

PLAN 1

PLANNING APPLICATION P17-175

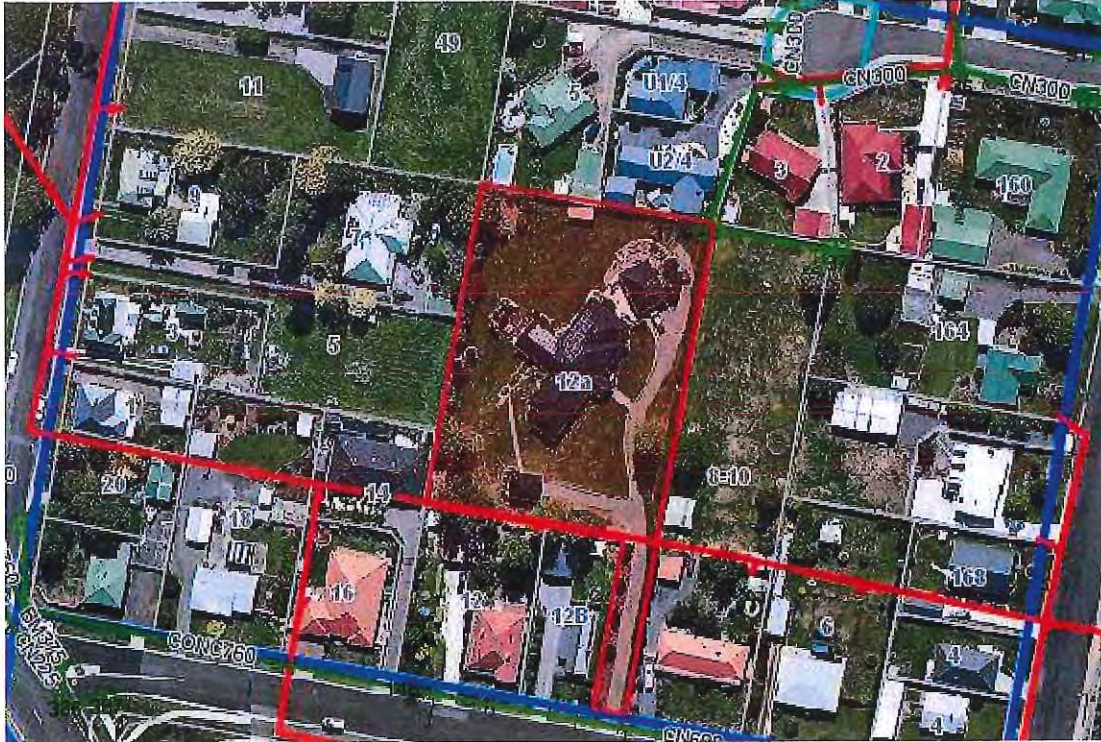
12A ELIZABETH STREET, PERTH

ATTACHMENTS

A Application & plans

B Representations & applicant's response

AERIAL PHOTOGRAPH & SERVICES MAP for 12A ELIZABETH STREET, PERTH



ZONING MAP - GENERAL RESIDENTIAL



1-115
PLANNING APPLICATION
Proposal

Description of proposal: Garage 12m x 7m with 8m x 5m lean to

(attach additional sheets if necessary)

Site address: 12A Elizabeth St
Perth, Tas. 7300

CT no: 135915-2

Estimated cost of project \$36,000 (include cost of landscaping, car parks etc for commercial/industrial uses)

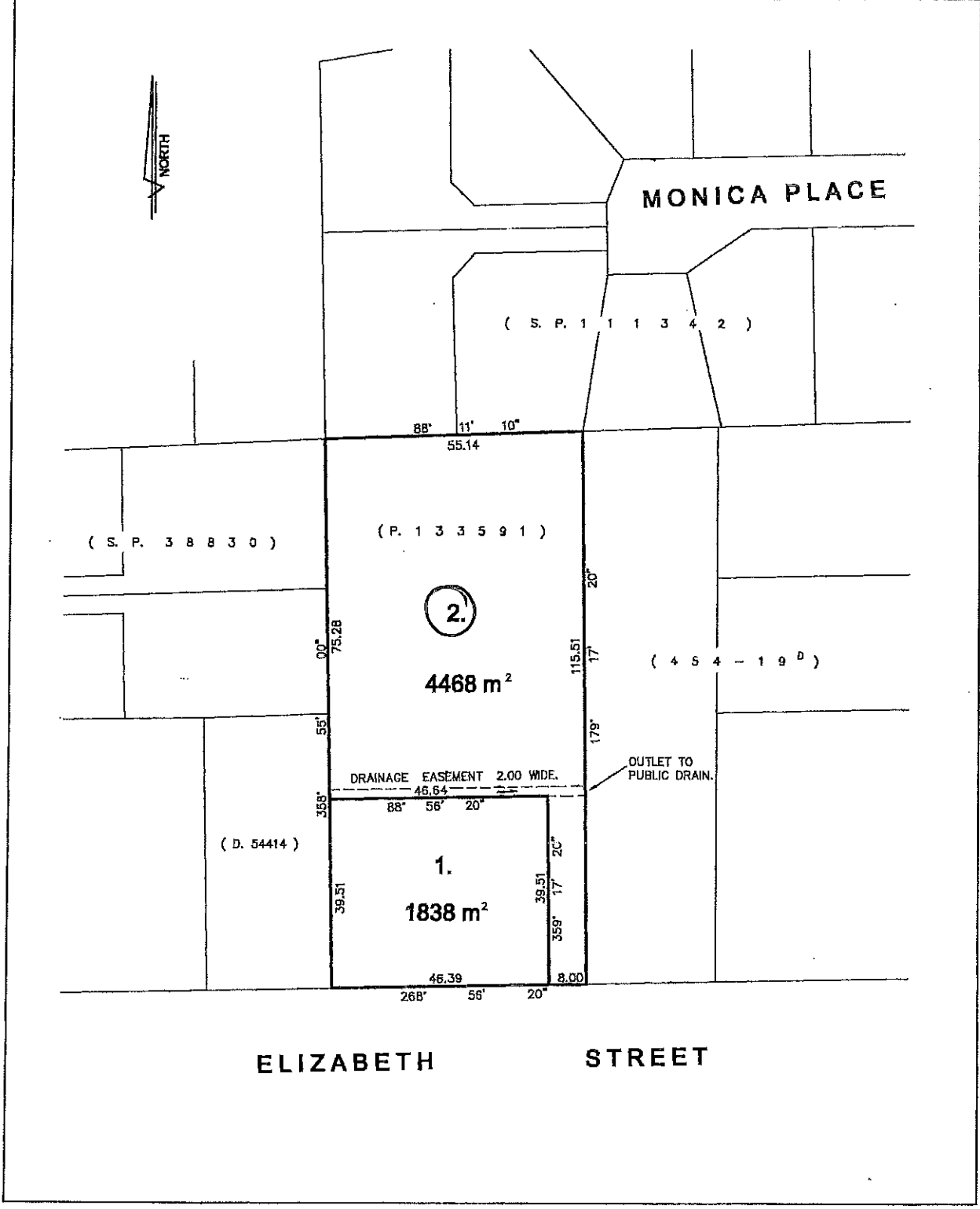
Are there any existing buildings on this property? Yes / No
If yes – main building is used as

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

(attach additional sheets if necessary)

Is any signage required? (if yes, provide details)

OWNER NIGEL JAMES BAKER COURTNEY LEE BAKER		PLAN OF SURVEY		REGISTERED NUMBER SP135915	
FOLIO REFERENCE C.T.133591-4 C.T.133591-5		BY SURVEYOR R.J.DICKENS. - G.J.WALKEM & CO. LAUNCESTON		APPROVED 25 JUN 2001 EFFECTIVE FROM..... <i>Alice Kawa</i> Recorder of Titles	
GRANTEE WHOLE OF LOT 4, 0 ^A 3 ^R 0 ^P , GTD TO J.T.HASLEWOOD AND WHOLE OF LOTS, 0 ^A 3 ^R 0 ^P , GTD. TO SEYMOUR PORTER SAMUEL		LOCATION TOWN OF PERTH SECTION M			
MAPSHEET MUNICIPAL CODE No. 424 123 (5039-24)		LAST UPI No. 5501162 5501163	LAST PLAN No. P.133591	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	



PROPOSED OUTBUILDING D & A SHEPHERD 12A ELIZABETH STREET PERTH

TITLE VOLUME - 135915 FOLIO - 2
PID 2041746

DRAWING LIST

SHEET	DESCRIPTION	SCALE
SHEET 1	COVER SHEET	NTS
SHEET 2	SITE LOCATION	1:500
SHEET 3	SITE PLAN	1:200
SHEET 4	ENLARGED SITE PLAN	1:200
SHEET 5	SHADOW DIAGRAMS	1:500

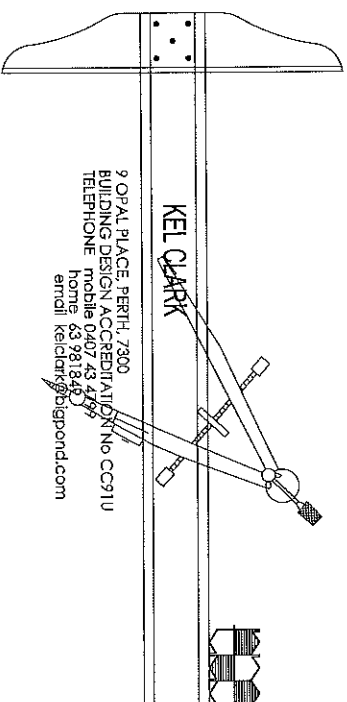
AREA	
DWELLING	330sqm
GARAGES	100sqm
SMALL SHED	15sqm
NEW OUTBUILDING	121sqm
PROPERTY	448sqm

BUSHFIRE RISK ASSESSMENT = B/L LOW
NO REQUIREMENTS (CLOSED RESIDENTIAL)

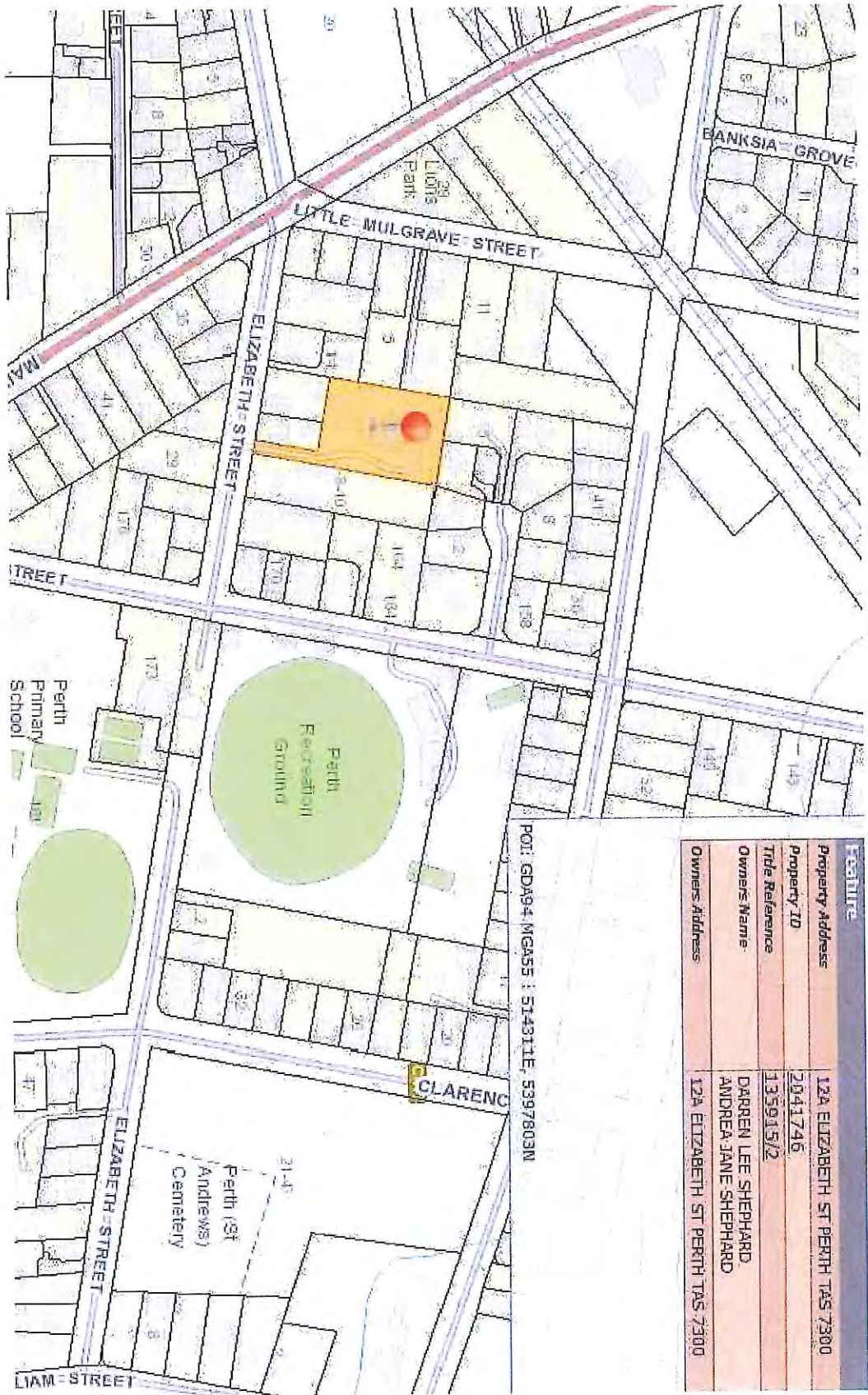
SITE CLASSIFICATION = H1 (ASSUMED)

CLIMATE ZONE = 7

DESIGN WIND SPEED = N1



9 OPAL PLACE, PERTH, 7300
BUILDING DESIGN ACCREDITATION No CC91U
TELEPHONE mobile 0407 43 4799
home 63 981840
email kelclark@bisp pond.com



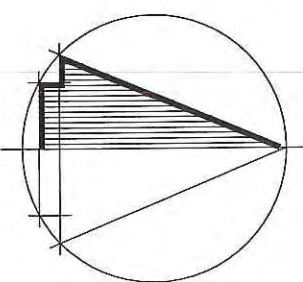
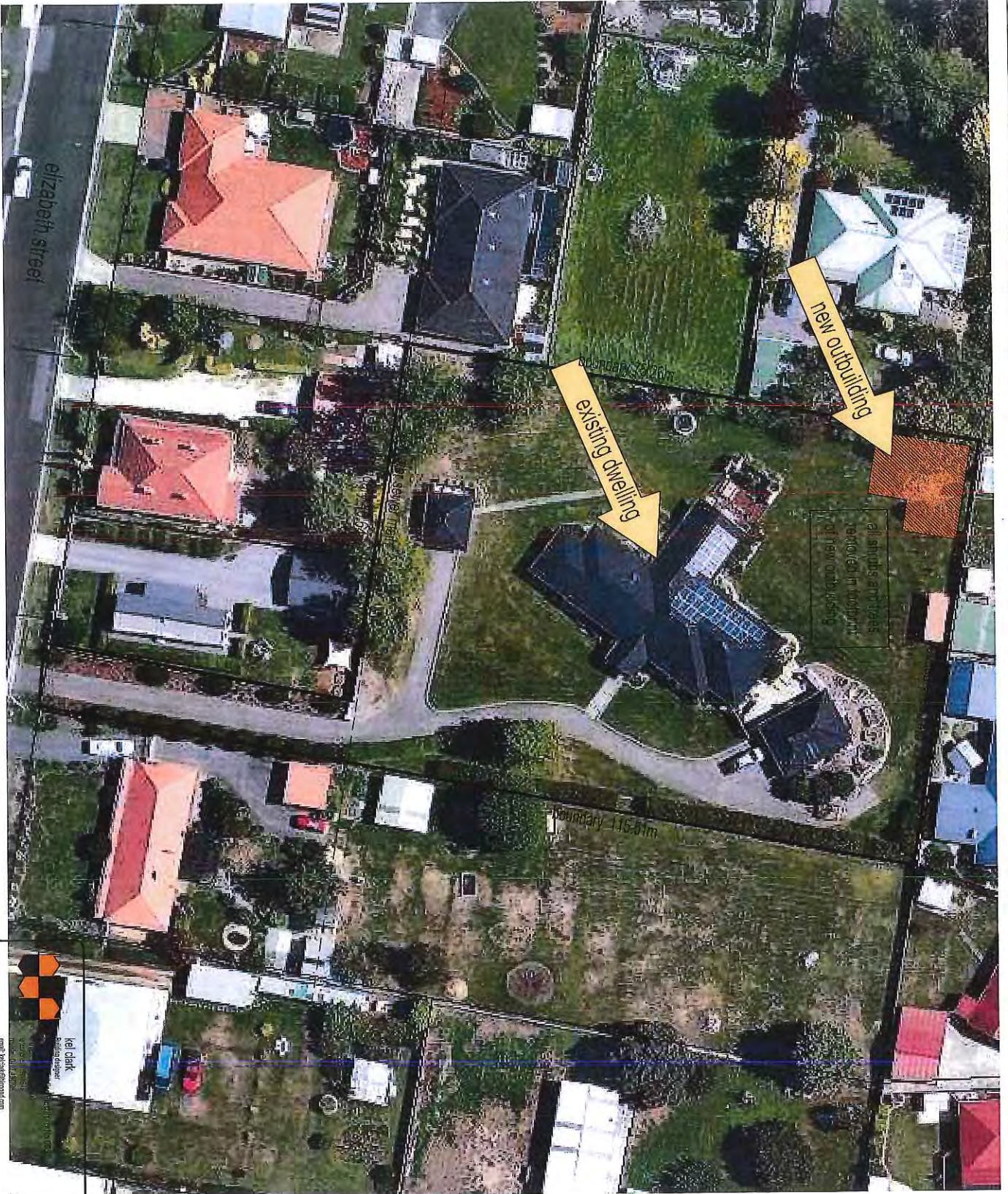
Feature	
Property Address	12A ELIZABETH ST PERTH TAS 7300
Property ID	2041746
Title Reference	135915/2
Owners Name	DARREN LEE SHEPHARD ANDREA JANIE SHEPHARD
Owners Address	12A ELIZABETH ST PERTH TAS 7300

kel clerk
 Surveyor
 Accredited Building Practitioner No. 0291
 8 Gorge Place Perth, WA 6000
 mobile: 08 9447 9100
 email: kel@daa.com.au

for D & A SHEPHARD
 12A ELIZABETH STREET
 PERTH
 PROPOSED OUTBUILDING

date: JULY 2017
 sheet: 02

site location

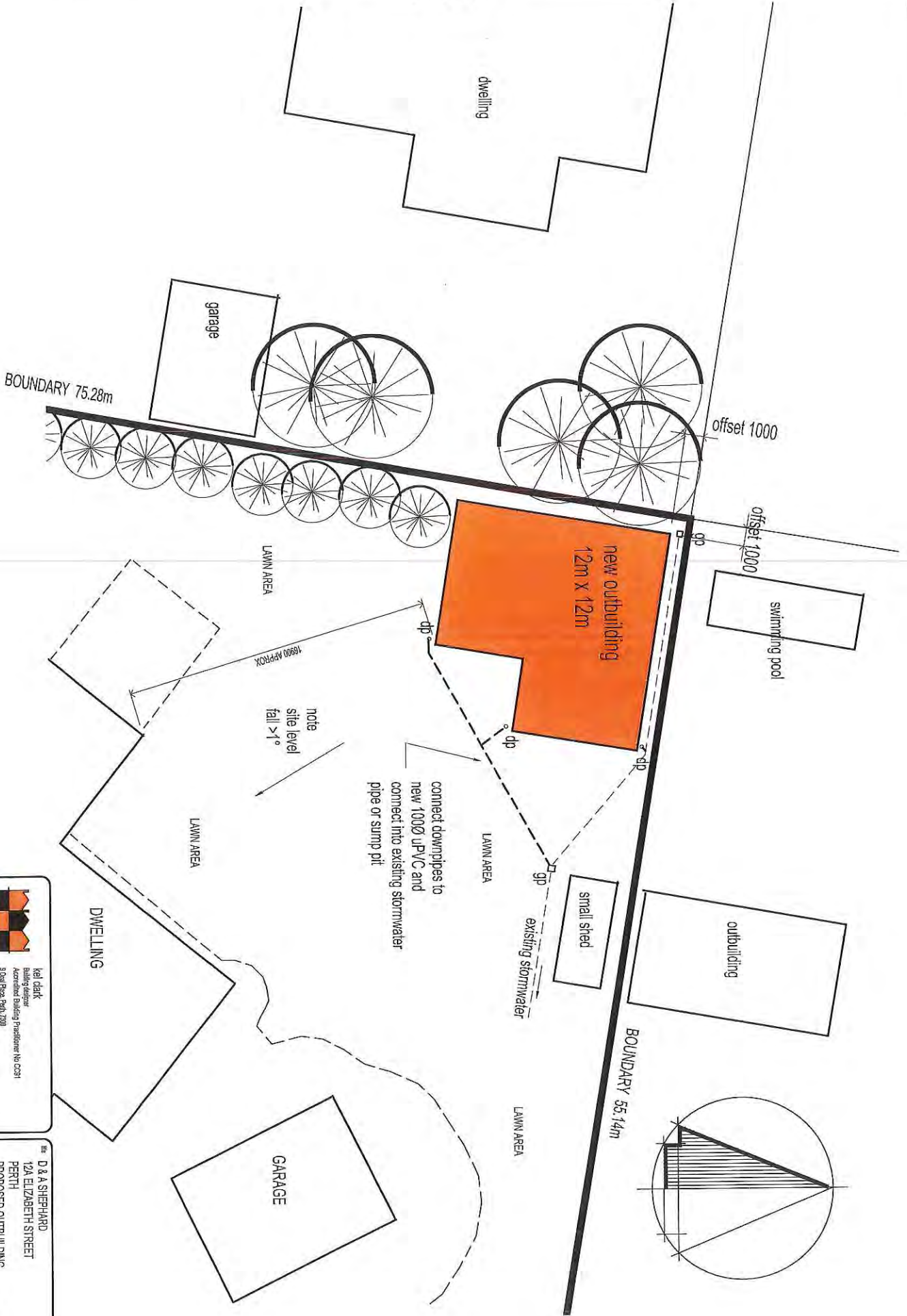


site plan



 kai clark
 Building Designer
 12/1500
 PERTH
 WA 6000
 email: kai@kai.com.au

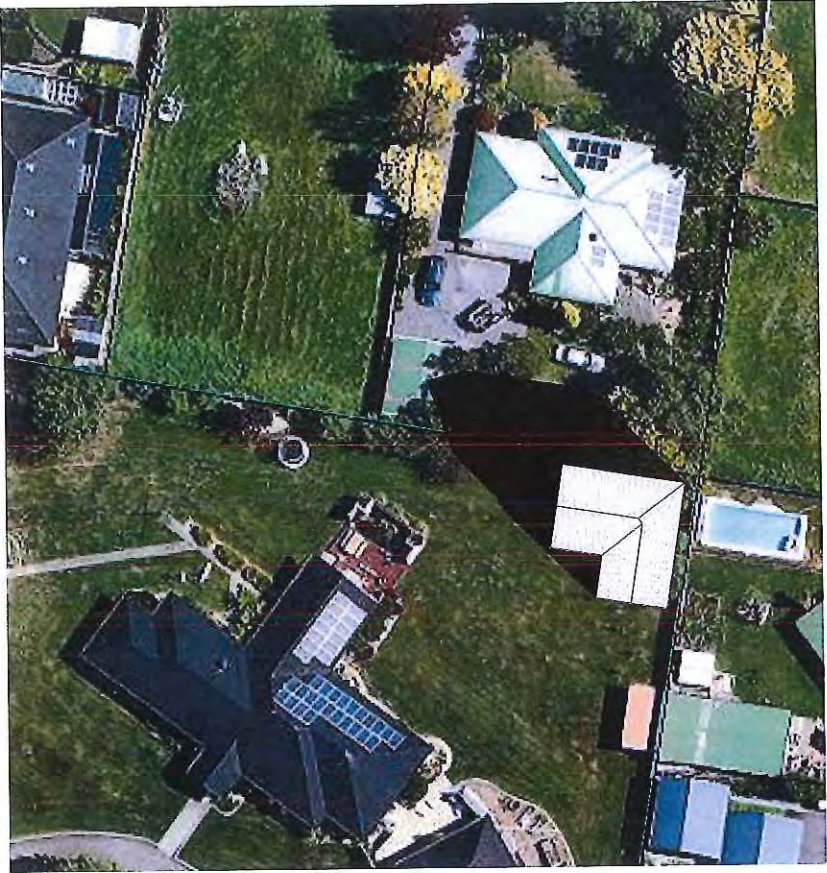
by D & A SHEPARD
 12A ELIZABETH STREET
 PERTH
 PROPOSED OUTBUILDING
 scale 1:500 date JULY 2017 drawing no 03



enlarged site plan

vel dark
 Building Designer
 Accredited Building Practitioner No. 0031
 3 Great River Road, Perth
 Telephone: 08 947 4379
 email: vel@veldark.com.au

DR D & A SHEPHARD
 12A ELIZABETH STREET
 PERTH
 PROPOSED OUTBUILDING
 scale 1:200 date JULY 2017 drawing no 04



shadows at 9.00am - 21 june



shadows at 10.00am - 21 june

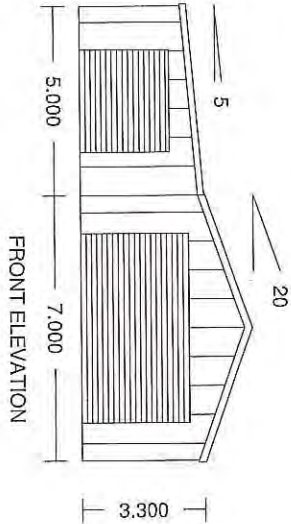
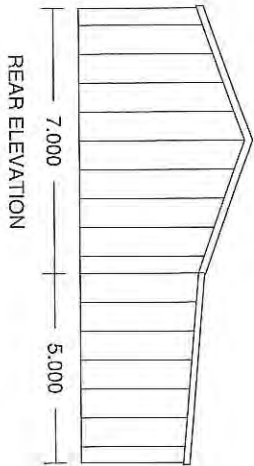
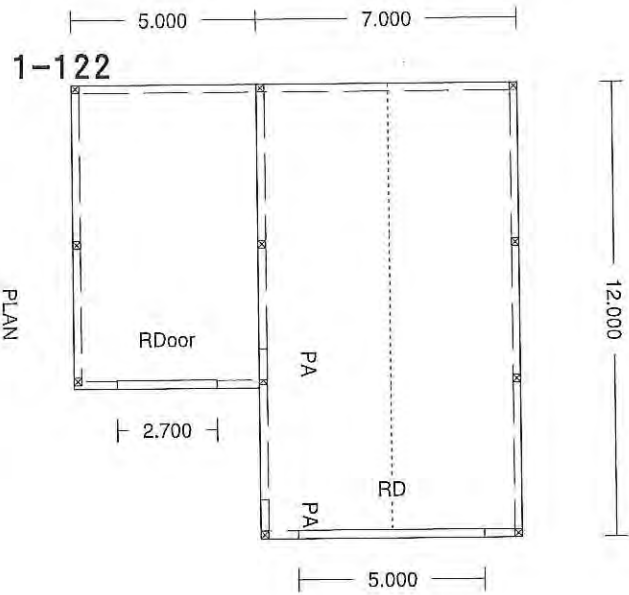
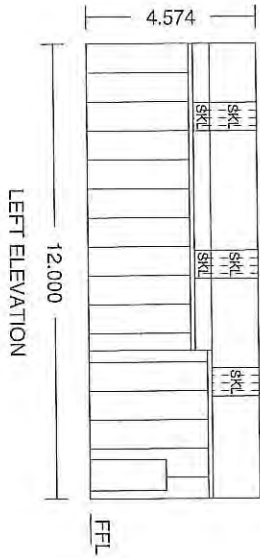
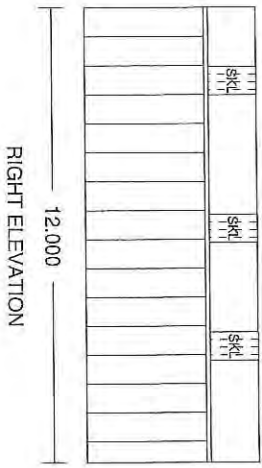
shadow diagrams



kai clark
 Building designer
 Accredited Building Practitioner No. 00391
 9 Oval Road, Perth, 2000
 Telephone: 0895 1848
 mobile: 0807 524789
 email: kai@kai.clark.com

file: **D & A SHEPARD**
12A ELIZABETH STREET
PERTH
PROPOSED OUTBUILDING

scale: 1:500 date: JULY 2017 drawing no: 05



PROPOSED SAVEMASTA 12,000x12,000x2,863-3,300 Reg A Cat	
At 12a Elizabeth St Perth	
For Darren Shephard	
Wall Colour - Colorbond - TBA	Roof colour - Colorbond - TBA
Barge Colour - Colorbond - TBA	Roller Door Colour - Colorbond - TBA
Ref No JOB 2610	Quote No QAAER21050911205704cale 1:200
All Work To Be In Accordance With Accompanying Engineers Details	

CYCLAD
BUILDINGS

Building Designer CC2747G
3 Swanston Drive Launceston
PO Box 31 Newstead 7250
Phone: 03 6339 4489
Mob: 0407 329 060
Email: cyclad@cycladbuildings.com.au

Rosemary Jones

From: darcy <dlwbug@bigpond.com>
Sent: Sunday, 16 July 2017 12:45 PM
To: NMC Planning
Subject: Objection to proposed outbuilding P17-175

Follow Up Flag: Follow up
Flag Status: Flagged

To the General Manager,

On behalf of D and L Buckney we wish to object to the proposed outbuilding of D and A Shepard at 12A Elizabeth Street in Perth (reference number: P17-175). We wish to object due to the shadows this garage will cast upon our property due to its proposed positioning. The proposed outbuilding will be placed a metre from our boundary and will stand at approximately 3.3 metres.

Please feel free to contact us if you wish to discuss this objection further. We can be reached via email or phone: 03 63981472.

Thank you for your time,
D and L Buckney

Erin Boer

Subject: FW: 12A Elizabeth Street, Perth

From: Darren Shephard [<mailto:dshephard@siw.com.au>]
Sent: Sunday, 30 July 2017 8:21 PM
To: NMC Planning <planning@nmc.tas.gov.au>
Cc: Darren Shephard <dshephard@siw.com.au>
Subject: 12A Elizabeth Street, Perth

Dear Sir/Madam,

I am writing in response to the objection to my building application for the following address:

12A Elizabeth Street
Perth, Tasmania 7300

The objection is in regards to the shade that my shed will create on a neighbouring property. The shade drawings attached to my planning application show the minimal shade projected at 9am on 21/06. Please note the trees that they have directly on their eastern and northern boundary, already provide this shade and more. The highest point of my shed is 4.5m, the neighbour's trees above it are, at a minimum, 15m high. As shown in the shade drawings at 10am on 21/06 the impact is even less, projecting minimal shading of the neighbour's property.

I would like to use some images, included below from GOOGLE MAPS to help support my case for my application to be approved in it's current state. As you can clearly see from an aerial view, the neighbouring property is surrounded by trees. These trees have already created shade within their property but also shade the back corner of my backyard. My shed will not create shade that is not already experienced due their own trees.

I will be in attendance at the next council meeting to discuss this matter further.

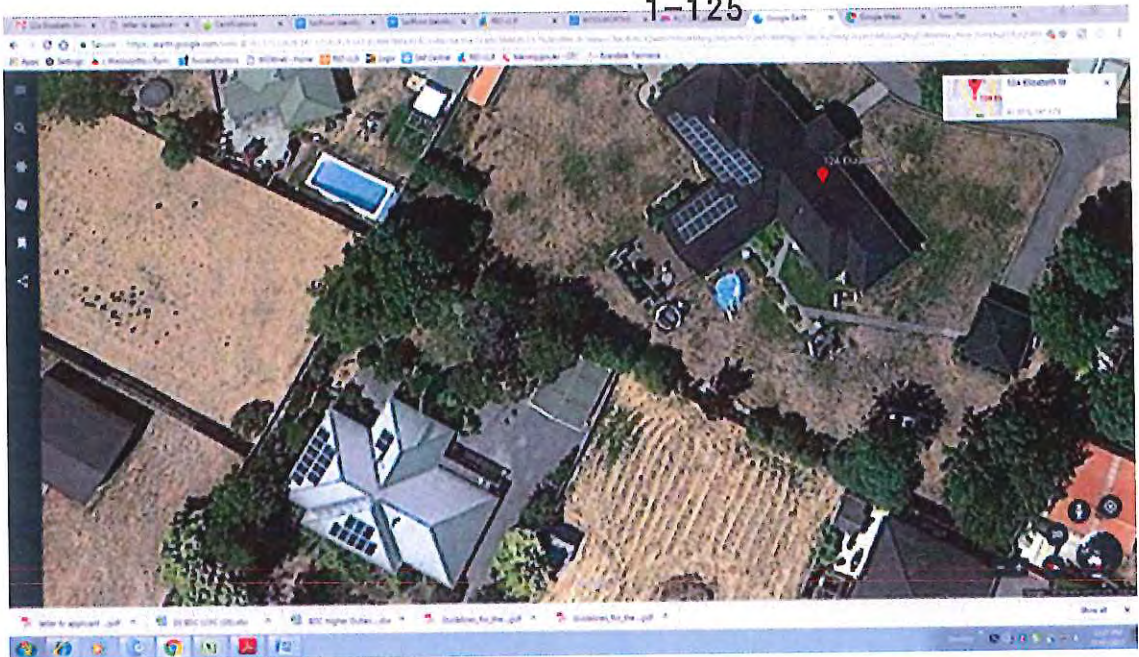
Regards

Darren Shephard

email: dshephard@siw.com.au

mobile: 0438 341 289







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