

Our ref: 202900.26; P16-061; R Farrington (obo Shane Burston)
Enquiries: Erin Boer



**NORTHERN
MIDLANDS
COUNCIL**

20th April 2016

R Farrington (obo Shane Burston)
8 Bond Street
KINGS MEADOWS 7249
via email: info@akouo.com.au

emailed 20/4/16.

Dear Mr Farrington

Additional Information Required for Planning Application P16-061 - Artist studio & parking for mobile bus to conduct professional service at 530 White Hills Road, EVANDALE

I refer to the abovementioned application, which has been further 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*:

- **Site Plan**

I note that you have provided a copy of the site plan prepared by Building Designer, Kel Clark, with your proposal. This set of plans have since been revised, as they incorrectly detailed the western portion of the lot. Accordingly, you will need to provide an updated set of plans detailing the corrected western side of the lot. These plans must be to scale, so that Council Officers can scale the drawings if need be.

As these plans are subject to copyright, and any amendments to these plans require the permission of the designer, I suggest contacting Mr Clark to prepare a revised site and location plan, detailing the works you propose.

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 P16-061. If you have any queries, please contact Council's Planning Section on 6397 7301, or e-mail Planning@nmc.tas.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Erin Boer'.

Erin Boer
PLANNING OFFICER

Our ref: 202900.26; P16-061; R Farrington (obo Shane Burston)
Enquiries: Erin Boer



**NORTHERN
MIDLANDS
COUNCIL**

24th March 2016

R Farrington
via email: info@akouo.com.au

✓ 24/3

Dear Mr Farrington

Additional Information Required for Planning Application P16-061 - Artist studio & parking for mobile bus to conduct professional service at 530 White Hills Road, Evandale

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*:

• **Site Plan**

A revised site plan is required, and must be drawn to scale and show the correct lot boundaries of the site; *Kel has revised plan to correctly show boundaries.*

• **Elevations**

Elevations of exactly what is proposed (ie. doorways/windows in shipping container) is required and must be drawn to scale (1:100);

• **Use of Bus**

Further details are required regarding the proposed use of the existing bus on site (keeping in mind that compliance with the Building Code of Australia will also be applicable at building stage, depending on the proposed use).

• **Submission**

A submission addressing clause 26.4.1 P2 (a-e) of the Rural Resource Zone is required, addressing setback variations and the likely impact on surrounding agricultural uses. A copy of this clause is attached for your information.

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 P16-061. 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

Enc: Clause 26.4.1 of the Rural Resource Zone



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ATTACHMENT B

Des Jennings
The General Manager
Northern Midlands Council
P.O. Box 156
Longford, TAS
7301

Dear Sir,

RE: P16-061 Planning Application – Artist Studio – 530 White Hills Road

We refer to the application recently advertised relative to the above. We act for Mr Paul Willows resident of White Hills Road and our client has requested that we prepare this submission.

Our client has a number of concerns regarding this application:

The Planning Application includes the same bus and bus location which was refused Planning Permission as a Visitor Accommodation use with the same visual impact on this rural area.

The application still fails in terms of car parking layout – the use triggers the Parking Code and it is a MUST to provide a car parking layout which meets the requirements of the scheme. It is not good enough to describe the proposal regarding parking in words – a plan MUST be provided. Upon Reviewing the site area, current road alignment, current access and required Turning Circles for a Bus of this size it is argued that it is not possible for such a bus to safely enter and exit the site without completing several point turns. This is unsafe for all road users in this area and the Council would be remiss to approve the development solely on these grounds without a site plan to scale showing turning circles of a bus this size.

Our client is very concerned about any noise which may be generated by this proposal.

Is this a noisy use? A music studio? The application does not indicate a noise level. What impact will the development have on adjoining sensitive uses? Clause 26.3.1, P4 of the Rural Resource states:

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PO Box 593, Mowbray Heights, TAS, 7248
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EAST COAST SURVEYING

Ph: (03) 6376 1972
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PO Box 430, St Helens, TAS, 7216
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P4 It must be demonstrated that:

- a) emissions are not likely to cause an environmental nuisance; and*
- b) primary industry uses will not be unreasonably confined or restrained from conducting normal operations; and*
- c) the capacity of the local road network can accommodate the traffic generated by the use.*

As noise is an emission the application has failed to address this matter and thus failed to address Clause P4 – as such the application must be refused.

Business and Professional use would appear to be a discretionary use in terms of the Rural Resource zone. We then have to consider the use in terms of the purpose of the Use Standards and the Purpose of the zone. Of particular attention will be Clause 26.3.1 P1.1 *It must be demonstrated that the use is consistent with local area objectives for the provision of non-primary industry uses in the zone.*

The relevant Local Area Objective is - *Professional and other business services that meet the needs of rural populations are supported **where they accompany a residential or other established use and are located appropriately in relation to settlement activity centres and surrounding primary industries such that the integrity of the activity centre is not undermined and primary industries are not unreasonably confined or restrained.***

There are a number of key tests in this statement – Professional and other business services can only be supported where they accompany a residential use (none on this site) or other established use (of which there are none on this site). The development fails on this count.

The second concept is that of locating Professional and other business services appropriately in relation to settlement activity centres. Being an isolated site the proposed use fails on this count also.

P1.1 states that it MUST be demonstrated that the use is consistent with the Local Area Objectives – the proposed Use cannot demonstrate such consistency and must be refused.

For a site and development which triggers multiple Codes within the Planning Scheme the application is severely lacking in detail – detail which others are often required to provide to justify less controversial developments.

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26.1.3 Desired Future Character Statements in the Northern Midlands Planning Scheme States:

The visual impacts of use and development within the rural landscape are to be minimised such that the effect is not obtrusive.

A retrofitted bus, 2.2 meters from the Road Frontage and a modified shipping container certainly cannot be considered visually unobtrusive and certainly not so to the local residents who overlook the site. During the winter months the site will be readily visible to the traffic along White Hills Road and thus the use is not in keeping with the Rural Setting of the area.

We note that the title where the bus currently sits is only 35m in width at most from the Road boundary to the top of bank of the Creek. Based on appropriate Buffers from the Creek and Road it would be inappropriate to site any development on this block.

The Water Quality Code and Stormwater runoff are insufficiently addressed. There is mention of an onsite detention system for Stormwater. Where will this be positioned, how will the overflow be treated and where will the overflow go?

Road and Private Tracks constructed within 50m of a wetland or watercourse must comply with the Requirements of the Wetlands and Waterways works manual. How does this proposal comply as this has not been addressed?

It is our client's understanding that this is a lot which was originally acquired for road works and which has since been sold into private ownership by Council. Considering the Applicable Setbacks for the Rural Resource Zone from Roadways and Title Boundaries as well as the natural feature of the creek there is no reasonable area remaining where any development can be considered taking into account the above listed Rural Resource Objectives and Zone Provisions.

Unfortunately, the title in question is a substandard lot the land of which was never intended for a Use as is proposed. The Use is not in keeping with the Rural Resource Local Area Objectives and the Noise and Use will conflict with Rural and Sensitive Uses on the adjoining titles. Furthermore, the title would never be approved as a standalone Lot if proposed under the current Northern Midlands Council Interim Planning Scheme 2013 or the previous planning scheme.

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CONSULTING SURVEYORS
& LAND PLANNERS

Please let us know if you require any clarification on the matters above.

Yours Truly,

A handwritten signature in blue ink, appearing to read 'Colin Smith', is written over a faint, illegible printed name.

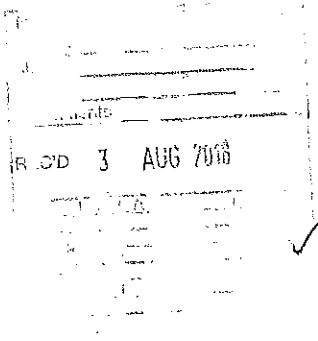
Colin Smith
Director
Woolcott Surveys

WOOLCOTT SURVEYS

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M J & L G Chapman
 508 White Hills Road
 "Burnside"
 RELBIA TAS 7258
 August 01 2016

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

Dear Sir

Ref No: P16-061- 530 White Hills Road – Artists studio & parking for mobile bus.

I would like to submit this representation to the above planning application.

I would like to raise the following points:

1. The bus is referred to as mobile but in reality yes it can be moved but it is fenced in with posts cemented into the ground and concrete paths which leads to the thoughts there is no intention to move the bus. At the present it is deemed that the bus is to be removed from site and this application has no mention of retrospective approval.
2. The term artist studio tends to suggest someone working with canvas and paints. In reality it is a commercial sound studio (refer attached applicants letter) furthermore it is to be in a shipping container not the bus.
3. The application has no mention of toilet facilities. A commercial property with multiple persons should have a toilet and due to the small land size and close proximity to a creek the type of toilet would not be impossible but expensive to install and require regular servicing costs.
4. I can not see how the application could meet the requirements of the Rural Zone Purpose statement 26.1.1.
5. Whilst some variation of setbacks is allowable in the zone, the setback proposed is totally unreasonable given the objective of the zone.

In summary I would ask the Council to reject this application.

J.M Chapman M.J. Chapman

MJ & LG Chapman

Dear potential neighbour,

My name is Ryan Farrington, I'm a local business owner and record producer. As you may know, the property at 530 White Hills Road is currently for sale via Peter Lees Real Estate, and I have put in an offer to the current owner to purchase the property from him, conditional on council approval for the purpose of operating an artist studio (which I have been operating for the past 6 years from my own home address in Kings Meadows) through a modernised, sound proof shipping container.

If my proposal to council is not approved however, the property will remain with Mr Shane Burston, with whom I have no personal connection.

The proposal would of course cause you no inconvenience and if you have concerns regarding the proposed nature of the use I would be happy to discuss it with you further. Though I will only be spending a handful of hours per week onsite - it is still my intention to contribute to the local community in any way I can, and become a good neighbour.

It is certainly not my intention to change the rural nature of the property as it is this that makes it such an inspirational art space in the first place and because my business is to produce musical works that can be marketed internationally, I will have no need to accommodate customers on site which will preserve the isolation of the site and certainly not necessitate increased traffic to the area.

In my proposal to the North Midlands Council, as I am not the owner yet, the bus which sits on site currently had to be included in my proposal, however thankfully it is now to be removed prior to sale of the property by the current owner and will therefore no longer be associated with the sale or proposed use of the site. Leaving just the addition of my modernised shipping container as the sole basis for the application (which unfortunately contrary to my efforts, has not been represented in the public display of my application).

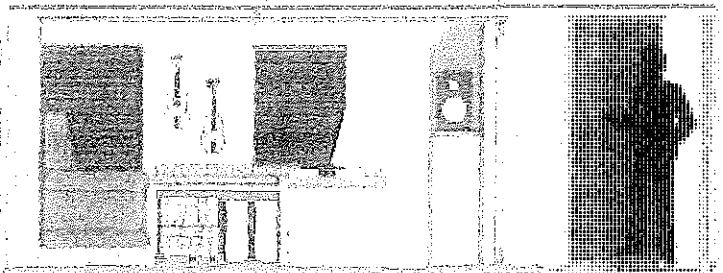
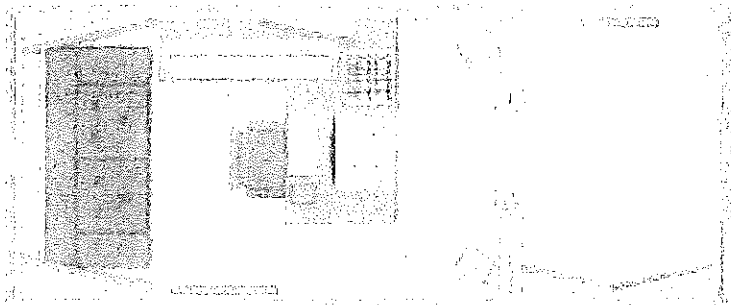
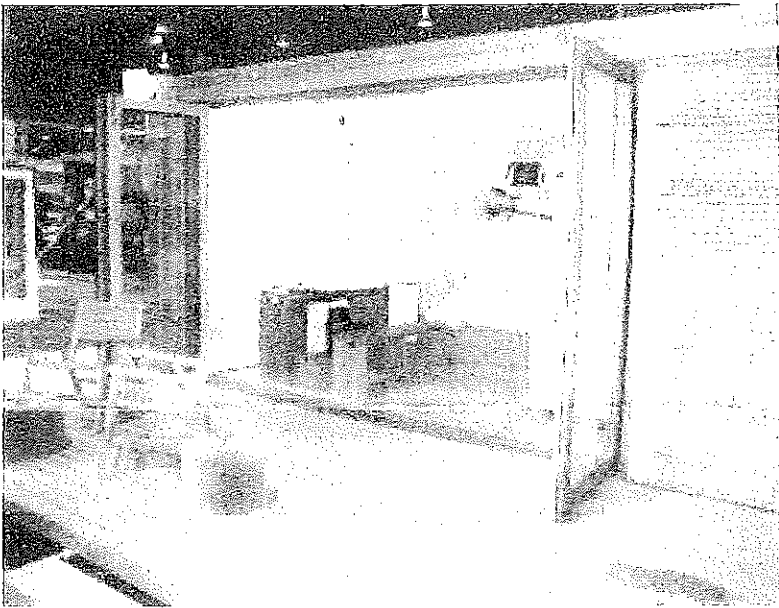
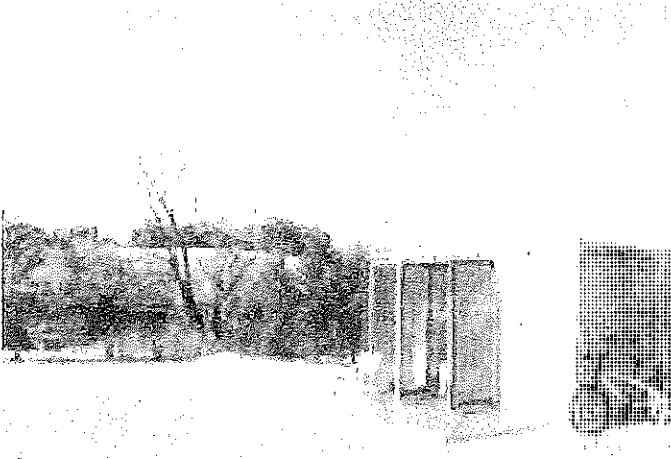
I enclose an artist's impression of the studio to give you an idea of the aesthetics of the proposal and as previously discussed would be happy to answer any concerns or queries you may have further to the council's consideration of the proposal,

Yours sincerely,

Ryan Farrington

0438 449 490

akouomusic@gmail.com



Mr Des Jennings,
General Manager,
Northern Midlands Council,
P.O.Box 156,
LONGFORD TAS 7301

Ref No: P16-061- 530 White Hills Road - Artists studio & parking for mobile bus.

In response to the points detailed in this submission;

1) The bus is referred to is not the one currently on site but is a vehicle that I may purchase for the uses detailed in the application. The existing fencing, posts, and concrete paths are to be removed if the proposal is approved as it is a condition of sale. The present bus is to be removed from site before the purchase is complete and this application does not relate to it.

2) The term artist studio was selected to give the closest representation to the sound nuisance involved as a commercial sound studio tends to suggest a greater sound attenuation level than is actually involved. A single person working on a digital machine using headphones relates to attenuation levels closer to the paints and canvas scenario than the commercial sound studio which normally involves bands & attenuation levels higher than the proposed use. There is no intention to deceive, merely to be accurate in the description of use.

3) The assertion that the application does not mention toilet facilities is incorrect. However the commercial property would not have multiple persons using the facility, just the applicant. The provision of a commercial self-composting toilet, although expensive, demonstrates my commitment to maintaining the integrity of the creek.

4) I believe the application not only meets the requirements of the Rural Resource Zone Purpose statements 26.1.1.2 To provide for other use or development that does not constrain or conflict with resource development uses. AND 26.1.1.3 To provide for economic development that is compatible with primary industry, environmental and landscape values.

but that it also meets the zones objectives of protecting primary industry whilst promoting the area's environmental features, culture and landscape.

2.2.2.5 To ensure the undiminished availability for future generations of the rural resources of the area for increased but sustainable primary production and a strong

diverse economic base, by identifying and protecting the rural resources of the Municipality

Because the proposal has no permanent footprint, unlike a dwelling or permanent building it ensures the integrity of the resource for future generations. It also recognizes a strong and diverse economic base by encouraging and fostering employment that recognizes new technologies that peacefully co-exist with other neighbouring rural resources whilst encouraging a sustainable creative industry that enhances the profile of the municipality on an international level.

5) I appreciate that some variation of setbacks is allowable in the zone and maintain the setback proposed is reasonable given the objective of the zone, the history of the creation of the block, the improvement to the current visual impact, the positive impacts of the business to the diversity and reputation of the area.

Yours sincerely,

Ryan Farrington.

Des Jennings,
The General Manager,
Northern Midlands Council,
P.O. Box 156
Longford, TAS 7301

Dear Sir,

RE: P16-061 Planning Application – Artist Studio – 530 White Hills Road

In response to the submission recently received relative to the above.

Parking

This Planning Application does not include the same bus and bus location which was refused Planning Permission as a Visitor Accommodation use with the same visual impact on this rural area, as it is a condition of sale pursuant to this application that the bus be removed prior to the proposed development going ahead.

The application does not fail in terms of car parking layout – the use does trigger the Parking Code and as such the plan details parking for either a car or bus which meets the requirements of the scheme.

Despite describing the proposal regarding parking in words in the proposal we also submitted a plan for single vehicle parking. The objection refers to access and required turning circles for a bus of the size of the previous bus which is not a part of the current proposal and as such it is not necessary to consider the safe entry for such a bus to enter and exit the site, with or without point turns.

Noise Pollution

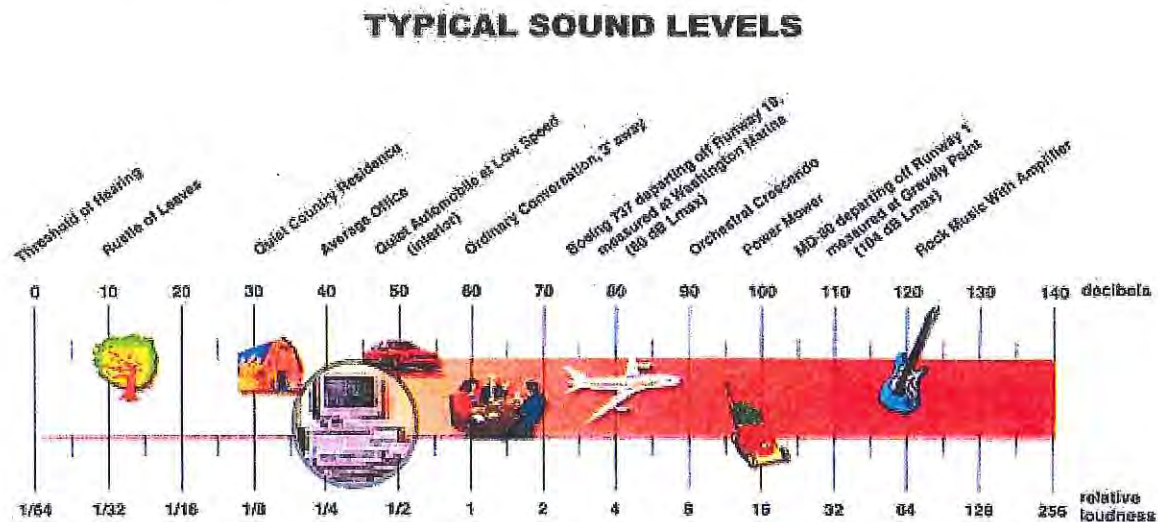
Both the applicant and the objector are equally concerned about any noise which may effect this proposal. As the effect of road noise, rural machinery, etc need to be sound proofed from

effecting the recordings produced for commercial use. It is much more likely that external noise will be more of a concern for the applicant than the objector. The proposed use is not a noisy use. It is NOT a commercial music studio which is why it was not advertised as such. The application does indicate an indicative noise level. The development has no impact on adjoining sensitive uses. Clause 26.3.1, P4 of the Rural Resource states:

P4 It must demonstrated that: a) emissions are not likely to cause an environmental nuisance; and b) primary industry uses will not be unreasonably confined or restrained from conducting normal operations; and c) the capacity of the local road network can accommodate the traffic generated by the use.

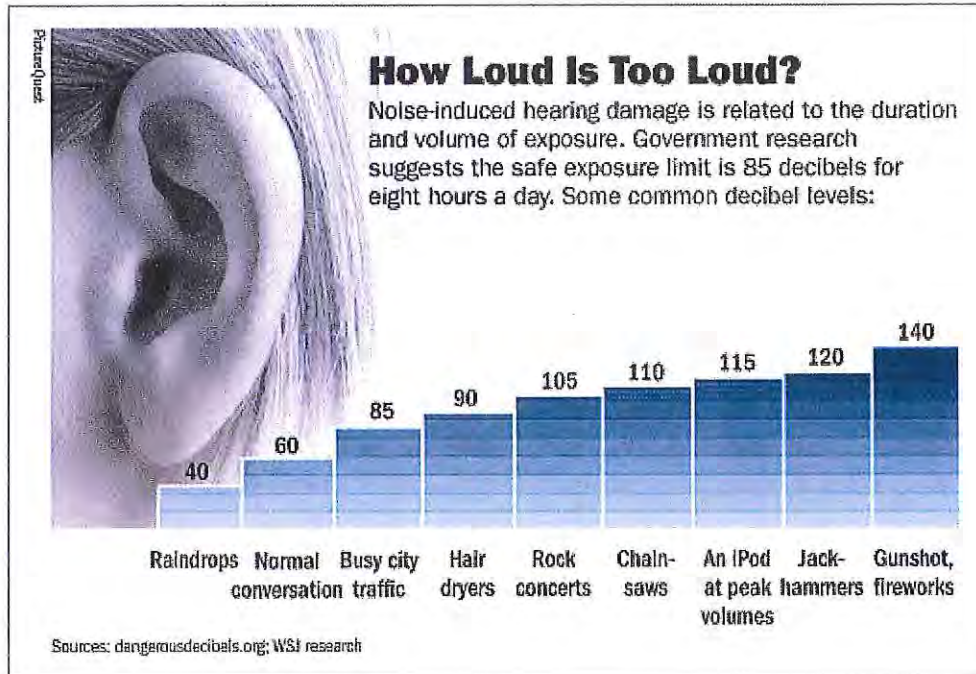
Contrary to the objection that the application failed to address the issue of noise attenuation or Clause P4 – we refer to the specific part of the application that details the attenuation levels as having been demonstrated for a six year period as being less than the allowable limit from immediately outside the room currently used with NO soundproofing. Section 53 of the *Environmental Management and Pollution Control Act 1994* allows for the following factors to be considered when assessing whether a residential noise is unreasonable:

- Its volume, intensity or duration;
- The time, place and other circumstances in which it is emitted; and
- Whether it is, or is likely to be, audible in a habitable room in any other residential premises.



The decibel (dB) is a unit for describing sound pressure levels. A-weighted sound measurements (dBA) are filtered to reduce the effect of very low and very high frequencies, better representing human hearing. With A-weighting, sound monitoring equipment approximates the human ear's sensitivities to the different sounds of frequencies.

The chart indicates the audible noise emitted by my production activities is in the range of 40 – 50 decibels. Whereas the noise audible to myself through my headphones is in the range of 85 db within the range of the noise permitted for up to 8 hours per day, see chart below.



Suitability of Use to the Purpose & Objectives of the Zone

Business and Professional use is a discretionary use in terms of the Rural Resource zone. Clause 26.3.1 P1.1 It must be demonstrated that the use is consistent with local area objectives for the provision of non-primary industry uses in the zone. We contend that the use is consistent with local area objectives for the provision of non-primary industry uses because there is no evidence that primary industry will be effected in any way whatsoever either through noise, increased traffic or any other hazard.

The objection on the grounds that - Professional and other business services that meet the needs of rural populations are supported where they accompany a residential or other established use and are located appropriately in relation to settlement activity centres and surrounding primary industries such that the integrity of the activity centre is not undermined and primary industries are not unreasonably confined or restrained.

Discretionary use for professional and other business services can be supported where they

accompany a residential use (this is not proposed on this site) or other established use. The other established use, we contend is the use of the land as a quiet place of solitude and inspiration which is in keeping with the objectives and purposes of the Interim Planning code and in no conflict with the surrounding land use.

Locating professional and other business services appropriately in relation to settlement activity centres clearly has a precedent in this area with the Van Dieman Brewing Company being located across the road and Josef Chromy Restaurant and vineyard being located a little further up the road. The notion of locating professional & business services in relation to settlement activity centres has a lot to do with ensuring limited intrusion into the quietness of residential areas. As this proposal does not require customers to visit the site (most are located overseas) this is not relevant to the current proposal.

P1.1 states that it MUST be demonstrated that the use is consistent with the Local Area Objectives – we propose that the proposed Use demonstrates such consistency because the Local Area Objectives 2.2.2.5 desire;

To ensure the undiminished availability for future generations of the rural resources of the area for increased but sustainable primary production and a strong diverse economic base, by identifying and protecting the rural resources of the Municipality

My development proposes a new and innovative economic base in an industry that values and protects the environment and rural resources of the Municipality, developing what has become an eyesore into a viable and attractive commercial entity in keeping with the Northern Midland Council's objectives of providing for other use or development that does not constrain or conflict with resource development uses. AND providing for economic development that is compatible with primary industry, environmental and landscape values.

Meeting Planning Requirements

The site and development (like most proposals) triggers multiple Codes within the Planning Scheme. However the application has met every requirement of the Northern Midlands Planning Protocols over the six months that this proposal has been submitted. Adding additional information no less than 5 times for what would under the Launceston City Council Interim Planning Scheme have required no discretionary permit for what is essential a temporary development. However we accept that under the due diligence of the Northern Midlands

Council, a shipping container development is considered to be a “shed” and requires further consideration and as such we have submitted planning detail – which others have often not been required to provide as much detail for much more controversial developments.

Visual Impact

26.1.3 Desired Future Character Statements in the Northern Midlands Planning Scheme States:

The visual impacts of use and development within the rural landscape are to be minimised such that the effect is not obtrusive.

We accept that some may not consider a modified shipping container may not sound visually attractive, however the artist impression of the development indicate the applicants desire to make it not only look attractive but their readiness to work with their neighbours to minimize any visual effect, such as growing appropriate screening vegetation (with due regard to the need to use appropriate native planting within 30m of a natural watercourse). The current hawthorn hedge which screens the site does lose its leaves during the winter months, but the applicant is prepared to plant additional native screening plants which ensure the site is not readily visible to the traffic along White Hills Road during Winter to ensure the use is in keeping with the Rural Setting of the area, but most importantly is an attractive addition to the area. In the earthquake prone city of Christchurch the main shopping mall had to be reconstructed entirely using shipping containers as a temporary measure, but the innovative and contemporary use of design has turned this into a permanent tourist attraction rather than an eyesore.

Effect on Natural Watercourse

We believe that although the title where the studio is proposed to be situated is only 35m in width from the Road boundary to the top of bank of the Creek because the studio is a temporary structure with no permanent footprint, including foundations it would have no detrimental effect on the existing natural environment & watercourse which the appropriate buffers from the Creek and Road are designed to protect. This makes it appropriate to site the proposed development on this block.

We believe the Water Quality Code and Stormwater runoff are adequately addressed because this proposal complies with the code as no run off is required under the discretionary use proposed. The studio would be used for day use only and no accommodation of any kind. There

is no mention of an onsite detention system for stormwater therefore no positioning is detailed.

Road and Private Tracks constructed within 50m of a wetland or watercourse must comply with the Requirements of the Wetlands and Waterways works manual. However no road or private track is required by this proposed use.

Setbacks

Considering the Applicable Setbacks for the Rural Resource Zone from Roadways and Title Boundaries as well as the natural feature of the creek it is agreed that no area remains where any development can be considered unless the setbacks can be varied which is allowable under discretion of the Northern Midland Council. This is why the proposal is applying to do so taking into account the following Rural Resource Objectives and Zone Provisions. The application not only meets the requirements of the Rural Resource Zone Purpose statements 26.1.1.2 To provide for other use or development that does not constrain or conflict with resource development uses. AND 26.1.1.3 To provide for economic development that is compatible with primary industry, environmental and landscape values. but that it also meets the zones objectives of protecting primary industry whilst promoting the area's environmental features, culture and landscape;

2.2.2.5 To ensure the undiminished availability for future generations of the rural resources of the area for increased but sustainable primary production and a strong diverse economic base, by identifying and protecting the rural resources of the Municipality

Protection of Primary Industry & Land Use

Because the proposal has no permanent footprint, unlike a dwelling or permanent building it ensures the integrity of the resource for future generations. It also recognizes a strong and diverse economic base by encouraging and fostering employment that recognizes new technologies that peacefully co-exist with other neighbouring rural resources whilst encouraging a sustainable creative industry that enhances the profile of the municipality on an international level.

It is our client's understanding that this is a lot which was originally acquired for road works and which has since been sold into private ownership by Council. The title in question is a substandard lot of land which was zoned Rural, however the NMC own planning department has expressed an opinion that this land is indeed not suitable for the use it has been designated "0.67 Ha, the land is insufficient to support an agricultural enterprise" Minutes April 2013, Thus we contend it has never been intended for any real use. The proposed discretionary use of the block gives a use that does not disrupt the adjoining properties zoned Rural Residential but allows a use that is in keeping with the Rural Resource Local Area Objectives as previously described and will not conflict with Rural and Sensitive Uses on the adjoining titles. The title has been

approved as a standalone Lot for sale by the Northern Midlands Council Planning Scheme of the time and the council benefited by the sale thereof, so this proposal is one of the best fits for discretionary use under the current Interim Planning Scheme.

Opportunity for Promotion of Region

My work frequently takes me to Europe and the USA, where I have spoken about the Tasmanian landscape as inspiration for my music and should the studio proposal be successful I can see the reputation of the area only being enhanced as many of my colleagues have expressed a desire to see the environment for themselves. In the tradition of the region as a source of Glover's inspiration for landscape painting I would be disappointed to see such an opportunity to promote the Northern Midlands as a centre of excellence for musical inspiration to be lost.

Yours sincerely,

Ryan Farrington.

Mr Des Jennings,
General Manager,
Northern Midlands Council,
P.O.Box 156,
LONGFORD TAS 7301

Ref No: P16-061- 530 White Hills Road - Artists studio & parking for mobile bus.

Dear Sir,

I wish to formally apply for mediation between myself and the party opposing the proposal on the basis that it is my belief that with good will, both parties can come to a mutually acceptable agreement.

In response to the points detailed in the letter attached to the submission;

- 1) The bus is referred to is not the one currently on site but is a vehicle that I may purchase for the uses detailed in the application. The existing fencing, posts, and concrete paths are to be removed if the proposal is approved as it is a condition of sale. The present bus is to be removed from site before the purchase is complete and this application does not relate to it.
- 2) The term artist studio was selected to give the closest representation to the sound nuisance involved as a commercial sound studio tends to suggest a greater sound attenuation level than is actually involved. A single person working on a digital machine using headphones relates to attenuation levels closer to the paints and canvas scenario than the commercial sound studio which normally involves bands & attenuation levels higher than the proposed use. There is no intention to deceive, merely to be accurate in the description of use.
- 3) The assertion that the application does not mention toilet facilities is incorrect. However the commercial property would not have multiple persons using the facility, just the applicant. The provision of a commercial self-composting toilet, although expensive, demonstrates my commitment to maintaining the integrity of the creek.
- 4) I believe the application not only meets the requirements of the Rural Resource Zone Purpose statements 26.1.1.2 To provide for other use or development that does not constrain or conflict with resource development uses. AND 26.1.1.3 To provide for economic development that is compatible with primary industry, environmental and

landscape values.

but that it also meets the zones objectives of protecting primary industry whilst promoting the areas environmental features, culture and landscape

2.2.2.5 To ensure the undiminished availability for future generations of the rural resources of the area for increased but sustainable primary production and a strong diverse economic base, by identifying and protecting the rural resources of the Municipality

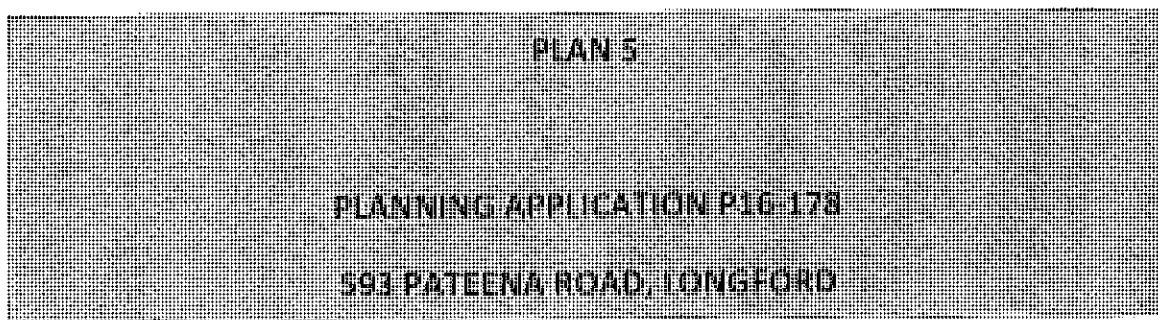
Because the proposal has no permanent footprint, unlike a dwelling or permanent building it ensures the integrity of the resource for future generations. It also recognizes a strong and diverse economic base by encouraging and fostering employment that recognises new technologies that peacefully co-exist with other neighbouring rural resources whilst encouraging a sustainable creative industry that enhances the profile of the municipality on an international level.

5) I appreciate that some variation of setbacks is allowable in the zone and maintain the setback proposed is reasonable given the objective of the zone and the history of the creation of the block as previously described.

For all this reasons I believe that given the opportunity to discuss the needs of both the applicant and the objector common ground could be found to settle the objections for both parties and reach an amicable and binding agreement,

Yours sincerely,

Ryan Farrington.



ATTACHMENTS

- A** Application & plans

- B** Representation, applicant's response &
 representor's response

- C** DPIPWE factsheet: Cat ownership in Tasmania &
 Feral cats in Tasmania

1-422
PLANNING APPLICATION

Proposal ATTACHMENT A

Description of proposal: Extension to existing shed currently approved and being used as a cattery.

(attach additional sheets if necessary)

Site address: 593 Pateena Rd, Longford TAS 7301

ID no: 6747498 and/or Council's property no:

AND/OR

Area of land: 1.792 ha/m² and/or CT no: 3781 / 21

Estimated cost of project \$ 10,000 (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:

Extension to existing outbuilding which is currently approved to operate as a cattery

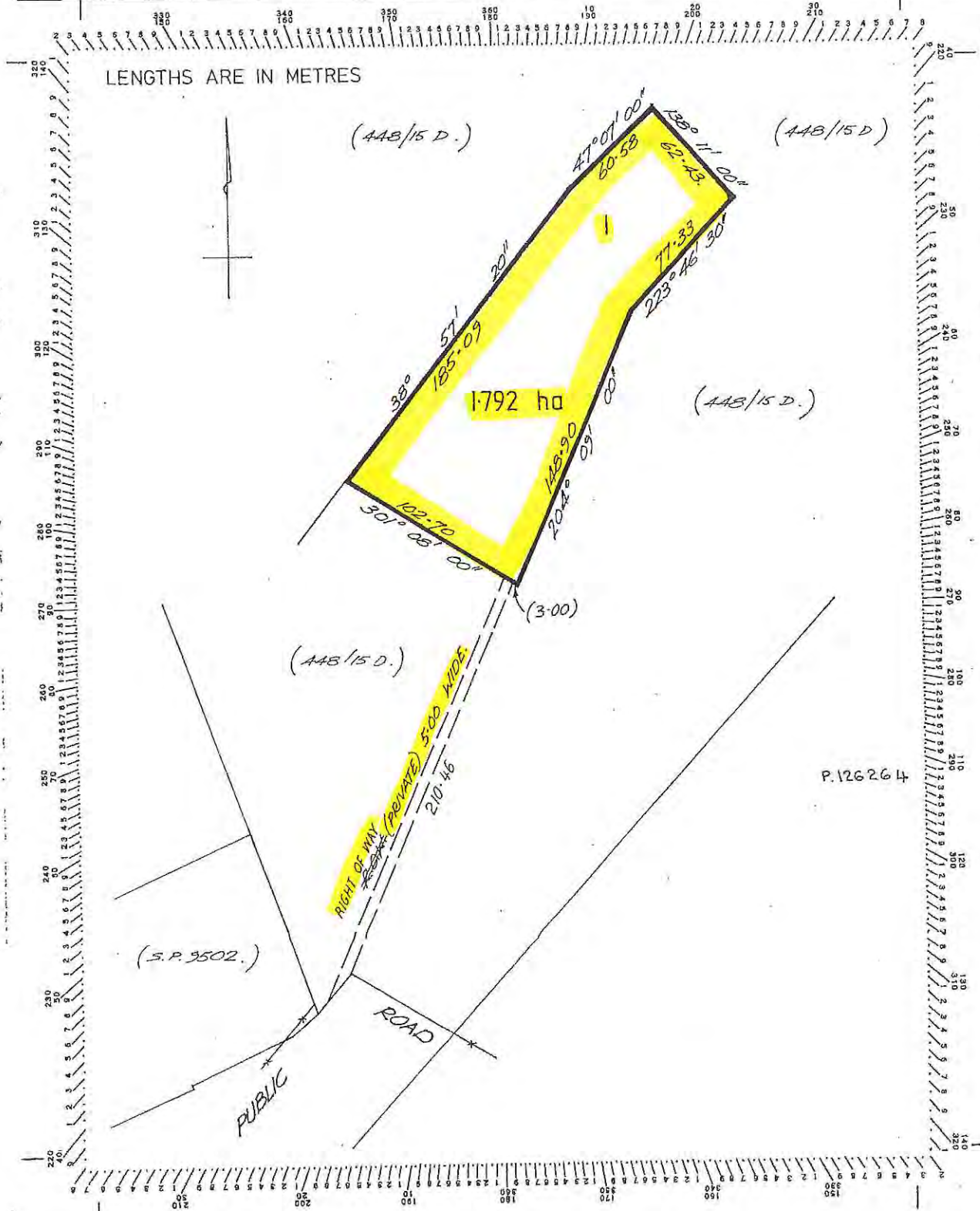
External colours: light colours
(attach additional sheets if necessary)

Is any signage required? no (if yes, provide details)

Inhibited

SP 12011

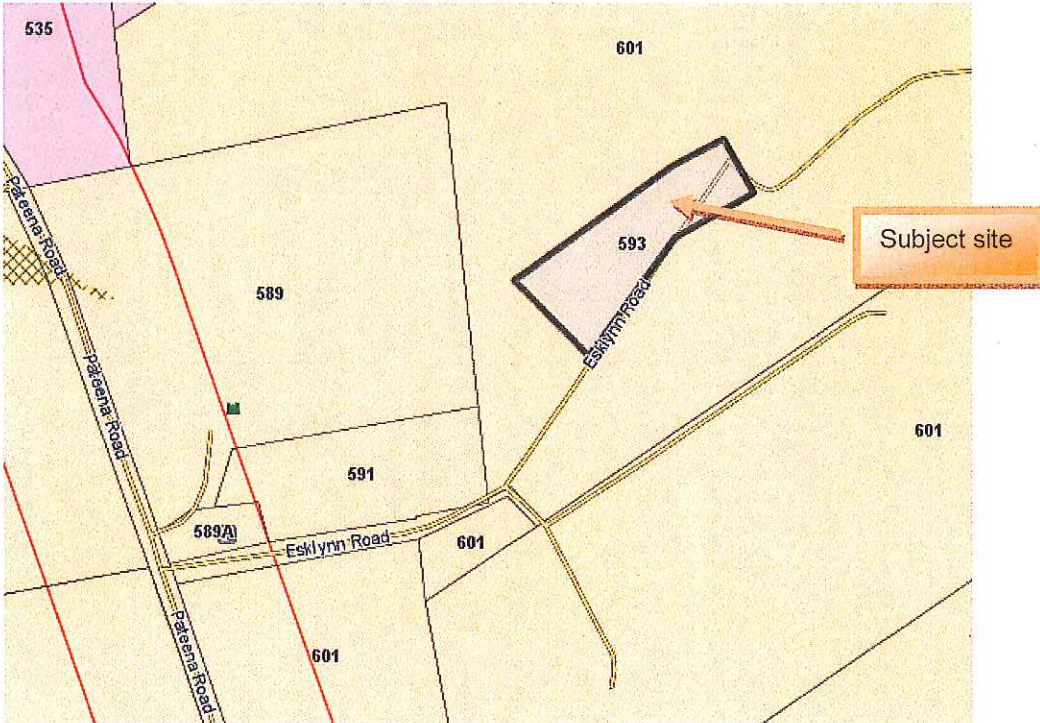
<p>Owner: <i>Roy Kenneth Terry & Geoffrey Roy Terry</i></p>	<p>PLAN OF SURVEY by Surveyor <i>G.J. Walker</i> of land situated in the</p>	<p>Registered Number: S.P.12011</p>
<p>Title Reference: <i>C.T. V. 2816/14</i></p>	<p>LAND DISTRICT OF CORNWALL PARISH OF BREADALBANE</p>	<p>1 AUG 1979</p>
<p>Grantee: <i>Part of 2500^A granted to Thomas Cooke Dyball.</i></p>	<p>SCALE 1:2000.</p>	<p><i>[Signature]</i> ACTING Recorder of Titles</p>



AERIAL PHOTOGRAPH & SERVICES MAP for 593 PATEENA ROAD, LONGFORD



ZONING MAP - RURAL RESOURCE





Just Cats Inc.
593 Pateena Rd
Longford 7301
(PO BOX 173 LONGFORD)
0412581672

08.08.16

Regarding the Submission of a Permit to Extend the Cattery at the Shelter.

Just Cats Tasmania is a Not for Profit Organisation that offers a place for unwanted cats and unplanned litters...

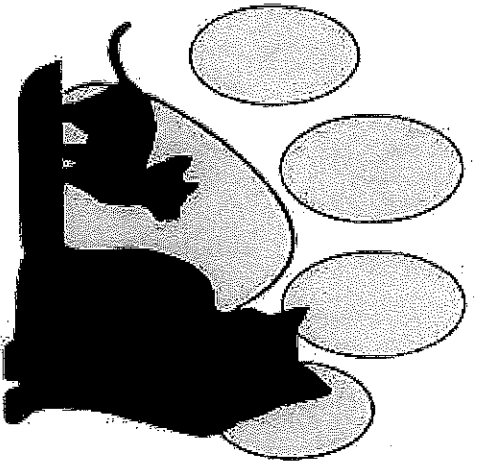
Just Cats desexes, Microchips and Vaccinates all cats before leaving here to pursue their new home.

Just Cats Shelter also specialises in the removal of unwanted Feral Cats from Private property or council owned. These Cats are either euthanized, or placed on a TNR program or rehabilitated – each case is assessed individually.

The Shelter currently has an outbuilding where the adoptions take place, a separate building for quarantine, and 2 separate wash up areas. The planned extension is to bring the shelter into one area on the property making it easier to confine all cats to one zone.

Any enquires or further discussion please do not hesitate to contact us

Rachel Beech
Director of Just Cats Inc.



1-426

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REV	DATE	ISSUE

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 LAUNCESTON



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CLIENT
JUST CATS
 593 Palena Rd
 Longford TAS 7301 AUS
 0412 581 872

PROJECT
Just Cats
 593 Palena Rd
 Longford TAS 7301
 AUS

TITLE
**GENERAL
 TITLE SHEET**
 PROJECT NO: 3101
 DRAWN: CT
 CHECKED: CT
 SCALE: MA
 FIRST ISSUE: 17/07/16
 DRAWING NO: MA

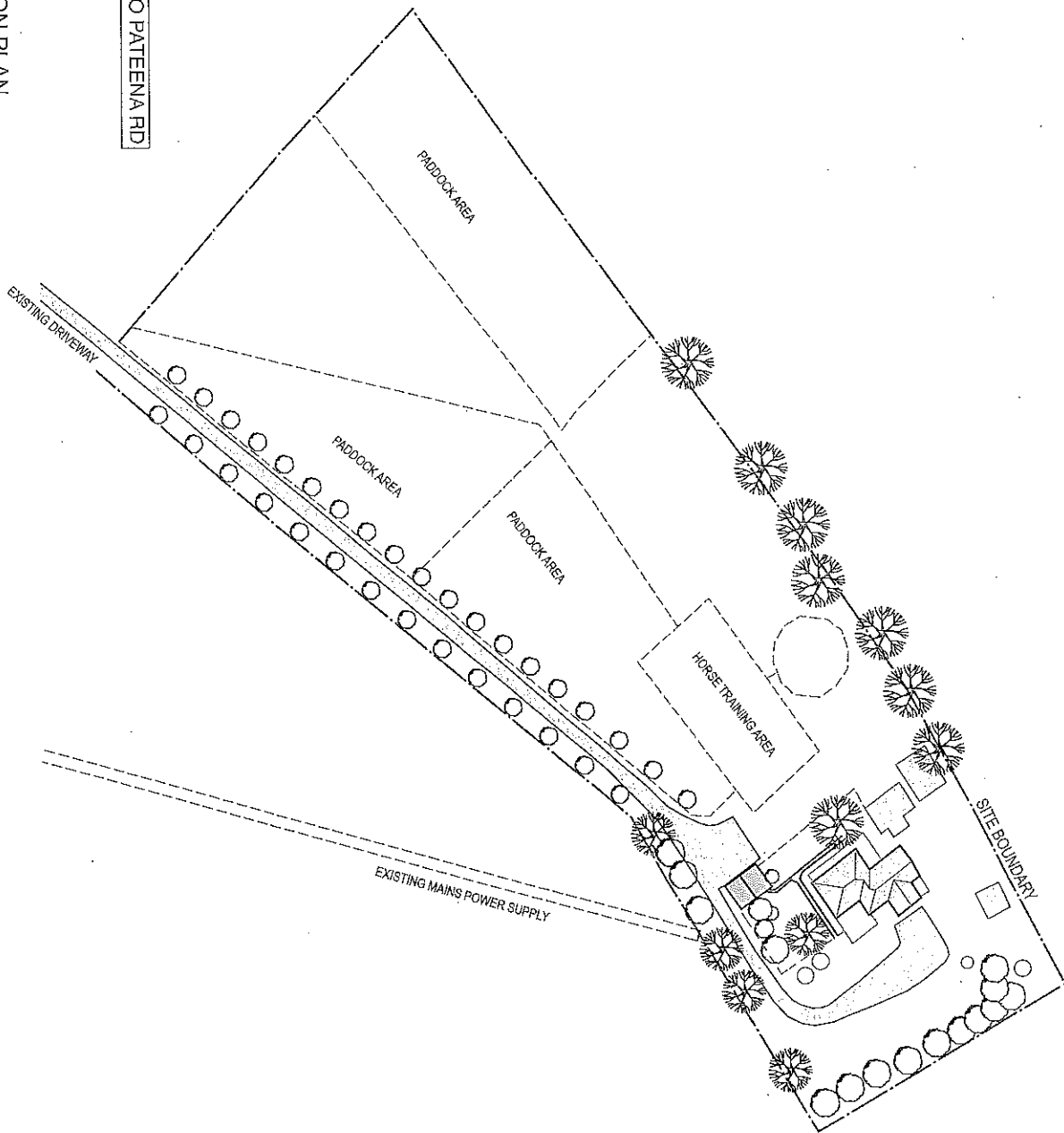
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	2	SITE PLAN EXISTING	A3	1:250	<input type="checkbox"/>
	3	DEMOLITION PLAN	A3	1:200	<input type="checkbox"/>
	4	SITE PLAN PROPOSED	A3	1:200	<input type="checkbox"/>
111 GA Plans	5	FLOOR PLAN	A3	1:100	<input type="checkbox"/>
210 GA Elevation	7	ELEVATIONS	A3	1:100	<input type="checkbox"/>
	8	ELEVATIONS 2	A3	1:100	<input type="checkbox"/>

REV

TO LAUNCESTON →

← TO LONGFORD

↑ TO PATEENA RD



1 LOCATION PLAN
SCALE: 1:1000@A3

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REV	DATE	ISSUE
1	17/05/2018	- DEVELOPMENT APPROVAL

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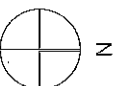
993 Pateena Rd
Longford TAS 7301 AUS
0412 681 672

PROJECT
Just Cats

593 Pateena Rd
Longford TAS 7301
AUS

TITLE
Site Plans
LOCATION PLAN

PROJECT NO: 3101
DRAWN: CT
CHECKED: CT
SCALE: 1:1000 @ A3
PREFT ISSUE: 17/05/18
DRAWING NO: 100-1



REV

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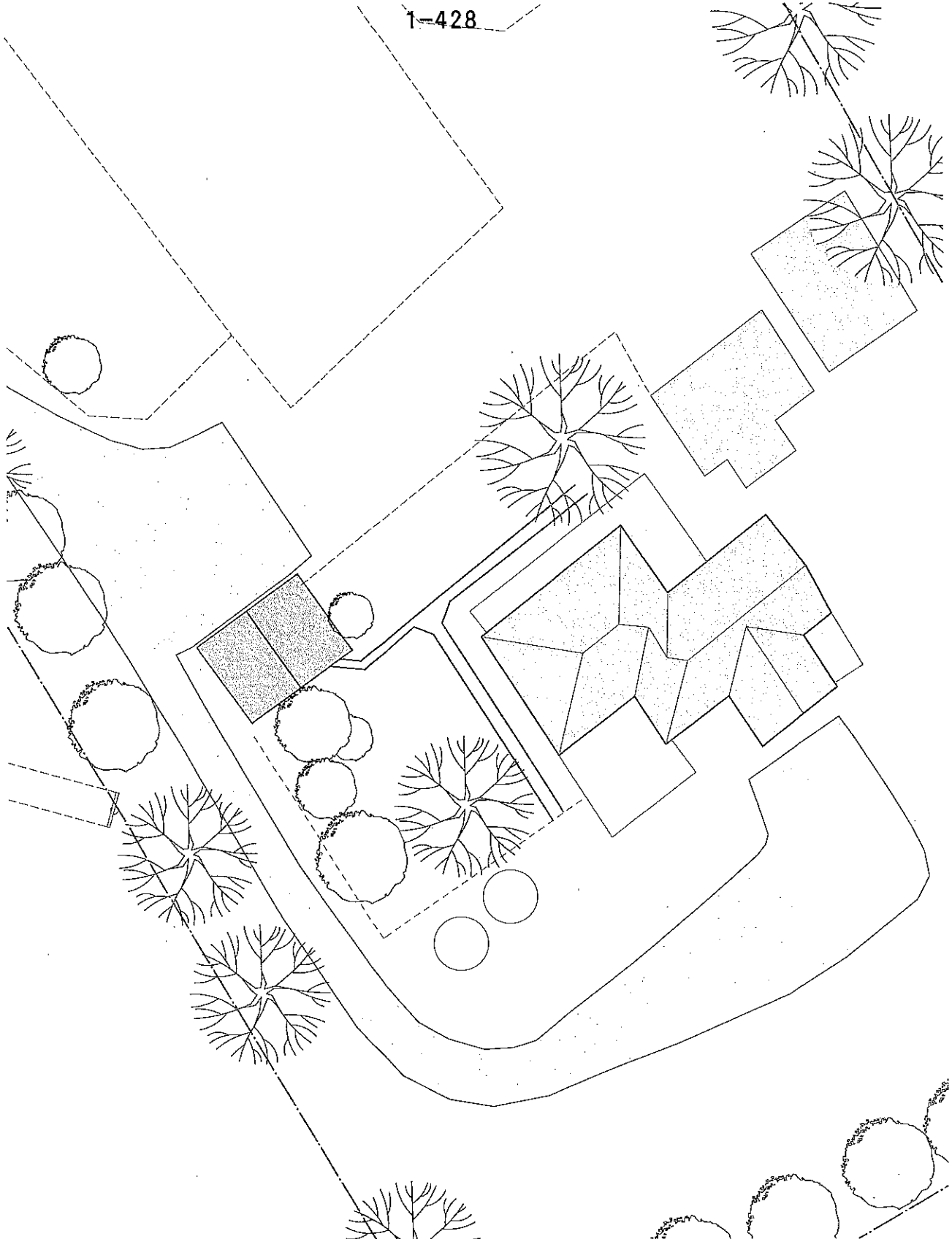
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 Longford TAS 7301 AUS
 0412 581 872

PROJECT
Just Cats

583 Palena Rd
 Longford TAS 7301
 AUS

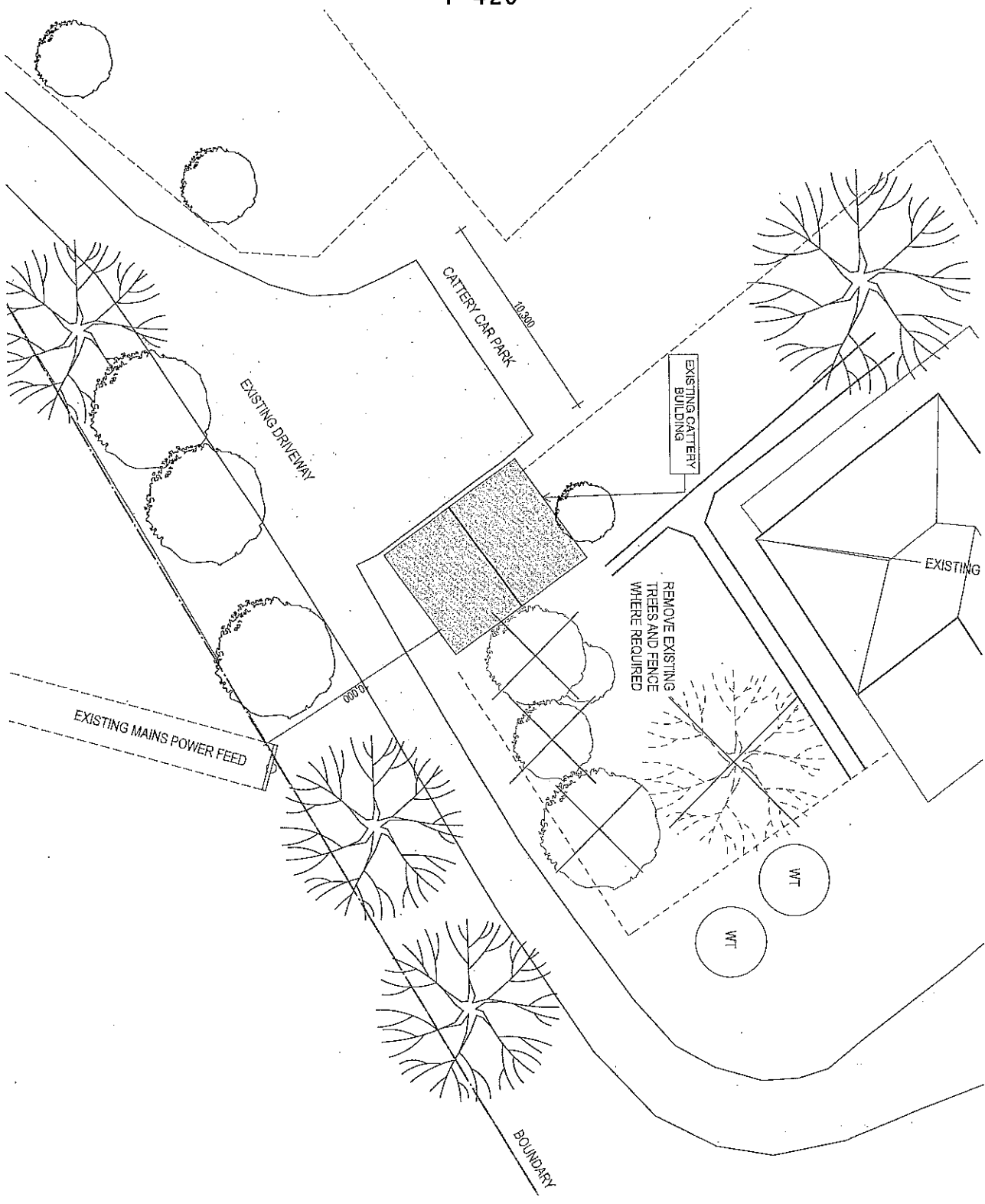
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PROJECT NO: 3101
 DRAWN: CT
 CHECKED: CT
 SCALE: 1/200 @ A3
 FIRST ISSUE: 17/03/16
 DRAWING NO: 100.2



1 SITE PLAN EXISTING
 SCALE: 1:250 @ A3

1 DEMO
SCALE: 1:200 @ A3



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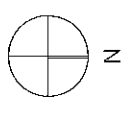
593 Paterna Rd
Longford TAS 7301 AUS
0412 861 672

PROJECT
Just Cats

593 Paterna Rd
Longford TAS 7301
AUS

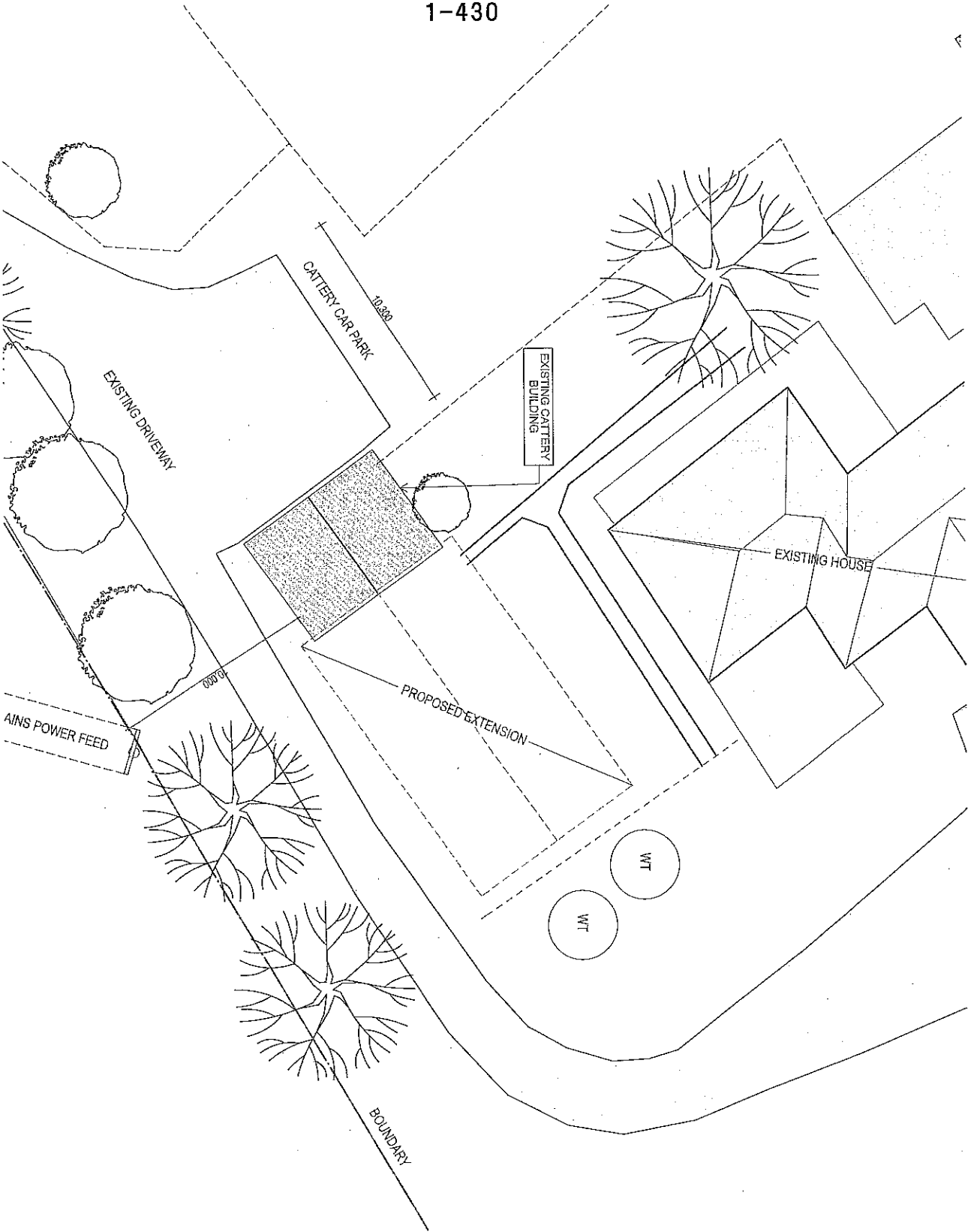
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Site Plans
DEMOLITION PLAN

PROJECT NO: 3101
DRAWN: CT
CHECKED: CT
SCALE: 1:200 @ A3
FIRST ISSUE: 17/05/15
DRAWING NO: 100.5



REV

1-430



1 SITE PLAN PROPOSED
 SCALE: 1:200 @ A3

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PROJECT
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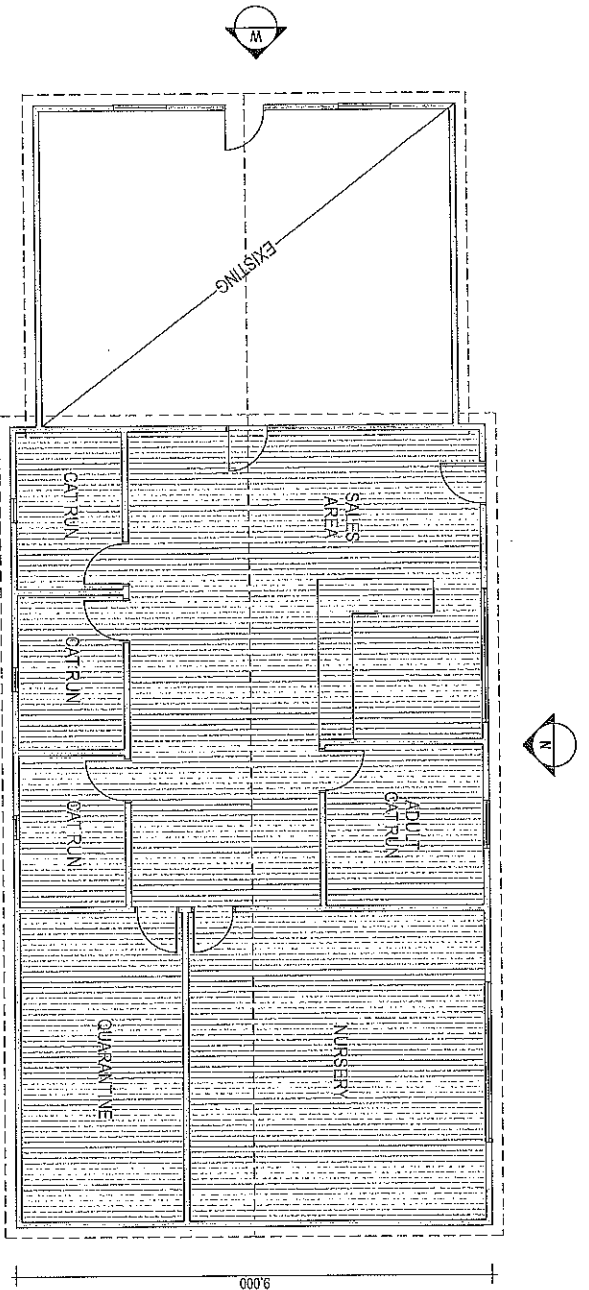
TITLE
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SITE PLAN PROPOSED

PROJECT NO: 3101
 DRAWN: CT
 CHECKED: CT
 SCALE: 1:200 @ A3
 FIRST ISSUE: 17/09/16
 DRAWING NO: 1004



REV

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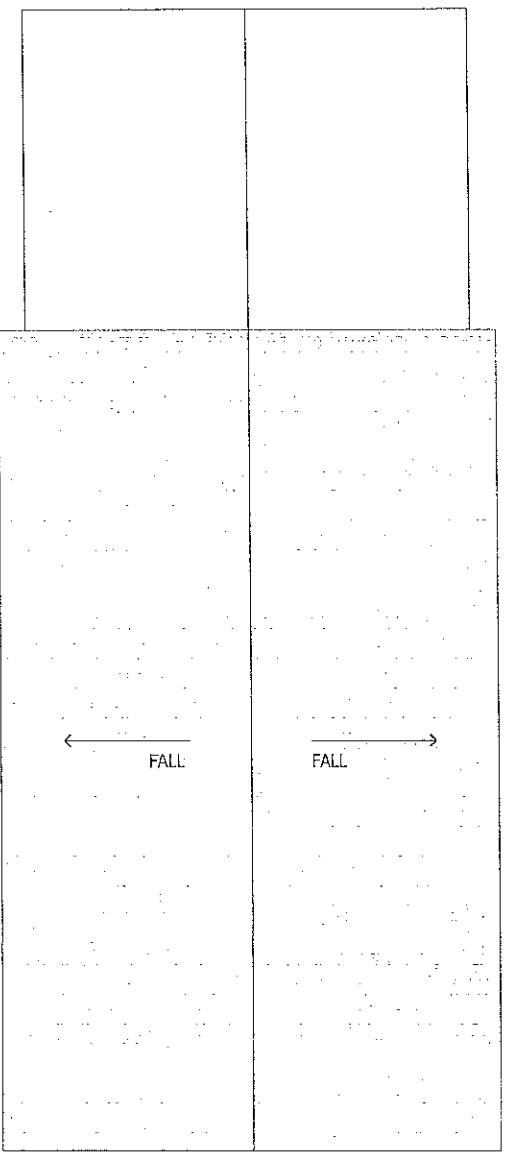


EXISTING FLOOR AREA: 48m²
 PROPOSED EXTENSION AREA: 135m²
 TOTAL NEW CATERING AREA: 183m²

FLOOR PLAN
 1:100

NOTES:

1. NEW FLOOR TO BE TIMBER ON TIMBER FRAME TO ENGINEERS SPECIFICATIONS
2. PROPOSED EXTENSION WILL BE CONSTRUCTED USING PRE-FABRICATED CEMENT SHEET ON STEEL FRAME PANELS 1200X2700
3. ALL NEW PLUMBING WILL BE CONNECTED TO EXISTING SITE PLUMBING
4. NEW ELECTRICAL SERVICES TO BE CONNECTED TO EXISTING MAINS SUPPLY
5. PROPOSED EXTENSIONS TO THE EXISTING CATERING WILL NOT EXCEED ALLOWANCES MADE FOR IN PLANNING PERMIT P13-218 DATED 23-SEP-2013



ROOF PLAN
 1:100

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 LIAM DINGEMANSE
 LAUNCESTON

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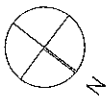
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 Longford TAS 7301 AUS
 0412 581 672

PROJECT
 Just Cats

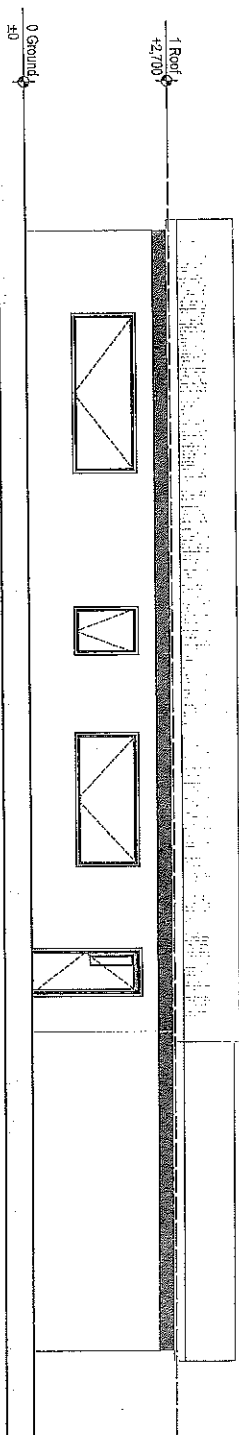
593 Palena Rd
 Longford TAS 7301
 AUS

TITLE
 GA Plans
 FLOOR PLAN

PROJECT NO: 3101
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 CHECKED: CT
 SCALE: 1:100 @ A3
 FIRST ISSUE: 17/09/16
 DRAWING NO: 1145



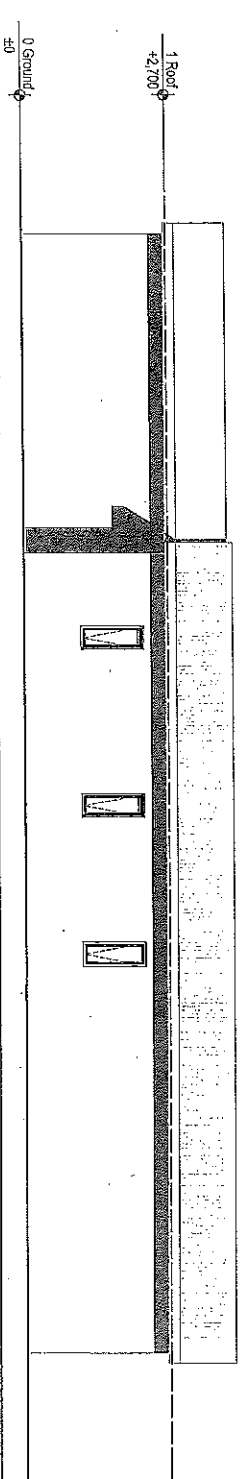
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1 NORTH
 SCALE: 1:100@A3

REV	DATE	ISSUE
1	11/11/15	ISSUE
2	11/11/15	ISSUE

1-432



1 SOUTH
 SCALE: 1:100@A3

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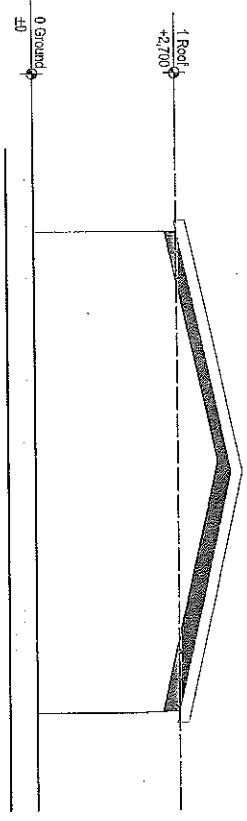
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Just Cats

593 Palena Rd
 Longford TAS 7301
 AUS

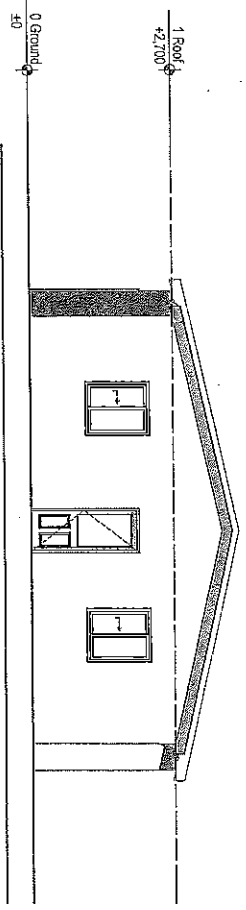
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**GA Elevation
 ELEVATIONS**

PROJECT NO: 3101
 DRAWN: CT
 CHECKED: CT
 SCALE: 1:100 @ A3
 FIRST ISSUE: 11/08/15
 DRAWING NO: 210-7

REV



1 EAST
SCALE: 1:100@A3



1 WEST
SCALE: 1:100@A3

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REV	DATE	ISSUE

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JUST CATS

693 Palena Rd
Longford TAS 7301 AUS
0412 581 872

PROJECT
Just Cats

593 Palena Rd
Longford TAS 7301
AUS

TITLE
GA Elevation ELEVATIONS 2
PROJECT NO: 3101
DRAWN: OT
CHECKED: CT
SCALE: 1:100 @A3
FIRST ISSUE: 17/08/16
DRAWING NO: 2104
REV

From: Martin Dumaresq [<mailto:mountirehestate@netspace.net.au>]
Sent: Wednesday, 10 August 2016 7:52 PM
To: NMC Planning <planning@nmc.tas.gov.au>
Subject: Re: Withdrawal of Planning Application P16-146 - Extension of cattery shed - 593 Pateena Road, Longford

To North Midlands Planning,

Planning application P16-178, what has changed? My objection is unchanged, the reasons are expressed in my previous emails.

Martin Dumaresq.

-----Original Message-----

From: Martin Dumaresq [<mailto:mountirehestate@netspace.net.au>]
Sent: Tuesday, 26 July 2016 6:42 PM
To: Northern Midlands Council <council@nmc.tas.gov.au>
Subject: Cattery extension 593 Pateena road Longford.

Dear Council,

I write with concern at the proposed extension to the cattery at 593 Pateena Road Longford.

Feral cats are already a serious problem in north midland farmland, impacting upon native fauna, particularly small birds which are so important to biodiversity and integrated pest management, and secondly purveyors of serious disease to both human and farm animal populations, including contagious abortion.

Any steps taken that limits the population of cats within the community, whether it be domestic or feral would be advantageous to the whole community. The cattery can only encourage the undisciplined breeding of unwanted cats.

Yours sincerely, Martin Dumaresq, Farmer Pateena Road Longford.



Just Cats Inc.
593 Pateena Road
Longford 7301
(Po Box 173 Longford 7301)

29.08.16

We write again to respond to the objection that Martin Dumaresq has made about our request of Permit to extend the Building here at the Just Cats Shelter. Understanding Martin's concern, we take extreme care when adopting cats out to new homes to educate people of the importance of keeping cats confined – of course, due to no law here in Tasmania, making it a rule to confine cats, we can only make suggestions, but not restrict what the public may choose to do with their new adopted cat. Just Cats is actively working with the Department of Invasive Species to help with the New Cat Management Act and hope that in the near future Tasmania will make a law where cats are kept confined to prevent the spreading of any diseases and to help stop the damage they can do to our wonderful wildlife.

We can certainly reassure him however that there is no breeding promoted within the Shelter as once again all cats are desexed before leaving the premises.

I must point out at this stage also that Just Cats is currently operating as a shelter for unwanted cats and kittens – it already has a permit to house up to 70 cats here at a time, the proposed permit to extend the Shelter is to allow us to utilize one area for cats rather than the 3 separate areas we currently utilize on the property, therefore regardless of the objection we are still operating our current service.

Just Cats currently has an outbuilding where the adoptions take place, another building for quarantine and another area for the wash up...

The extension to the existing adoption building will help Just Cats Control Cats in one area of the property, therefore making it much safer and convenient.

In the 4 years of being open here on Pateena Rd we have not yet had any cats or kittens dumped outside the building – it is where we live and therefore someone is generally here at all times.

We would really like to stop the delay and get this building up and running before kitten season starts – we are desperately running out of time. This extension will help us run the shelter much more smoothly than it currently is.

We are happy to attend the next council meeting for mediation if needed. If you need any more information or request any references of the work Just Cats has provided for many members of the public with offering of discounted desexing and removal and euthanasia of Feral cats please contact the DPIPWE or Mowbray Vet Clinic.

Kind regards
Rachel Beech - Director of Just Cats Inc.

COMMENTS ON APPLICANT'S RESPONSE

From: Martin Dumaresq [mailto:mountirehstate@netspace.net.au]
Sent: Monday, 1 August 2016 7:56 PM
To: NMC Planning <planning@nmc.tas.gov.au>
Subject: Re: Representation to planning application P16-146 - Extension of cattery shed

To Planning and Development ,

I thank the cattery for their response. However with respect, my objection to the extension remains. Desexing and return to a domestic abode does not guarantee that the cat in question will remain "domesticated", but may at will, prey upon small fauna, and most importantly continue to spread contagious disease that can ultimately cause abortion in humans. Desexing in itself is a positive, but not a total solution. If the cattery was to offer ,for a commercial fee, an euthanasia service that ensured a majority of cats presented were euthanased, it would have my qualified support. Structural integrity of the cattery, in the face of fire ,storm or malicious damage remain a real concern, as does the indiscriminate drop-off of unwanted cats when the facility may be closed, for whatever reason.

Yours sincerely,

Martin Dumaresq.

Cat ownership in Tasmania



From 1 July 2012, cat management laws will apply throughout Tasmania.
If you own, acquire, breed or sell a cat these new measures will affect you.

The *Cat Management Act 2009* and the *Cat Management Regulations 2012*:

- Promote the welfare and responsible ownership, including the desexing and microchipping, of domestic cats;
- Allow for the humane handling and control of unidentified, stray and feral cats; and
- Reduce the negative effects of cats on the environment and agriculture.

If you are no longer able to care for your cat, or you have found a stray cat, contact your local cat management facility.

Cats are not permitted in 'prohibited areas', such as national parks and areas under conservation covenants, and Councils may declare other areas to be 'cat management areas' and control cats found in those areas.

Cat registration

Registration of cats is not required, unless introduced by your local council.

Breeding, selling or giving away cats

As a first step to reduce the number of unwanted cats that are euthanased each year, it will be an offence to breed cats unless you are a registered breeder.

Anyone can sell or give away a cat but the animal must be at least 8 weeks of age, microchipped and desexed (unless a care agreement has been entered into), wormed and vaccinated. Cat sales between registered breeders and genuine show cats will be exempt.

Cat management facilities

Cat management facilities will receive stray cats. Cats in their care will be scanned for microchips to establish ownership. They will be required to hold microchipped cats for at least five days and unmicrochipped cats for three days, to provide cat owners with time to look for lost pets. After this time, the cat management facility may rehome, sell or euthanise the animal.

Cat owners

Owners of cats over six months of age are encouraged to have their cat microchipped and desexed. A compulsory microchipping and desexing requirement will be phased in. After this time it will be necessary for cats being reclaimed from a cat management facility to be desexed and microchipped before being released to the owner.



For more information on becoming a registered breeder, your obligations as a cat owner or details of your local cat management facility, visit

www.dpipwe.tas.gov.au/invasivespecies

Copies of the *Cat Management Act 2009* and the *Cat Management Regulations 2012* are available from www.thelaw.tas.gov.au



Find us on
Facebook

Tasmanian Invasive Species

10671GDP

Feral cats in Tasmania



Protecting wildlife and agriculture

Feral and stray cats are believed to have a significant impact on wildlife and livestock through predation, competition, and disease transmission. The *Cat Management Act 2009* allows land owners and managers to take action to protect wildlife and livestock on their land.

Cat control on private land

Primary producers, and people working on their behalf, may trap, seize or humanely destroy any cat found on rural land where livestock are grazed.

On other private land that is more than 1 km from a place of residence, a person can trap, seize or humanely destroy a cat.

Cats found on any private land, including rural and remote areas, may be returned to their owners or taken to a Cat Management Facility so that the owner can be contacted.

Cat control on public land

Prohibited areas for cats include:

- All reserved lands under the *Nature Conservation Act 2002*, including national parks and conservation areas, as well as land subject to conservation covenants;
- Public reserves under the *Crown Lands Act 1976*; and
- Private timber reserves, forest reserves and state forest under the *Forestry Act 1920*.

Local Government may, after consulting with its local community, also declare council-controlled land as a prohibited area or cat management area. Trapping and other control measures may be undertaken by the land managers of these areas.

Responsible cat ownership

Cat owners should consider keeping cats inside or having an outside cat enclosure, especially if living near a prohibited area declared under the Act or in rural or remote areas. Desexing your cat may also deter it from wandering from your property. Microchip your cat so it can be returned to you.

From 1 July 2012, cat management laws will apply throughout Tasmania. Under the *Cat Management Act 2009* cats found in a prohibited, rural or remote area may be trapped and returned to their owners, seized or humanely destroyed.



For more information visit
www.dpipwe.tas.gov.au/invasivespecies

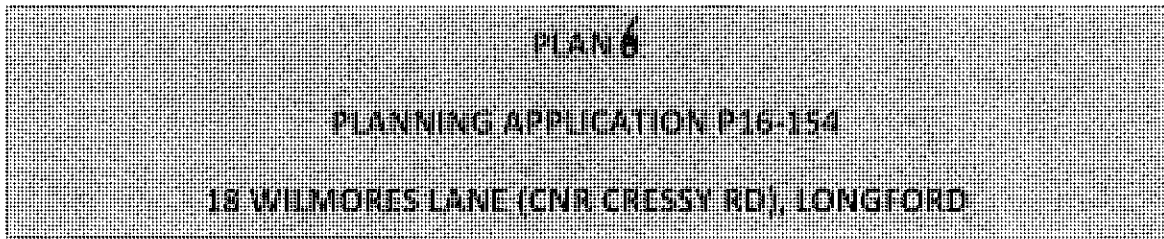
Copies of the *Cat Management Act 2009* and the *Cat Management Regulations 2012* are available from:
www.thelaw.tas.gov.au



Tasmanian Invasive Species

10671/00

*



ATTACHMENTS

- A Application & plans, correspondence with applicant
- B Responses from referral agencies
- C Planning scheme assessment

EXHIBITED

1-440

PLANNING APPLICATION

Proposal

ATTACHMENT A.

Description of proposal: Use and Construction of Single Dwelling and two 20m x 12m Sheds.

(attach additional sheets if necessary)

Site address: Lot 3 Wilmores Lane, Longford (Brickendon Street, Longford)

ID no: and for Council's property no:

AND/OR

Area of land: 3.01 ha ha/m² and/or CT no: 11.6434/3

Estimated cost of project \$ 480,000 (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:

See attached Planning Submission Report Rebecca Green & Associates.

(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:

Residential / Rural Lifestyle-Living purposes

External colours: See attached shed plans + elevations (attach additional sheets if necessary)

Is any signage required? No (if yes, provide details)

EXHIBITED

EXHIBITED

1-441

ANNEXURE II

PLAN OF TITLE

Registered Number

P.116434

FIELD REFERENCE F.R. 54251/73

LOCATION

WESTMORLAND - LONGFORD

GRANTEE

FIRST SURVEY PLAN No. AT/80

COMPILED BY

SCALE 1:2500

LENGTHS IN METRES

APPROVED 16 FEB 1995

Michael O'Leary
Recorder of Titles

MAPSHEET MUNICIPAL
CODE No. 56 (123)

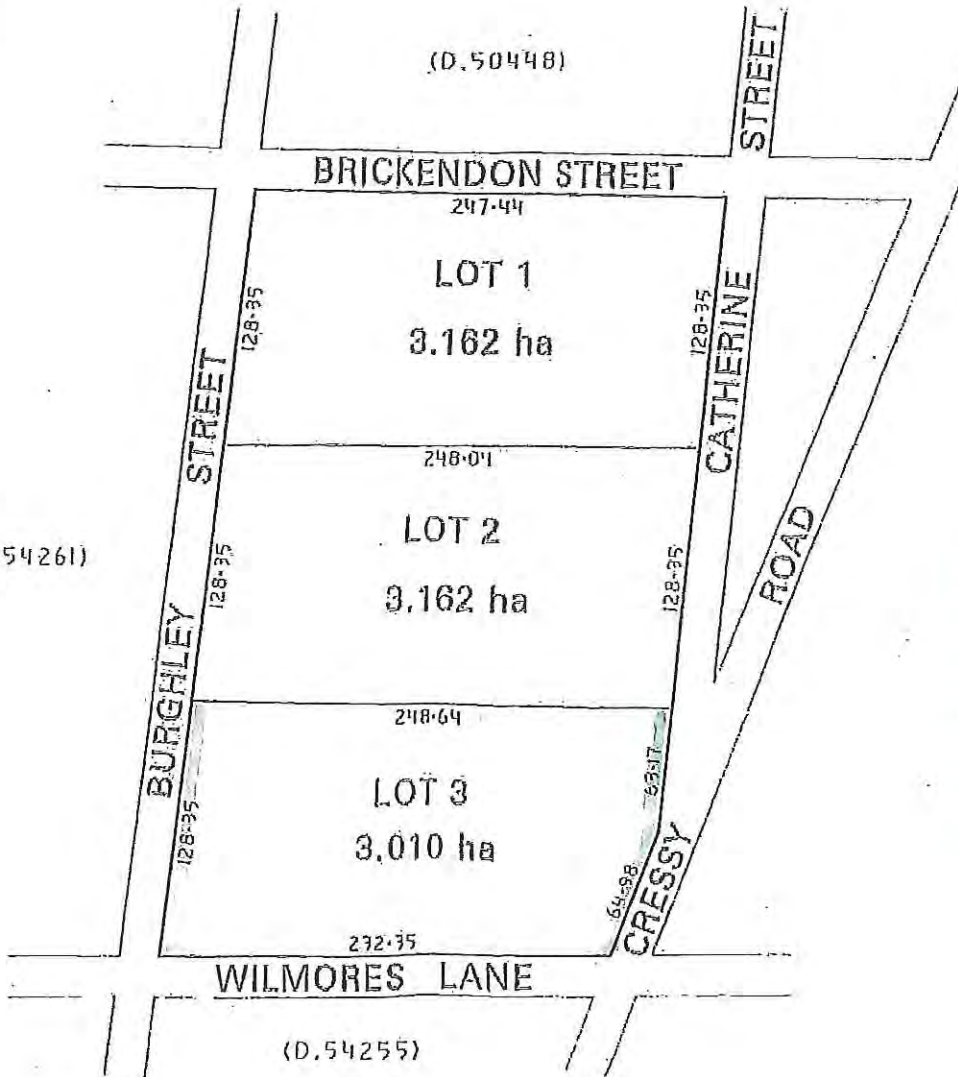
LAST
DPI No 0750

LAST PLAN
No. D.54251-3

ALL EXISTING SURVEY NUMBERS TO BE
CROSS REFERENCED ON THIS PLAN

BALANCE PLAN

(D.54261)



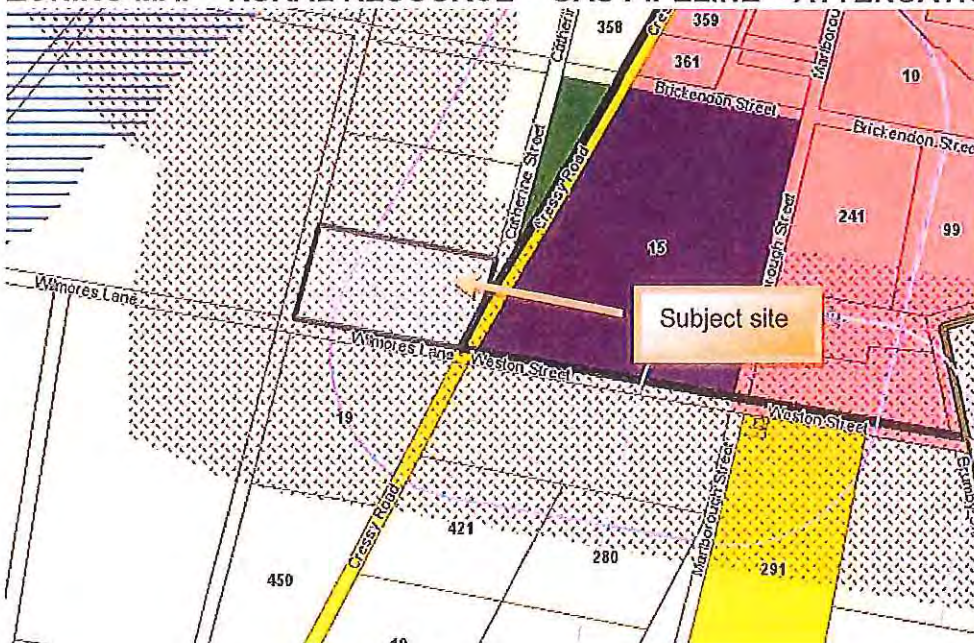
EXHIBITED

P16-154

AERIAL PHOTOGRAPH & SERVICES MAP for Wilmores Lane (Cnr Cressy Rd), Longford

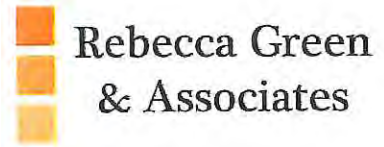


ZONING MAP - RURAL RESOURCE - GAS PIPELINE - ATTENUATION AREA



EXHIBITED

1-443



Planning Submission

Use and Construction of Single Dwelling and Two Sheds

Lot 3 Wilmores Lane, Longford

Leigh and Aleisha Barrett

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Appendix A: Certificate of Title

Appendix B: Site Plans, Floor Plans and Elevations

Appendix C: Land Capability Assessment – Agronico Pty Ltd

L. Executive Summary

1.1 Proposal Overview

This submission is prepared in support of a proposal for a single dwelling and two sheds at Lot 3 Wilmores Lane, Longford (currently addressed as Brickendon Street, Longford).

The owners of the subject land are John Leonard Pitt, Bruce Ronald Pitt, Glenda Maree Anderson, Leanne Ruth Dunn, Kathryn Irene Miller, Michelle Kaye Fellows and Leonard James Pitt. A contract of sale is current between the current owners and Leigh and Aleisha Barrett pending receipt of planning approval. This application is made with the consent of the owners.

This application is made under Section 57 of the *Land Use Planning and Approvals Act 1993*, which provides for the submission of an application for a discretionary planning permit. The proposal has been prepared in accordance with the provisions of the Northern Midlands Interim Planning Scheme 2013 and the objectives of the *Land Use Planning and Approvals Act 1993*.

The proposal is summarised as:

- Use and Development of a Single Dwelling and sheds, and is illustrated in plans, provided at Appendix B.

2. Subject Land and Locality

2.1 Subject Land Description

The subject site is comprised in Certificate of Title Volume 116434 Folio 3. The registered owners of the site are John Leonard Pitt, Bruce Ronald Pitt, Glenda Maree Anderson, Leanne Ruth Dunn, Kathryn Irene Miller, Michelle Kaye Fellows and Leonard James Pitt. A copy of the title is contained in Appendix A.

Lot 3 has an area of 3.01 hectares and has road frontage to Cressy Road, Catherine Street and Wilmores Lane, and also unmade section of Burghley Street. The site is a relatively flat site. The site is used for grazing purposes at present.

2.2 Locality Description

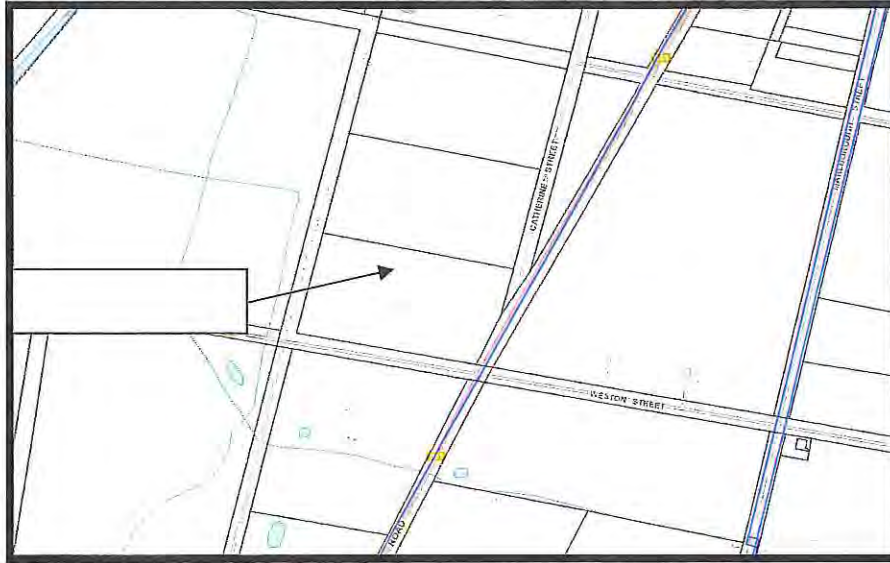


Figure 1: Locality Map

The subject site is located on the outskirts of Longford. The site is surrounded by small rural lifestyle allotments, with Austral Brickworks to the east on the opposite side of Cressy Road.

2.3 Access and Movement

No current vehicular access point gain access to the land. The proposal will see access from one new access to and from Wilmores Lane, as demonstrated on site plan at Appendix B.

2.4 Services

The subject site is located within the area of Longford; it is not provided with reticulated sewerage and stormwater, however the site is provided with power and communications supplies. Onsite collection and disposal of wastewater and stormwater is proposed for the development. The size of the site and soils on the site are suitable for waste water disposal and that the primary treatment of wastewater be through a new waste septic tank. A water main runs along Cressy Road.

2.5 Heritage

The subject site is not identified to be of heritage significance.

2.6 Flora and Fauna

The site is located within the area of Longford. A search of the Natural Values Atlas has revealed no recorded species on the subject site.

3. Proposal

3.1 Development Proposal

The proposal is for the use and construction of a single storey dwelling to be located within the south-western portion of the subject site.

The dwelling will comprise of four bedrooms, main with ensuite and walk-in-robe. Living, dining and kitchen together with study, laundry, bathroom, and lounge are provided as well as an alfresco area and attached garage and carport.

The dwelling is proposed to be clad using brick veneer wall cladding. The roof will be clad using colorbond custom orb roof sheeting.

The proposal also includes the construction of two 20 x 12m sheds. The northern shed will have a height of 5.058m, whilst the western shed will have a height of 4.558m.

Attached at Appendix B to this submission are plans and elevations of all proposed buildings.

4. Planning Assessment

4.1 Northern Midlands Interim Planning Scheme 2013

The subject site is zoned Rural Resource within the Northern Midlands Interim Planning Scheme 2015. No overlays burden the subject site.

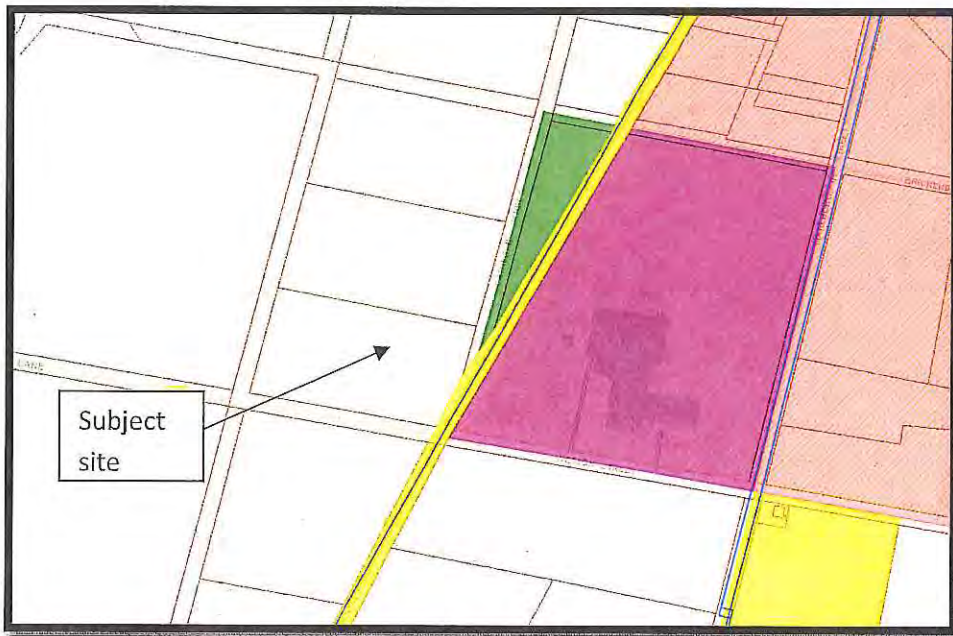


Figure 2: Zoning Map

(Cream = Rural Resource Zone, Purple = General Industrial Zone)

26 Rural Resource Zone

26.1 Zone Purpose

26.1.1.1 To provide for sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.

26.1.1.2 To provide for other use or development that does not constrain or conflict with resource development uses.

26.1.1.3 To provide for economic development that is compatible with primary industry, environmental and landscape values.

26.1.1.4 To provide for tourism-related use and development where the sustainable development of rural resources will not be compromised.

Proposal Response

The proposal clearly meets the zone purpose statements, as it provides for a complementary use which does not constrain or conflict with resource development uses. Attached at Appendix C to this submission is a Land Capability Report providing further information in relation to land capability class. The site is restricted due to its associated limitations, including size, adjacent land uses and minimal water resources. The proposed development would be located to nearby existing residential dwellings, with at least 9 residential dwellings located within a 500 metres radius.

The development of the dwelling will not negatively impact the existing nearby residences nor does it have any impact on the nearby current rural and primary industry related enterprises, and vice versa.

This is complied with.

26.2 Use Table

The proposed use best fits the use class of Residential of which is a Discretionary use within the Rural Resource Zone, as the proposal is for a single dwelling.

Residential as defined by the Scheme means:

“Use of land for self-contained or shared living accommodation. Examples include an ancillary dwelling, boarding house, communal residence, home-based business, hostel, residential aged care home, residential college, respite centre, retirement village and single or multiple dwellings.”

26.3 Use Standards

26.3.1 Discretionary Uses if not a single dwelling – not applicable.

26.3.2 Dwellings

Objective

To ensure that the:

- (a) Ability to conduct extractive industries and resource development will not be constrained by conflict with sensitive uses; and
- (b) Development of buildings is unobtrusive and complements the character of the landscape.

Acceptable Solution	Performance Criteria	Proposal Response
		<p>P1.1 b) As detailed within the Land Capability Assessment undertaken by Agronico Pty Ltd for the subject site, the land classification is Class 4 for the entire site, with main limitation of wetness and soil. The land is not prime agricultural land. The site is restricted due to its associated limitations, including size (3.01ha), adjacent land uses (residential, manufacturing and rural lifestyle type allotments) and minimal water resources. The proposed development would be located to nearby existing residential dwellings, with at least 9 residential dwellings located within a 500 metres radius. The development of the dwelling will not negatively impact the existing nearby residences nor does it have any impact on the nearby current rural and primary industry related enterprises, and vice versa.</p> <p>P1.2 Wastewater</p>

	<p>within the lot boundaries, having regard to the rural operation of the property and provision of reasonable curtilage to the proposed dwelling; and</p> <p>P1.3 A dwelling may be constructed where it is demonstrated that the lot has frontage to a road or a Right of Carriageway registered over all relevant titles.</p>	<p><i>treatment can be achieved within the lot boundaries, with the land area available and the soil characteristics as well as the building setbacks and curtilage. A Special Plumbing Permit will be applied for once planning approval is provided.</i></p> <p><i>P1.3 The lot has frontage to Wilmores Lane, where access to the lot is proposed.</i></p> <p><i>The proposal meets the performance criteria.</i></p>
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26.3.3 Irrigation Districts – not applicable, the subject site is not on land within an irrigation district.

26.4 Development Standards

26.4.1 Building Location and Appearance

		Proposal Response
<p>A1 Building height must not exceed:</p> <p>(a) 8m for dwellings; or</p> <p>(b) 12m for other purposes.</p>	<p>P1 Building height must:</p> <p>(a) Be unobtrusive and complement the character of the surrounding landscape; and</p> <p>(b) Protect the amenity of adjoining uses from adverse impacts as a result of the proposal.</p>	<p><i>A1 The proposed building of the dwelling is maximum height 4.6 metres to the ridge. The western shed is maximum height 4.558m and the northern shed is maximum height 5.058m.</i></p>
<p>A2.1 Buildings must be set back a minimum of:</p> <p>(a) 50m where a non sensitive use or extension to existing sensitive use building is</p>	<p>P2 Buildings must be setback so that the use is not likely to constrain adjoining primary industry operations having regard to:</p> <p>a) The topography of the land; and</p>	<p><i>P2 Due to the size of the lot and the nearby brick manufacturing use, the dwelling is to be located 23m to the southern boundary and 33m to</i></p>

<p>proposed; or (b) 200m where a sensitive use is proposed; or (c) The same as existing for replacement of an existing dwelling.</p>	<p>b) Buffers created by natural or other features; and c) The location of development on adjoining lots; and d) The nature of existing and potential adjoining uses; and e) The ability to accommodate a lesser setback to the road having regard to: i) The design of the development and landscaping; and ii) The potential for future upgrading of the road; and iii) Potential traffic safety hazards; and iv) Appropriate noise attenuation.</p>	<p><i>the western boundary. The sheds are to be located at least 15m from both the northern and western boundaries. The subject site immediately adjoins roads or unmade road reserves on three sides. To the north are two similarly characterised lots which are envisaged in the future will see development applications for residential uses. The proposed development would be located to nearby residential dwellings located within a 500m radius. The development of the dwelling will not negatively impact the existing nearby residences nor does it have any impact on the nearby current rural and primary industry related enterprises, and vice versa.</i></p>
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26.4.2 Subdivision – not applicable, the proposal does not include subdivision.

4.2 Other Planning Considerations

E1 Bushfire Code – Not applicable at planning application stage.

E2 Potentially Contaminated Land Code – Not applicable, the subject site is not potentially contaminated land.

E3 Landslip Code – Not applicable. The subject site is not located within any proclaimed landslip zones, nor any overlay subject to the Planning Scheme.

E4 Road and Railway Assets Code – Applicable.

E4.6.1 Use and road or rail infrastructure

Objective

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

Acceptable Solution	Performance Criteria	Proposal Response
<p>A1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway, must not result in an increase to the annual average daily traffic (AADT) movements to or from the site by more than 10%.</p>	<p>P1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must demonstrate that the safe and efficient operation of the infrastructure will not be detrimentally affected.</p>	<p><i>A1 Not applicable as the proposed use is not on or within 50 metres of a Category 1 or 2 road.</i></p>
<p>A2 For roads with a speed limit of 60km/h or less the use must not generate more than a total of 40 vehicle entry and exit movements per day.</p>	<p>P2 For roads with a speed limit of 60km/h or less, the level of use, number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.</p>	<p><i>A2 Not applicable.</i></p>
<p>A3 For roads with a speed limit of more than 60km/h the use must not increase the annual average daily traffic (AADT) movements at the existing access or junction by more than 10%.</p>	<p>P3 For limited access roads and roads with a speed limit of more than 60km/h:</p> <ul style="list-style-type: none"> a) Access to a category 1 road or limited access road must only be via an existing access or junction or the use or development must provide a significant social and economic benefit to the State or region; and b) Any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be for a use that is dependent on the site for its unique locational 	<p><i>P3 The new access will be designed and located to maintain an adequate level of safety and efficiency for all road users and in accordance with Council's standards and in liaison with Council's Engineering Officer's to appropriately locate the new access. Access is to a Category 3 road as an alternative Category 4 or 5 access is not formed or available to the lot.</i></p>

attributes and an alternate site or access to a category 4 or 5 road is not practicable; and

c) An access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.

E4.7 Development Standards

E4.7.1 Development on and adjacent to Existing and Future Arterial Roads and Railways – not applicable, no new roads will be created.

4.7.2 Management of Road Accesses and Junctions

<i>Proposal Response</i>		
<p>A1 For roads with a speed limit or 60km/h or less the development must include only one access providing both entry and exit, or two accesses providing separate entry and exit.</p>	<p>P1 For roads with a speed limit or 60km/h or less, the number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.</p>	<p><i>Not applicable, see comments in relation to A2 of E4.6.1. Nevertheless, one access is proposed and will provide both entry and exit to the site from Wilmores Lane.</i></p>
<p>A2 For roads with a speed limit of more than 60km/h the development must not include a new access or junction.</p>	<p>P2 For limited access roads and roads with a speed limit of more than 60km/h:</p> <p>a) Access to a category 1 road or limited access road must only be via an existing access or junction or the development must provide a significant social, and economic benefit to the State or</p>	<p><i>P2 The new access will be designed and located to maintain an adequate level of safety and efficiency for all road users and in accordance with Council's standards and in liaison with Council's Engineering Officer's to appropriately locate the new access. Access is to a Category 3 road as an alternative Category 4 or 5 access is not formed or available to the lot.</i></p>

region; and

- b) Any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and
- c) An access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.

E4.7.3 Management of Rail Level Crossings – Not applicable.

E4.7.4 Sight Distance at Accesses, Junctions and Level Crossings

		<i>Proposal Response</i>
<p>A1 Sight distances at:</p> <ul style="list-style-type: none"> a) An access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.6.4; and b) Rail level crossings must comply with <i>AS1742.7 Manual of uniform traffic control devices – Railway crossings</i>, 	<p>P1 The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles.</p>	<p><i>A1 The SISD exceeds the distance shown in Table E4.6.4 of 90 metres in easterly and westerly directions.</i></p>

- Standards Association of Australia; or
- c) If the access is a temporary access, the written consent of the relevant authority has been obtained.



SISD West



SISD East

E5 Flood Prone Areas Code – Not applicable.

E6 Car Parking and Sustainable Transport Code

Table E6.1: Parking Space Requirements

			-

Proposal Response

The proposal provides for a minimum of 4 spaces, within the garage and carport area for vehicles and/or bicycles. The capacity of this area and the site in general is capable of accommodating well in excess of the required parking spaces.

E6.6 Use Standards

E6.6.1 Car Parking Numbers

		<i>Proposal Response</i>
<p>A1 The number of car parking spaces must not be less than the requirements of:</p> <ul style="list-style-type: none"> a) Table E6.1; or b) A parking precinct plan contained in Table E6.6: Precinct Parking Plans (except for dwellings in the General Residential Zone). 	<p>P1 The number of car parking spaces provided must have regard to:</p> <ul style="list-style-type: none"> a) The provisions of any relevant location specific car parking plan; and b) The availability of public car parking spaces within reasonable walking distance; and c) Any reduction in demand due to sharing of spaces by multiple uses either because of variations in peak demand or by efficiencies gained by consolidation; and d) The availability and frequency of public transport within reasonable walking distance of the site; and e) Site constraints such as existing buildings, slope, drainage, vegetation and landscaping; and f) The availability, accessibility and safety of on-road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; and g) An empirical 	<p><i>A1 The proposal complies with the acceptable solution. The proposal provides a minimum capacity of 4 spaces for the Residential use.</i></p>

	<p>assessment of the car parking demand; and</p> <p>h) The effect on streetscape, amenity and vehicle, pedestrian and cycle safety and convenience; and</p> <p>i) The recommendations of a traffic impact assessment prepared for the proposal; and</p> <p>j) Any heritage values of the site; and</p> <p>k) For residential buildings and multiple dwellings, whether parking is adequate to meet the needs of the residents having regard to:</p> <p>i) The size of the dwelling and the number of bedrooms; and</p> <p>ii) The pattern of parking in the locality; and</p> <p>iii) Any existing structure on the land.</p>
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E6.7 Development Standards

E6.7.1 Construction of Car Parking Spaces and Access Strips

		<i>Proposal Response</i>
<p>A1 All car parking, access strips manoeuvring and circulation spaces must be:</p> <p>a) Formed to an adequate level and drained; and</p> <p>b) Except for a single dwelling,</p>	<p>P1 All car parking, access strips manoeuvring and circulation spaces must be readily identifiable and constructed to ensure that they are useable in all</p>	<p>A1 <i>With appropriate conditions contained in an approval, the proposal is considered to comply with the Acceptable Solution.</i></p>

provided with an weather conditions.
 impervious all weather seal;
 and
 c) Except for a single dwelling,
 line marked or provided
 with other clear physical
 means to delineate car
 spaces.

E6.7.2 Design and Layout of Parking Areas

Objective		
To ensure that parking areas are designed and laid out to an appropriate standard.		
Acceptable Solutions	Performance Criteria	Proposal Response
		<i>A1 The car parking is proposed behind the building line.</i>
		<i>A2.1 The site is relatively flat with a gradient of less than 10%. The site allows for vehicles to enter and exit the site only in a forward direction with the width of</i>

<p>vehicles to enter and exit the site in a forward direction; and</p> <p>c) Have a width of vehicular access no less than prescribed in Table E6.2; and</p> <p>d) Have a combined width of access and manoeuvring space adjacent to parking spaces not less than as prescribed in Table E6.3 where any of the following apply:</p> <p>i) There are three or more car parking spaces; and</p> <p>ii) Where parking is more than 30m driving distance from the road; or</p> <p>iii) Where the sole vehicle access is to a category 1,2,3 or 4 road; and</p> <p>A2.2 The layout of car spaces and access ways must be designed in accordance with <i>Australian Standards AS 2890.1 – 2004 Parking Facilities, Part 1: Off Road Car Parking.</i></p>	<p>slope, dimensions, layout and the expected number and type of vehicles; and</p> <p>b) Provide adequate space to turn within the site unless reversing from the site would not adversely affect the safety and convenience of users and passing traffic.</p>	<p><i>vehicular access no less than prescribed in Table E6.2 and E6.3.</i></p> <p>A2.2 The layout of car spaces and access ways will be designed in accordance with <i>Australian Standards AS 2890.1 – 2004 Parking Facilities, Part 1: Off Road Car Parking.</i></p>
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E6.7.3 Parking for Persons with a Disability

		<i>Proposal Response</i>
<p>A1 All spaces designated for use by persons with a disability must be located closest to the main entry point to the building.</p>	<p>P1 No performance criteria.</p>	<p><i>A1 Not applicable – residential use.</i></p>
<p>A2 One of every 20 parking spaces or part thereof must be constructed and designated for use by persons with disabilities in accordance with</p>	<p>P2 No performance criteria.</p>	<p><i>A2 Not applicable – residential use.</i></p>

*Australian Standards AS/NZ 2890.6
2009.*

E6.7.4 Loading and Unloading of Vehicles, Drop-off and Pickup

		<i>Proposal Response</i>
<p>A1 For retail, commercial, industrial, service industry or warehouse or storage uses:</p> <ul style="list-style-type: none"> a) At least one loading bay must be provided in accordance with Table E6.4; and b) Loading and bus bays and access strips must be designed in accordance with Australian Standard AS/NZS 2890.3 2002 for the type of vehicles that will use that site. 	<p>P1 For retail, commercial, industrial, service industry or warehouse or storage uses, adequate space must be provided for loading and unloading the type of vehicles associated with delivering and collecting people and goods where these are expected on a regular basis.</p>	<p><i>A1 Not applicable – residential use.</i></p>

E6.8 Provisions for Sustainable Transport

E6.8.1 Bicycle End of Trip Facilities – not used in this planning scheme.

E6.8.2 Bicycle Parking Access, Safety and Security

		<i>Proposal Response</i>
<p>A1.1 Bicycle parking spaces for customers and visitors must:</p> <ul style="list-style-type: none"> a) Be accessible from a road, footpath or cycle track; and b) Include a rail or hoop to lock a bicycle to that meets <i>Australian Standard AS 2890.3 1993</i>; and c) Be located within 50m of 	<p>P1 Bicycle parking spaces must be safe, secure, convenient and located where they will encourage use.</p>	<p><i>A1 Bicycle parking is adequately available within the garage or carport area or the two proposed sheds.</i></p>

<p>and visible or signposted from the entrance to the activity they serve; and</p> <p>d) Be available and adequately lit in accordance with Australian Standard <i>AS/NZS 1158 2005 Lighting Category C2</i> during the times they will be used; and</p> <p>A1.2 Parking for residents' and employees' bicycles must be under cover and capable of being secured by lock or bicycle lock.</p>		
<p>A2 Bicycle parking spaces must have:</p> <p>a) Minimum dimensions of:</p> <p>i) 1.7m in length; and</p> <p>ii) 1.2m in height; and</p> <p>iii) 0.7m in width at the handlebars; and</p> <p>b) Unobstructed access with a width of at least 2m and a gradient of no more 5% from a public area where cycling is allowed.</p>	<p>P2 Bicycle parking spaces and access must be of dimensions that provide for their convenient, safe and efficient use</p>	<p><i>A2 Although not strictly delineated, the site can accommodate bicycle parking with sufficient dimensions to meet the acceptable solution.</i></p>

E6.8.3 Pedestrian Walkways

<i>Proposal Response</i>		
<p>A1 Pedestrian access must be provided in accordance with Table E6.5.</p>	<p>P1 Safe pedestrian access must be provided within car park and between entrances to buildings and the road.</p>	<p><i>A1 Pedestrian access throughout the development as appropriate.</i></p>

E7 Scenic Management Code – Not applicable.

E8 Biodiversity Code – Not applicable.

E9.0 Water Quality Code – Not applicable.

E10 Recreation and Open Space Code – Not applicable, the proposal is not for a subdivision.

E11 Environmental Impacts and Attenuation Code - The proposed use is considered to a sensitive use. The subject site is within an attenuation area of the existing brickworks located at 15 Weston Street, Longford, however the proposed use (curtilage of the development shown on proposed site plan) only partly is located within 200 metres of the title boundary of the brickworks site. The use though is actually greater than 200 metres from the brickworks use, as the brickworks site has a minimum 15 metre wide vegetation buffer on the Cressy Road western boundary, meaning that the proposed dwelling (use) is a minimum of 200m from the approved use of the brickworks and the application of the Code therefore does not apply.

E12 Airports Impact Management Code – Not applicable.

E13 Local Historic Heritage Code – Not applicable.

E14 Coastal Code – Not applicable.

E15 Signs Code – Not applicable.

4.3 State Policies

4.3.1 State Coastal Policy 1996

The State Coastal Policy was created under the *State Policies and Projects Act 1993*. This Policy applies to the Coastal Zone, which is defined as the area within State waters and all areas within one kilometre of the coast.

Proposal Response

The subject site is located not within one kilometre from the coast, meaning that the provisions of the State Coastal Policy 1996 do not apply.

4.3.2 State Policy on Water Quality Management 1997

This Policy applies to all surface waters, including coastal waters, and ground waters, other than:

- i. Privately owned waters that are not accessible to the public and are not connected to, or flow directly into, waters that are accessible to the public; or
- ii. Waters in any tank, pipe or cistern.

The purpose of the Policy is to achieve the sustainable management of Tasmania's surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of Tasmania's Resource Management and Planning System (Schedule 1 of the *State Policies and Projects Act 1993*).

The objectives of this Policy are to:

1. *Focus water quality management on the achievement of water quality objectives which will maintain or enhance water quality and further the objectives of Tasmania's Resource Management and Planning System;*

2. *Ensure that diffuse source and point source pollution does not prejudice the achievement of water quality objectives and that pollutants discharged to waterways are reduced as far as is reasonable and practical by the use of best practice environmental management;*
3. *Ensure that efficient and effective water quality monitoring programs are carried out and that the responsibility for monitoring is shared by those who use and benefit from the resource, including polluters, who should bear an appropriate share of the costs arising from their activities, water resource managers and the community;*
4. *Facilitate and promote integrated catchment management through the achievement of objectives (1) to (3) above; and*
5. *Apply the precautionary principle to Part 4 of this Policy.*

Proposal Response

The proposal involves collection and discharge of stormwater via tank and in-ground filtration. The objectives of this Policy will therefore be managed in this rural environment.

The proposal is consistent with the policy.

4.3.3 State Policy on Protection of Agricultural Land 2009

The subject site is Class 4 land according to the report provided by Agronico Pty Ltd at Appendix C, meaning that that site is not prime agricultural land.

The proposal involves a land parcel that does accommodate residential use. This proposal represents an ideal use for the subject site. The lot has no prospect of supporting any level of commercial agriculture of an extensive nature.

The proposal is unlikely to impact on adjacent agricultural use. As such, the proposal does not conflict with the objectives of this Policy.

4.4 Land Use Planning and Approvals Act 1993

The *Land Use Planning and Approvals Act 1993* provides objectives for all development considered under this Act. The proposal has been considered against the objectives of this Act. The proposal has been prepared to be consistent with the provisions of the Northern Midlands Interim Planning Scheme 2013. The proposal is therefore considered to be consistent with the objectives of the Act.

4.5 National Environment Protection Measures

A series of National Environment Protection Measures (NEPMs) have been established by the National Environment Protection Council. These measures are:

- Ambient air quality;
- National pollutant inventory;
- Movement of controlled waste;
- Use packaging materials;
- Assessment of site contamination; and
- Diesel vehicle emissions.

Proposal Response

It is considered that the NEPMs are not relevant to the proposed development.

5. Conclusion

The proposal is for the use and construction of a Single Dwelling and two sheds at Lot 3 Wilmores Lane, Longford, and is illustrated in plans, provided at Appendix B.

The proposal complies with the development standards prescribed by the Scheme, and can be approved under the Northern Midlands Interim Planning Scheme 2013. This application is therefore made due to the use and development pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993*.

The proposal is consistent with the relevant State and local policies, Planning Scheme objectives and considerations and objectives of the *Land Use Planning and Approvals Act 1993*. It is therefore recommended that the proposal be considered for planning approval.

Author	Version	Date
Rebecca Green	1	6 July 2016

EXHIBITED



AGRONICO PTY
LTD

ABN 95 097 033 764

"Quality Independent Agronomy Advice and Research"

Land Capability Assessment
Catherine Street, Longford

Prepared by Stephen Ives BAgSc MAIAST

12 June 2007

EXHIBITED

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Land Capability Assessment Catherine Street, Longford

Introduction

The following Land Capability Assessment has been prepared in accordance with the State policy on the protection of Agricultural Land 2000. The report is based on background information obtained from government assessments and an on-site agricultural survey conducted of the site on the 30th April, 2007. Three sample holes were dug across the site using a 300mm wide bucket, noting soil type, structure, root activity, slope and vegetation. Existing road cuttings, uprooted trees and eroded areas were also used to check landform and soil type continuity.

Location and General Description

The assessed property is 9.33 ha (in total) and is located on the corner of Catherine Street/Cressy Road and Wilmores Lane, Longford and is identified as property ID 7823659, Title Reference Lots 1, 2 & 3 on 116434 (previously lot 3 on D54257). Refer to Plate 1 obtained from <http://www.thelist.tas.gov.au>. The subject land was predominantly flat with a topographic depression in the north west corner.

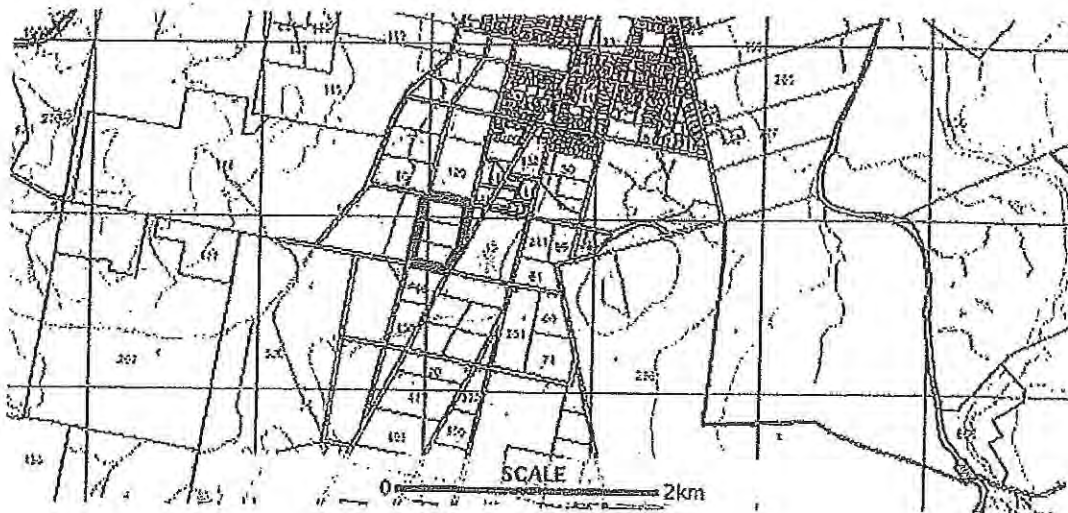


Plate 1. Locality Map of Assessed Site

The only vegetation on the site included introduced grazing species, introduced weed grass such as sweet vernal grass, barley grass, and vulpia species and broadleaf weeds. Vegetation in the north west area of the site (topographic depression) displayed slightly different characteristics than the remaining vegetation indicating a possible salinity problem.

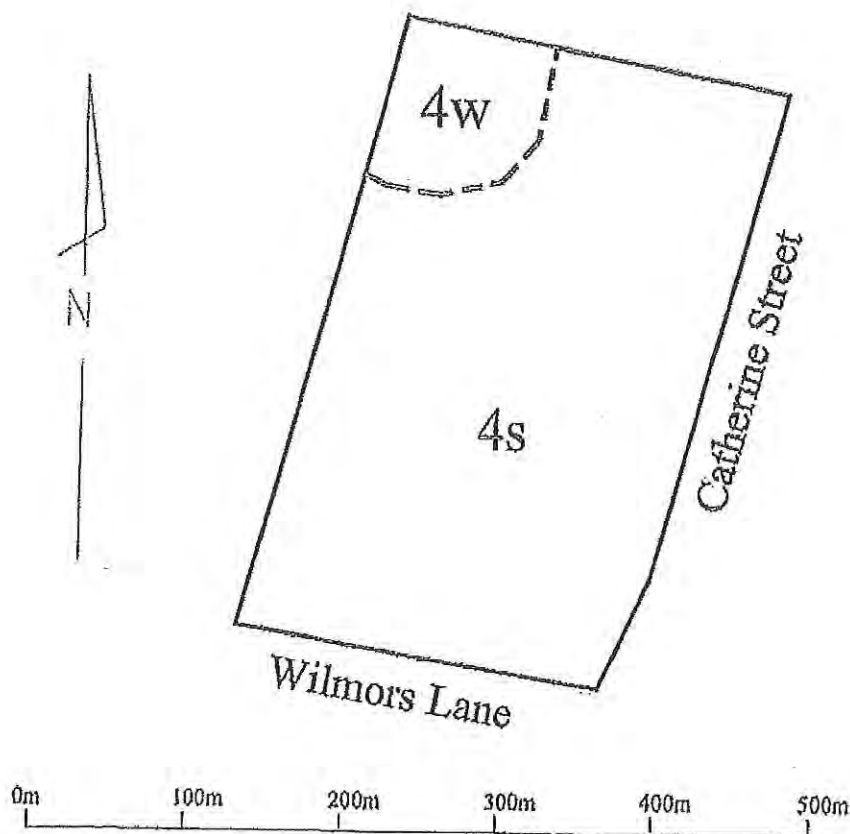
Soil Characteristics

The soil across the site was dominated by orange brown sandy loam topsoils to a depth of 15 to 25 cm with > 35% gravels (~6mm dia.) with weak structure and abundant roots. Soils were generally duplex in nature (sandy topsoils over clay subsoils), although a cemented ironstone layer was found in the north east area of the site at a depth of 40cm. A bleached layer of light brown sandy loam with an abundance of ironstone pebbles was also found in the holes towards the northern end of the site underlying the topsoil.

Land Capability Classification

The Land Capability Survey of Tasmania, South Esk, 1:100 000 map by Grose and Morteton (1996), indicates this land as containing both class 4 (ideally suited to intensive grazing) and class 3 land (suited to cropping 3-5 years out of 10). The onsite survey confirms the class 4 land classification for the entire site, with main limitations of wetness and soil. Refer to the map overleaf.

Class	Major limitation	Description
4w	Wetness	Surface accumulation of water due to areas of topographic depression and conductivity.
4s	Soils	Conductivity, rockiness, limiting layer, coarse fragments.



Summary

In summary, the soil on the site has medium agricultural value (class 4) and is **not** prime agricultural land as defined by the PAL Policy 2000. And, although it is generally expected that class 4 land can still be cultivated 1 to 2 years out of ten (Grose, 1999), the land at this site should be managed with the following considerations.

- The ironstone gravels found throughout the soil profile are extremely abrasive on cultivation machinery.
- The gravels can also result in lower water holding capacity.
- The potential salinity area may increase under irrigation (if cropped).
- The lateritic sheet (cemented ironstone) would be extremely limiting to root activity.

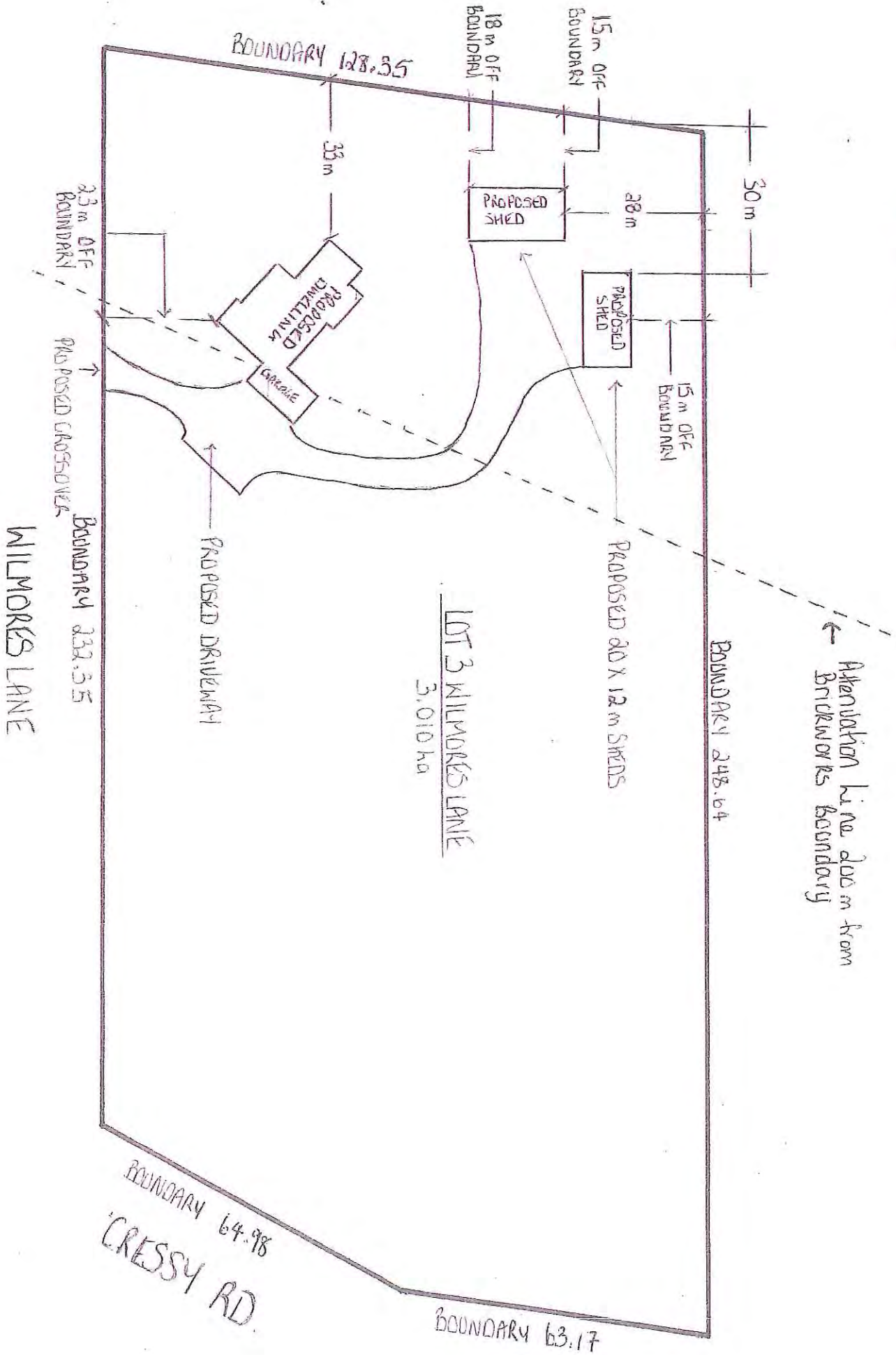
In conclusion, the land is well suited to the current land use of grazing with any future cultivation being limited to pasture improvement and not cropping in general.

References

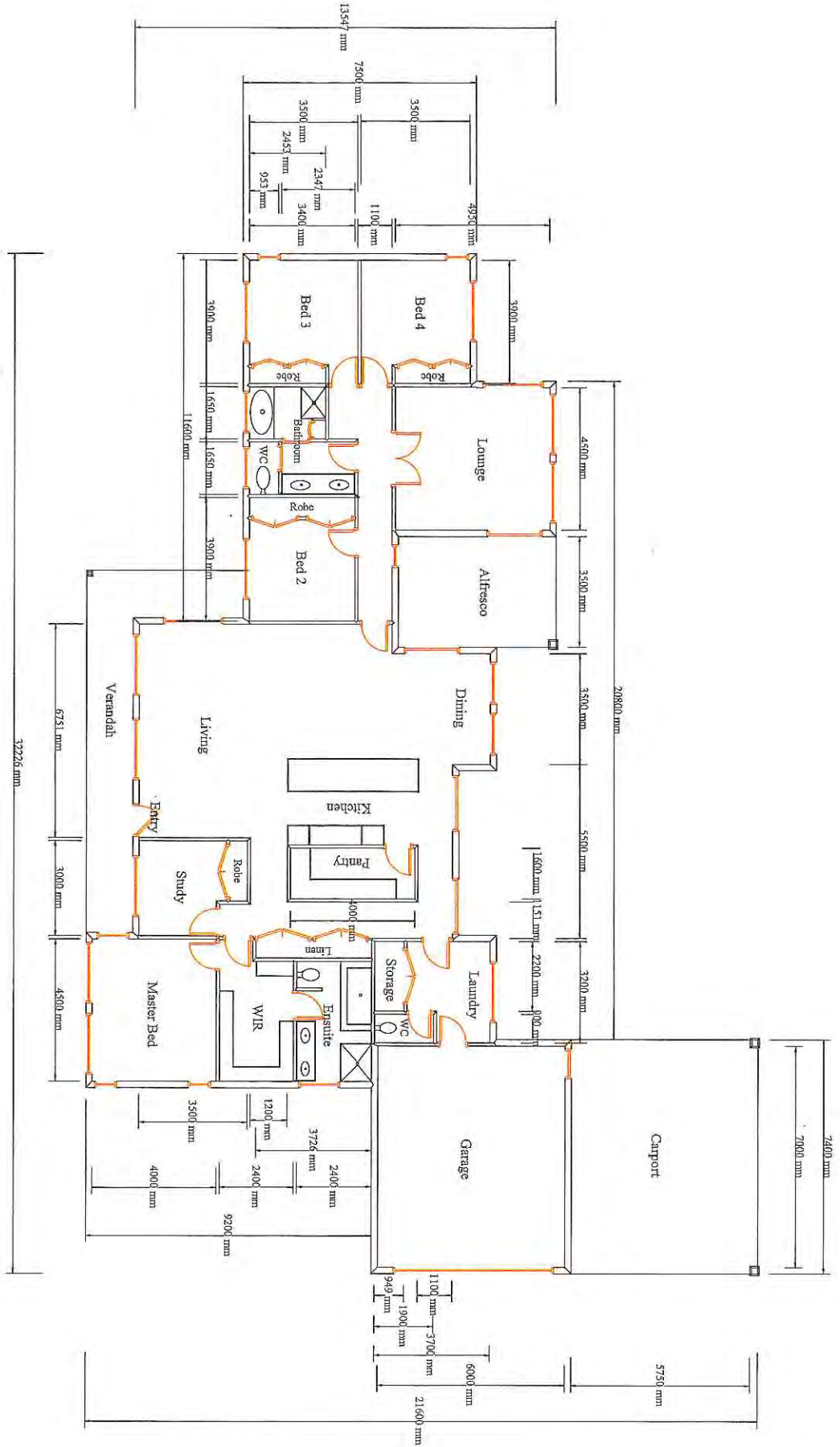
Grose, C.J., Land Capability Handbook, Guidelines for the Classification of Agricultural Land in Tasmania. 2nd Edition, DPIWE, Tasmania.

Grose, C.J. and Moreton, R.M. 1996. Land Capability Survey of Tasmania. South Esk Report and 1:100 000 map. Department of Primary Industries and Fisheries.

Scale = 1:1000 (m)
EXHIBITED



1-471



Leigh & Aleisha Barrett
 Lot 3 Wilmores Lane, Longford
 Proposed residence.
 Dwelling with dimensions

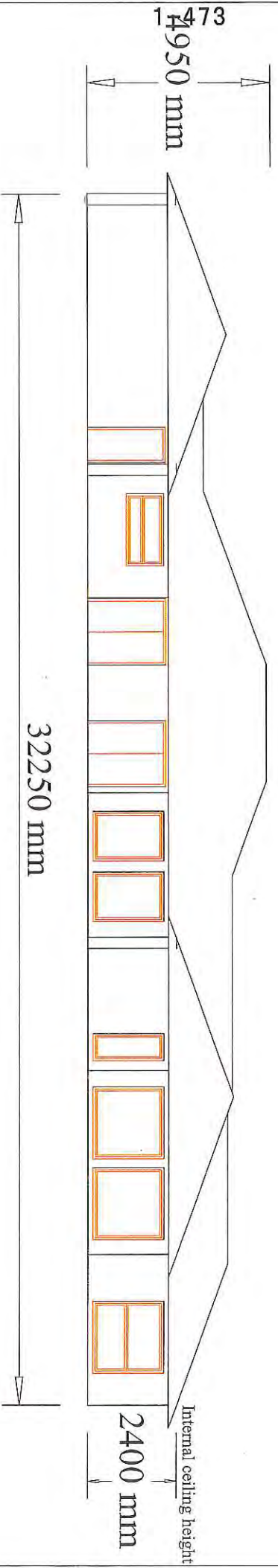
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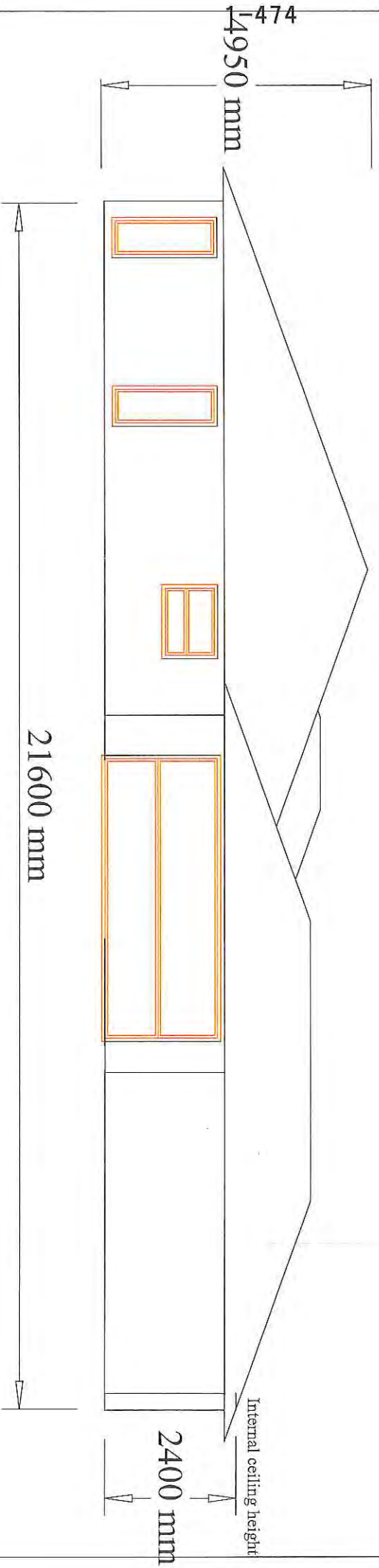
Leigh & Alesha Barrett
Lot 3 Wilmores Lane, Longford
Proposed residence - floorplan

EXHIBITED



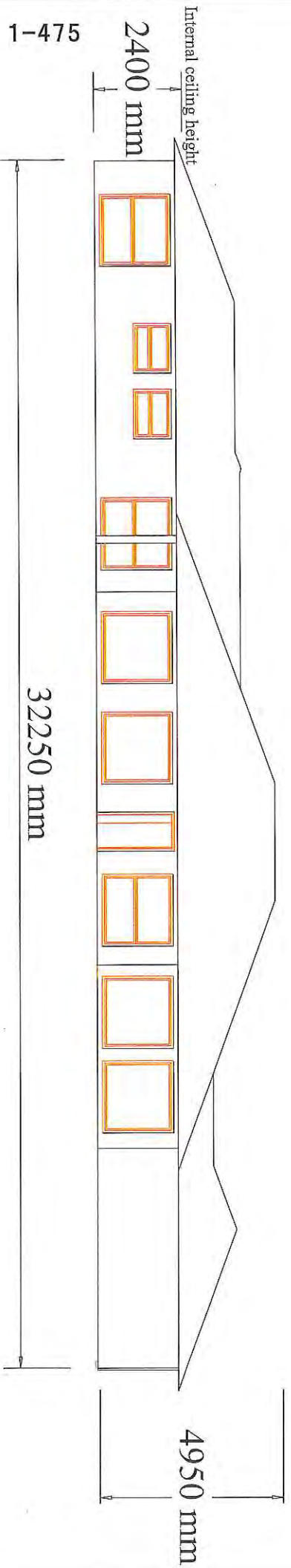
Leigh & Aleisha Barrett
Lot 3 Wilmores Lane, Longford
Proposed residence
Northern Rear Elevation
Scale: 1:150

EXHIBITED



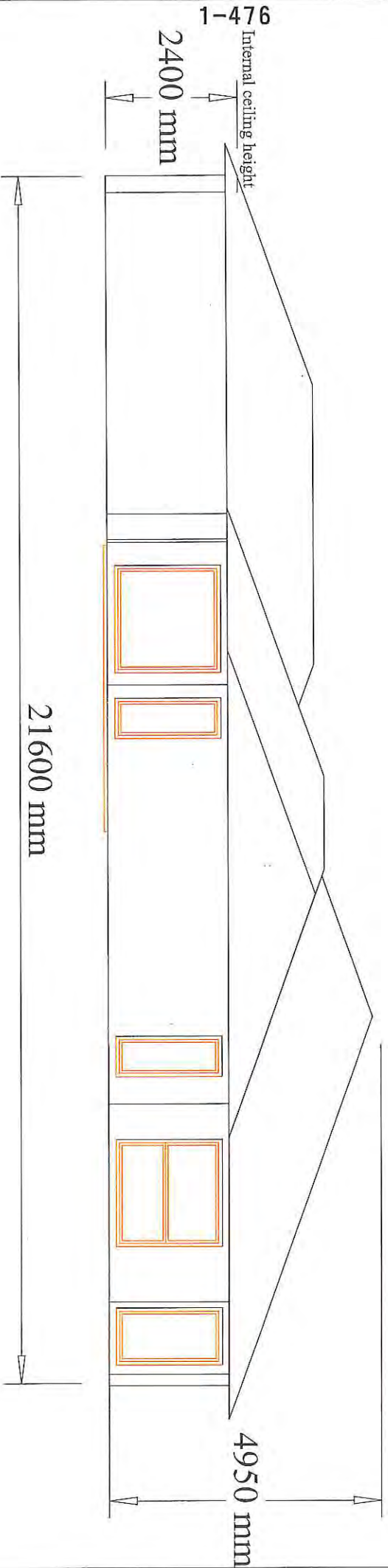
Leigh & Aleisha Barrett
Lot 3 Wilmores Lane, Longford
Proposed residence
East Side elevation
Scale: 1:100

EXHIBITED



Leigh & Aleisha Barrett
Lot 3 Wilmores Lane, Longford
Proposed residence
Southern front elevation
Scale: 1:150

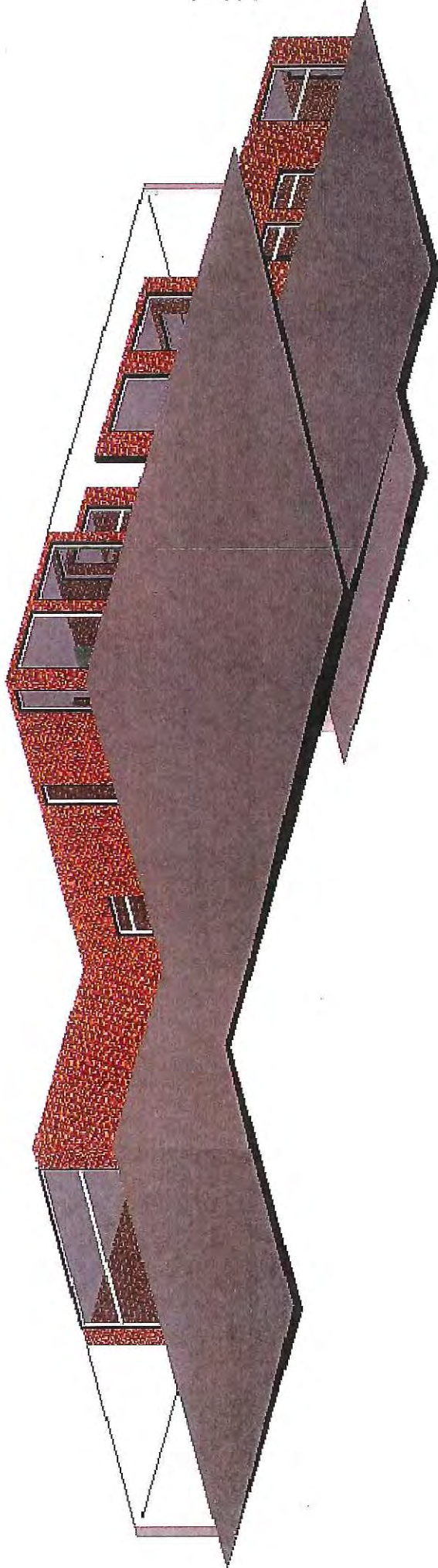
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Leigh & Aleisha Barrett
Lot 3 Wilmores Lane, Longford
Proposed residence
West Side elevation
Scale: 1:100

EXHIBITED

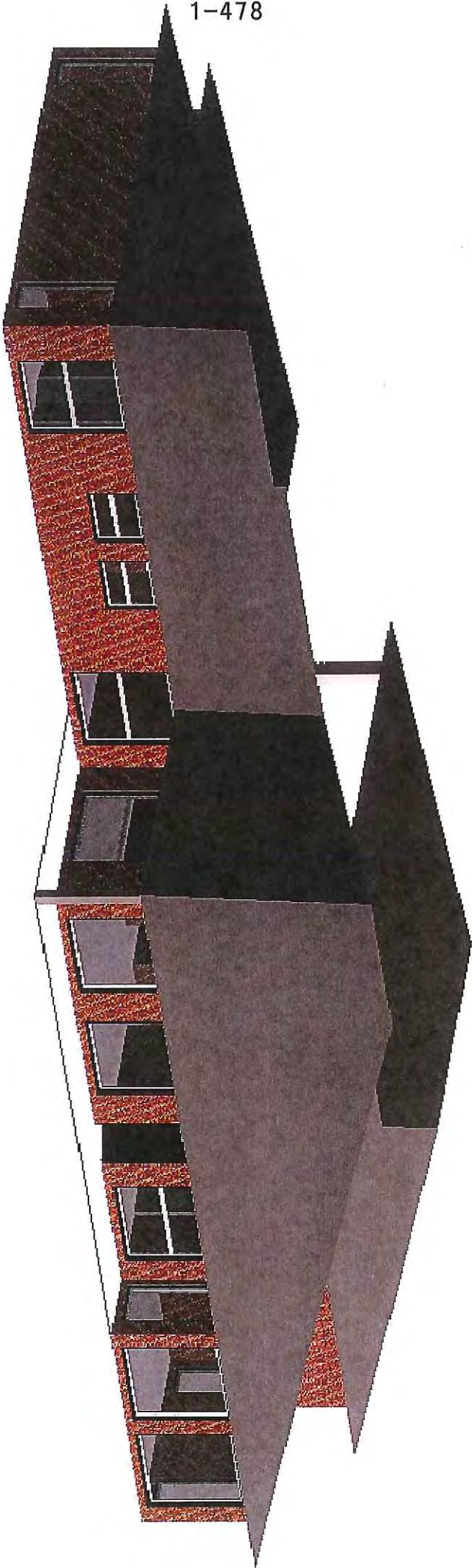
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Leigh & Alesha Barrett
Lot 3 Wilmores Lane, Longford
Proposed residence
Iso view 1

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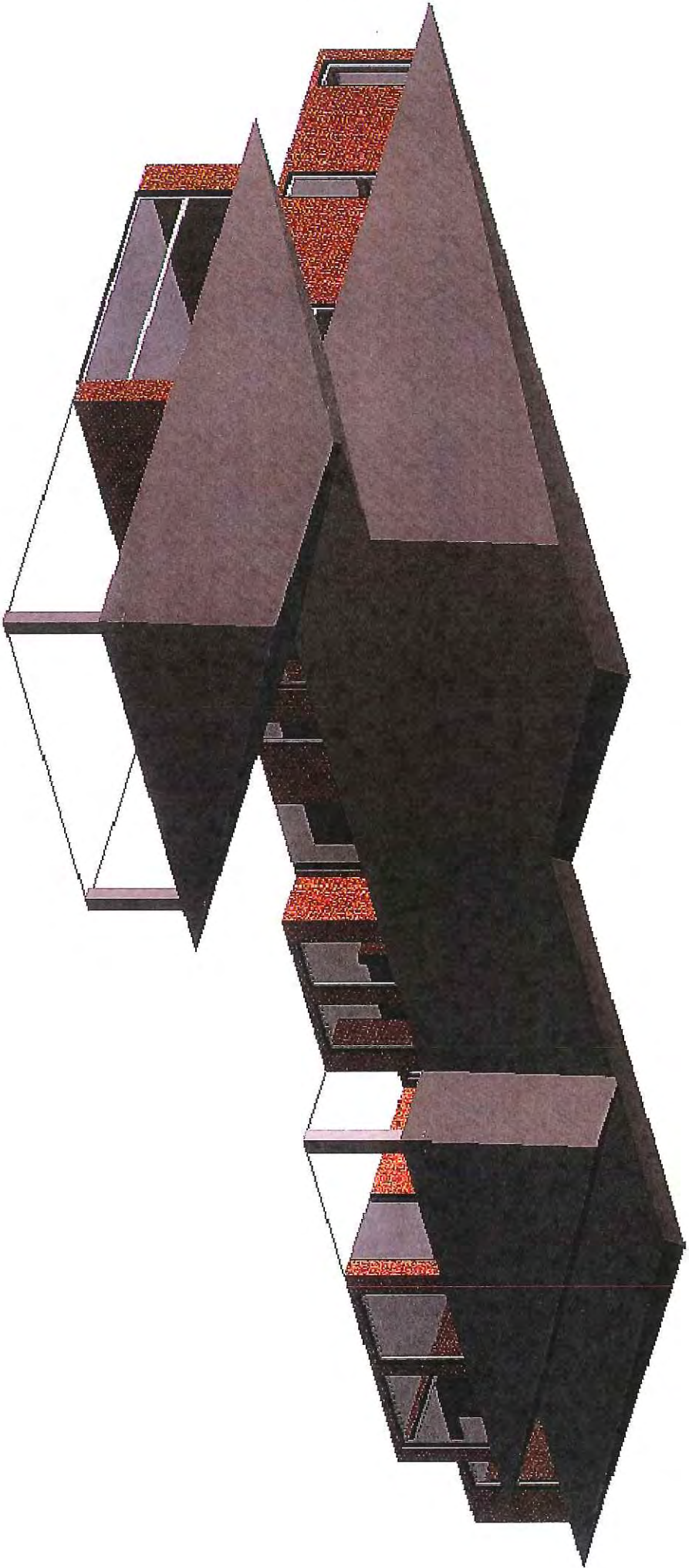
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Leigh & Aleisha Barrett
Lot 3 Wilmores Lane, Longford
Proposed residence
Iso view 2

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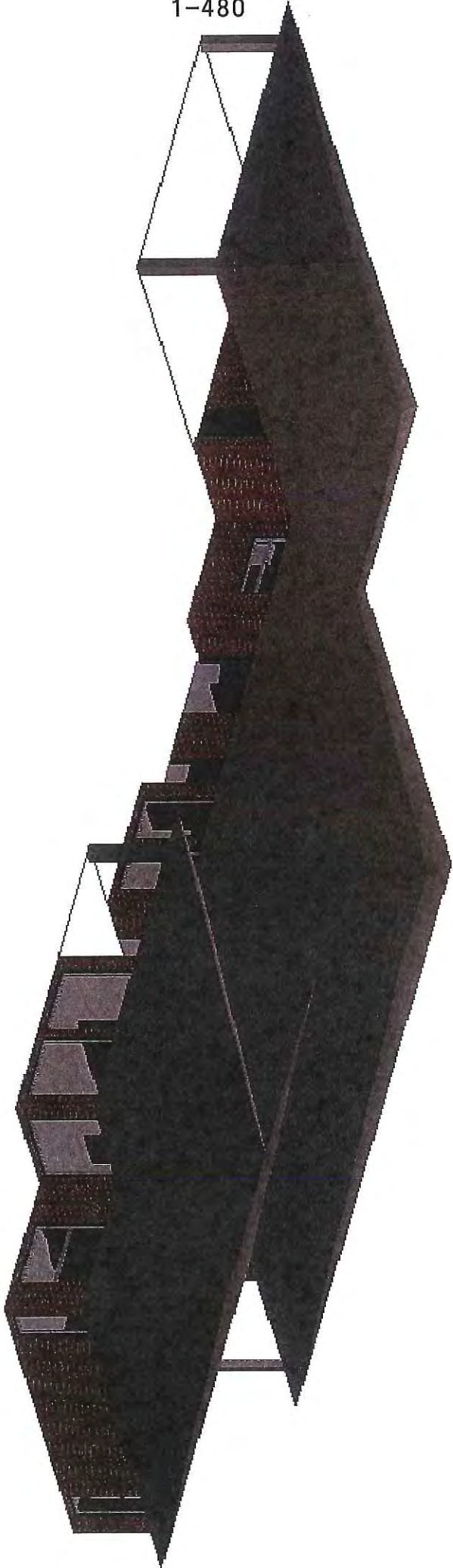
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Leigh & Aleisha Barrett
Lot 3 Wilmores Lane, Longford
Proposed residence
Iso view 3

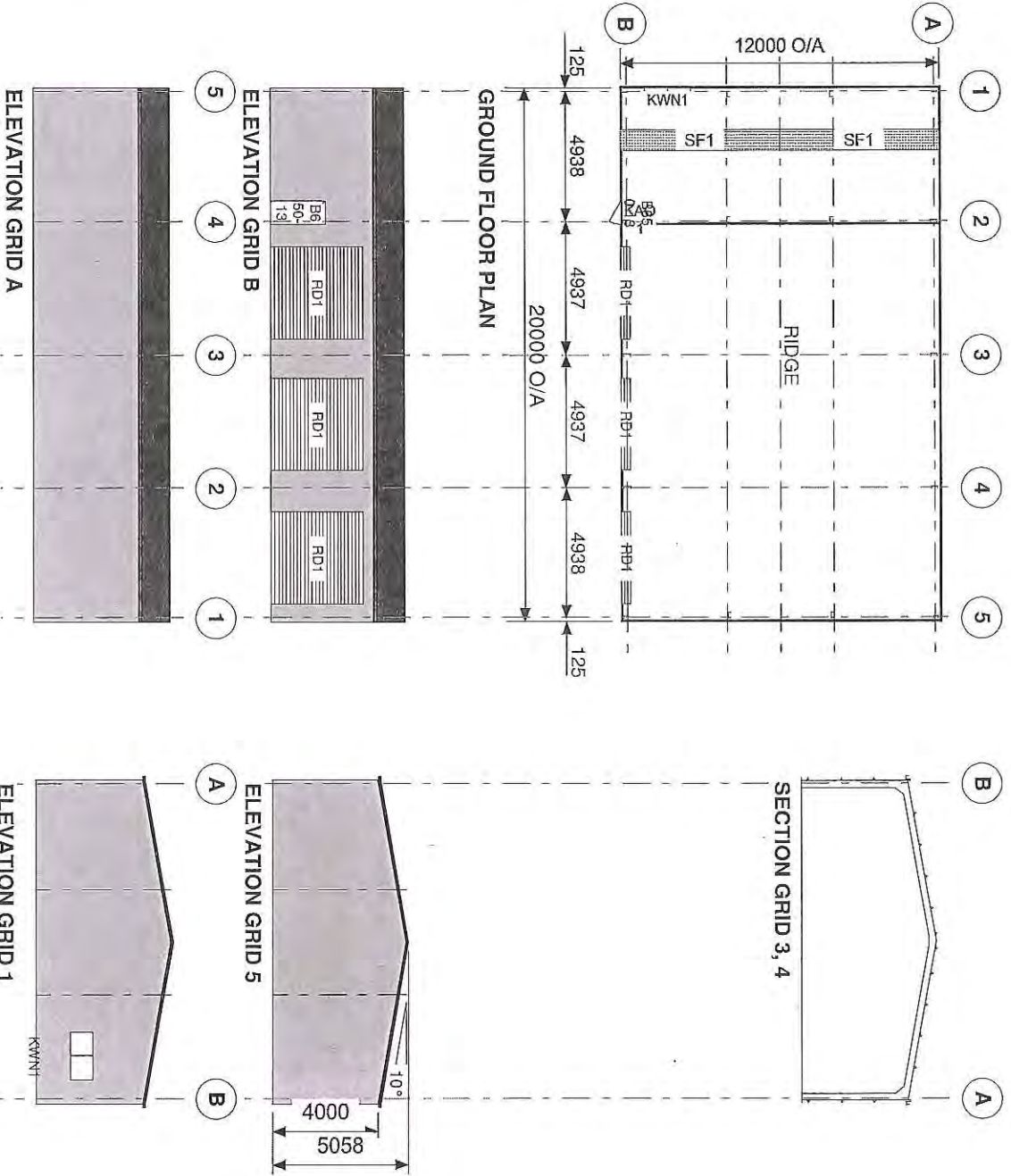
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1-480



Leigh & Aleisha Barrett
Lot 3 Wilmores Lane, Longford
Proposed residence
Iso view 4

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1-481

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CLADDING			
ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	CUSTOM ORB 0.42 BMT	CB	AA
WALLS	TRIMDEK 0.42 BMT	CB	AA
CORNERS	-	CB	AA
BARGE	-	CB	AA
GUTTER	HI-QUAD	CB	AA

0.35bmt=0.40ct; 0.42bmt=0.47ct; 0.48bmt=0.53ct

ACCESSORY SCHEDULE & LEGEND

QTY	MARK	DESCRIPTION
1	KA01	Access Door Opening, 38 Recess C/B (BG), Door must be fitted
1	B650-13	13mm Larnec Door & Frame Kit 650/37, Std. 2040 x 820 C/Bond
1	KVN1	790h x 1731w Window Kit C/B (BG)
3	RD1	B&D, Firmador, R.D, Indust. "R2F", 3400 high x 3400 wide Clear Opening C/B
2	SF1	Sheeting, Translucent 1800gsm F/glass, Corrugated Profile (SGFGS/ACCB)

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

WIND DESIGN			
IMPORTANCE LEVEL	REGION	TERRAIN	M/S
2	A	2.5	1.0

CLIENT
Leigh Barrett

SITE
**TBA
LONGFORD TAS 7301**

BUILDING
**BIG G
12000 SPAN x 4000 EAVE x 20000 LONG**

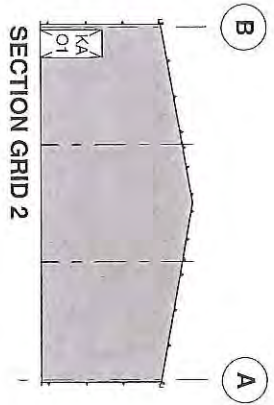
TITLE
FLOOR PLAN & ELEVATION

LICENSE NO.: CC2747G

SCALE
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DRAWING NUMBER
LAUNCG-6792

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1-482



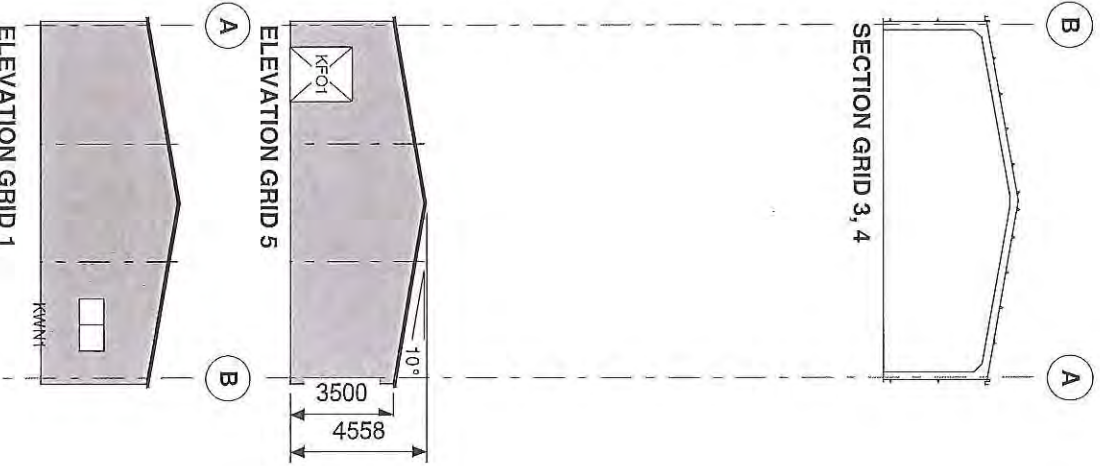
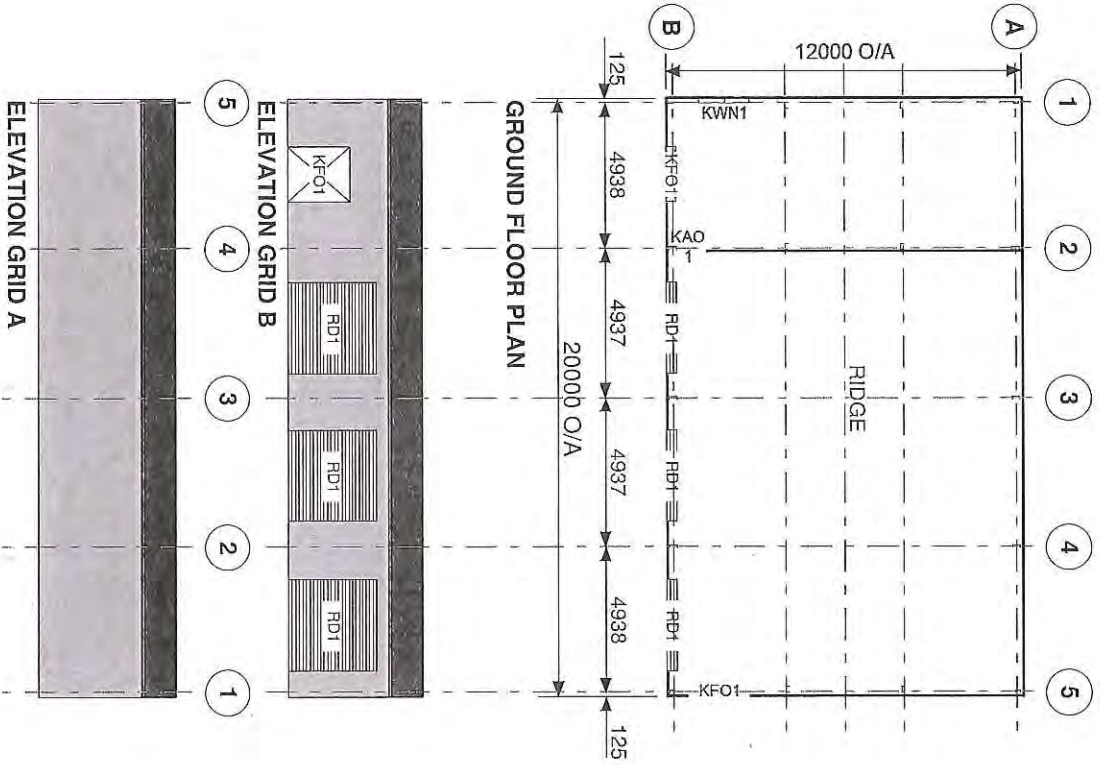
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Better sheets. Bigger choice.

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CLADDING			
ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	CUSTOM ORB 0.42 BMT	CB	AA
WALLS	TRIMDEK 0.42 BMT	CB	AA
CORNERS		CB	AA
BARGE		CB	AA
GUTTER	HI-QUAD	CB	AA

0.35bmt=0.40ct; 0.42bmt=0.47ct; 0.48bmt=0.53ct

ACCESSORY SCHEDULE & LEGEND

QTY	MARK	DESCRIPTION
2	KFO1	2100H x 1800W Framed Opening. Door must be fitted
1	KWN1	790H x 1731W Window Kit, C/B (BG)
1	KAO1	Access Door Opening, 38 Recess C/B (BG). Door must be fitted
3	RD1	R&D, Firmador, R.D., Residential "R1F", 2925 high x 3000 wide Clear Opening C/B

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

WIND DESIGN			
IMPORTANCE LEVEL	REGION	TERRAIN	Ms
2	A	2.5	1.0

CLIENT
 Leigh Barrett

SITE
 TBA
 LONGFORD TAS 7301

BUILDING
 BIG G
 12000 SPAN X 3500 EAVE X 20000 LONG

TITLE
FLOOR PLAN & ELEVATION

LICENSE NO: CC2747G

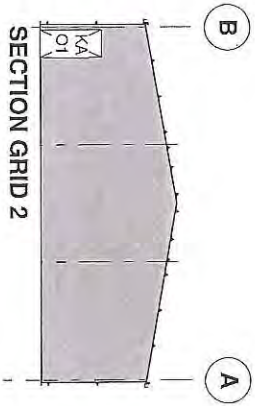
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1-484



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PAGE
2/2

Ms Erin Boer
Planning Department
Northern Midlands Council
32-34 Georges Bay Esplanade
ST HELENS TAS 7216

21 August 2016

Dear Erin,

RE: Additional Information Require for Planning Application P16-154

In response to your letter dated 19 July 2016 requesting additional information, we provide the following information.

1. Site Specific Study

Response

Please see attached site specific study demonstrating compliance against the Environmental Impacts and Attenuation Code.

2. Dimensions Elevations (Scaled)

Response

Please see attached amended elevations with dimensions. The elevations are drawn at Scale 1:100. The maximum height of the proposed dwelling (to ridge) is 4.95 metres.

3. Traffic Impact Assessment

Response

Please find attached Traffic Impact Assessment undertaken by RJK Consulting Engineers, dated August 2016, which demonstrates compliance of the Road and Railway Assets Code, noting compliant of performance criteria E4.7.2.

4. Use of Sheds

Response

I understand from information provided by Mr and Mrs Barrett that the sheds are to be used purely for residential purposes only. Mr Barrett was brought up on a farm and has always wanted a larger lifestyle block so he could build his dream sheds for all of his toys and trinkets. The sheds will house all of the developers vehicles, boats and a cool room as well as the storage of workshop tools that are required for Mr Barrett's employment, as a mechanic, he is required to store his own tools as he is an onsite fitter and site supervisor and requires the storage between jobs. The specific storage needs of each shed are as follows:

The shed on the northern boundary with the higher roof pitch and larger roller doors is to house a 6.5m aluminium hard top boat which on its trailer is around 8m long. It will also house a large tucker box freezer for bait/burley, storage of parent's caravan, a 6ft x 8ft box trailer, a land cruiser, workbenches, workshop area and storage of tools.

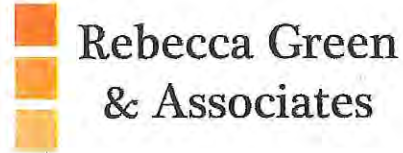
The shed on the western boundary will house a cool room for game meat, camper trailer, storage of camping and hunting equipment, 4 x 4 motorbike, 2 wheel motorbike and a 4.2m dinghy which on its trailer is around 5.5m long, a ride on mower, gardening tools and equipment, and general storage of household items.

The price for the sheds was not a lot different to extend to a larger shed by getting two sheds the same size. It is also suggested that the equipment to be stored is best to be stored in a safe and secure building and would assist in keeping the site neat and tidy.

5. Submission against Clause 26.3.2 P1.1 (b) and 24.6.1 P2 (a-e)

Response

The location of the sheds as proposed on the north westerly aspect of the lot is to provide shelter from the north westerly winds to the dwelling and surrounding private open space. The attenuation distance to the brickworks limits the location to locate the dwelling and the site of the lot suggests that the placement of the buildings could be spread out to some extent. The location of the buildings apart from each other is to assist in vehicle accessibility as well as providing a large yard for children to play without the need of the play area to be close to the sheds and access driveways.



Further to the original planning submission report addressing Clause 26.3.2 P1.1, it is additionally provided that the land is not considered viable or warranted to be included with any other land for agricultural use or other primary industry use. The land is physically separated by an unmade road to the west from a larger parcel, which is owned by the same owner as the subject site. The land is not viable to the operations of the larger title, due to the land size, physical separation and land capability and is being sold off as a "lifestyle lot". If the subject site was suitable for inclusion there would be no need for the family to be selling the parcel.

Further to the original planning submission report addressing Clause 26.4.1, it is additionally provided that the location of the dwelling and shed is to provide as much attenuation from the nearby brickworks as possible, and to do this, the setback to the western boundary is to be reduced as proposed. To the west, immediately is an unmade road, which provides a buffer to the western property at CT 54261/7. This nearby lot is used for grazing and it in itself is limited due to the lot size and physical constraints by Back Creek. The land capability and limited irrigation resources and land size, limit cropping capability or other primary industry use. The reduced setback to the west is not likely to impact on the adjoining agricultural use, given the buffer, the land capability, the proposed setback, the inclusion of the sheds between the dwelling and the western boundary, the current brickworks use proximity, and nearby adjacent dwellings in similar or closer proximity to the adjoining agricultural use.

I trust that this additional information satisfies your request and the application can continue with the due process.

Kind Regards,



Rebecca Green

Senior Planning Consultant & Accredited Bushfire Hazard Assessor
Rebecca Green & Associates
m. 0409 284422
P.O. Box 2108, Launceston, 7250

Site Specific Study for P16-154

Dwelling & 2 sheds (vary setbacks in rural zone) & new access - attenuation area at 18 Wilmores Lane (cnr Cressy Rd), Longford within Attenuation Distances of abattoirs

Response to Planning Scheme provisions of Code E11- Environmental Impacts and Attenuation Code, Clause E11.6.1 (P1):

P1 Sensitive use or subdivision for sensitive use within an attenuation area to an existing activity listed in Tables E11.1 and E11.2 must demonstrate by means of a site specific study that there will not be an environmental nuisance or environmental harm, having regard to the:

a) degree of encroachment:

How close is the emitting operation?

Approximately193.....m.

What is between the subject site and the emitting operation?

Cressy Road, Vegetation buffer on CT 230762/1 (minimum 15m wide)

b) nature of the emitting operation being protected by the attenuation area:

What emissions does the operation produce? (noise and odours etc).

Noise and dust

Are these emissions prevalent at this site?

Unlikely given that the prevalent wind direction is north-westerly and brickworks is "down wind" from subject site.

If so, how do the emissions affect the subject site?

.....
.....

c) degree of hazard or pollution that may emanate from the emitting operation:

Are the emission produced having negative effects on the site?

No, traffic on Cressy Road is more noticeable on subject site.

Is the degree of impact at the site increased, lessened or the same as a result of the structure?

The garage/carport attached to the dwelling is the only part of the structure within the attenuation distance.

There is minimal impact due to the 'Use' more than 200m away - lessened by location of buildings.

d) the measures within the proposal to mitigate impacts of the emitting activity to the sensitive use:

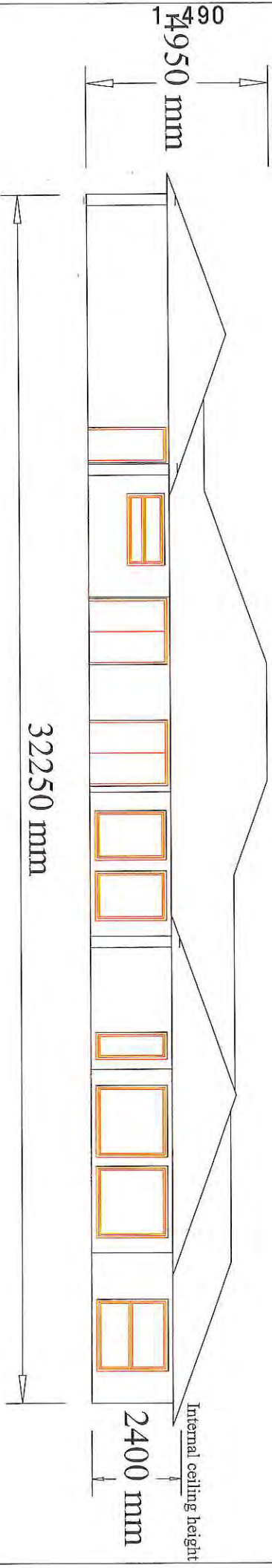
Are there any manmade or natural buffers offered on site, or in the surrounding area, that may reduce the impact of the emitting operation? (ie distance of residential development between the subject site and emitting operation)

The brickworks 'Use' is greater than 200m from residence. Buffers include minimum 15m vegetation buffer on CT 230762/ Cressy Road, Use of garage/carport only within 200m attenuation zone.

Signed: //Green Rebecca Green

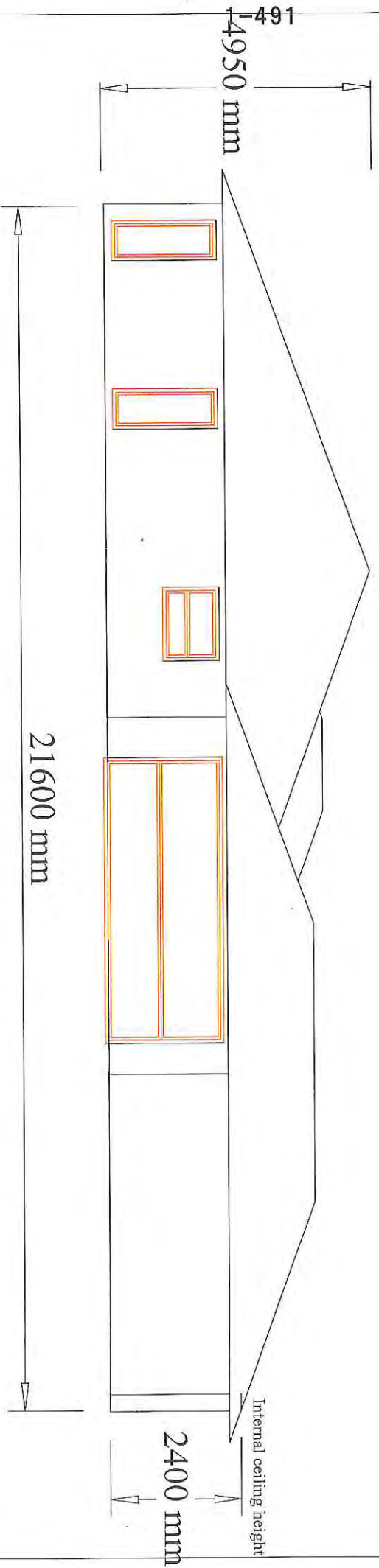
Date: 21 August 2016.

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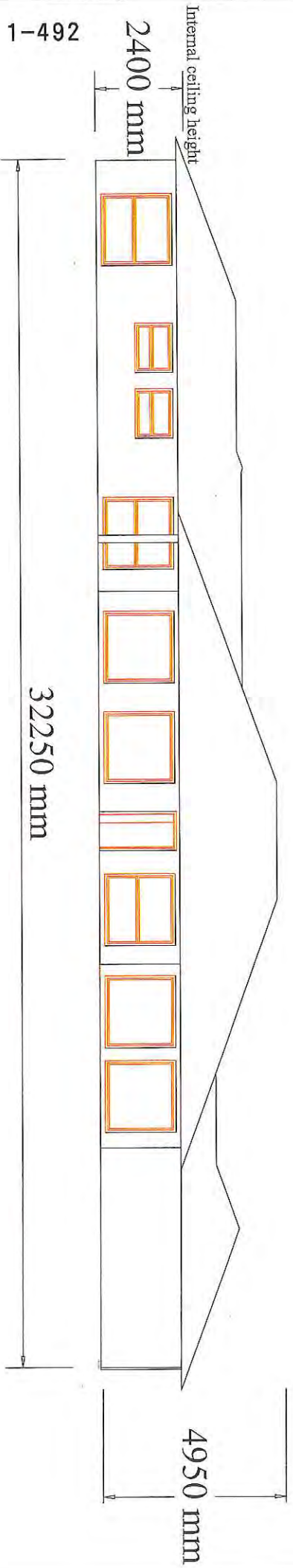
Leigh & Alisha Barrett
Lot 3 Wilmores Lane, Longford
Proposed residence
Northern Rear Elevation
Scale: 1:150

EXHIBITED



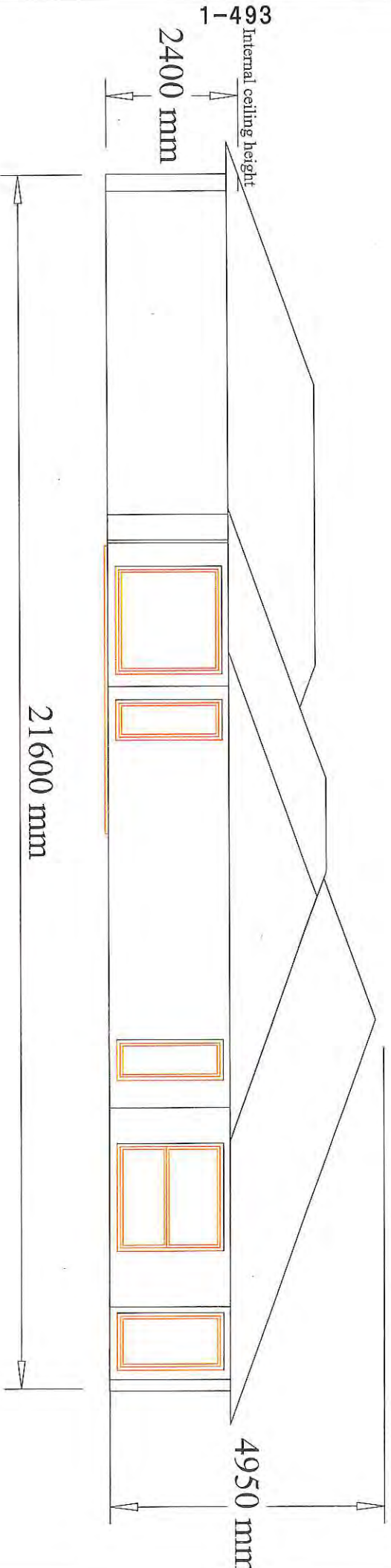
Leigh & Aleisha Barrett
Lot 3 Wilmores Lane, Longford
Proposed residence
East Side elevation
Scale: 1:100

EXHIBITED



Leigh & Aleisha Barrett
Lot 3 Wilmores Lane, Longford
Proposed residence
Southern front elevation
Scale: 1:150

EXHIBITED



Leigh & Aleisha Barrett
Lot 3 Wilmores Lane, Longford
Proposed residence
West Side elevation
Scale: 1:100

EXHIBITED

1-494



TRAFFIC IMPACT ASSESSMENT

18 Wilmores Lane, Longford

Prepared on behalf of L & A Barrett

Prepared By:

Risden Knightley BE (Civil), Ass Dip Civil Eng, MIEAust, CC 2539X

PO Box 128, Prospect 7250
Mobile: 0400 642469 Fax: 6343 1668

Email: rjkmail@netspace.net.au

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INTRODUCTION

An approval is being sought for a proposed new dwelling and associated outbuildings at 18 Wilmores Lane, Longford. As requested by Council, due to the dwelling requiring a new access point, a traffic assessment is required to establish the safe parameters of using a new crossover.

RJK Consulting Engineers have been engaged to undertake a traffic impact assessment, to determine the impact this intensification may have on the surrounding area.

A site inspection was carried out on 12th August, 2016.

Objectives

The key objectives of the report are:

- Review of the existing road environment in the vicinity of the site and the traffic conditions on the road network.
- Provision of information on the proposed development with regards to traffic movements and activity.
- Identification of the traffic generation potential of the proposal with respect to the surrounding road network in terms of road network capacity.
- Traffic implications of the proposal with respect to the external road network in terms of traffic efficiency, road safety and access requirements.

Project Scope

This report (including all associated mapping and information) relates only to the area identified in the following map.

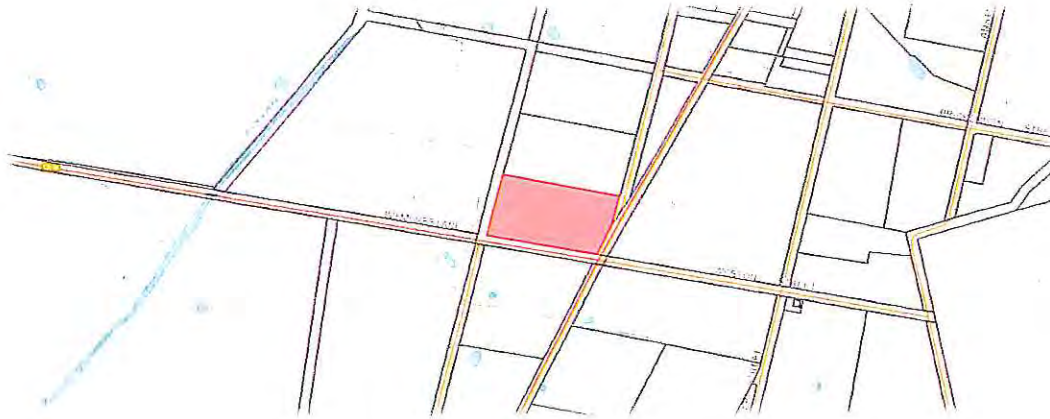


Figure 1 - Listmap reference of location



Figure 2 - Aerial photograph of location

The outcomes have been developed based on the resources available. The report provides recommendations relating to site-specific investigations and detailed design. The report has also been confirmed in relation to requirements from Department of State Growth (DSG) and the applicable planning scheme. During the preparation of this report the DSG was contacted regarding crash history and Northern Midlands Council regarding traffic counts and the impact on the access requirements.

Applicable Planning Scheme

Throughout this report, assessments have been based on Northern Midlands Interim Planning Scheme 2013.

EXISTING CONDITIONS

The Site

The site is a vacant farm property situated at the corner of Wilmores Lane and Cressy Road. The proposed dwelling will be located some 23 metres inside the property boundary.

Access is directly onto Wilmores Lane. The total sealed road width is approximately 5.7 metres with 1 metre gravel shoulders, followed by grass verges with swale drains on each side. No line marking was evident nor lighting.

Existing Land Use

The subject site is located within the Rural Resource zone per Northern Midlands Interim Planning Scheme 2013.

Impacted Road Network

Wilmores Lane at the development site is noted as a Category 5 – Local Road established to facilitate the movement of local traffic.

PROPOSED DEVELOPMENT & ACCESS ARRANGEMENTS

The proposal is to advance the development at 18 Wilmores Lane, Longford for a dwelling with outbuildings to be constructed. At present no formalised crossover or access point has been constructed and hence the requirements of this traffic impact assessment to address any concerns under Code E4 of the Northern Midlands Interim Planning Scheme 2013.

A copy of the proposed development plan is attached as *Appendix A*.

TRIP GENERATION

Traffic Generation

The RTA Guide to Traffic Generating Developments (2002) (*RTA Guide*) sets out traffic generation rates based on survey data collected in New South Wales for a range of land uses. This guide is used by DSG and is generally regarded as the standard metropolitan development characteristics.

Traffic Rates

The RTA Guide sets out the following rates for residential dwellings:

- Daily vehicle trips = 9 per dwelling
- Peak hour vehicle trips = 0.85

Traffic counts were obtained from Northern Midlands Council for Wilmores Lane. This indicates a daily traffic flow of approximately 2000 vpd. It should be noted however that these counts were undertaken in 2008 and there is the likelihood of increase since that time.

PEAK HOUR TRIP ASSIGNMENT

Based upon the figures detailed it is noted that the dwelling will have a traffic flow of approximately 0.85 peak hour trips. Therefore, the increased demand is solely due to the establishment of the dwelling at a peak hour rate of 0.85.

Therefore based on the consideration of the daily flow being 2000 vehicles the impact in the peak hour will be a net increase of 1 vehicle entering the traffic from a single driveway point.

TRAFFIC GROWTH

Minimal traffic growth is expected in the area, based on trend growth estimated less than 1% per annum.

IMPACT ON TRANSPORT NETWORK

Access Impacts

The proposed development would be accessing Wilmores Lane directly. Based on the above traffic volumes and the associated road category, the driveway crossover is to be constructed to Council sealed rural standards. This will need to be made through a works request to Council.

Sight Distance Assessment

Site distance from the proposed new development has been assessed as 211 metres to the left and in excess of 250 metres to the right.

These SISD's have been assessed against Part 4A of *Austroads*. The SISD requirements of a road with flat terrain at 100 km/hr (2 second reaction time) is 250 metres. The actual SISD exceeds this to the right from the driveway and is 211 metres to the intersection with Cressy Road. Beyond the intersection is a straight line SISD which yields a total SISD in excess of 250 metres to the left, therefore no SISD issue exists.

Traffic Capacity

The impact of the traffic capacity on the surrounding network has been investigated. Due to the limited extra traffic entering and exiting from the new dwelling in a peak hour, when comparing the proposed traffic to the current existing traffic, it is recognised that there is no compromise to the safety or function of the intersection.

Road Safety

The designated state speed limit for Wilmores Lane at this location is 100 km/hr, however the 85% speed has been assessed as being 75 km/hr towards Cressy Road and 90 km/hr away from Cressy Road intersection.

Existing road safety deficiencies can be highlighted through the examination of existing crash history. Accident records indicate there has been 1 serious accident in 2011 however this was associated with cross traffic at the intersection and not near the proposed driveway. This suggests that the speed environment for this road is acceptable and that no safety issues are present to motorists from the access.