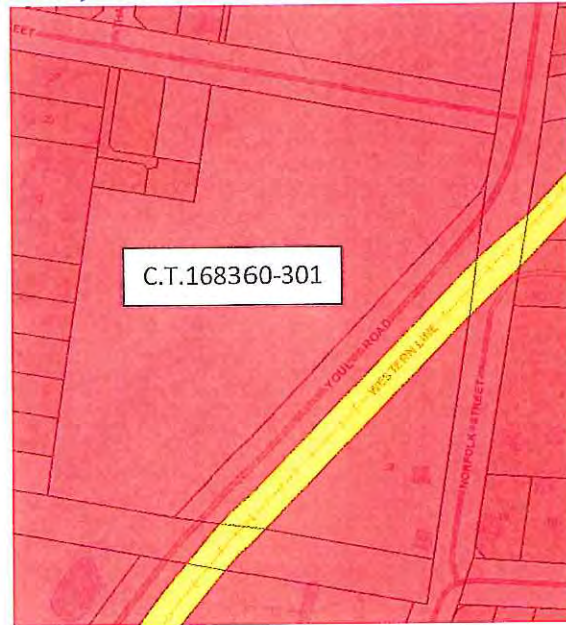


Figure 7, Zoning Map for Subject Title.

- 10.0 General Residential
- 11.0 Inner Residential
- 12.0 Low Density Residential
- 13.0 Rural Living
- 14.0 Environmental Living
- 15.0 Urban Mixed Use
- 16.0 Village
- 17.0 Community Purpose
- 18.0 Recreation
- 19.0 Open Space
- 20.0 Local Business
- 21.0 General Business
- 22.0 Central Business
- 23.0 Commercial
- 24.0 Light Industrial
- 25.0 General Industrial
- 26.0 Rural Resource
- 27.0 Significant Agricultural
- 28.0 Utilities
- 29.0 Environmental Mangement
- 30.0 Major Tourism
- 31.0 Port and Marine
- 32.0 - 39.0 Particular Purpose

Figure 8, Legend showing Planning Zones.

The subject land is zoned as General Residential according to the Northern Midlands Interim Planning Scheme 2013. All the surrounding blocks are also zoned General Residential.

The Subject Title is contained in the Special Planning Map Overlay Urban Growth Boundary according to the Northern Midlands Council Interim Planning Scheme 2013. Council have stated that although the title is not contained in any Special Planning Overlay for flooding, the Flood Prone Areas Code E5.0 still applies to the subject title as this is land that is potentially subject to flooding at a 1% annual exceedance probability as stipulated in (E5.2.1 b). Code E5.0 Flood Prone Areas will be addressed further in this report.



Figure 9, Special Zoning Map Overlay for Subject Title.



Figure 10, Legend showing Planning Overlays.

4.2 Planning Authority

The land is under the jurisdiction of the Northern Midlands Council.

4.3 Planning Instrument

The Planning Instrument is the Northern Midlands Council Interim Planning Scheme 2013.

5. Northern Midlands Council Interim Planning Scheme 2013

5.1 GENERAL RESIDENTIAL ZONE PROVISIONS

The following numbering is as per the Northern Midlands Interim Planning Scheme 2013.

10.0 GENERAL RESIDENTIAL ZONE

10.1 Zone Purpose

10.1.1.1 To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.

10.1.1.2 To provide for compatible non-residential uses that primarily serve the local community.

10.1.1.3 Non-Residential uses are not to be at a level that distorts the primacy of residential uses within the zones, or adversely affect residential amenity through noise, activity outside of business hours traffic generation and movement or other off site impacts.

10.1.1.4 To encourage residential development that respects the neighbourhood character and provides a high standard of residential amenity.

10.1.2 Local Area Objectives

To consolidate growth within the existing urban land use framework of the towns and villages.

To manage development in the General Residential Zone as part of or context to the Heritage Precincts in the towns and villages.

To ensure developments within street reservations contribute positively to the Heritage Precincts in each settlement.

Response: This proposal is for an 18 Lot Subdivision in the General Residential Zone. The current use is Residential and this use is not proposed to be changed as part of this application. The Council undertook to rezone this portion of land to General Residential in 2009.

10.4.15 Subdivision

10.4.15.1 Lot Area, Building Envelopes and Frontage

Objective

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.

A1: *Lots must:*

- a) *Have a minimum area of at least 450 square metres which:*

Response: All the lots in this proposal meet this Acceptable Solution A1.a)

- i) *Is capable of containing a rectangle measuring 10m by 15m; and*

Response: All lots are capable of containing a 10m by 15m rectangle (See Annexure 2) and meet the Acceptable Solution A1.a)i).

- ii) *Has new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks; or*

Response: The proposed Lots meet this Acceptable Solution A1.a)ii).

A2: *Each Lot must have a frontage of at least 3.6m.*

Response: Each Lot meets this Acceptable Solution A2.

10.4.15.2 Provision of Services

Objective

To provide lots with appropriate levels of utility services.

A1- *Each Lot must be connected to a reticulated:*

- a) *Water supply; and*
b) *Sewerage system.*

Response: Reticulated Water and Sewerage are available for the proposed Lots (See Figure 5). Meets Acceptable Solution A1.

A2- *Each lot must be connected to a reticulated stormwater system.*

Response: It is proposed that the stormwater for the proposed Lots will be connected to the existing Stormwater mains on the Western Side of the title and also to the stormwater mains along the unformed section of Frederick Street (See Figure 5). Meets Acceptable Solution A2.

10.4.15.3 Solar Orientation of Lots

Objective

To provide for solar orientation of lots and solar access for future dwellings.

A1- At least 50% of lots must have a long axis within the range of:

b) East 20 degrees north to east 30 degrees south.

Response: At least 50% of the Proposed Lots in this application meet this Acceptable Solution A1.

A2- The Long Axis of residential lots less than 500 square metres, must be within 30 degrees east and 20 degrees west of North.:

Response: There are no lots less than 500 square metres in size in this proposed subdivision. The proposal meets this Acceptable Solution.

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 identity 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.

Response: The proposed 18 Lot Subdivision proposes that a cul de sac be constructed to service the Lots in the development. The proposed road reserve will contain a footpath. Youl Road is a busy thoroughfare and an additional entrance onto Youl Road is not Feasible or warranted. To the south of the subject land is the unformed section of Frederick Street. This section of road is unlikely ever to be built. The proposed cul de sac is in keeping with the Subdivisions surrounding the site with similar cul de sacs having been constructed to service the internal blocks such as Thames Court and Tatiara Court as the most recent. Access and Connectivity will be to Edward Street. The urban visual amenity will be enhanced by this subdivision as the land is currently vacant grassland. The proposal is in keeping with the Local Area Objectives.

10.4.15.6 Walking and Cycling Network

Objective

- a) To provide safe; convenient and efficient movement through and between neighbourhoods by pedestrians 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; and*
- b) Provide the most practicable direct access for cycling and walking to activity centre, 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 lanes 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.*

Response: As mentioned previous, the proposed new cul de sac road will contain a footpath and will provide pedestrian access to Edward Street. Considering Youl Road is a busy thoroughfare a Cul de Sac has been proposed as the most appropriate Road/Development Configuration for the site. The proximity of the development to Youl Road will allow for easy pedestrian, cycling access and also promote surveillance along roads and from abutting dwellings.

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; and*
- 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 provision 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.*

Response: As mentioned previous, the proposed new cul de sac road will contain a footpath and will provide safe pedestrian and cycling access to Edward Street. Considering Youl Road is a busy thoroughfare a Cul de Sac has been proposed as the most appropriate Road/Development Configuration for the site. Edward Street is an Urban Road with a speed limit of 50 km/h. The proposed Cul de sac road will also be an Urban Road with a default speed limit of 50 km/h. The Road will be designed to the Local Government Standard for Urban Roads and will provide a Cul de sac head which will allow for turning of emergency and rubbish collections vehicles.

Codes

E1.0 Bushfire Prone Areas Code

E1.6 Development Standards

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.

Response: A Bushfire Assessment Report has been completed by Ian Abernethy and under the current Bushfire Regulations the development can be considered exempt from the Bushfire Code. A Bushfire Report and Certificate has been provided.

E4.0 Road and Railway Assets Code

E4.2.1 Application of Code

E4.2.1 This code applies to use or development of land that:

- a) Requires a new access, junction or level crossing; or*
- b) Intensifies the use of an existing access, junction or level crossing; or*
- c) Involves a sensitive use, a building, works or subdivision on or within 50 metres of a railway or land shown in this planning scheme as:

 - i) A future road or railway; or*
 - ii) a category 1 or 2 road where such a road is subject to a speed limit of more than 60 kilometres per hour.**

A Traffic Impact Assessment is required as this proposal proposes a new Junction and requires addressing of Performance Criteria under this Code. A Traffic Impact Assessment has been completed by IPD Consulting (See Annexure 5) and addresses Code E4.0 in the Report. The TIA supports the proposed Subdivision layout.

E5.0 Flood Prone Areas Code

E5.2 Application of this Code

E5.2.1 This code applies to use or development of land:

- a) Mapped as flood risk on the Planning Scheme maps; or*
- b) Even if not mapped under paragraph a) if it is:
 - i) Potentially subject to flooding at a 1% annual exceedance probability; or*
 - ii) Less than the height indicated on the Coastal inundation risk height map; or*
 - iii) Identified in a report prepared by a suitably qualified person in accordance with the development application which is lodged or required in response to a request under section 54 of the Act as actually or potentially subject to flooding at a 1% annual exceedance probability.**

Response: The subject title is not in a Mapped Area shown as Flood Risk on any Planning Scheme Maps. The area is known to be subject to flooding at a 1% annual exceedance probability. A Hydrology and Modelling Report has been completed by IPD Consulting (See Annexure 4) and this report supports the proposed subdivision layout. The Flood Code E5.0 is addressed in this Report.

E6.0 Car Parking and Sustainable Transport Code

This 18 Lot Subdivision proposal does not propose any Car Parking as part of this application. The Lot layout has been designed to allow for sufficient area under the Subdivision Clause 10.4.15.1 for any future car parking requirements for the proposed Lots. Any future proposed development will need to address the E6.0 Code of the Planning Scheme.

E9.0 Water Quality Code

E9.6.1 Development and Construction Practices and Riparian Vegetation

Objective

To protect the hydrological and biological roles of wetlands and watercourses from the effects of development.

A1 Native Vegetation is retained within:

- a) 40m of a wetland, watercourse or mean high water mark; and*
- b) A Ben Lomond Water catchment area – inner buffer.*

Response: There is no native vegetation or Ben Lomond (TAS Water) catchment within the area of development.

A2 A wetland must not be filled, drained, piped or channelled.

Response: There are no wetlands within the area of this development. The proposal complies with A2.

P3 A watercourse may be filled, piped, or channelled:

- a) Within an urban environment for the extension of an existing reticulated stormwater network; or*
- b) For the construction of a new road where retention of the watercourse is not feasible.*

Response: It is proposed to realign, and widen the existing Open Drain which runs through the North Eastern Section of the Property. Justification for these works is presented in the Hydrology and Modelling Report (Annexure 4). A Soil and Water Management Plan will be required for the Subdivision and Drainage Channel Works.

E9.6.2 Water Quality Management

Objective

To maintain water quality at a level which will not affect aquatic habitats, recreational assets, or sources of supply for domestic, industrial and agricultural uses.

A1 All stormwater must be:

- a) Connected to a reticulated stormwater system; or*
- b) Where ground surface runoff is collected, diverted through a sediment and grease trap or artificial wetlands prior to being discharged into a natural wetland or watercourse; or*
- c) Diverted to an onsite system that contains stormwater within the site.*

Response: All Stormwater will be directed into the existing Council Stormwater Infrastructure.

A2.1 No new point source discharge directly into a wetland or watercourse.

Response: No new point discharge directly into a wetland or watercourse is proposed.

A2.2 Not Applicable

A3 Not Applicable

E9.6.3 Construction of Roads

Objective

To ensure that roads, private roads or private tracks do not result in erosion, siltation or affect water quality.

P1 Roads and private tracks constructed within 50m of a wetland or watercourse must comply with the requirements of the Wetlands and Waterways Works Manual, particularly the guidelines for siting and designing stream crossings.

Response: A new Road is proposed to be built within 50m of the existing open drain which runs through the North-eastern Section of the Property. A Soil and Water Management Plan will be required and all works will comply with the Wetlands and Waterways Works Manual.

E9.6.5 Sediment and Erosion Control

Objective

To minimise the environmental effects of erosions and sedimentation associated with the subdivision of land.

P1

For subdivision involving works, a soil and water management plan must demonstrate the:

- a) Minimisation of dust generation from susceptible areas on site; and*
- b) Management of areas of exposed earth to reduce erosion and sediment loss from the site.*

Response: As mentioned previous a Soil and Water Management Plan will be required for the Subdivision.

7. Strategic Planning

7.1 State Policies

The following State Policies are currently in force:

Tasmanian State Coastal Policy 1986;

State Policy on Water Quality and Management 1997; and

State Policy on the Protection of Agricultural Land 2000.

National Environment Protection Council (Ambient Air Quality) Measure

National Environment Protection Council (Assessment of Site Contamination) Measure 1999

National Environment Protection Council (Movement of Controlled Wastes between States and Territories) Measure

National Environment Protection Council (National Pollutant Inventory) Measure

National Environment Protection Council (Used Packaging Materials) Measure

The proposed subdivision is not known to conflict with or contravene any of the above State Policies.

8. Summary

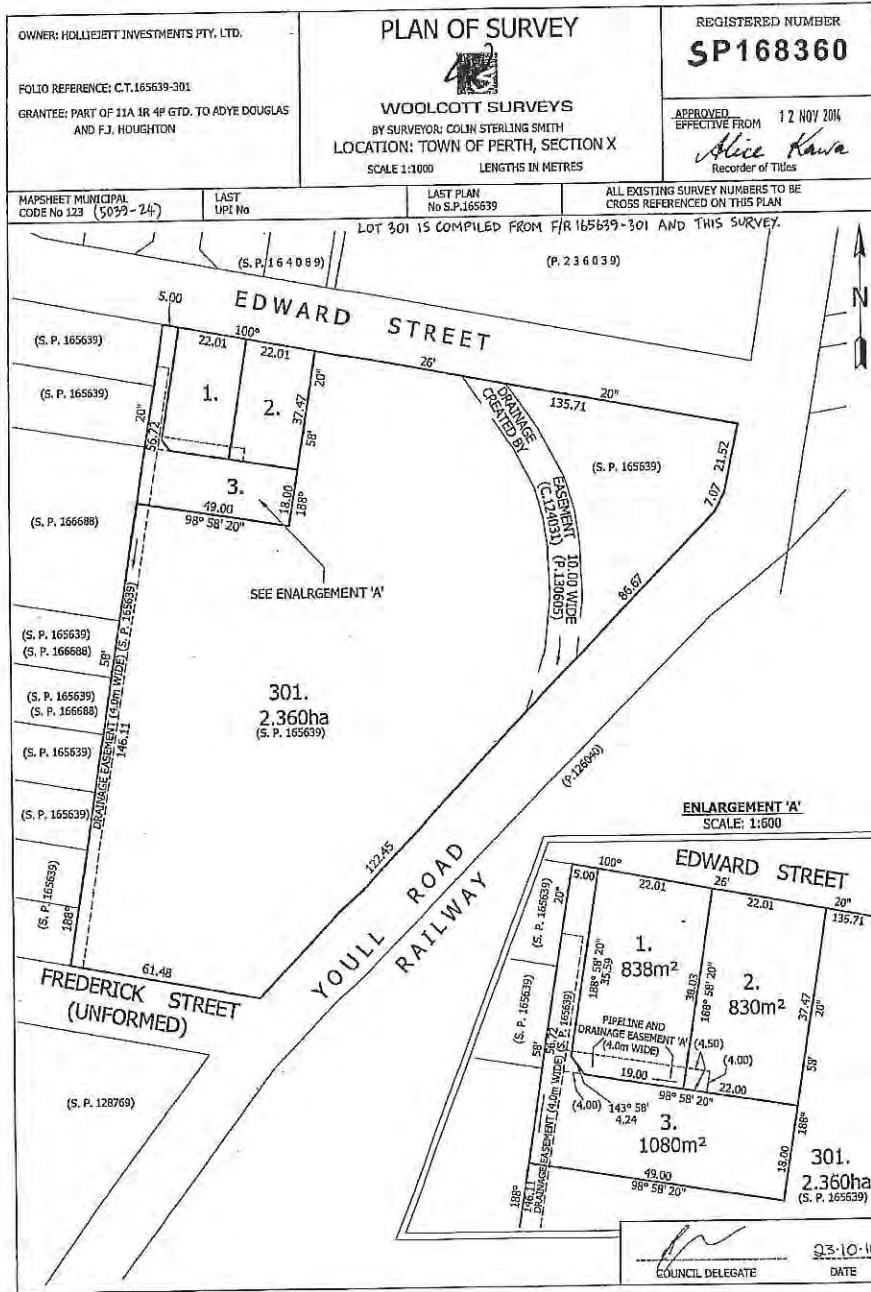
This proposed 18 lot subdivision is in keeping with the intent and fulfils all the requirements of the Northern Midlands Interim Planning Scheme 2013 for the General Residential Zone.

The proposed Lots fit well with the Zone Purpose of the General Residential Zone. The proposed lots have been designed to provide sufficient Solar Access and Private Open Space. The proposed Lots will have access to existing required Service Infrastructure. A Bushfire Exemption Report and Certificate has been supplied. A Traffic Impact Assessment has been supplied in support of the proposed lot Layout. A Hydrology and Modelling Report has been supplied in support of the proposed subdivision.

Annexure 1 - Certificate of Title Plan and Folio Text for C.T. 168360-301.



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RESULT OF SEARCH

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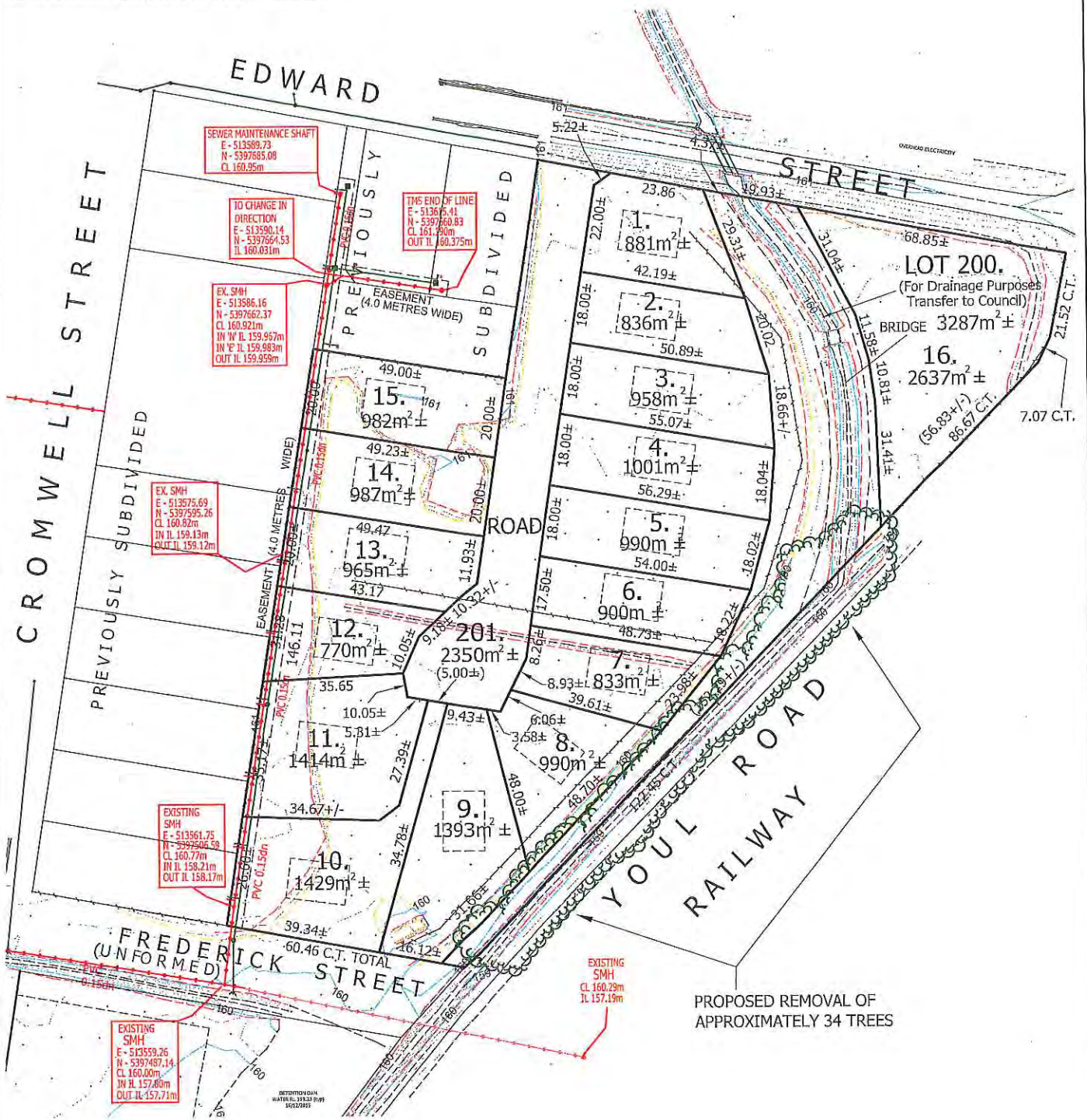
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Annexure 2 - Proposal Plan

PLANNING

THIS PLAN WAS PREPARED AS A PROPOSAL PLAN TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. ALL MEASUREMENTS AND AREAS ARE SUBJECT TO SURVEY.



SERVICE NOTES

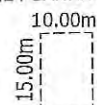
WATER- THE NEW BLOCKS WILL BE SERVICED FROM AN EXTENSION TO THE MAIN ALONG EDWARD STREET WHICH WILL BE LOCATED IN THE NEW CUL DE SAC ROAD RESERVE.

SEWER- ALL NEW BLOCKS WILL DRAIN TO THE EXISTING SEWER MAINS RUNNING ALONG THE UNFORMED SECTION OF FREDERICK STREET.

STORMWATER- ALL NEW BLOCKS WILL DRAIN TO THE EXISTING STORMWATER MAINS ALONG THE UNFORMED SECTION OF FREDERICK STREET.

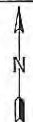
LEGEND

SAMPLE BUILDING ENVELOPE AS PER. 10.4.4.1, A1, a) i) OF THE PLANNING SCHEME



NOTES:
 1. ALL MEASUREMENTS AND AREAS ARE SUBJECT TO SURVEY.
 2. CONTOUR INTERVAL IS 0.10 METRES AND REFERENCED TO AHD83.

PROPOSED 18 LOT SUBDIVISION
 (16 LOTS, 1 ROAD LOT AND 1 LOT RESERVED FOR DRAINAGE PURPOSES)
 LOT 301, EDWARD STREET, PERTH
 C.T.168360-301



		10 Goodman Court Invermay TAS 7248 PO Box 593 Mowbray Heights TAS 7248 Phone (03) 6332 3760 Fax (03) 6332 3764 Email: admin@woolcottsurveys.com.au		Job Number 2014-213	
Drawn CSS	File Name 2014-213_Proposal_Plan_80316	Date 8/03/2016	Scale 1:1000@A3	Edition 5	Sheet 1

Annexure 3 – Bushfire Exemption Report and Certificate



WOOLCOTT SURVEYS

Bushfire Assessment Report

Lot 301, Edward St Perth

for Holliejett Pty Ltd

Prepared by

IAN ABERNETHY

BFP 124

18/03/16

PROPOSAL

It is proposed to subdivide this lot into 16 Lots, including a road reserve and a lot dedicated to drainage purposes.

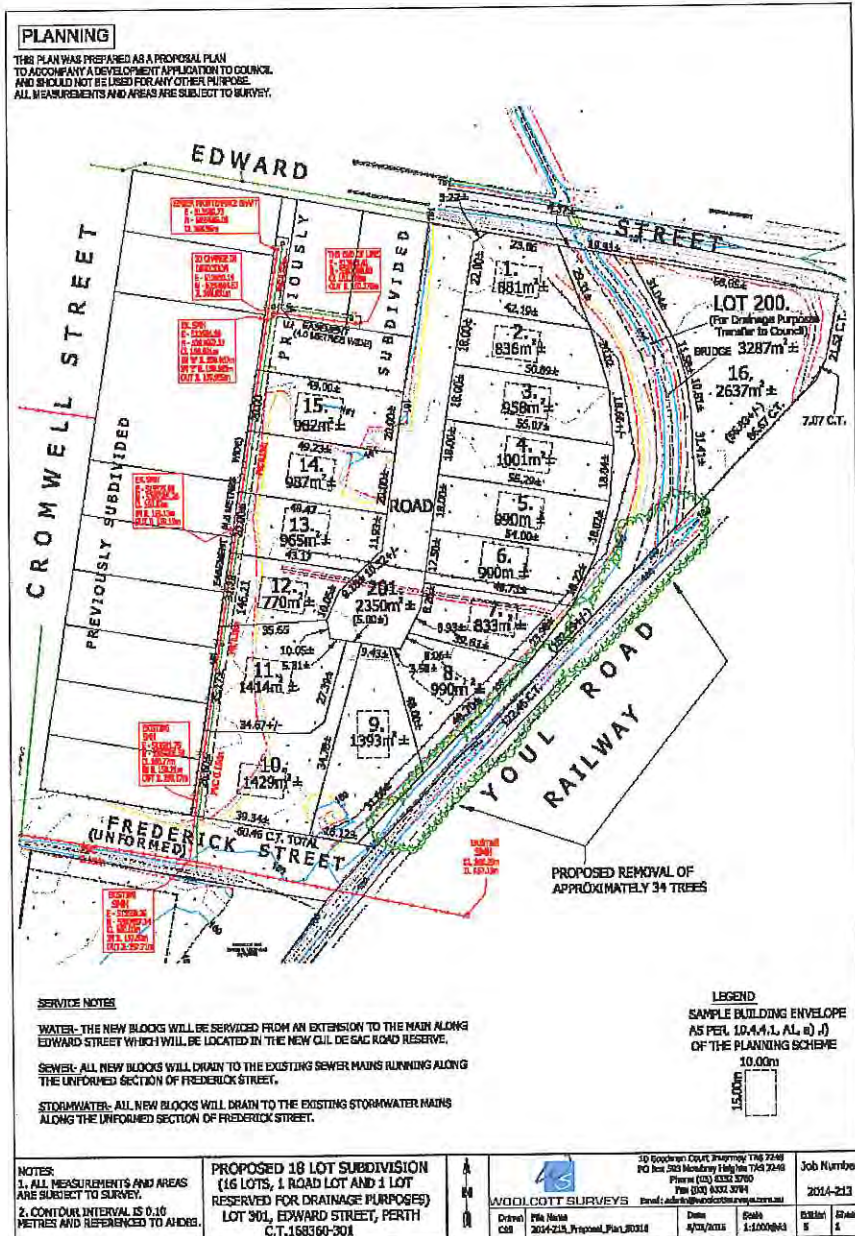


Figure 1 – site/proposal plan –source Woolcott Surveys

The whole site is 2.38 ha in area. Lot sizes are tabulated below:

Lot 1	881 sqm	Lot 9	1393 sqm
Lot 2	836 sqm	Lot 10	1429 sqm
Lot 3	958 sqm	Lot 11	1414 sqm
Lot 4	1001 sqm	Lot 12	770 sqm
Lot 5	990 sqm	Lot 13	965 sqm
Lot 6	900 sqm	Lot 14	987 sqm
Lot 7	833 sqm	Lot 15	982 sqm
Lot 8	990 sqm	Lot 16	2637 sqm
Lot 200	3287 sqm	Lot 201	2350 sqm

TITLE

DETAILS	Lot 301 Edward St Perth TAS 7300
Property ID	3338568
Title Reference	168360/301

LAND USE PLANNING

The land use control document covering this site is the Northern Midlands Interim Planning Scheme 2013. The site is zoned General Residential use under the Planning Scheme.

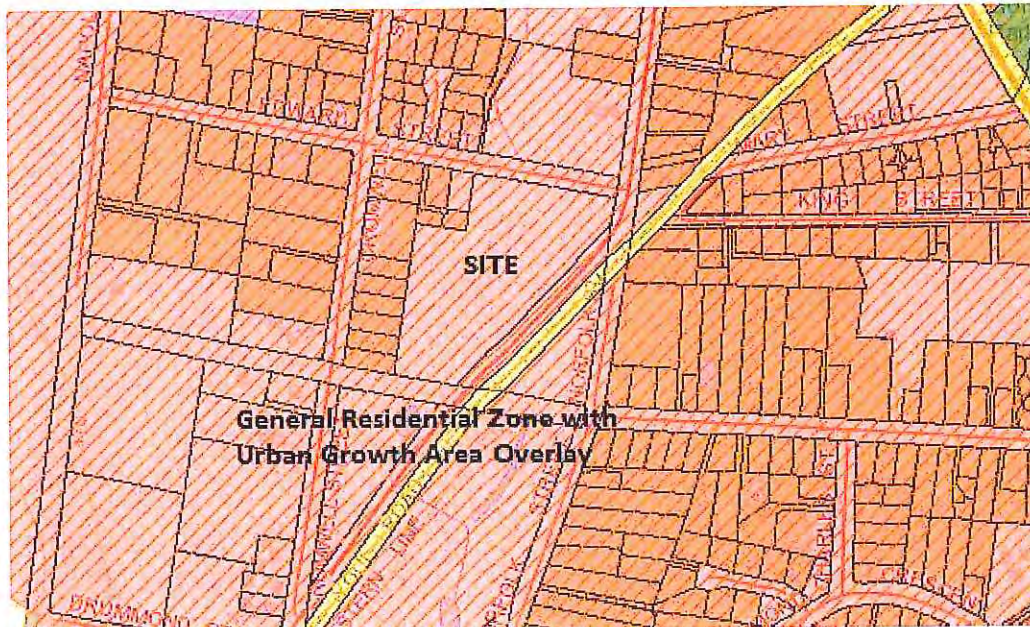


Figure 2 – zoning and overlays

CURRENT USES IN AREA

This is a growth area of Perth typified by houses set on a range of block sizes. Land to the west, north and East of the subject site is developed or developing residential use. Land to the south, whilst zoned for General Residential use is undeveloped and is best classed as grassland/grazing. A railway line is to the south east of the site – running parallel to Youl Road.



Figure 3 – Uses in the immediate area

CRITICAL THREAT AREAS

The surrounding residential lots can be classed as managed lands and dismissed from further assessment. The bushfire threat comes from the grassland areas to the south of the subject site. The threat area is a number of titles which fit the definition of Bushfire Prone Vegetation –

***bushfire-prone vegetation** means contiguous vegetation including grasses and shrubs but not including maintained lawns, parks and gardens, nature strips, plant nurseries, golf courses, vineyards, orchards or vegetation on land that is used for horticultural purposes.*

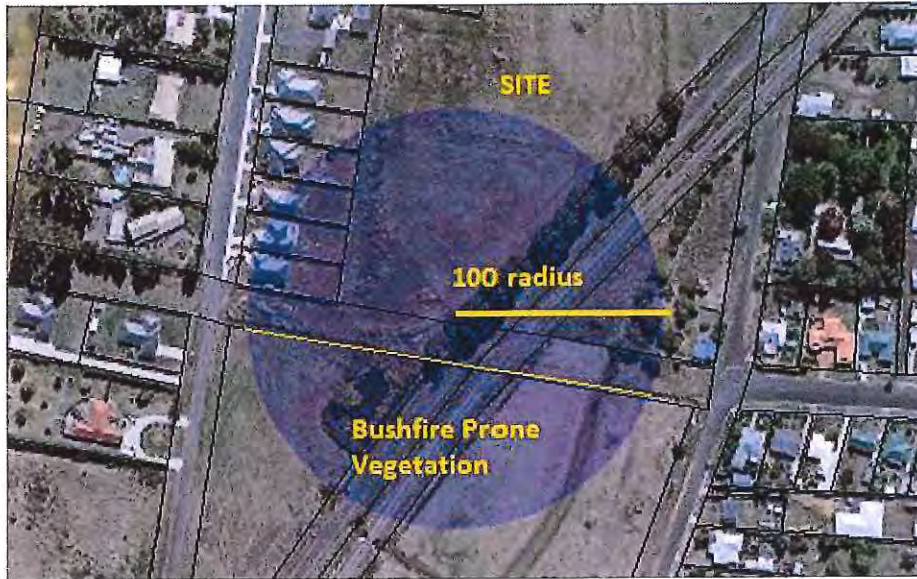


Figure 4 – Risk Area

ENVIRONMENTAL MATTERS

Reference to Tas VEG 3 classifies the vegetation on the site and surrounding lots as:-

<i>Vegetation Community Group</i>	Agricultural, urban and exotic vegetation
<i>Vegetation Community Code</i>	FUR
<i>Vegetation Community Description</i>	(FUR) Urban areas
<i>Emergent Tree</i>	
<i>Forest Structure</i>	Other
<i>Source Date</i>	11/03/1998
<i>Field Checked</i>	
<i>Source Type</i>	Photo

There are no threatened flora or fauna on land, within 500m of the site.

ACCESS

Access to the site will Edward St a fully formed sealed public road. Edward St has a between 6m and 8.2m wide sealed carriageway set within a 20m wide road reserve.



Figure 5 and 6 – Access Road – Fully formed section and part formed section

WATER

Water supply for both domestic and fire fighting is in Edward St. The water line will have to be extended to the new subdivision road to service the proposed lots. Hydrants to give 100m hose lay will be required in this new road. It is likely two hydrant will be required in the new road.

SLOPE

The site is generally flat for its entirety. There is a slight drop west to east towards the drainage line.

POWER LINES

Existing overhead power lines run along the northern side of Edward St. The vegetation under this power line has been substantially cleared, typical of an urban area.

VEGETATION

The site is surrounded on three sides by residential buildings on a variety of lot sizes. These are all classed as managed vegetation. To the south of these lots is a large grassland/grazing area.

ASSESSMENT OF RISK

The effective bushfire risk is graphically illustrated below. For new lots a BAL rating of BAL 19 must be achieved in any subdivision. There is an on-going opportunity to use the existing road network as perimeter barrier for bushfire prevention.

The assessment of risk is presented in a table form below:-

	North	South	East	West
Vegetation	Urban Area	Grassland	Urban Area	Urban area
Slope	Flat	Flat	Flat	Flat
Distance	N/a	nil	N/a	N/a

Defendable Space Requirement	N/a	10-14m	N/a	N/a
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Table 1 – Bushfire Risk Assessment

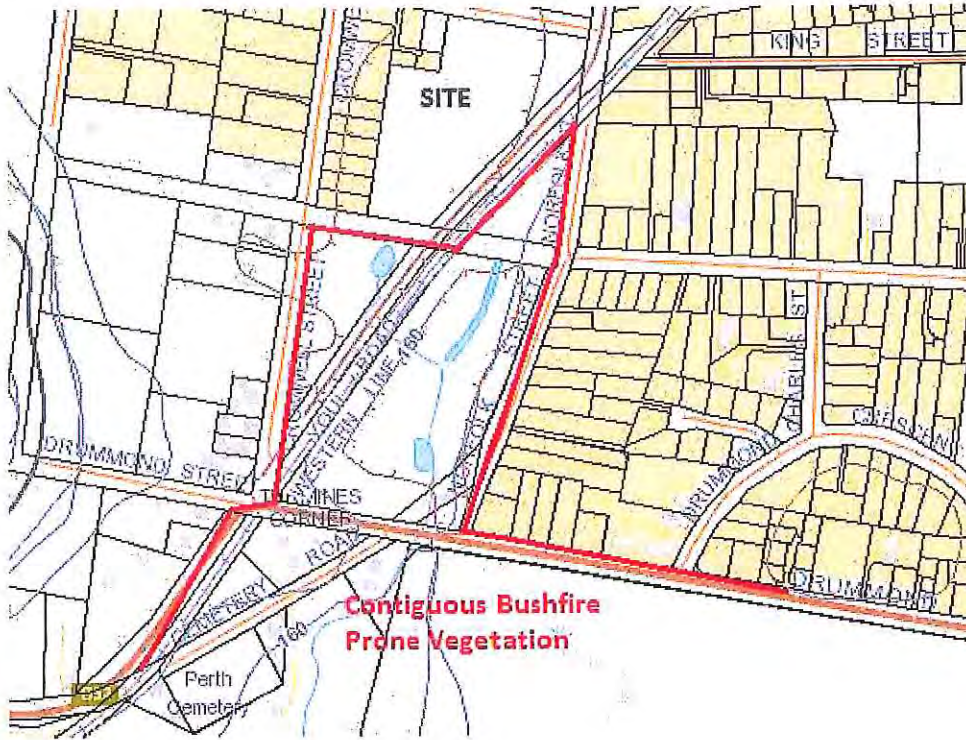


Figure 7 - Plan of bushfire risk assessment

CONSEQUENCE

To comply with the Code in the Planning Scheme each new lot has to be assessed as having a BAL rating of 19 or less or be exempt for this Code. Consideration has to be given to the zoning and Bushfire Prone Areas Advisory Note No1 – 2014.

Determination	<p>Having regard to the objectives of all of the applicable standards in the Bushfire-Prone Area Code, there is insufficient increase in risk to the development from bushfire to warrant any specific bushfire protection measures if:</p> <ul style="list-style-type: none"> a) the risk arises from vegetation located on land zoned as inner residential, general residential or village; or b) the development is on land that is shown on a bushfire prone areas map, endorsed by the Tasmania Fire Service, as not being a bushfire prone area.
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As subdivision is classed as development the above determination applies to this site and this proposal.

BAL FOR EACH LOT

As a result of the above quoted determination the proposed lots do not need to be given a BAL rating.

CONCLUSIONS

The development can be classed as exempt from the bushfire code. Other mechanisms will ensure fire hydrants are included in the proposed road.

RECOMMENDATIONS

1. NIL

REFERENCES

Northern Midlands Interim Planning Scheme 2013.

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

Guidelines for development in Bushfire Prone Areas in Tasmania - 2005

Interim Directive No1 – Bushfire Prone Areas - 2016

PREPARED BY

IAN ABERNETHY – March 2016