

**PLAN 6**

**PLANNING APPLICATION PLN-18-0230**

**74 WELLINGTON STREET, LONGFORD**

**ATTACHMENTS**

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

PLANNING APPLICATION  
Proposal

Description of proposal: Formation of Carpark

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

(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: 74 WASHINGTON ST

LONGFORD TAS 7301

CT no: 159124-1

Estimated cost of project \$ 3500 (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 RESIDENCE

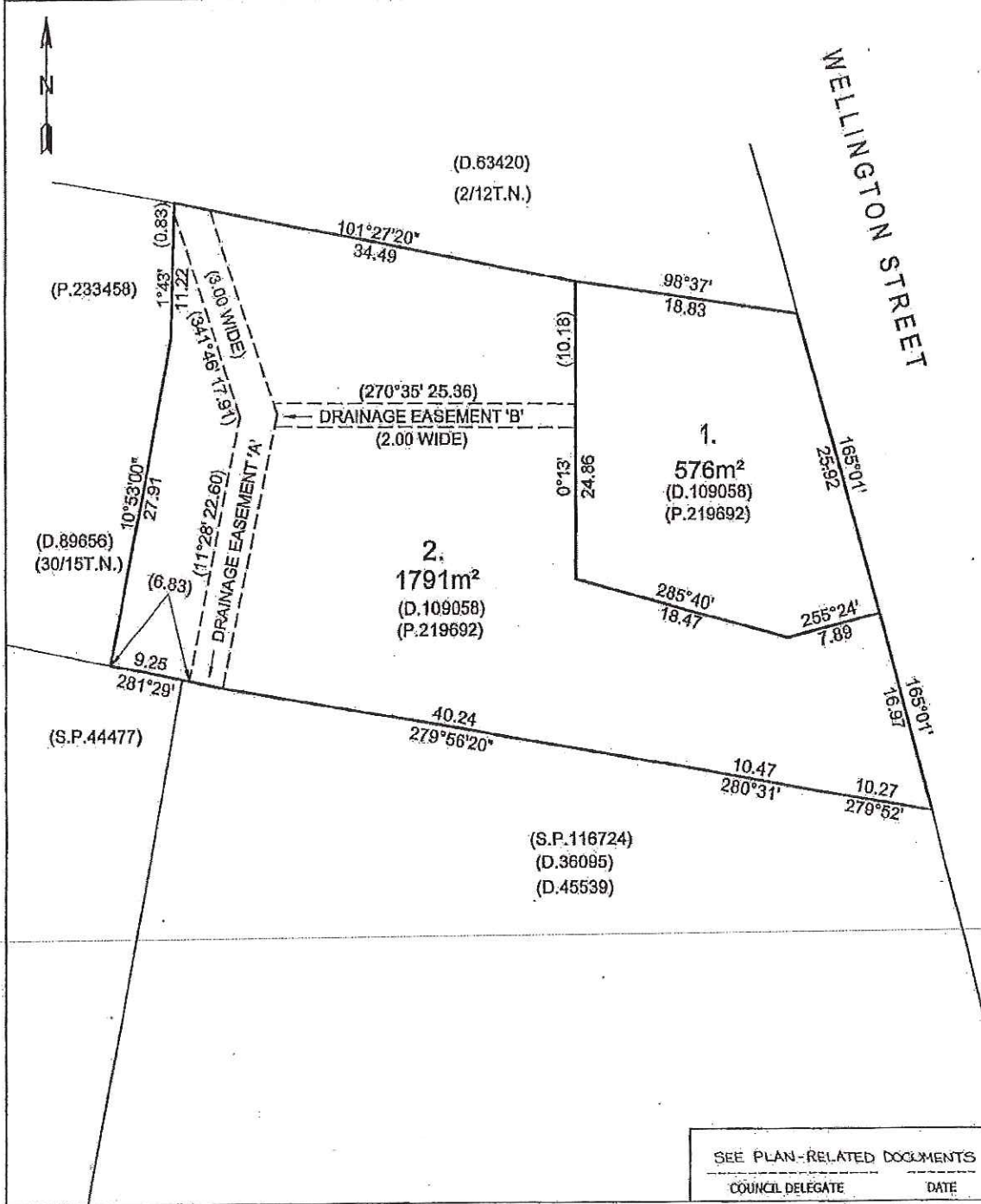
If variation to Planning Scheme provisions requested, justification to be provided:

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

(attach additional sheets if necessary)

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

OWNER: MICRA DEVELOPMENTS PTY LTD		AMENDING <b>PLAN OF SURVEY</b>		Registered Number <b>SP159124</b>
FOLIO REFERENCE: C.T.219692-1 C.T.109058-1		 <b>WOOLCOTT SURVEYS</b>		APPROVED EFFECTIVE FROM 19 APR 2010 <i>Alice Kawa</i> Recorder of Titles
GRANTEE: PART OF <del>SP4886</del> (SECTION M.) GRANTED TO JOHN BRIDGES MASON. PART OF LOCATION TO JAMES HORTLE.		BY SURVEYOR: BRETT RICHARD WOOLCOTT <b>TOWN OF LONGFORD SECTION M</b>		
		SCALE 1:300 LENGTHS IN METRES		
MAPSHEET MUNICIPAL CODE No. 123 (5029-33)	LAST 5602164 UPI No 560216B	LAST PLAN No. P.219692 & D.109058	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	



SEE PLAN-RELATED DOCUMENTS  
COUNCIL DELEGATE \_\_\_\_\_ DATE \_\_\_\_\_

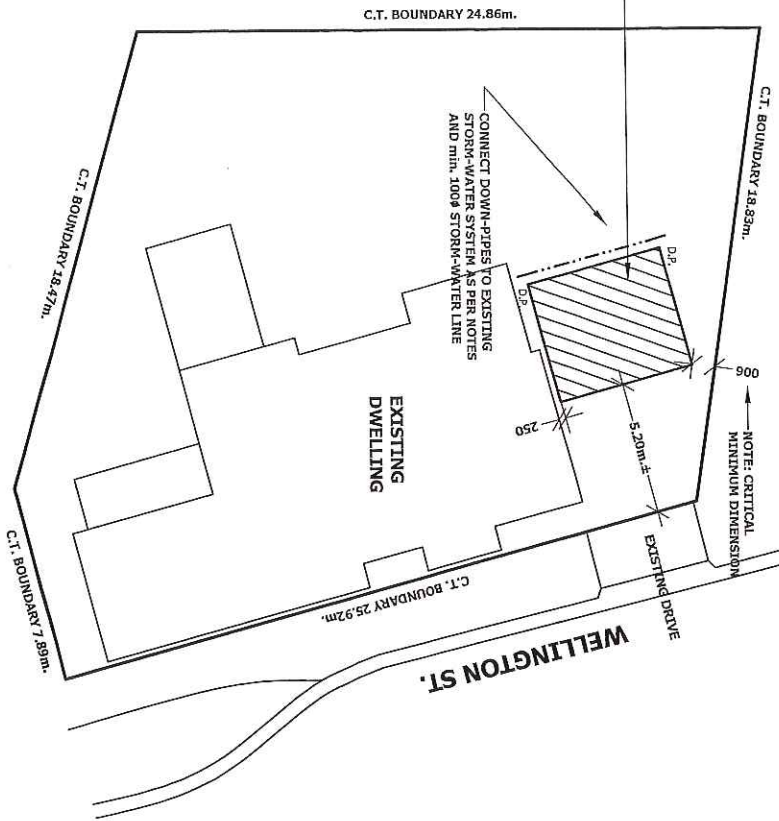
NOTE: TABLE FOR UNPROTECTED EMBANKMENT SLOPES  
SLOPE = H:1

SOIL TYPE	COMPACTED FILL	CUT
STABLE ROCK	2:3	8:1
SAND	1:2	1:2
SILT	1:4	1:4
CLAY	(FIRM) 1:2	1:1
(SOFT)	NOT SUITABLE	2:3
SOFT SOILS	NOT SUITABLE	NOT SUITABLE

74 WELLINGTON ST  
LONGFORD TAS 7301  
TITLE REF: 159124/1  
PROPERTY ID: 3022512  
AREA = 580.00m<sup>2</sup>±



**PROPOSED (SEMI RETROSPECTIVE)  
5.4m x 4.8m x 2.4m. (SPOLTING)  
TIMBER FRAMED, GABLE CARPORT**



**SITE PLAN  
1:200**

**PREVENTION OF FALLS NOTES**  
WHERE THERE IS EXPOSURE TO THE HAZARD OF FALLING FROM HEIGHTS, THE FOLLOWING CONSTRUCTION OR WHILE CLEANING OR MAINTENANCE WORK IS CARRIED OUT, THE BUILDER SHALL PROVIDE:  
- A WORK SYSTEM DESIGNED TO PREVENT SUCH FALLS, AND  
- ANCHORAGE POINTS AND ASSOCIATED STRUCTURE MUST BE POSITIONED ON THE BUILDING OR STRUCTURE SO THAT A LIFELINE OR SAFETY HARNESS MAY BE ATTACHED BEFORE PROCEEDING TO A POINT WHERE IT IS POSSIBLE TO FALL.  
- ANCHORAGE POINTS FOR THE ATTACHMENT OF SAFETY HARNESS MUST COMPLY WITH AS2261, AND  
- THE ANCHORAGE POINTS AND ASSOCIATED STRUCTURE SHALL BE CAPABLE OF WITHSTANDING A FORCE OF 15kN;  
- AND  
- PRIOR TO OCCUPANCY OF THE BUILDING, WRITTEN DETAILS OF THE CONSTRUCTED FALL ARREST SYSTEM TO BE USED IN STRICT COMPLIANCE WITH AS2261 TO BE SUPPLIED TO THE OWNER.

**NOTE:**  
THESE PLANS HAVE BEEN PREPARED ALONGSIDE INFORMATION AND DIMENSIONS FROM BOTH ON-SITE AND ARCHIVE DRAWINGS FROM COUNCIL. ALL DIMENSIONS SHOULD BE CHECKED THOROUGHLY BEFORE COMMENCEMENT OF WORK. IF IN DOUBT SEEK ADVICE FROM WILKIN DESIGN.

**ROOF NOTES:**  
- CLADDING IS TO BE IN ACCORDANCE WITH BCA PART 3.4  
- COLORBOND IRON IS TO BE FITTED TO ROOF AS PER AS 1582  
- INSTALLATION OF ROOF AND WALL CLADDING AND UNDERLIE SHEETING IS TO COMPLY WITH AS 3598 AND AS 3599  
- ALL FASTENERS ARE TO BE INSTALLED AS PER BCA PART 3.5.1. FASTENERS ARE TO BE 12g x 50 TYPE M FOLLOWING AS 3566 CLASS 3 WITH WEATHERSEAL.  
- ALL EXPOSURE UNLESS OTHERWISE STATED ARE TO BE 75mm DIAMETER UNLESS OTHERWISE STATED AND ARE TO BE 75mm DIAMETER PVC. ALL TO COMPLY WITH BCA PART 3.5.2. AND AS 3590.

**PLUMBING NOTES:**  
- ALL PLUMBING WORK BOTH WASTE AND WATER TO COMPLY WITH CURRENT BCA AND AS 3500 WITH ALL 12mm BLUE METAL WITH A MINIMUM DEPTH OF 500mm ALL AS PER AS 3500 PLUMBING AND DRAINAGE.  
- STORMWATER DRAIN INSTALLATION SHALL COMPLY WITH AS 3500.

**FRAMING NOTES:**  
- ALL FRAMING IS TO BE IN ACCORDANCE WITH SECTION 3.4, BUILDING CODE OF AUSTRALIA AND AS 1684.  
- TREATED PINE SHOULD BE TREATED AS PER 1684.2, TABLE C1 MINIMUM HE TREATED FOR TIMBER IN OR NEAR CONTACT WITH THE GROUND AND FOR TIMBER IN CONTACT WITH THE GROUND BUT SUBJECT TO FURTHER INHERENT VENTING.  
**CONSTRUCTION STANDARDS:**  
- ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE STANDARDS SET OUT IN THE GUIDE TO STANDARDS AND TOLERANCES 2015

**FOOTING/CONCRETE NOTES:**  
- ALL FOOTING AND CONCRETE IS TO BE IN ACCORDANCE WITH PART 3.4, BUILDING CODE OF AUSTRALIA.  
- ALL CONCRETE AND STEEL IS TO BE PLACED AS PER BCA PART 3.2, AS 2890 RESIDENTIAL SLABS AND FOOTINGS CONSTRUCTION, AS 3600 CONCRETE IN BUILDINGS AND ALL FORMWORK IS TO BE PLACED AND STRIPPED AS PER AS 4100.  
- THE DETAILING OF WALL CLADDING, FLASHINGS AND DAMP-PROOF COURSE IN ANY CONSTRUCTION SHALL BE SUCH THAT TIMBER FLOOR FRAME MEMBERS WILL BE PROTECTED FROM THE VAPOR AND MOISTURE PENETRATION THROUGH THE SUBSTRATE.



P.O. BOX 478  
LAUNCESTON  
TASMANIA 7250

ACCREDITATION NO:  
CC678 X

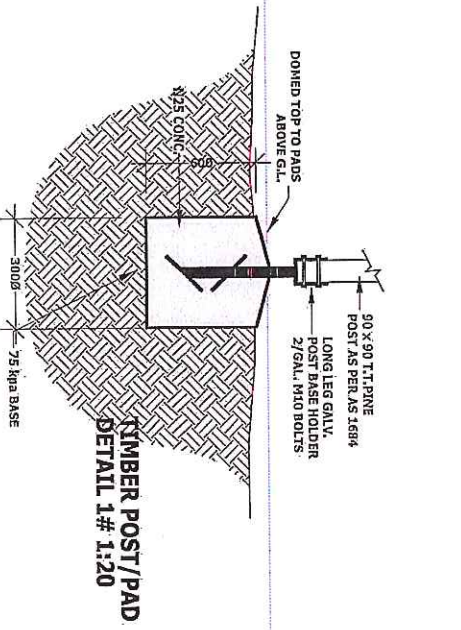
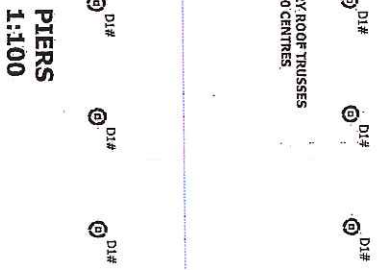
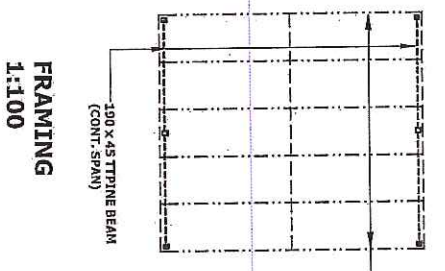
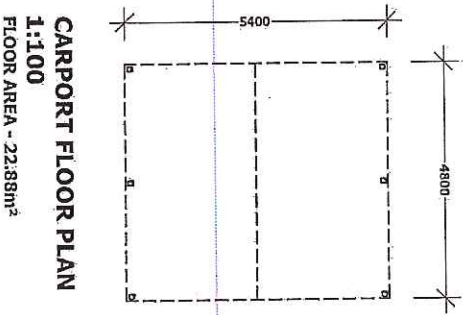
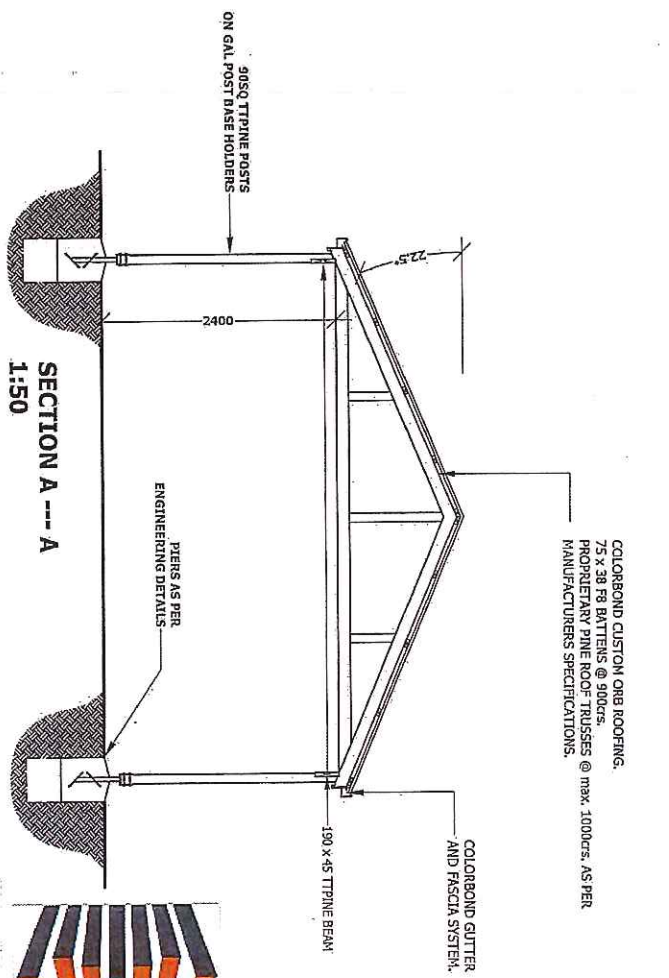
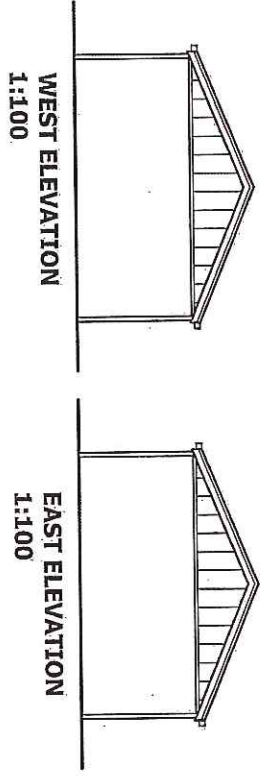
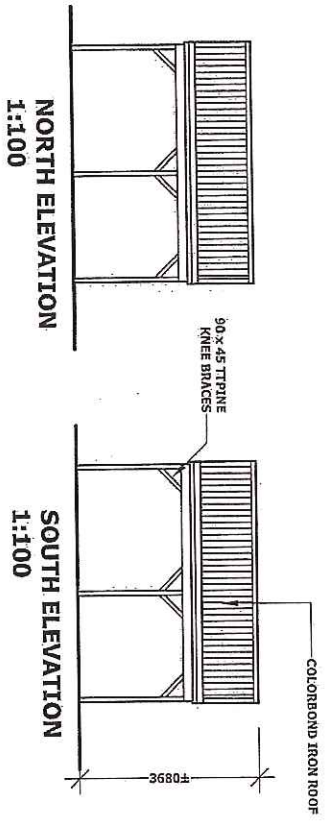
**PROJECT TITLE:**  
AVERY CARPORT  
74 WELLINGTON ST,  
LONGFORD

**DATE:**  
20/08/2018

**SCALE:**  
AS SHOWN

**JOB NUMBER:**  
BA/DA-18A/VE

**PAGE:**  
01 of 02



A3



P.O. BOX 478  
LAUNCESTON  
TASMANIA 7250

ACCREDITATION NO:  
CC678 X

NOTES:

PROJECT TITLE:  
AVERY CARPORT  
74 WELLINGTON ST.  
LONGFORD

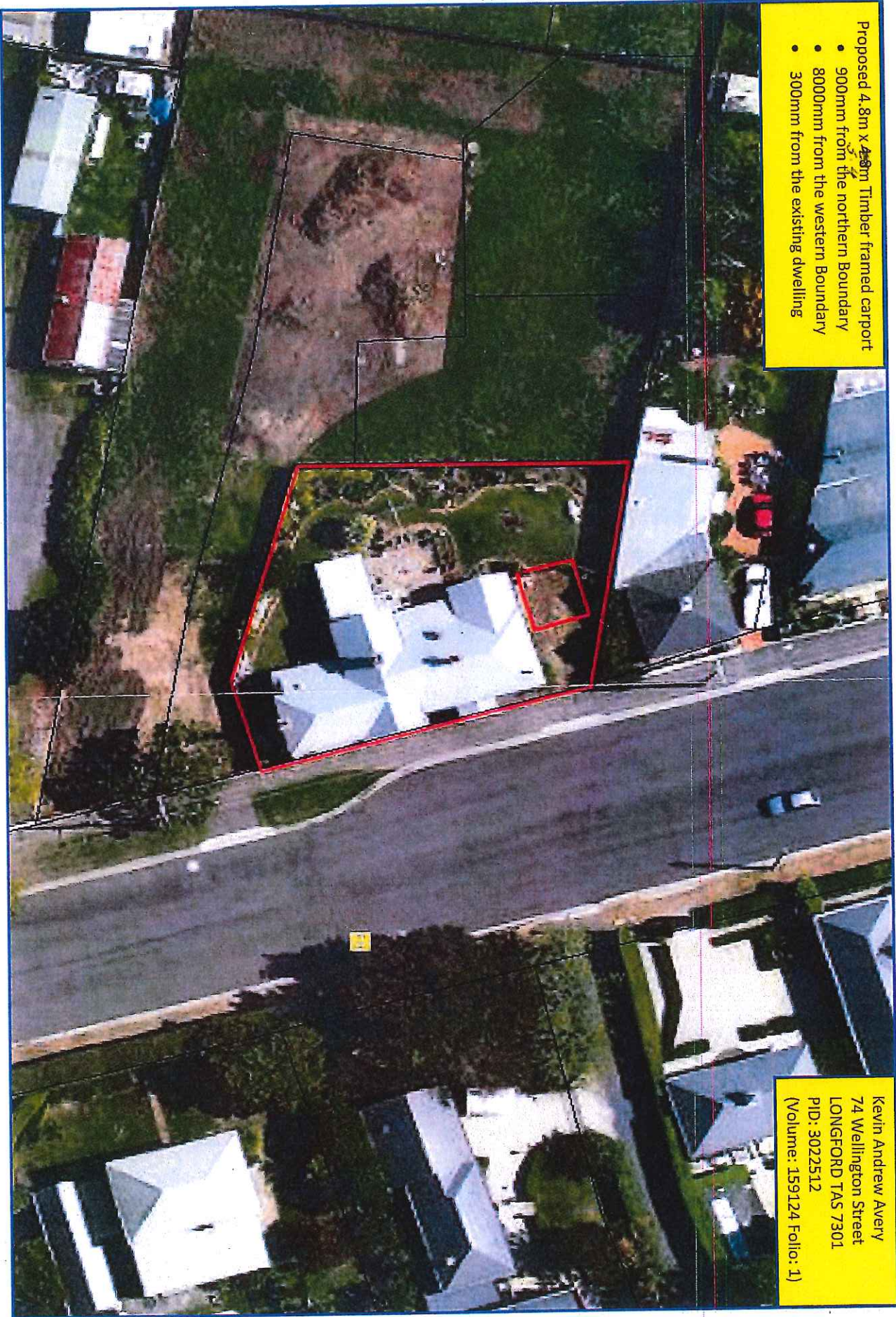
REVISION:

DATE:  
20/08/2018

SCALE:  
AS SHOWN

FOOT NUMBER:  
BA/DA-18AVE

PAGE:  
02 of 02



Proposed 4.8m x 4.8m Timber framed carport

- 900mm from the northern Boundary
- 8000mm from the western Boundary
- 300mm from the existing dwelling

Kevin Andrew Avery  
74 Wellington Street  
LONGFORD TAS 7301  
PID: 3022512  
(Volume: 159124 Folio: 1)

**Rosemary Jones**

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**From:** John Cauchi <johncauchi1@bigpond.com>  
**Sent:** Wednesday, 26 September 2018 10:21 AM  
**To:** NMC Planning  
**Subject:** RE PLN18-0230 74 Wellington st

I refer to this planning application.

The drawing refers to a 4.8m by 4.8m which is partially scratched out and refers to a 4.8 by 5.4m which is how it is partially built. There is no reference to the front fence which is now completed without development approval.

I do not believe the carport is in a proper site. It is too close to a heritage listed building (the Toll house) 72 Wellington and is under the eaves of the residence at 74 Wellington st. The carport may not comply with building standards.

The land will be overdeveloped and the roofline is also too obtrusive as a gable.

I am simply maintaining my original objection to the withdrawn application.

John. Cauchi

John Cauchi  
GOODLANDS  
87 Wellington st  
Longford Tasmania 7301  
Sent from my iPad

1-291



74 WELLINGTON ST  
LONGFORD



Todd Wilkin

Carport setback

18/09/2018 12:26 PM

PDF

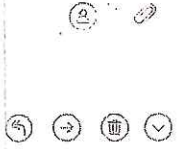
74 Wellington St BA UPDATE 18-09-18.pdf(74.5 KB)  
1 of 1

Telstra.com

Settings (B) Logout

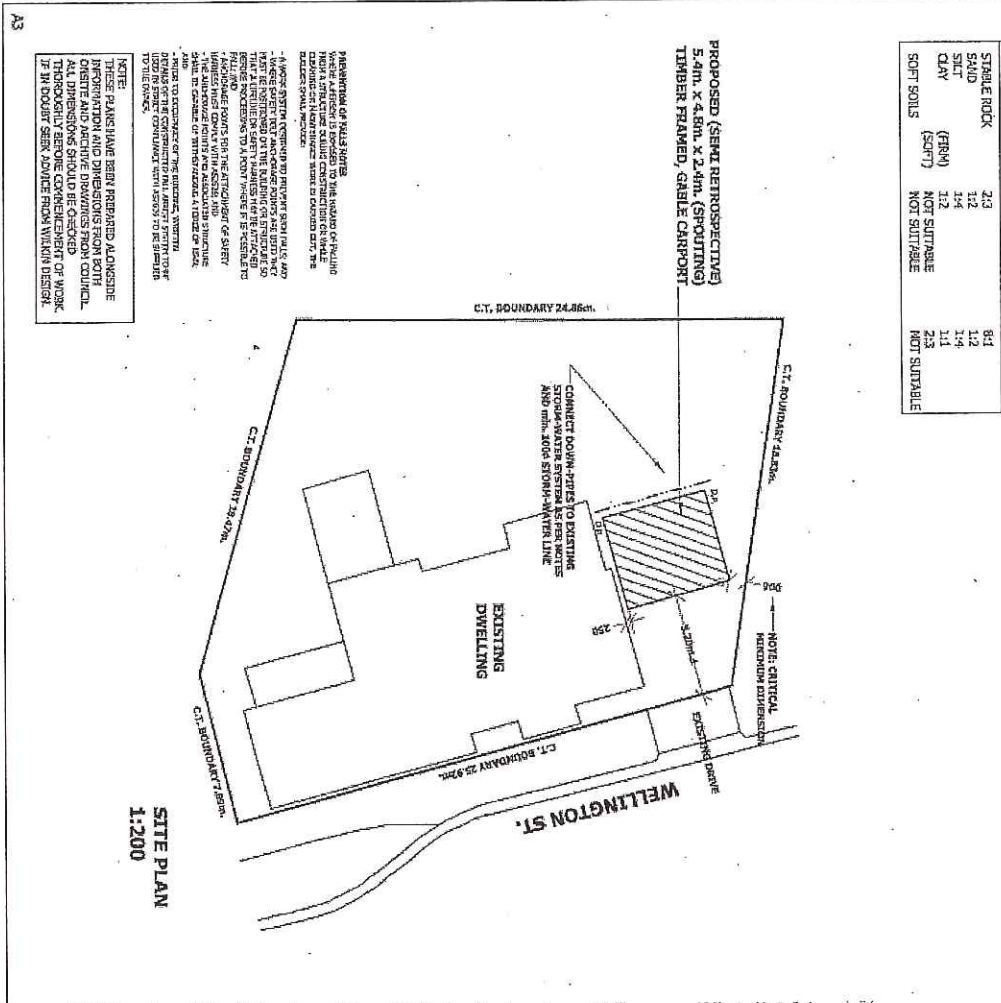
More (C) View

18/09/2018 12:26 PM



no idea how so

(B) Download



Paul Godier <paul.godier@nmc.tas.gov.au>

**FW: Fence - 74 Wellington Street**

18/09/2018 11:46 AM

To:

trevormar6@bigpond.com <trevormar6@bigpond.com>

1

1

Show image

**From:** Paul Godier

**Sent:** Wednesday, 29 August 2018 4:09 PM

**To:** trevormar6@bigpond.com

**Subject:** Fence - 74 Wellington Street

Hello Trevor, planning approval is not required for the installation of the fence and gate shown attached as it meets the acceptable solutions for fences and gates in the heritage precinct.

Regards,

*Paul Godier*

Senior Planner | Northern Midlands Council

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

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

E: paul.godier@nmc.tas.gov.au | W: [www.northernmidlands.tas.gov.au](http://www.northernmidlands.tas.gov.au)

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

1-294  
RE: OBJECTION TO APPLICATION  
74 WELLINGTON STREET  
LONGFORD

1. Work was commenced due to confusion over changes to Council Planning Regulations. Thanks to a neighbour Council was contacted, work ceased on submitting Planning Application on 19.8.2018. There was no work active on 1.9.2018.
2. Objection to metal gate installation, Letter enclosed from Paul Godier with approval for fence as it did not require planning approval.
3. Angle grinder used to cut bitumen on private property to install posts for fencing, not council land.
4. Error made on initial drawings showing 6.2 metres from boundary, corrected drawings & re-submitted.
5. Roof edge in alignment with existing roof line.
6. Structure does not encroach on toll house property.
7. Council aware work commenced due to confusion over planning policy, work ceased immediately on discussion with Council.
8. I do not believe the development of units at rear of residence has any bearing on our application, are we not entitled carport protection for our cars.
9. Due to ignorance the objectionist is of the opinion work is proceeding on carport – this is totally incorrect.

Northern Midlands Council.

1st September 2018

Re application PLN-18-0207

OBJECTION

Dear Planning Manager

I refer to this application and as I write on the 1st September building work is being carried out by the owner of 74 Wellington st without permit.

①  
② Additionally he is installing a black metal gate which is not on the plan submitted to council. There seems to be use of an angle grinder type devices on the council footpath. ③

④ The plan displays a carport which is on the drawing as 6.2 metres back from the front boundary but is in fact within the building alignment. ⑤ The roof edge is in fact under the eaves of the existing residence and encroaches the boundary of the heritage listed "toll house". These indicate a non compliance with building regulation.

⑥ This work was commenced without any development application being submitted and continues before there is any approval.

⑦ It would also appear that the site has too much building on it after having been emasculated for the infill development of 5 units behind the residence.

⑧ Many thanks for your attention but it seems to me that there should not be any work proceeding until the approval is granted. I oppose the granting of any such approval in the current form

Yours faithfully

OBJECTION TO 2ND APPLICATION

To: NMC Planning  
Subject: RE PLN18-0230 74 Wellington st

I refer to this planning application.

The drawing refers to a 4.8m by 4.8m which is partially scratched out and refers to a 4.8 by 5.4m which is how it is partially built. There is no reference to the front fence which is now completed without development approval.

6 I do not believe the carport is in a proper site. It is too close to a heritage listed building (the Toll house) 72 Wellington and is under the eaves of the residence at 74 Wellington st. The carport may not comply with building standards.

The land will be overdeveloped\* and the roofline is also too obtrusive as a gable.

I am simply maintaining my original objection to the withdrawn application.

\* CARPORT GABLE IS SYMPATHETIC WITH EXISTING BUILDING