

PLAN 4

PLANNING APPLICATION P18-094

21A SMITH STREET, LONGFORD

ATTACHMENTS

- A Application & plans
- B Responses from referral agencies
- C Representations & applicant's response

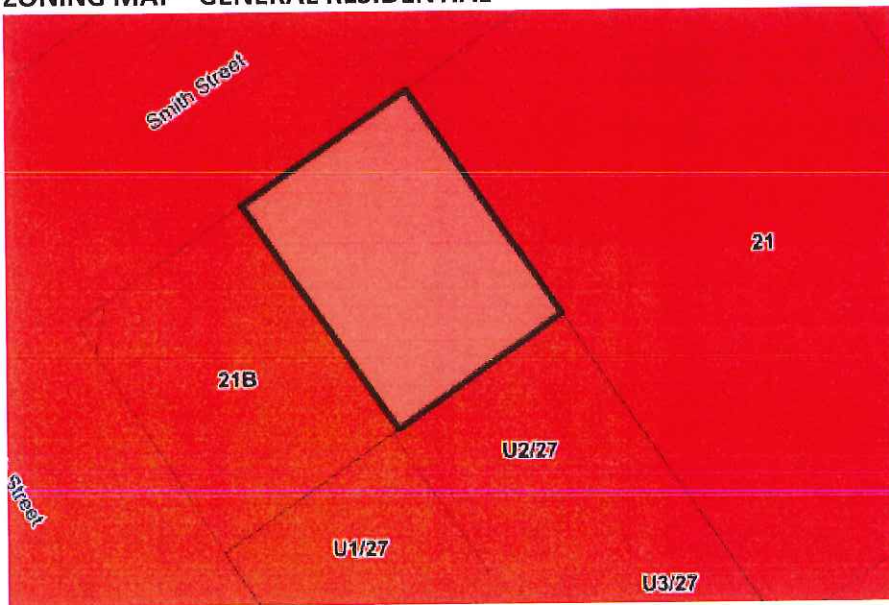
ATTACHMENT

P18-094

AERIAL PHOTOGRAPH & SERVICES MAP for 21A SMITH STREET, LONGFORD

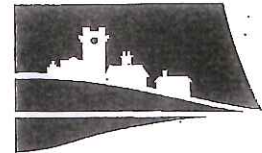


ZONING MAP - GENERAL RESIDENTIAL



EXHIBITED

PLANNING APPLICATION Proposal



NORTHERN
MIDLANDS
COUNCIL

Description of proposal:	Side (w) fence in Heritage Precinct
Site address:	21A SMITH STREET, LONGFORD
CT:	159346/1
Estimated cost of project (include cost of landscaping, car parks etc for commercial / industrial uses)	\$3000
Are there any existing buildings on this property?	Yes
If yes – use of main building:	dwelling
If variation to Planning Scheme provisions requested, justification to be provided:	N/a Side (w) fence in Heritage Precinct
Is any signage required? (if yes, provide details)	Yes / <input checked="" type="radio"/> No

PRIVACY STATEMENT

The Northern Midlands Council abides by the *Personal Information Protection Act 2004* and views the protection of your privacy as an integral part of its commitment towards complete accountability and integrity in all its activities and programs.

Collection of Personal Information: The personal information being collected from you for the purposes of the *Personal Information Protection Act, 2004* and will be used solely by Council in accordance with its Privacy Policy. Council is collecting this information from you in order to process your application.

Disclosure of Personal Information: Council will take all necessary measures to prevent unauthorised access to or disclosure of your personal information. External organisations to whom this personal information will be disclosed as required under the *Building Act 2016*. This information will not be disclosed to any other external agencies unless required or authorised by law.

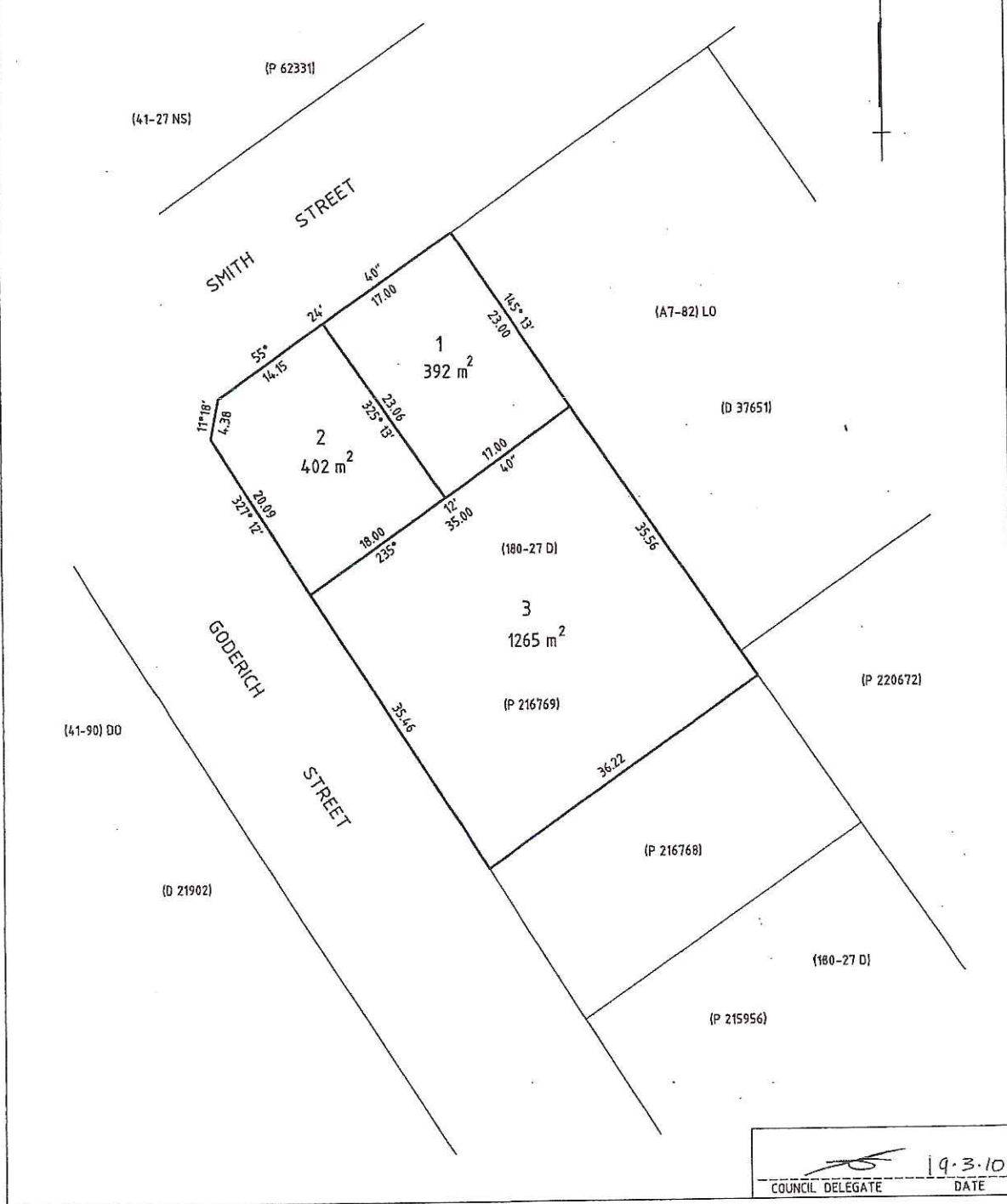
Correction of Personal Information: If you wish to alter any personal information you have supplied to Council please telephone the Northern Midlands Council on (03) 6397 7303. Please contact the Council's Privacy Officer on (03) 6397 7303 if you have any other enquiries concerning Council's privacy procedures.

NORTHERN MIDLANDS COUNCIL					
Location					
File No.					
Property					
Attachments					
REC'D 12 APR 2018					
			A		A
GM			MYR		
P&DM			ICRS		
CSM			IPAN		
E&DM			IBLD		
WM			IHLT		
HR					

EXHIBITED

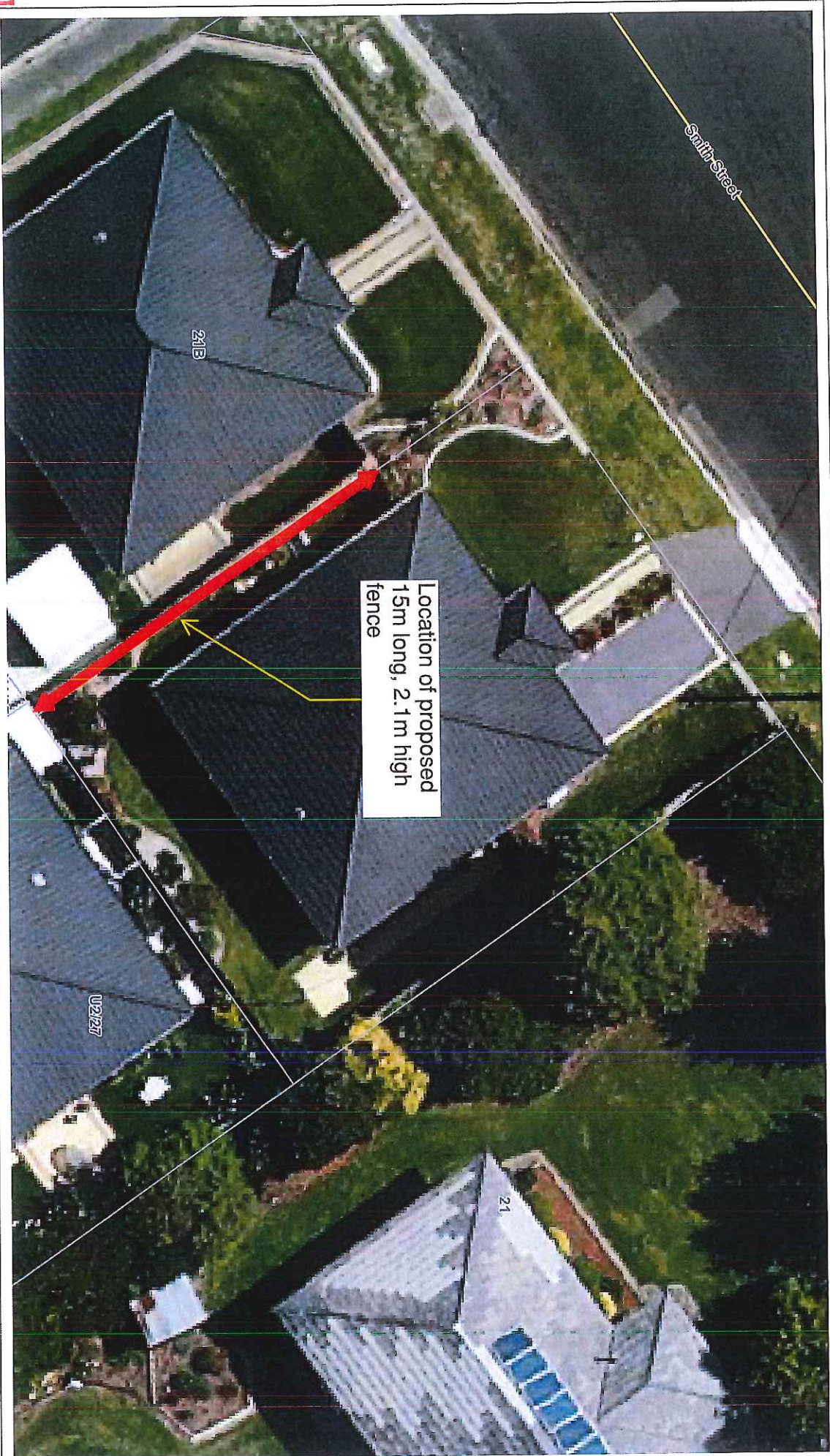
OWNER: ACN 135 602 596 PTY. LTD.		<p align="center">PLAN OF SURVEY</p> BY SURVEYOR: M.R. ROSE OF 2/3 WALDEN STREET, NEWSTEAD 7250		Registered Number	
FOLIO REFERENCE: FR. 216769-1				<p align="center">SP 159346</p>	
GRANTEE: PART OF LOTS 4 AND 5 (Section I) GRANTED TO JAMES SUMMERS		LOCATION TOWN OF LONGFORD Section I		APPROVED EFFECTIVE FROM 14 APR 2010	
SCALE 1: 400		LENGTHS IN METRES		<p align="center"><i>Alice Kawa</i> Recorder of Titles</p>	
MAPSHEET MUNICIPAL CODE No 123 (5039-33)	LAST UPI No FBM02	LAST PLAN: P 216769	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

LOT 3 IS COMPILED FROM FR. 216769 - 1 AND THIS SURVEY



[Signature] 19.3.10
COUNCIL DELEGATE DATE

EXHIBITED



Smith Street

Location of proposed
15m long, 2.1m high
fence

21B

U227

21


 PO Box 156
 13 Smith Street
 Longford TAS 7301
 Email: council@nmc.tas.gov.au
 Web: www.northernmidlands.tas.gov.au
 PH: 03 6397 7303
 FAX: 03 6397 7331

Base data from theLIST, © State of Tasmania. For actual boundaries refer Title Plan.
 Base image by TASMAP, © State of Tasmania
 Where shown, aerial photography is indicative only and should not be used as an accurate comparison of title boundaries.
 Where shown, underground services are diagrammatic only. Actual location of services are to be confirmed on site.

SITE PLAN
 Proposed side
 boundary fence - 21A
 Smith Street,
 Longford

13/04/2018

1:200





1-372

EXHIBITED

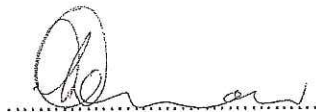
NORTHERN MIDLANDS COUNCIL

REPORT FROM: HERITAGE ADVISER, DAVID DENMAN
DATE: 13-Apr-2018
REF NO: P18-094; 112300.385
SITE: 21a Smith Street, LONGFORD
PROPOSAL: Side (w) 2.1m fence in heritage precinct
APPLICANT: K Van Nieuwkerk
REASON FOR REFERRAL: HERITAGE PRECINCT
Local Historic Heritage Code
Heritage Precincts Specific Area Plan

Do you have any objections to the proposal: **No**

Do you have any other comments on this application?

The fence will not be prominent from the street and I have no objections to the proposal.



David Denman (Heritage Adviser)

Date: 2/05/ 2018

23rd April, 2018.

NORTHERN MIDLANDS COUNCIL					
File No.					
Property					
Attachment					
REC'D 24 APR 2018					
	T	A		T	A
GM			MYR		
P&DM			IGRS		
CSM			IPLAN		✓
E&DM			BLD		
WM			HLI		
HR					

Maree Ann O'Byrne
21b Smith Street
Longford 780
Mob. 045 7319446

Longford Council
Smith Street
Longford 7801.

To Whom it may Concern

This letter is reference to P18-094

I reside at 21b Smith, next door to where the fence is to be extended. One of the main reasons I was excited to rent was my house got heaps of Natural Light + Sunshine. This will no longer exist if a higher fence goes up - also my yard will always be wet.

I do understand people like their Privacy but it also goes both ways. When Kim moved in, she did mention she wasn't use to a neighbour - strange she used this complex.

I never had a problem with my last neighbour - even had a key to her house - Can get Reference's from her Family if required.

I would appreciate if you could my points to 21b Smith - I love light + sun -

Yours sincerely
Maree Ann O'Byrne
Maree Ann O'Byrne

26-4-18

Ref NO: P18-094
 Site 21A Smith St.
 Proposed site (w) 2.1M
 fence in heritage precinct

NORTHERN TABLE MOUNTAINS NATIONAL PARK COUNCIL			
Location			
File No.			
Property			
Attachments			
REC'D	27 APR 2018		
GM			
EDM		MYR	
CGM		CBS	
PLM		PLM	
WM		BLD	
HR		FLT	

To Whom it May Concern
 I am writing to you in reference of a proposed fence between 21A Smith St & 21B Smith St. As the owners of 21B Smith St we object to the height of 2.1M

Along our fence line there is an outdoor living area and a fence of that height would deter the usual amount of daily sun.

Another concern is who is going to maintain the area between the fences? I'm sure it sounds petty, but growing weeds are always a pest.

Yours sincerely
 J. L. Flakemore
 J. L. Flakemore.

151 Delmont Rd.
 Bussong. 7302

21A Smith Street
LONGFORD TAS 7301
7th May, 2018

Your ref: 112300.385; P18-094; K Van Nieuwkerk

Ms Rosemary Jones
Administration Officer, Northern Midlands Council
Smith Street
LONGFORD TAS 7301.

Dear Ms Jones

RE: Response to representations received to Planning Application P18-094.

Thank you for the opportunity to review and comment upon the two representations Council has received in relation to this matter.

Responding to issues raised by those representations, I wish to submit the following:

- 1 Restriction of light. My observations are that sunlight does not enter the neighbouring yard until late in the morning, according to season, and that a fence of the height proposed would have little or no impact on light in the yard and the outside entertaining area. I believe that the fence's proposed height would improve amenity with respect to noise transmission from either side, and would not impinge on the neighbours' amenity in terms of light or damp. But if required by Council, I would be prepared to reduce the height of the requested acoustic fence from 2.1 to 2 metres, as a concession to such concerns.
- 2 Weeding. The proposal is that the requested acoustic fence abuts the existing boundary fence, but marginally within my property, so there would be no issue about weeding in that space. Weeds already enter my property from the next-door yard, which I accept as reasonable. I make no call on the owner of the neighbouring property for financial contribution to the acoustic fence, even though I understand from Council officers that that unit was constructed not according to plans, and had it been correctly placed, this issue would not have arisen.
- 3 While not addressed by the representations, for the same reason the intrusion of noise from the neighbouring property would not have been an issue had the unit been placed as per plans, and the issue of visual and aural privacy would have been an amenity issue regardless of whomever was living at No 21B. The material I have chosen would be physically attractive and effective in mitigating intrusive noise, and would enhance the appeal of the neighbouring property, at no expense to the owner.
- 4 Mediation. While thanking you for the opportunity, I do not wish to avail myself of your offer of mediation, having already discussed the matter with the neighbouring tenant and the owner, and ask please that Council consider this matter at its meeting on 21st May 2018.

Yours sincerely,

(Mrs) Kim Van Nieuwkerk.