

**PLAN 3**

**PLANNING APPLICATION PLN-18-0208**

**18 DRUMMOND STREET, PERTH**

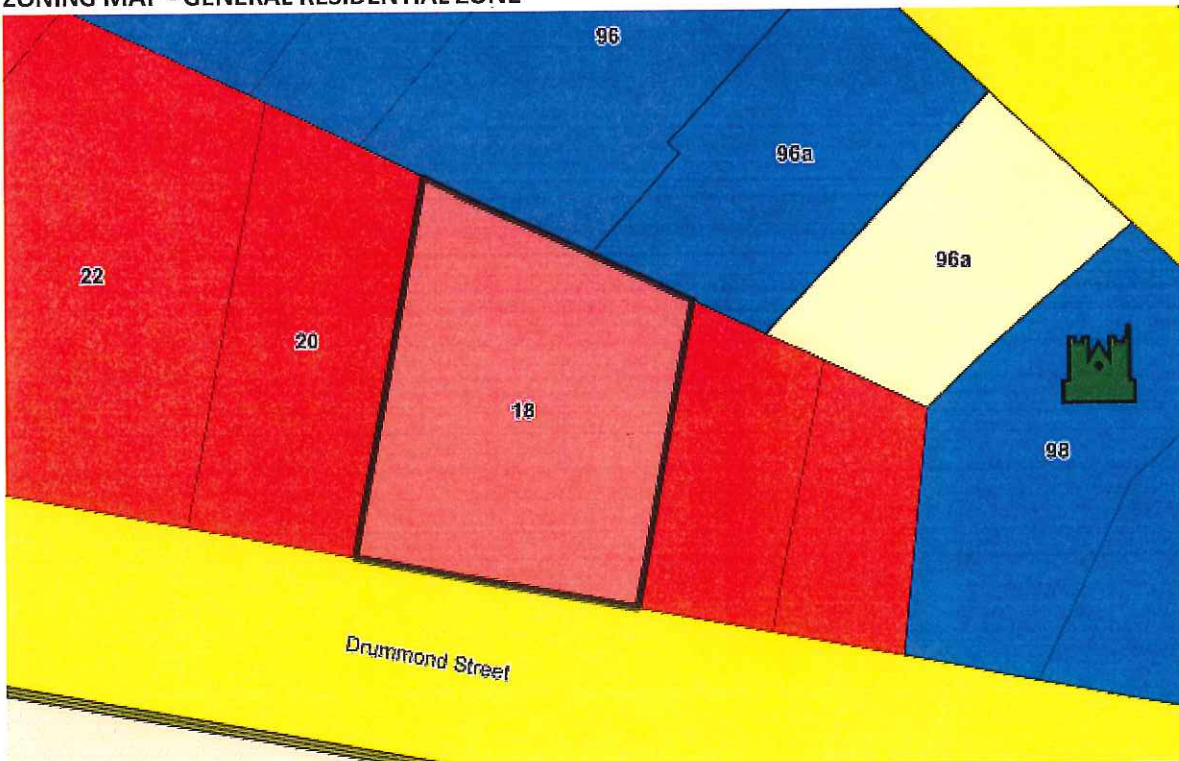
**ATTACHMENTS**

- A. Application & plans
- B. Responses from referral agencies
- C. Representation & Applicant's response

## AERIAL PHOTOGRAPH & SERVICES MAP for 18 DRUMMOND STREET, PERTH



## ZONING MAP - GENERAL RESIDENTIAL ZONE





PLANNING APPLICATION  
Proposal

Description of proposal: *See attached sheet  
for planning application for  
\* trees removal.*

*(attach additional sheets if necessary)*

If applying for a subdivision which creates a new road, please supply three proposed names for the road, in order of preference:

1..... 2..... 3.....

Site address: *18 Drummond Street, PERTH*

CT no: *242359/1*

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

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

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

.....  
.....  
.....  
.....

*(attach additional sheets if necessary)*

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

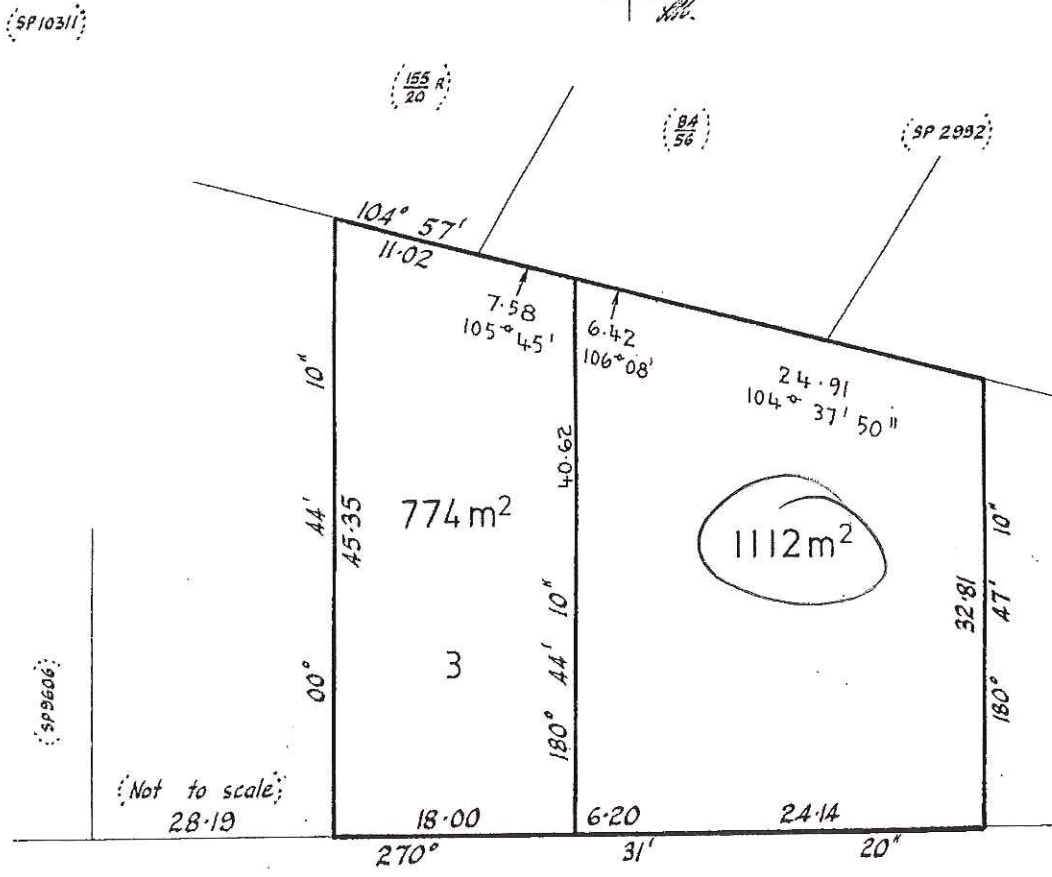
**EXHIBITED**

OS-D 435  
 ANNEXURE TO CERTIFICATE OF TITLE  
 VOL. 3945 FOL. 77  
*[Signature]*  
 ACTING Recorder of Titles



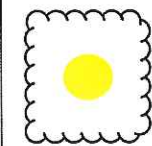
REGISTERED NUMBER  
**242359**  
 Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register

TWN. PERTH  
 MEAS. IN METRES  
 S.P. 16572



**EXHIBITED**





Key:  
Yellow dot = trees to be removed

Base data from the LIST, © State of Tasmania. For actual boundaries refer Title Plan.  
Base image by TASMAR, © 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 - Tree  
removal - 18  
Drummond Street,  
Perth

31/08/2018

1:300



PI

EXHIBITED



Attached sheet, Description of proposal :-

- 1) Remove 5 deciduous trees as marked on your supplied site plan of our property 18 Drummond street, Perth Tas. 7300
- 2) 2 trees are on rear fence line which is falling down and needs to be replaced.
- 3) Roots of 3 trees in front yard are damaging paved path and driveway
- 4) 1 tree in front yard has its trunk covered in white ? mold/fungus ? disease
- 5) All 5 trees with full foliage (as per site plan) overhangs the house gutters which causes water overflowing with heavy rain.
- 6) In autumn falling leaves from all 5 trees continually cause blockage of guttering down pipes
- 7) Photos of these 5 deciduous trees at this time of year in winter would not be helpful as they are bare of any foliage
- 8) An inspection is welcome.

Thank you  
Yours sincerely

EXHIBITED



To whom it may concern.

I had been contacted by Mr Brain Morey of 18 Drummon Street Perth, Tasmania. He concern was a Oak tree and a Maple tree at the rear of his property, and 3 small trees at the front entrance , near hos front door.

All these trees have been planted in the wrong areas. The have the potential to do damage to the property as the root systems will have an affect on assets on this property. The Oak tree would be approximately 25 years in growth and planted or self seeded right next to the rear fence line. If the tree is trimmed it will make no difference to the root plate and will cause damage in the future. A more suitable species could be planted around this area. Left to grow it will out grow the space in time.

The Maple tree in the right hand back corner, is a much smaller tree but will be in the same situation, as it has been reduced incorrectly in the past (trimmed) has lots of epicormic growth and has the potential to fail in the future now also.

The 3 smaller trees at the front are planted also in the wrong area for the size of the trees these gro to also. They should also be removed and a smaller more suitable species planted for the area here also. Trees are a great asset for a home, but must be suitable for the area they are to reach there ful potential, and all these trees have been planted within the wrong growing area that they need.

It would be my recommendation that these trees be removed and a more appropriate species of tree be planted in these areas.

Please feel free to contact me if I can be of further assistance.

James Lowe.

NORTHERN MIDLANDS COUNCIL			
Location			
File No.			
Property			
Attachments			
REC'D 6 AUG 2018			
GM		A	
P&DM		MYR	A
CSM		CRS	
E&DM		PLAN	
WM		BLD	
HR		HLT	

EXHIBITED  
D2



NORTHERN MIDLANDS COUNCIL

REPORT FROM: HERITAGE ADVISER, DAVID DENMAN  
 DATE: 04-09-2018  
 REF NO: PLN-18-0208; 104200.33  
 SITE: 18 Drummond Street, Perth  
 PROPOSAL: Tree removal x 5 (heritage precinct)  
 APPLICANT: Mr & Mrs Morey  
 REASON FOR REFERRAL: HERITAGE PRECINCT  
*Local Historic Heritage Code*  
*Heritage Precincts Specific Area Plan*

Do you have any objections to the proposal: No

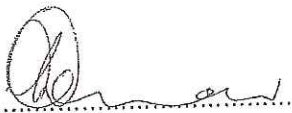
Do you have any other comments on this application?

The trees are not prominent within the street scape and the house has no heritage value due to its age and style.

I have no objections to the removal of the trees.

.....  
 .....  
 .....

Email referral as word document to David Denman - [denmanarchitects@bigpond.com](mailto:denmanarchitects@bigpond.com)  
 Attach public exhibition documents  
 Subject line: Heritage referral PLN18-0208 – 18 Drummond Street Perth



David Denman (Heritage Adviser)

Date: 24/9 2018





**Rosemary Jones**

---

**From:** Genene Archer <  
**Sent:** Friday, 14 September 2018 12:16 PM  
**To:** NMC Planning  
**Subject:** Objection to Oak Tree Removal  
**Attachments:** PLN-18-0208\_public\_exhibition\_documents.pdf  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged  
  
**Categories:** Sent to ECM

96 Main Road  
 Perth  
 14/0918

Dear Northern Midlands Council,

I received a notice to say my adjoining neighbour, 18 Drummond street wants to remove 5 trees. My main objection, and concern is the 25 year + Oak tree that overhangs my back fence It is a beautiful tree.

I have absolutely no issues or problems with the tree. The prevailing winds blow the leaves into my backyard, covering the lawn in Autumn with a mass of beautiful oak leaves. Provides great mulch. Our boundary fence does not need replacing and is good condition. See attached photos Recently my neighbour tried to cut the Oak and the Ash trees down, he removed the lattice top, which runs along, both 96 and 96A, so the tree removalist wouldn't damage it. The process was halted as my neighbour didn't have a permit to do so, eventhough he told me the Tree removalist had obtained it.

When lattice was replaced along 96A (police station house)it doesn't appear to be replaced the same way.

My neighbour told me everyone complains about the Oak tree, I told him I don't complain about the Oak tree or it's leaves. The oak mainly impacts, my property, I love the tree, please don't cut it down. He also mentioned his wife doesn't like the tree and it's leaves.

As Oak trees are slow growing it would be along time before any impact on my fence.

If it did I have no problems including the tree in my fence

It is not dangerous, it is on flat ground, am doubtful whether the root system would impact any property assets, as stated. From your aerial photo you will see Oak tree hardly covers neighbours roof. The tree has been lopped over the years.

96A is the Police Station and police house. The backyard is basic and certainly not well maintained. Grass is mowed and that's about it.

I would be nicely surprised if police headquarters objected to the trees being removed.

It is sad, that so many trees are cut down unnecessarily because they "make a mess" or occasionally filling gutters. Both an easy general maintenance fix.

Living in a part of Perth, within the Heritage zone, it is crucial to maintain and care for the existing trees, to encourage bird life.

Trees absorb odours, pollutants, act as a filter, provide shelter for wildlife.

With the amount of development taking place, multiple dwellings on suburban blocks, trees are being removed...and not replaced.

I doubt my neighbour would replace the Oak with another species.



Please advise receipt of email  
Kind regards

Genene de Vere (Archer)

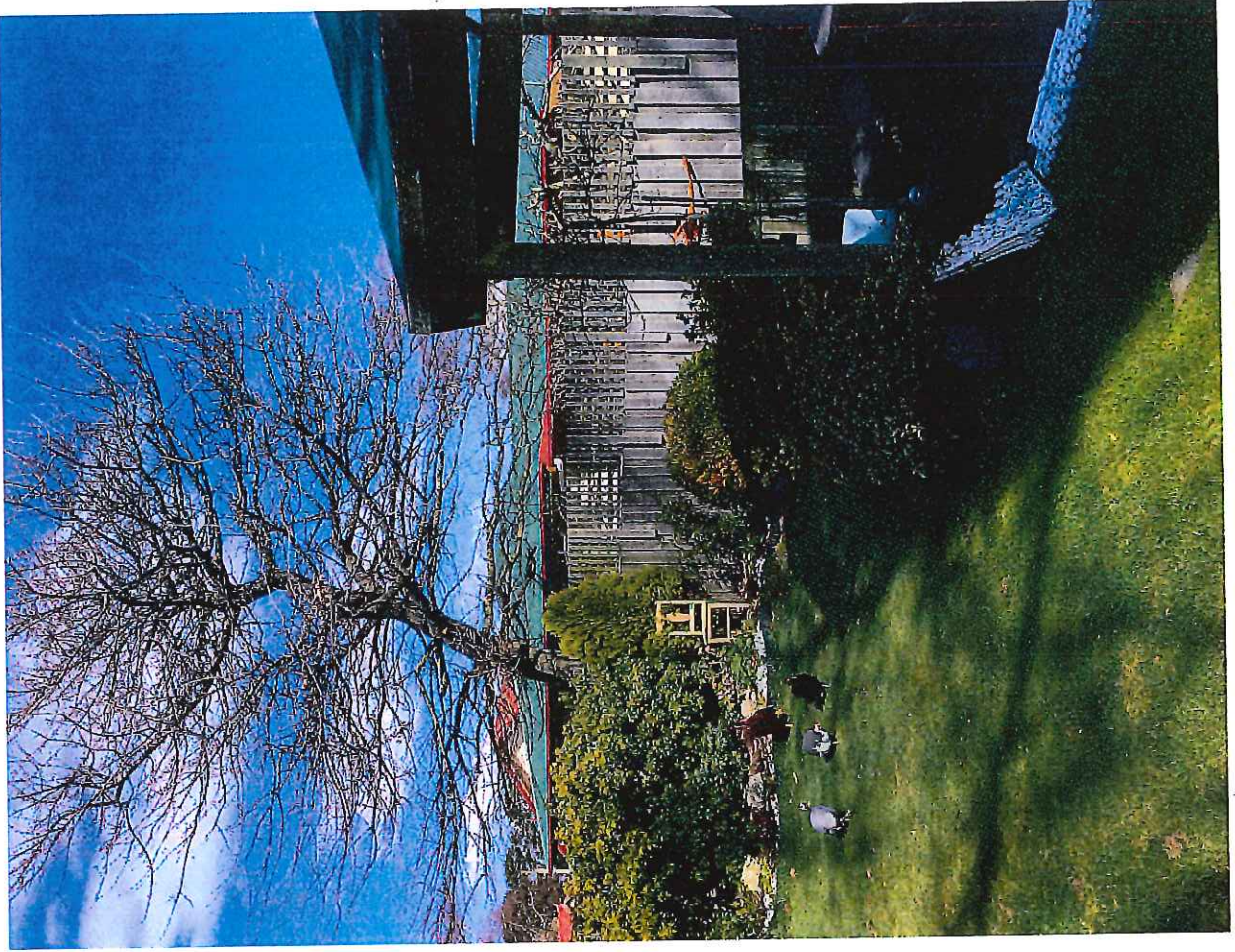
Please

[https://www.northernmidlands.tas.gov.au/source-assets/files/Planning/PLN-18-0208\\_public\\_exhibition\\_documents.pdf](https://www.northernmidlands.tas.gov.au/source-assets/files/Planning/PLN-18-0208_public_exhibition_documents.pdf)

Sent from my iPad









REF : 104 200 33; PLN -18-0208;

clw & clhs B. MOREY

Thanks, update 21-9-2018

Re: Removal of ⑤ trees at our residence, 18 Drummond Street, Perth, Tas.

Our comments in response to representation:

Our problem concerns one third of the rear fence that borders Police Station residence at 96A Main Road, Perth with our residence. This section of fence is already impacted by oak tree with roots growing underneath a part of it. This section of rear fence is rotting and falling down, in need of repair.

Strong winds break branches from both oak and maple trees and fill gutters with leaves and debris, blocking downpipe drains.

(documented in our application for removal permit) For condition and ongoing growing patterns of the tree (oak) we consulted and was advised by Tas. Tree Specialists, James Lowe (enclosed letter previously to Council) for his expertise and opinion on this, as our knowledge in this area is limited.

Yours sincerely  
M J Morey BT Morey

MJ MOREY BT MOREY

30-9-2018

NORTHERN MIDLANDS COUNCIL					
Location					
File No.					
Property					
Attachments					
REC'D 1 OCT 2018					
GM			A	MYR	
P&DM				CRS	
GSM				PLAN	
E&DM				BLD	
WM				HLT	
HR					