

PLAN 1

PLANNING APPLICATION PLN-18-0224

40 BURGHLEY STREET, LONGFORD

ATTACHMENTS

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

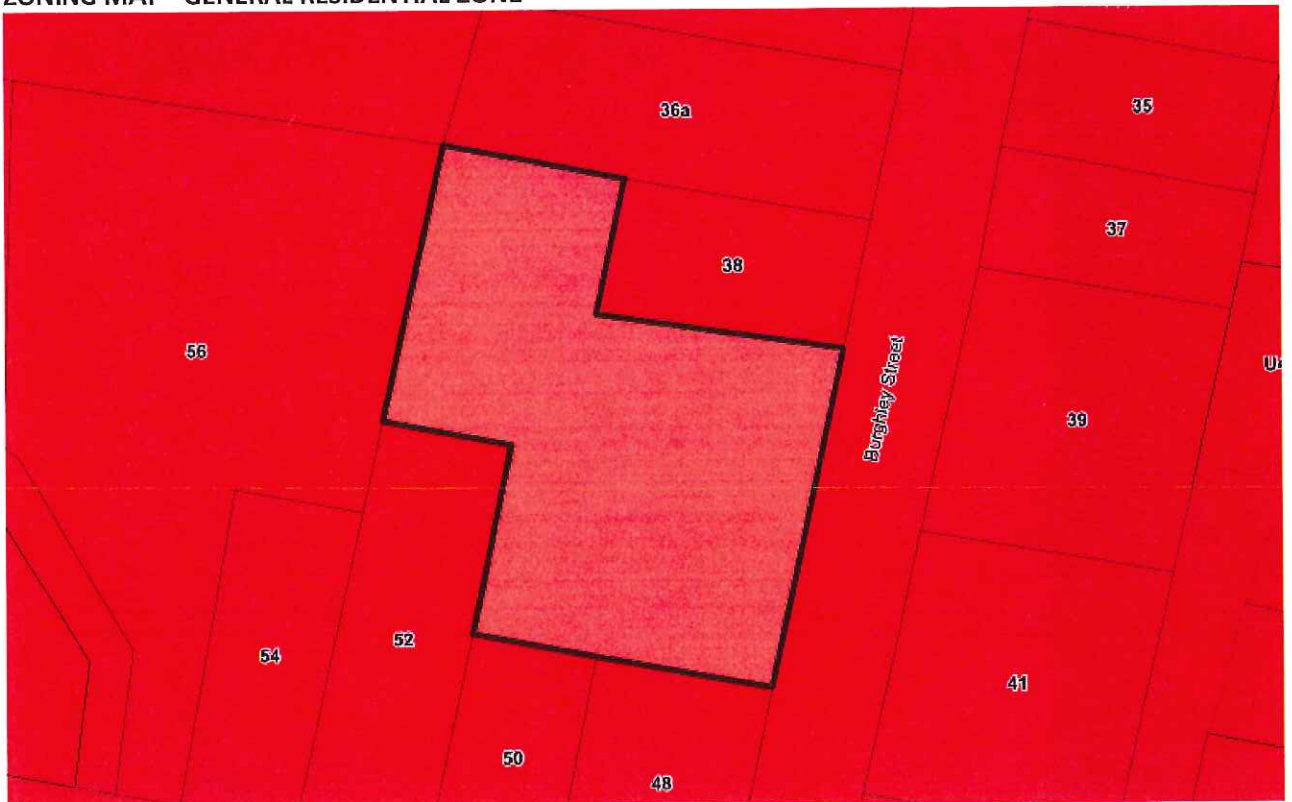
1-46
ATTACHMENT A

PLN-18-0224

AERIAL PHOTOGRAPH & SERVICES MAP for BURGHLEY STREET, LONGFORD



ZONING MAP - GENERAL RESIDENTIAL ZONE



EXHIBITED

1-47
PLANNING APPLICATION
Proposal

Description of proposal: 7 new unit development
.....
.....
.....
.....
.....
.....

(attach additional sheets if necessary)

Site address: Lot 1, 40 Burghley Street, Longford
.....
.....

CT no: Volume 23426 / Folio 1
.....

Estimated cost of project \$ 1000000.00
.....
(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)

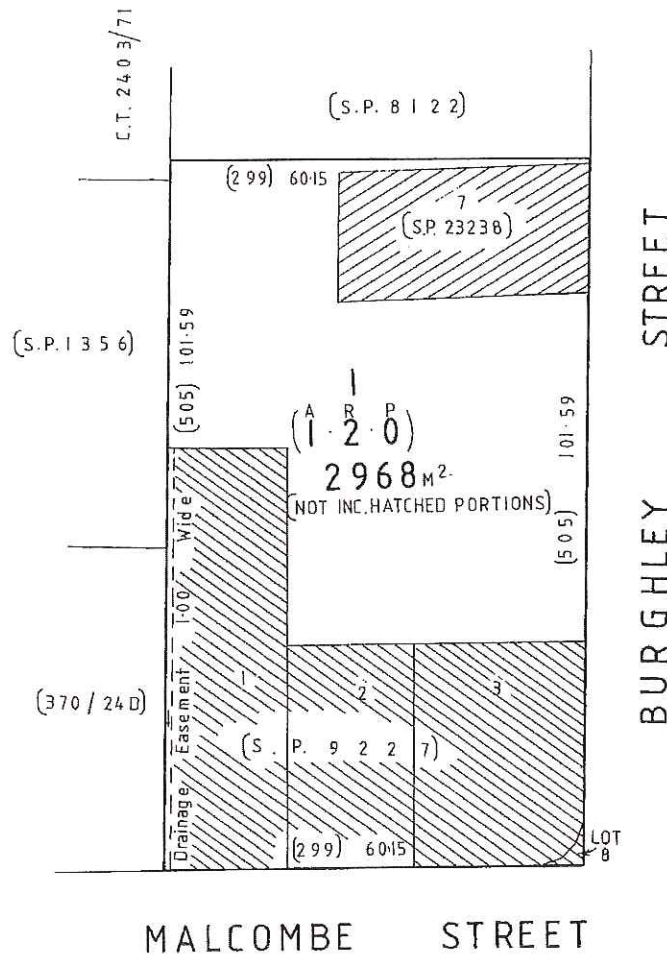
Is any signage required?
(if yes, provide details)

EXHIBITED

APPROVED FROM 17 JUL 1984 <i>E.R. Thorp</i> RECORDER OF TITLES	CONVERSION PLAN	REGISTERED NUMBER D.23426
FILE NUMBER X.4149	GRANTEE: PART OF LOT 11 SEC. C2 1.2.0 GTD. TO LUKE COATES	

SKETCH BY WAY OF ILLUSTRATION ONLY

CITY/TOWN OF LONGFORD
LAND DISTRICT OF
PARISH OF
LENGTHS ARE IN METRES NOT TO SCALE
LENGTHS IN BRACKETS IN LINKS/FEET & INCHES

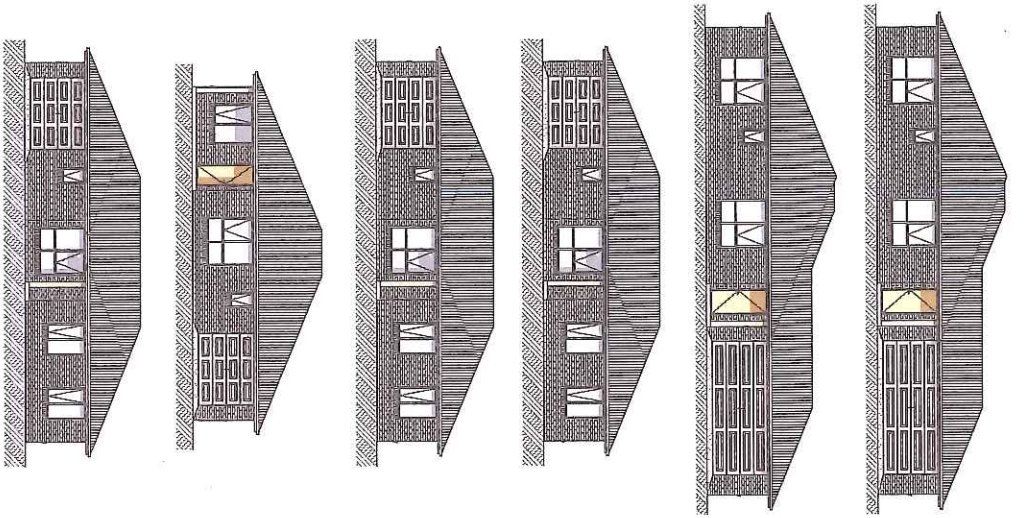


D.23426

EXCEPTED LANDS
LOTS 1,2,3,8 (SP 9227) 2412 m²
LOT 7 (SP 23238) 690 m²

EXHIBITED

Proposed Unit Development
 at Lot 1, Burghley Street, Longford
 TAS 7301,
 for Montrose Developments



PROJECT INFORMATION

Local Government Authority	Northern Midlands Council
Lot No.	1
Title No.	23426
Zoning	Gen. Res
Property ID	TBA
Wind Class, Region	A
Wind Classification (ref report.)	TBA
Soil Classification (ref report.)	TBA
Site Classification by	TBA
Energy Rating - Unit 1	★ 0.0 (ref report.)
Energy Rating - Unit 2	★ 0.0 (ref report.)
Energy Rating - Unit 3	★ 0.0 (ref report.)
Energy Rating - Unit 4	★ 0.0 (ref report.)
Energy Rating - Unit 5	★ 0.0 (ref report.)
Energy Rating - Unit 6	★ 0.0 (ref report.)
Energy Rating - Unit 7	★ 0.0 (ref report.)
Corrosive Environment	Low
Bushfire Attack Level	TBA
Alpine Area Requirements	N/A

SITE INFORMATION

Unit 1 Living	139.72 m ²
Unit 1 Garage	36.00 m ²
Unit 1 Porch	1.76 m ²
Unit 1 Total	177.48 m ²
Unit 2 Living	139.72 m ²
Unit 2 Garage	36.00 m ²
Unit 2 Porch	1.76 m ²
Unit 2 Total	177.48 m ²
Unit 3 Living	11.98 m ²
Unit 3 Garage	19.80 m ²
Unit 3 Porch	0.87 m ²
Unit 3 Total	132.65 m ²
Unit 4 Living	108.45m ²
Unit 4 Garage	19.80 m ²
Unit 4 Porch	4.66 m ²
Unit 4 Total	132.91 m ²
Unit 5 Living	11.98 m ²
Unit 5 Garage	19.80 m ²
Unit 5 Porch	0.87 m ²
Unit 5 Total	132.65 m ²
Unit 6 Living	11.98 m ²
Unit 6 Garage	19.80 m ²
Unit 6 Porch	0.87 m ²
Unit 6 Total	132.65 m ²
Unit 7 Living	109.52m ²
Unit 7 Garage	19.80 m ²
Unit 7 Porch	4.66 m ²
Unit 7 Total	133.98 m ²
Site Area	2968 m ²
Site Coverage	1019.80 m ²
Site Coverage (Building / Site)	34.36 %
Imperious Parking Area	770.67 m ²
Total Imperious Area	1790.47 m ²
Total Imperious Area	60.32 %

ATTACHMENTS

DRAWING INDEX

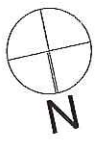
Layout Name	No.
Cover Sheet	A0.01
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Site Plan - Overall	A0.03
Site Plan - Detail A	A0.04
Site Plan - Detail B	A0.05
Demolition Plan	A0.06
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Unit 6 Elevations	A6.3
Unit 7 Floor Plan	A7.1
Unit 7 Elevations	A7.2
Unit 7 Elevations	A7.3

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 PH 0437 00 33 02
 dale@douglasdesignanddrafting.com

Aoc No. C07092
 ABN 56 614 751 521

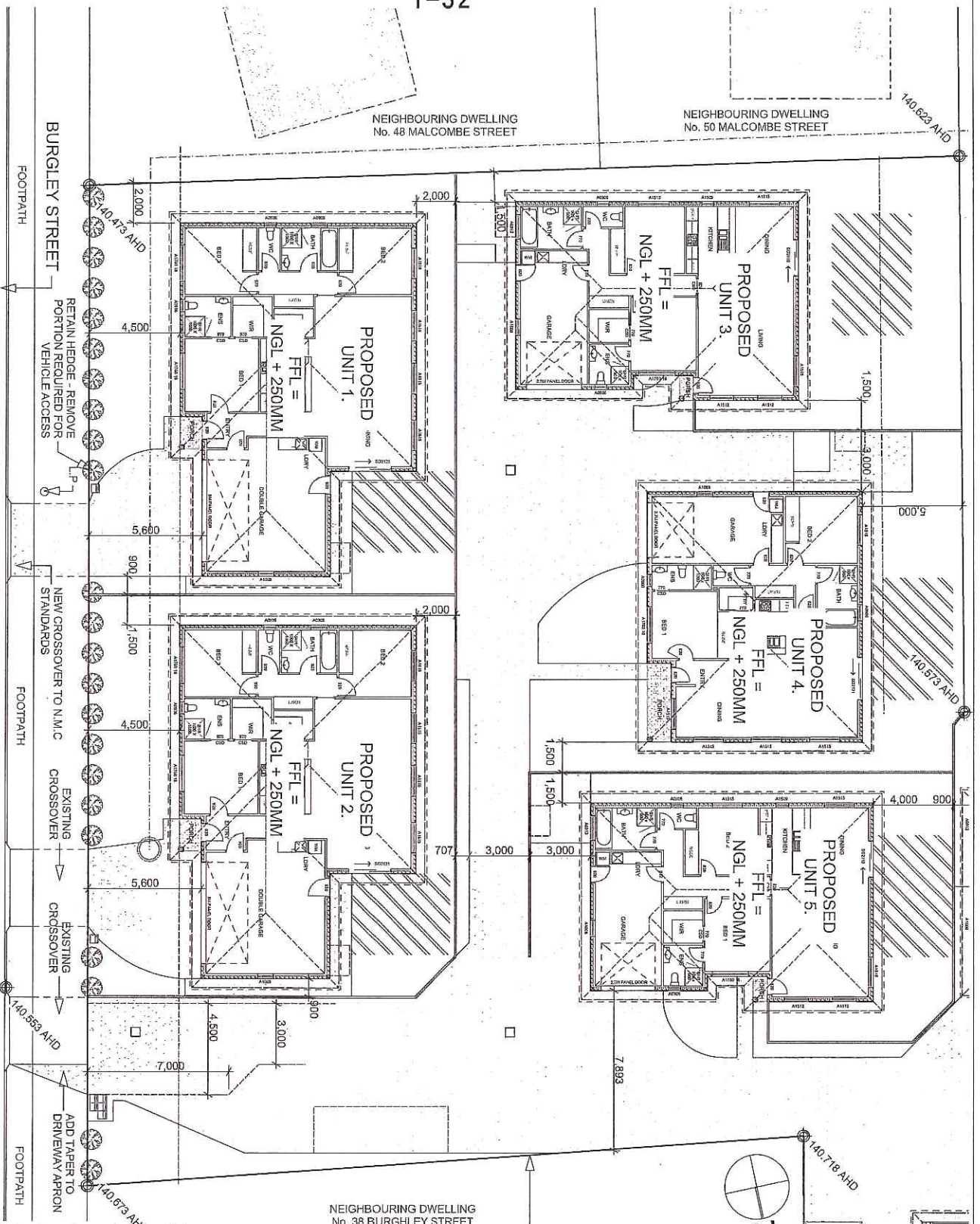
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Date	21/09/2018
Issue	PLANNING
Drawing No.	180804



douglasdesignanddrafting.com PH 0437 00 33 02 Acc No. CC7092 ABN 56 614 761 521		Revision Project Address Client	Proposed Unit Development Lot 1, Burghley Street, Longford TAS 7301, Montrose Developments	Scale Date Issue	NTS 21/09/2018 PLANNING	Layout A0.02 OF 34 Location Plan Drawing No. 180804
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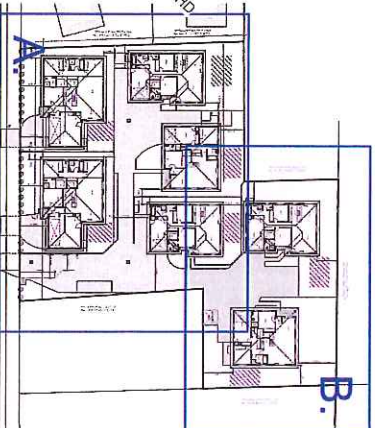


NOTES

- All site dimensions are to outside cladding.
- Downpipes are to be connected to the SW system as soon as the roof is installed.
- Areas requiring sub soil drainage to be installed and connected prior to building footing excavations.
- Every effort must be made to prevent sediment washing from site. Install sediment fencing where stockpiling fill or exposing susceptible excavations. Vehicle movement from site must be minimised to prevent soil / debris from entering the roadway.
- Builder to ensure all required protection works are in place to protect adjoining property from potential damage.
- Earthworks to comply with BCA Part 3.1, care should be taken when exposing unprotected embankments and when in close proximity to adjoining property. These and general earthworks are to be in compliance with the BCA and any Local Council requirements and Regulations.
- External door thresholds to have a nominal 150 - 180mm step where required. A measurement of 230mm or larger will require compliant "stairs" to BCA Part 3.9.1.
- Minor undulations only to predominate flat block.

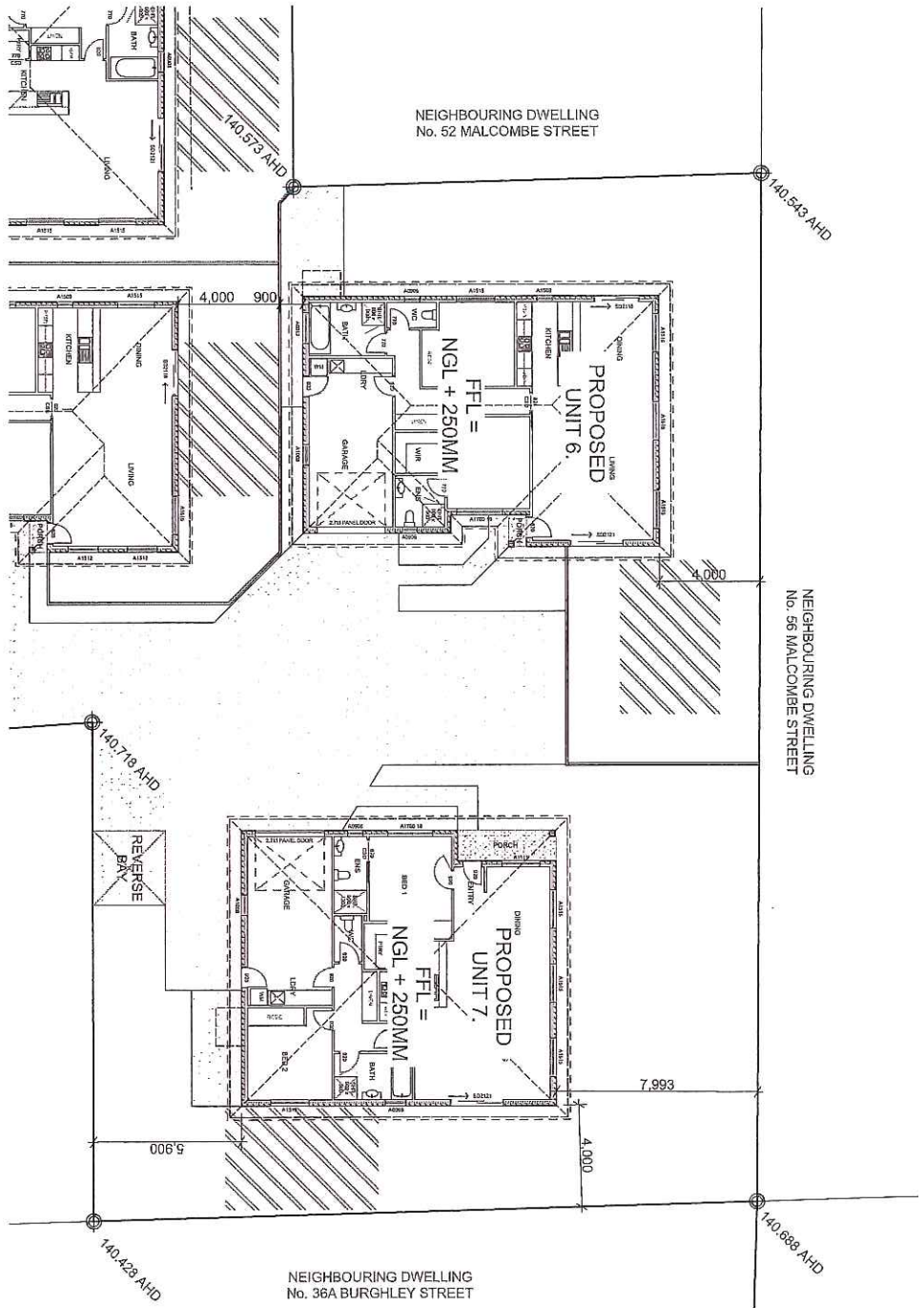
FENCING

- REPAIR OR REINSTATE ALL BOUNDARY FENCING TO MIN. STANDARD.**
- Solid (no gap) fencing to be provided to side and rear boundaries.
 - 1.8m high from highest point of either side of the boundary.
 - 1.2m high from highest point of either side of the boundary within 4.5m of frontage.



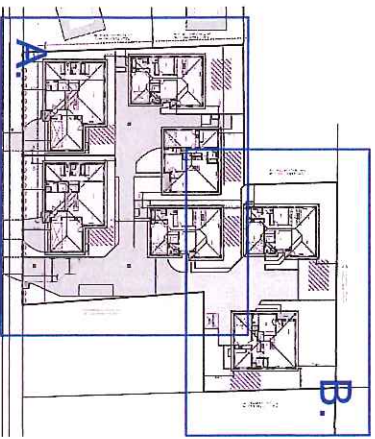
<p>DOUGLAS DESIGN & DRAFTING PTY LTD PH 0427 00 33 02 Email: dale@douglasdesignanddrafting.com App No. CC7092 ABN 56 614 751 521</p>		<p>Project Address Proposed Unit Development Lot 1, Burchley Street, Longford TAS 7301, Montrose Developments</p>	
<p>Scale 1:200</p>		<p>Date 21/09/2018</p>	
<p>Issue PLANNING</p>		<p>Layout A0.04 OF 34</p>	
<p>Client</p>		<p>Drawing No. 180804</p>	

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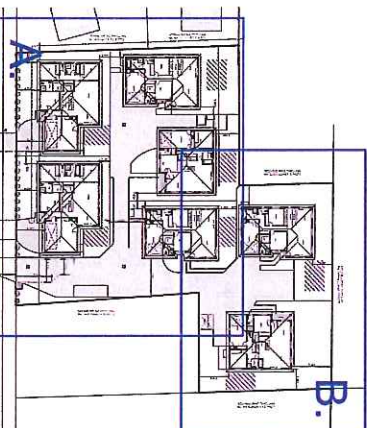
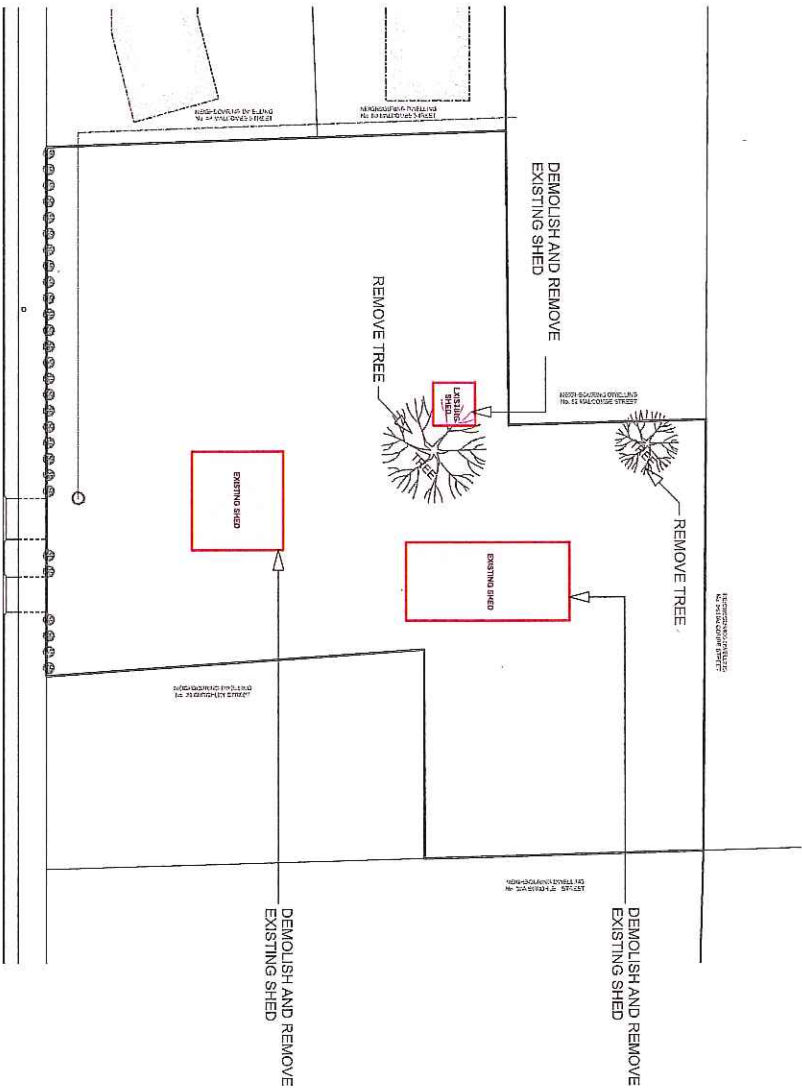


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<p>DOUGLAS DESIGN & DRAFTING PTY LTD</p>	<p>Revision: _____</p>
<p>PH 0437 00 33 02</p>	<p>Project: Proposed Unit Development</p>
<p>Age No. CCT092</p>	<p>Address: Lot 1, Burghley Street, Longford</p>
<p>ABN 58 614 751 521</p>	<p>Client: Montrose Developments</p>
<p>Scale: 1:200</p>	<p>Date: 21/09/2018</p>
<p>Issue: PLANNING</p>	<p>Layout: A0.05 OF 34</p>
<p>Drawing No.: 180804</p>	<p>Site Plan - Detail B</p>



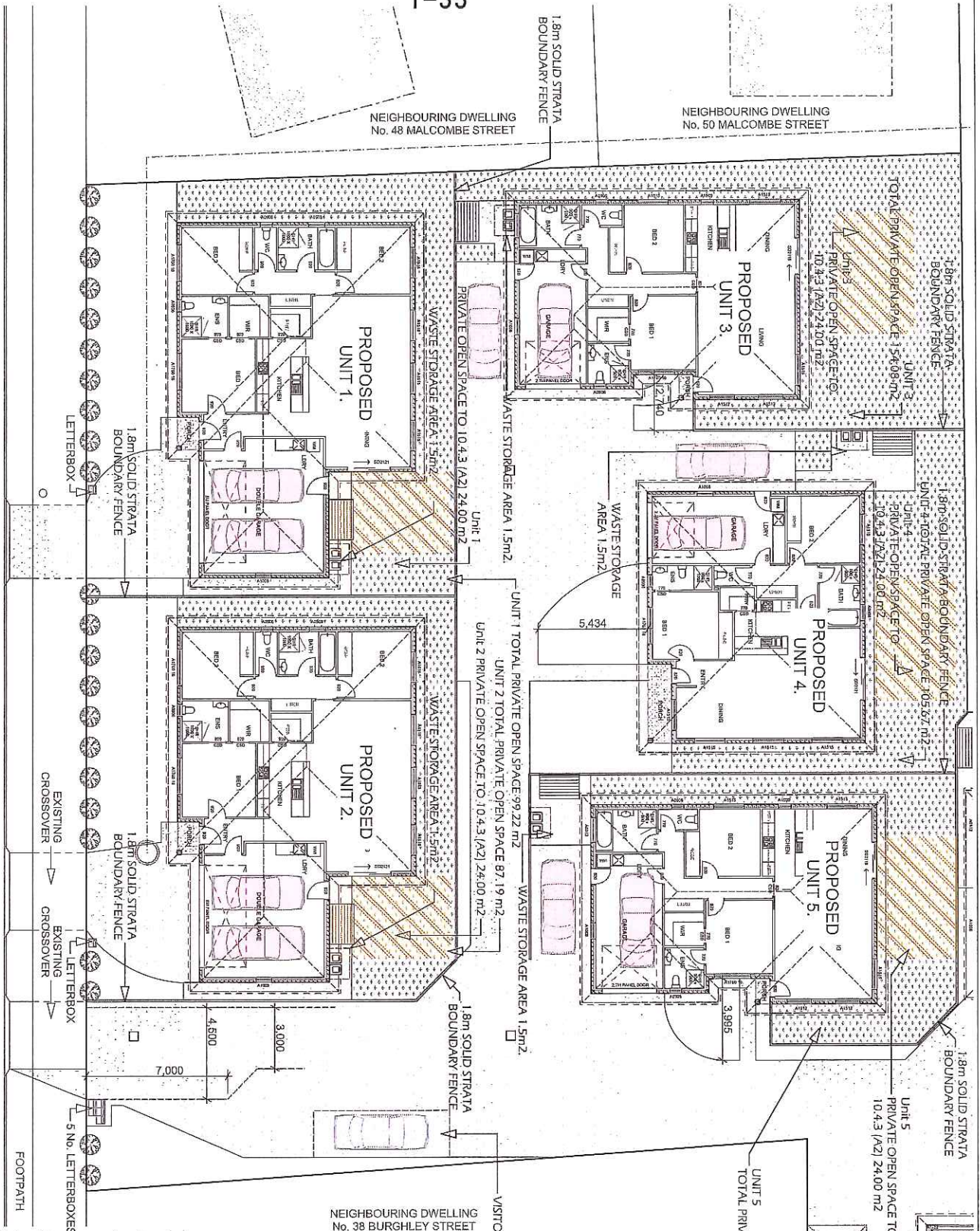
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douglas design & drafting pty ltd PH 0437 00 33 02 A/C No. CCT092 ABN 56 814 751 524		date@douglasdesignanddrafting.com Project Address Client		Proposed Unit Development Lot 1, Burchley Street, Longford TAS 7301, Montrose Developments		Scale 1:500 Date 21/09/2018 Issue PLANNING		Layout A0.06 OF 34 Demolition Plan Drawing No. 180804	
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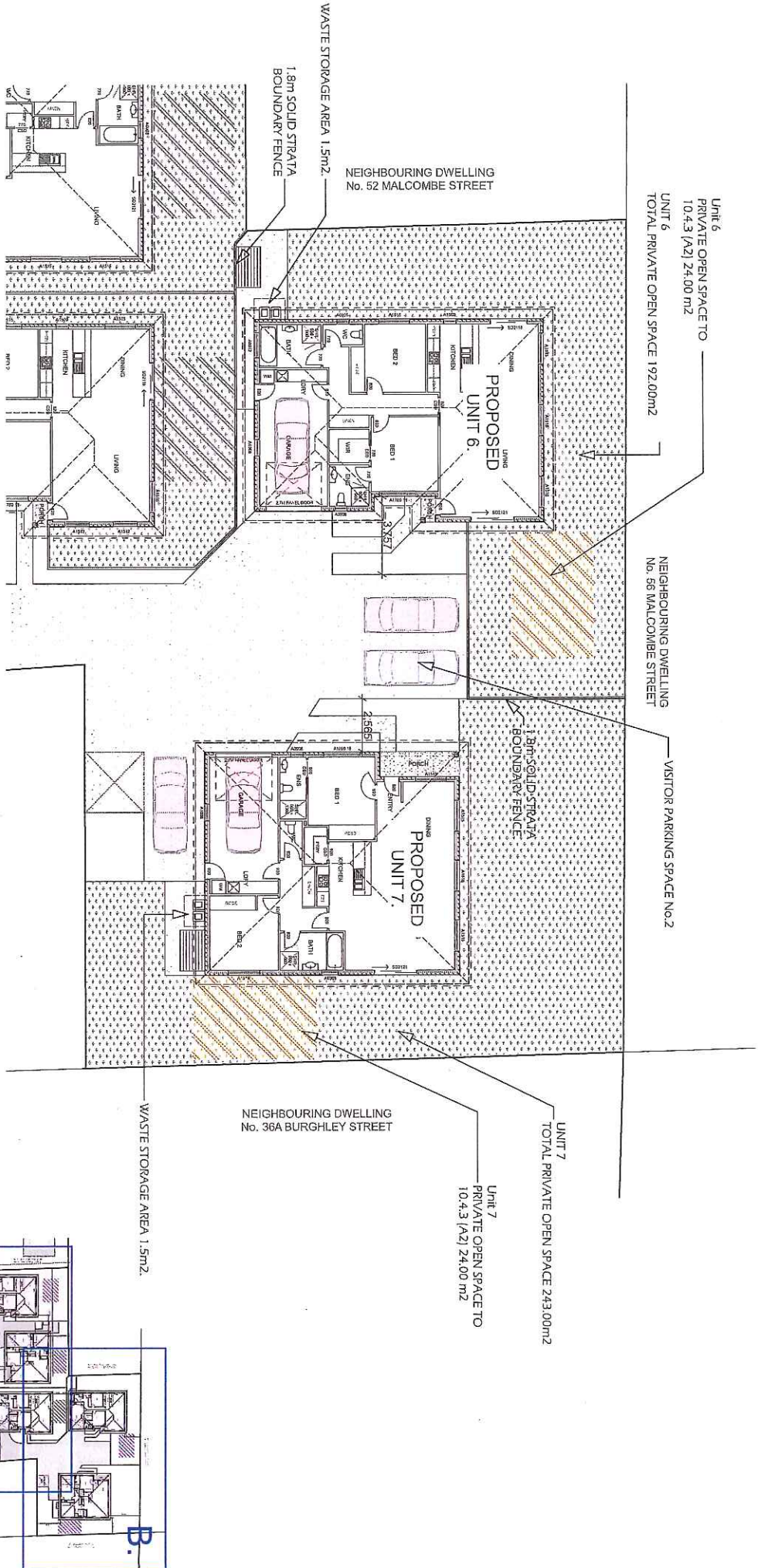
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Project	Address	Client	Revision
Proposed Unit Development	Lot 1, Burghley Street, Longford TAS 7301,	Montrose Developments	
Scale	Date	Issue	
1:200	21/09/2018	PLANNING	
Layout	Site - Planning Compliance	Drawing No.	
A0.07	OF 34	180804	

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1-56



Unit 6
PRIVATE OPEN SPACE TO
10.4.3 (A2) 24.00 m²
UNIT 6
TOTAL PRIVATE OPEN SPACE 192.00m²

NEIGHBOURING DWELLING
No. 86 MALCOMBE STREET

VISITOR PARKING SPACE No.2

UNIT 7
TOTAL PRIVATE OPEN SPACE 243.00m²

Unit 7
PRIVATE OPEN SPACE TO
10.4.3 (A2) 24.00 m²

NEIGHBOURING DWELLING
No. 36A BURGHLEY STREET

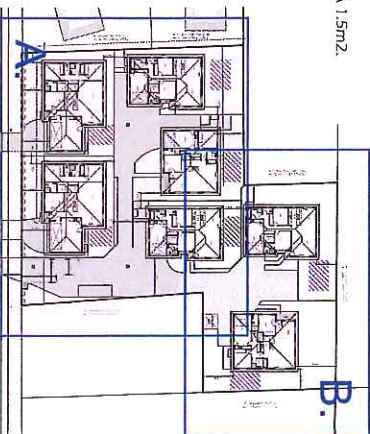
WASTE STORAGE AREA 1.5m²

1.8m SOLID STRATA
BOUNDARY FENCE

NEIGHBOURING DWELLING
No. 52 MALCOMBE STREET

PROPOSED
UNIT 6

PROPOSED
UNIT 7



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<p>PH 0437 00 33 02</p>	<p>Project</p>
<p>Ac No. CC7092</p>	<p>Address</p>
<p>ABN 56 614 751 521</p>	<p>Client</p>
<p>Proposed Unit Development</p>	<p>Scale</p>
<p>Lot 1, Burghley Street, Longford</p>	<p>Date</p>
<p>TAS 7301,</p>	<p>Issue</p>
<p>Montrose Developments</p>	<p>PLANNING</p>
<p>1:200</p>	<p>21/09/2018</p>
<p>Layout A0.08 OF 34</p>	<p>Drawing No. 180804</p>
<p>Site - Planning Compliance</p>	

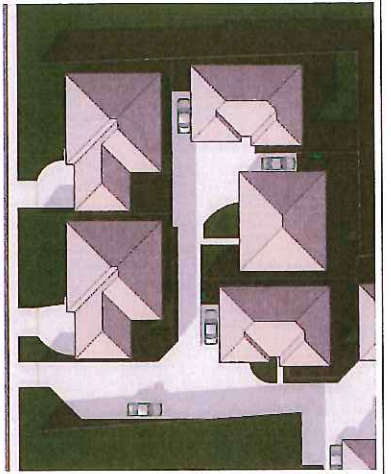
clain@douglasdesignanddrafting.com

Proposed Unit Development
Lot 1, Burghley Street, Longford
TAS 7301,
Montrose Developments

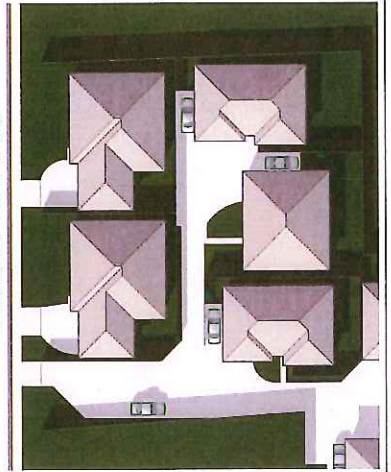
Layout A0.08 OF 34

Site - Planning Compliance

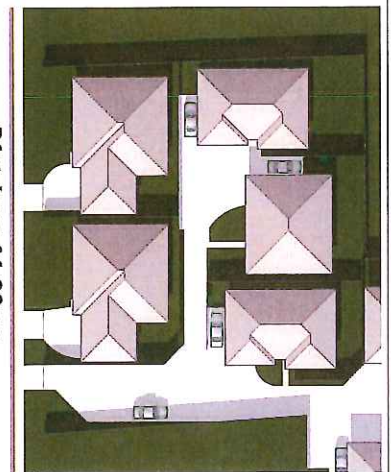
Drawing No. 180804



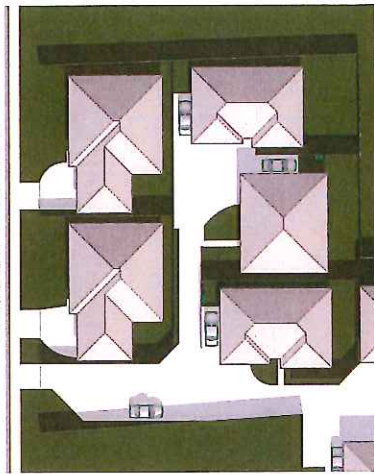
21st June 9.00am



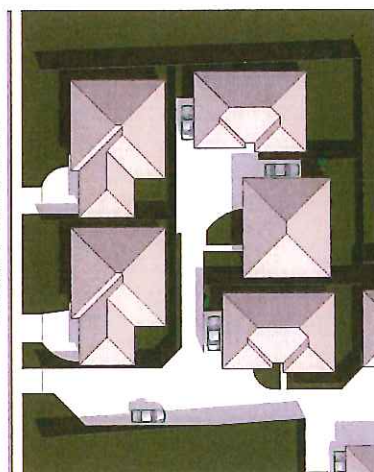
21st June 10.00am



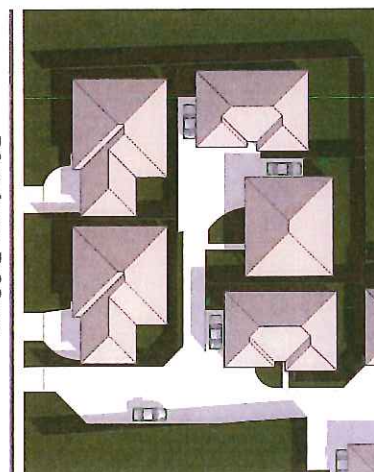
21st June 11.00am



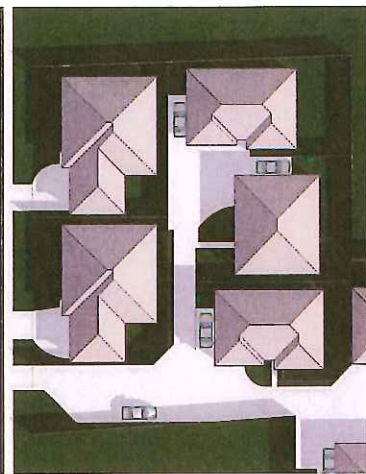
21st June 12.00am



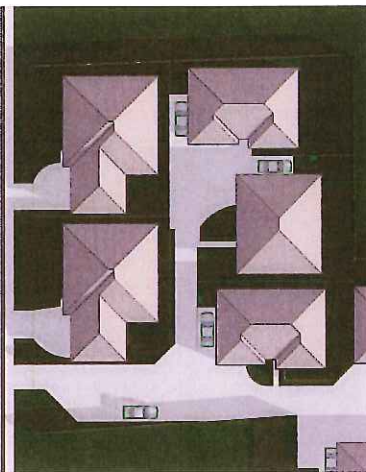
21st June 1.00pm



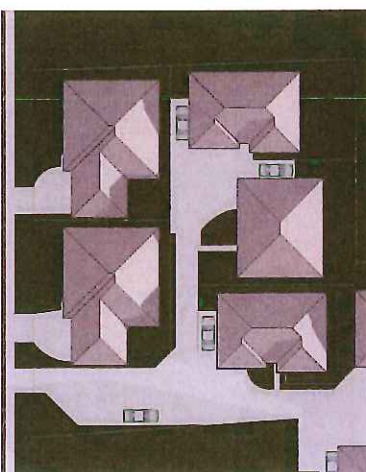
21st June 2.00pm



21st June 3.00pm



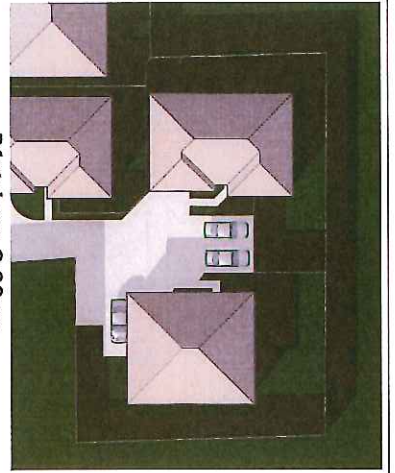
21st June 4.00pm



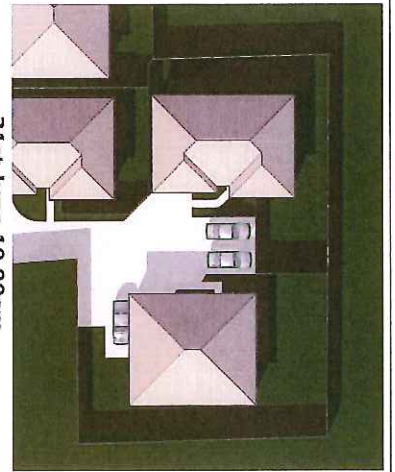
21st June 5.00pm

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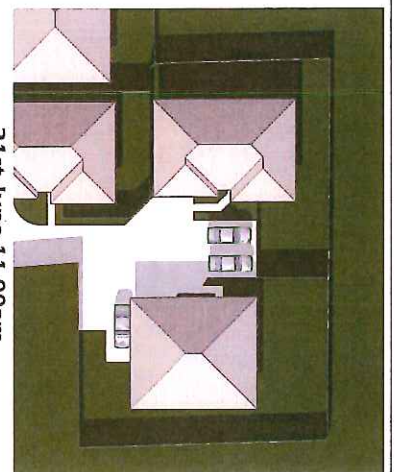
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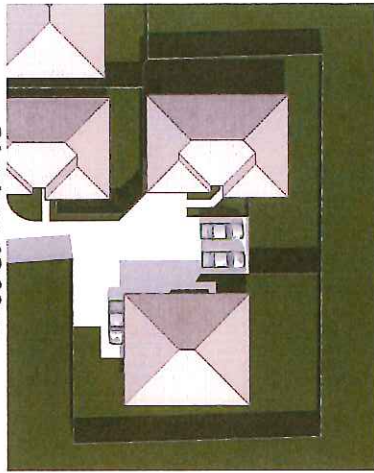
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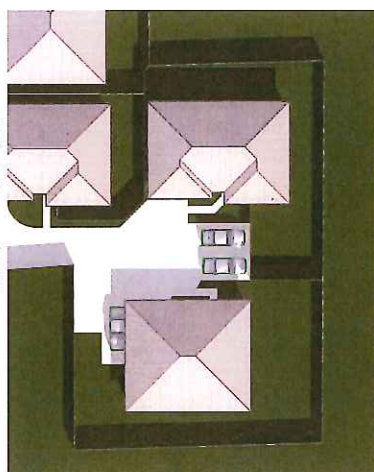
21st June 10.00am



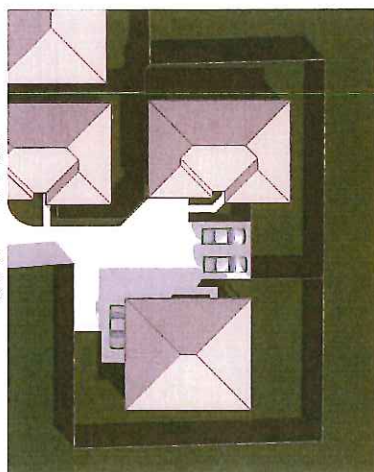
21st June 11.00am



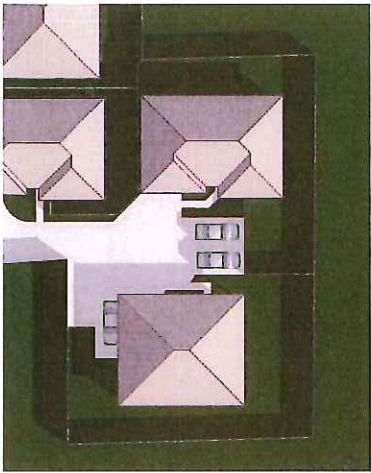
21st June 12.00am



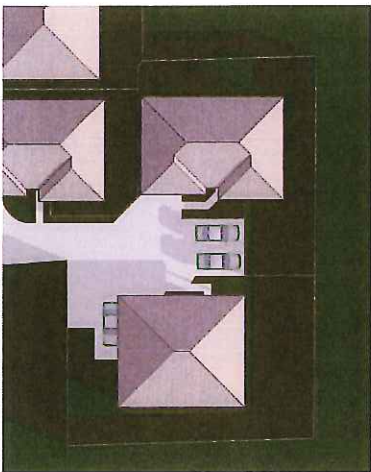
21st June 1.00pm



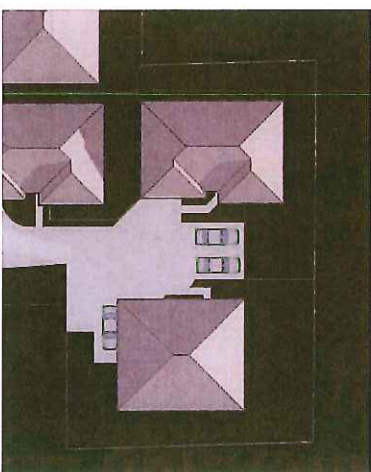
21st June 2.00pm



21st June 3.00pm



21st June 4.00pm

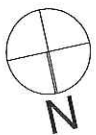
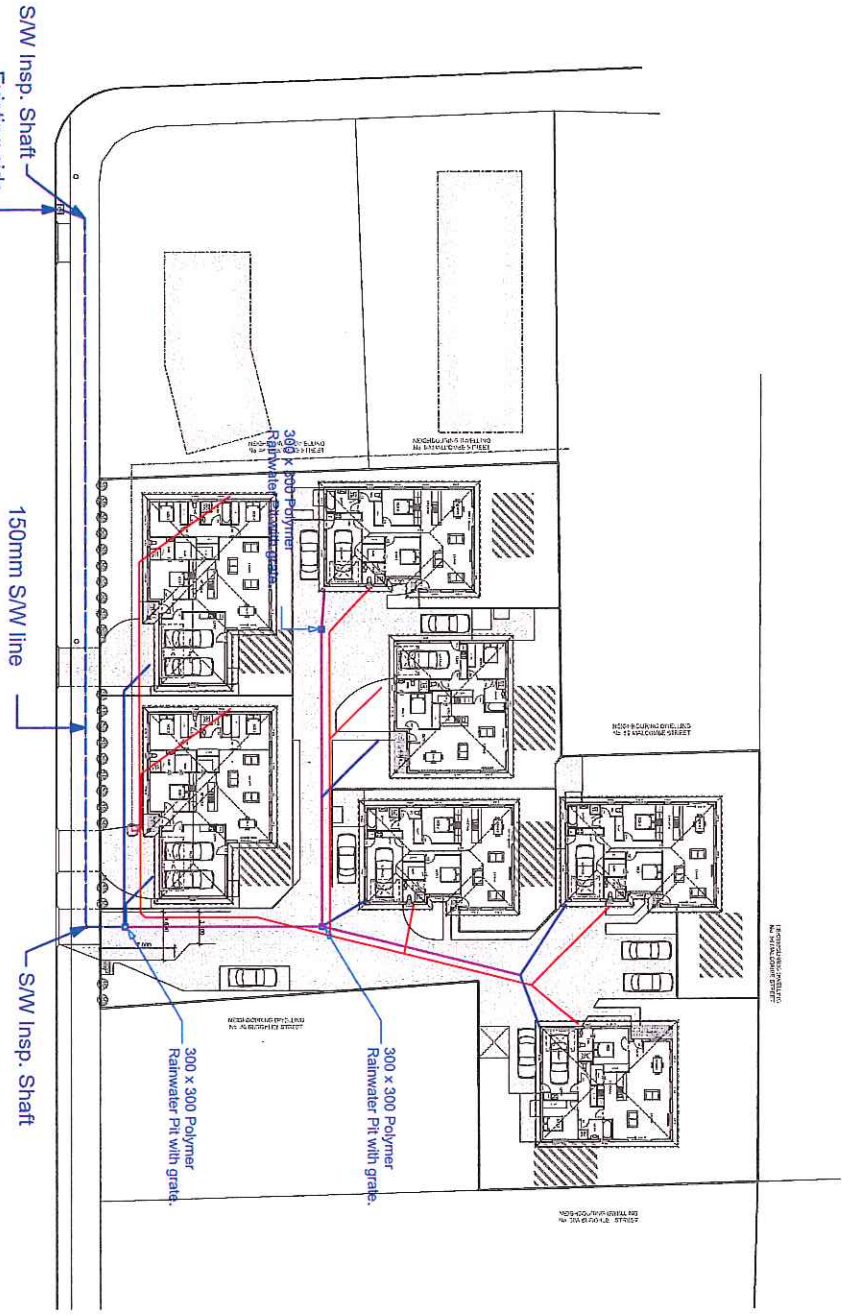


21st June 5.00pm

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dale@douglasdesignanddrafting.com		Proposed Unit Development Lot 1, Burghley Street, Longford TAS 7301, Montrose Developments	
Scale	NTS	Date	21/09/2018
Issue	PLANNING		
Layout	A0.10 OF 34	Drawing No.	180804
	Shadow Diagrams		

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REFER. DETAILS BY JMG FOR DRAINAGE SPECIFIC REQUIREMENTS



LEGEND

- HB. HAND BASIN
- TR. TUB
- VB. VANITY BASIN
- RF. REFRIGERATOR
- DW. DISHWASHER
- W.M. WASHING MACHINE
- REF. REFRIGERATOR
- A.I. ARTICULATION JOINT
- MB. METER BOX
- DP. DOWNPIPE
- F.F.L. FINISHED FLOOR LEVEL
- F.G.L. FINISHED GROUND LEVEL
- N.G.L. NATURAL GROUND LEVEL
- F.O.L. FINISHED CEILING LEVEL

- 90mm Class 5 UPVC Storm water drain to a min. 1 in 100 grade.
- 100mm Class 6 UPVC Storm water drain to a min. 1 in 100 grade.
- 100mm Class 8 UPVC sewer drain at min. 1 in 80 grade.
- DP 90mm PVC Downpipe connected to SW system.

Installation and commission of any gas appliance to be

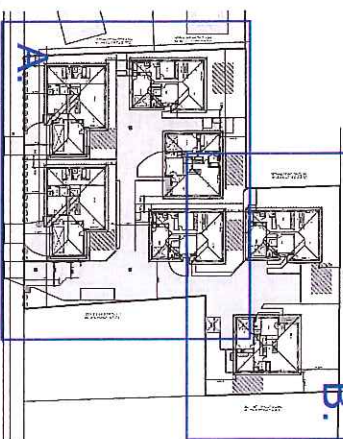
- Performed by a qualified person
- In accordance with manufacturers instructions
- In compliance with all local codes and regulatory authorities
- In compliance with AS/NZS 3500.4, AS 5601 or AS5601.1 as applicable

All plumbing works to comply with the associated Australian Standards and Local Government Authority requirements.

AS/NZS 3500 Plumbing & Drainage
 AS/NZS 3500.3:2015 Storm Water Drainage
 AS/NZS 3500.4:2003/2015 Heated Water Services
 AS/NZS 3500.5:2012 Housing Installations

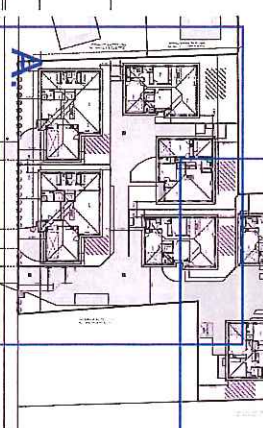
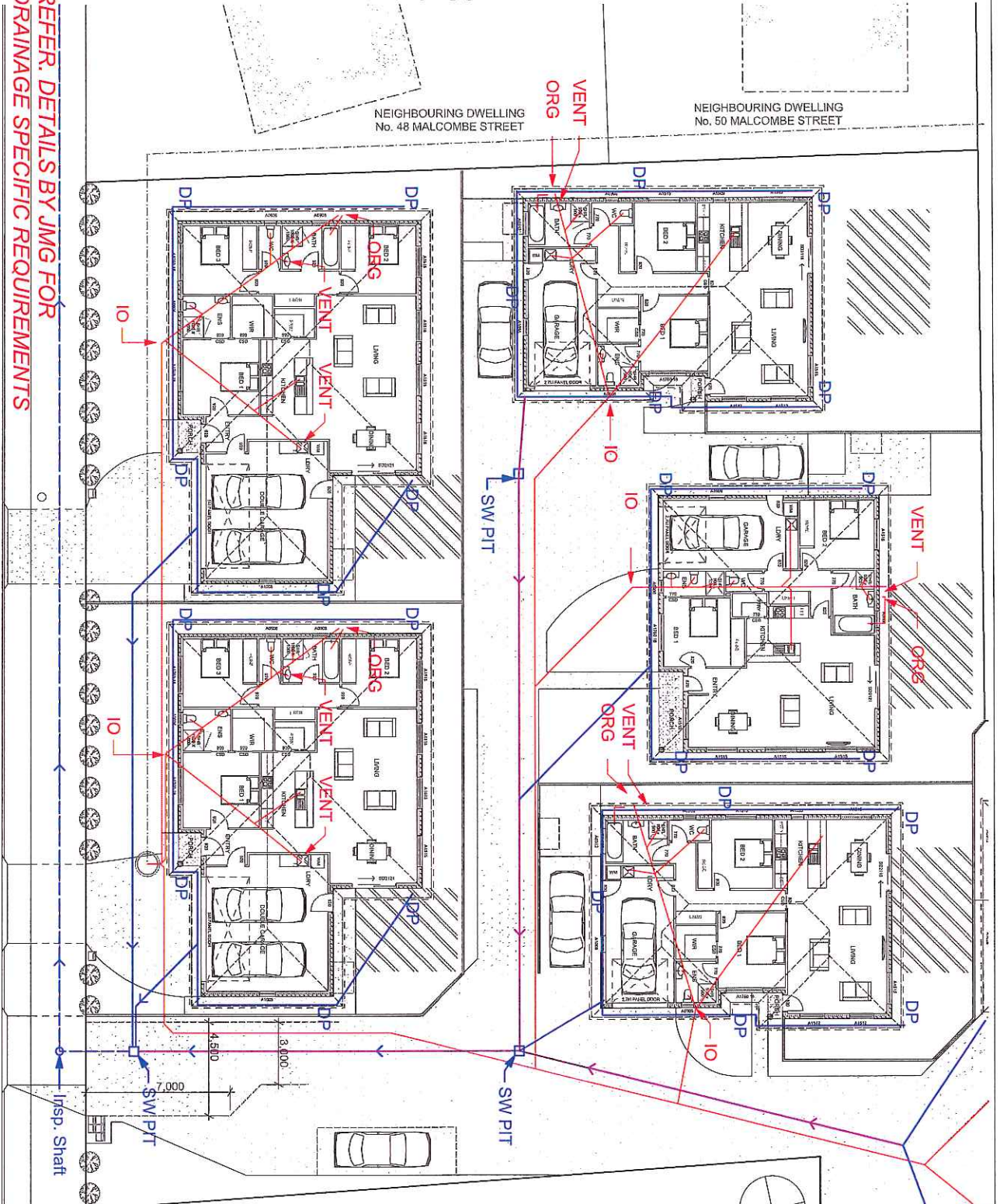
Modifications to the plumbing layout may be made by a licenced plumber providing all modifications are compliant to relative standards.

Where a drain is in proximity to a building footing, ensure this does not encroach within the footing line of Influence. Alternative footing system may be sought should this occur.



DOUGLAS DESIGN & DRAFTING PTY LTD 89 The Grange, 33 The Side, Port of Douglas, Queensland, Australia Be used in any other written contract.		date@douglasdesignanddrafting.com PH 0437 00 33 02 A/c No. CC7092 ABN 56 614 751 521		Project Address Client		Revision Address Client		Scale Date Issue		Layout Drawing No.	
		Proposed Unit Development Lot 1, Burghley Street, Longford TAS 7301, Montrose Developments						1:500 21/09/2018 PLANNING		A0.1.1 OF 34 Site Plan Plumbing - Overall 180804	

REFER. DETAILS BY JMG FOR DRAINAGE SPECIFIC REQUIREMENTS



LEGEND

HB.	HAND BASIN
S.	SINK
T.	TUB
V.	VANITY BASIN
RE.	REFRIGERATOR
DW.	DISHWASHER
WM.	WASHING MACHINE
RF.	REFRIGERATOR
AC.	AIR-CONDITIONER
MB.	METER BOX
DP.	DOWNSPIPE
FIN.	FINISHED FLOOR LEVEL
FIN.	FINISHED GROUND LEVEL
NGL.	NATURAL GROUND LEVEL
FCL.	FINISHED CEILING LEVEL

- 90mm Class B UPVC Storm water drain to a min. 1 in 100 grade.
- 100mm Class 5 UPVC Storm water drain to a min. 1 in 100 grade.
- 100mm Class 5 UPVC Sewer drain at min. 1 in 50 grade.
- 90mm PVC Downpipe connected to DP SW system.

Installation and commission of any gas appliance to be

- Performed by a qualified person
- In accordance with manufacturers instructions
- In compliance with all local codes and regulatory authorities
- In compliance with AS/NZS 3500.4, AS 5501 or AS5501.1 as applicable

All plumbing works to comply with the associated Australian Standards and Local Government Authority requirements.

AS/NZS 3500 Plumbing & Drainage
 AS/NZS 3500.3:2015 Storm water Drainage
 AS/NZS 3500.4:2003/2015 Heated Water Services
 AS/NZS 3500.5:2012 Housing Installations

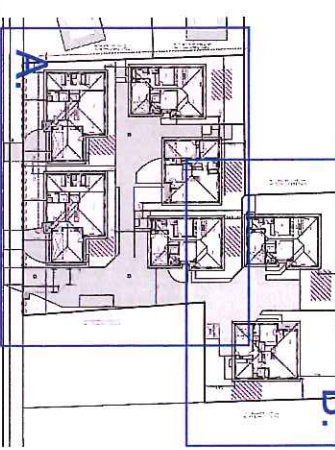
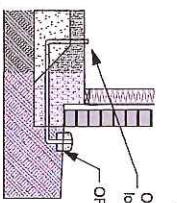
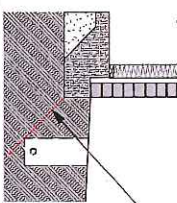
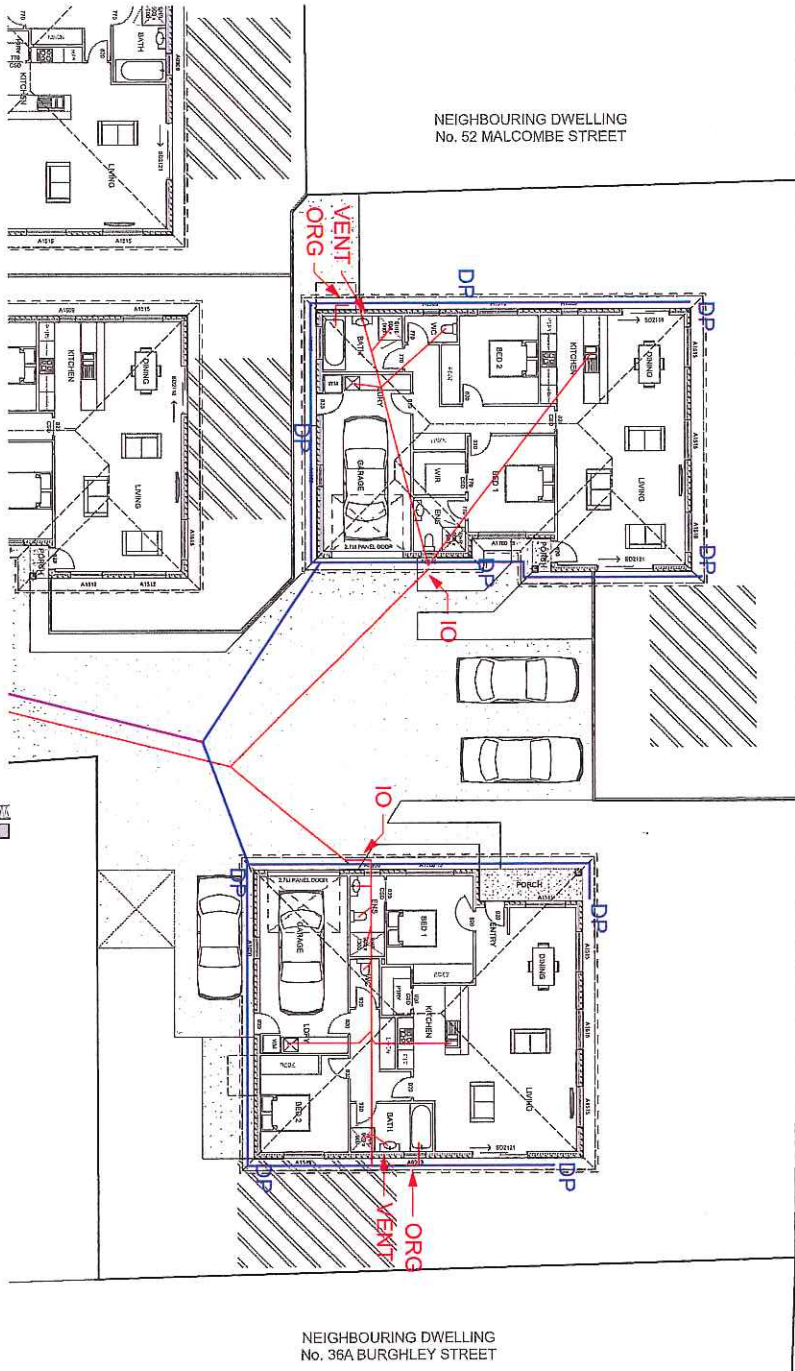
Modifications to the plumbing layout may be made by a licensed plumber providing all modifications are compliant to relative standards.

Where a drain is in proximity to a building footing, ensure this does not encroach within the footing line of influence. Alternative footing system may be sought should this occur.

DOUGLAS DESIGN & DRAFTING PTY LTD PH 0437 00 33 02 Acc No. C07092 ABN 56 614 751 521		Project Address Proposed Unit Development Lot 1, Burchley Street, Longford TAS 7301, Montrose Developments		Scale 1:200		Layout A0.12 OF 34	
Client douglasdesignanddrafting.com		Date 21/09/2018		Issue PLANNING		Drawing No. 180804	

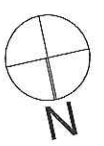
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REFER. DETAILS BY JMG FOR DRAINAGE SPECIFIC REQUIREMENTS



NEIGHBOURING DWELLING
No. 56 MALCOMBE STREET

NEIGHBOURING DWELLING
No. 36A BURGHLEY STREET



LEGEND

- HB. HAND BASIN
- T. TUB
- VB. VANITY BASIN
- RF. REFRIGERATOR
- WV. WASH BASIN
- W. WASH
- RF. REFRIGERATOR
- A.J. ARTICULATION JOINT
- MB. METER BOX
- DP. DOWNPIPE
- F.F.L. FINISHED FLOOR LEVEL
- F.G.L. FINISHED GROUND LEVEL
- N.G.L. NATURAL GROUND LEVEL
- F.C.L. FINISHED CEILING LEVEL

- 90mm Class 6 UPVC Storm water drain to a min. 1 in 100 grade.
- 100mm Class 6 UPVC Storm water drain to a min. 1 in 100 grade.
- 100mm Class 5 UPVC Sewer drain at min. 1 in 80 grade.
- DP 90mm PVC Downpipe connected to SW system.

Installation and commission of any gas appliance to be performed by a qualified person in accordance with manufacturers instructions

- In compliance with all local codes and regulatory authorities
- In compliance with AS/NZS 3500.4, AS 5601 or AS5601.1 as applicable

All plumbing works to comply with the associated Australian Standards and Local Government Authority requirements.

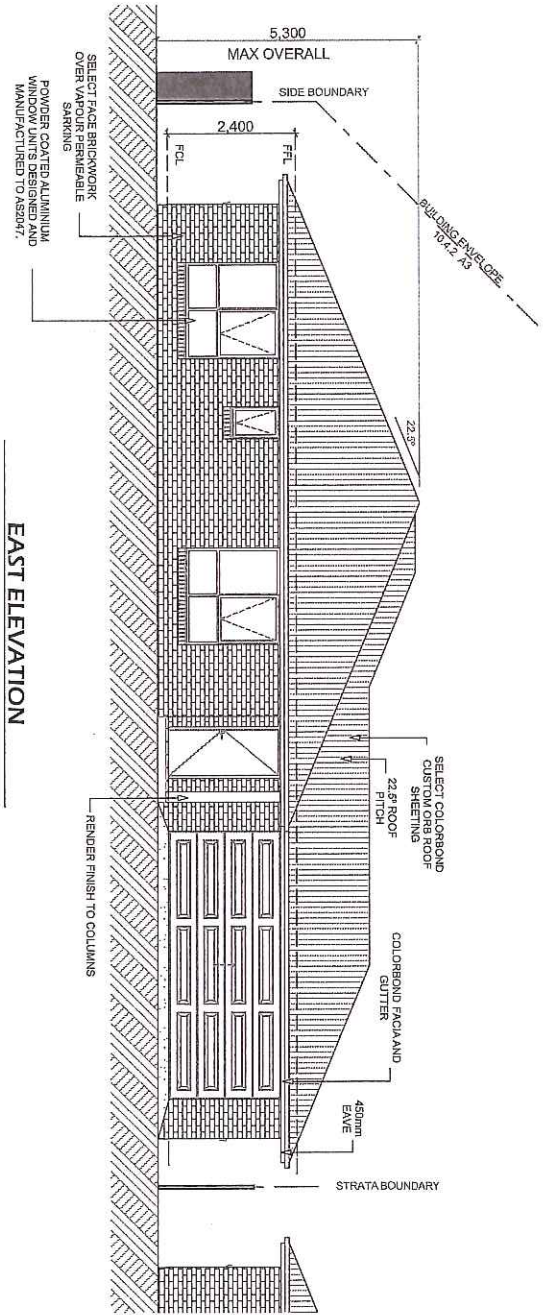
AS/NZS 3500 Plumbing & Drainage
AS/NZS 3500.3:2015 Storm water Drainage
AS/NZS 3500.4:2003/2015 Heated Water Services
AS/NZS 3500.5:2012 Housing Installations

Modifications to the plumbing layout may be made by a licensed plumber providing all modifications are compliant to relative standards.

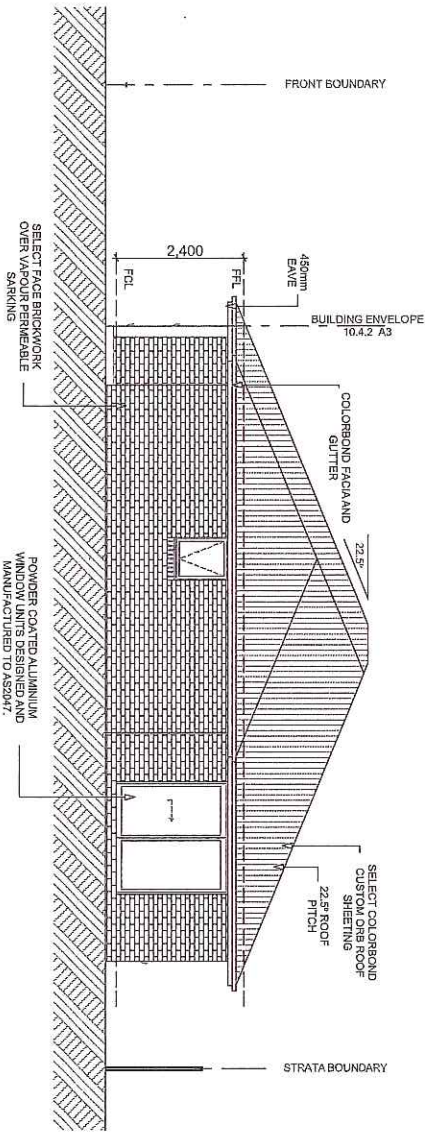
Where a drain is in proximity to a building footing, ensure this does not encroach within the footing line of influence. Alternative footing system may be sought should this occur.

DOUGLAS DESIGN & DRAFTING PTY LTD PH 0437 00 33 02 Acc No. CCT7082 ABN 56 614 751 521		Revision: _____ Project Address: _____ Client: _____	
Email: douglasdesignanddrafting.com PH 0437 00 33 02 Acc No. CCT7082 ABN 56 614 751 521		Proposed Unit Development Lot 1, Burghley Street, Longford TAS 7301, Montrose Developments	
Scale: 1:200 Date: 21/09/2018 Issue: PLANNING		Layout: A0.13 OF 34 Site Plan Plumbing - Detail B Drawing No. 180804	

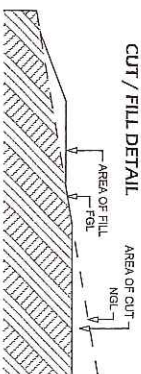
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EAST ELEVATION



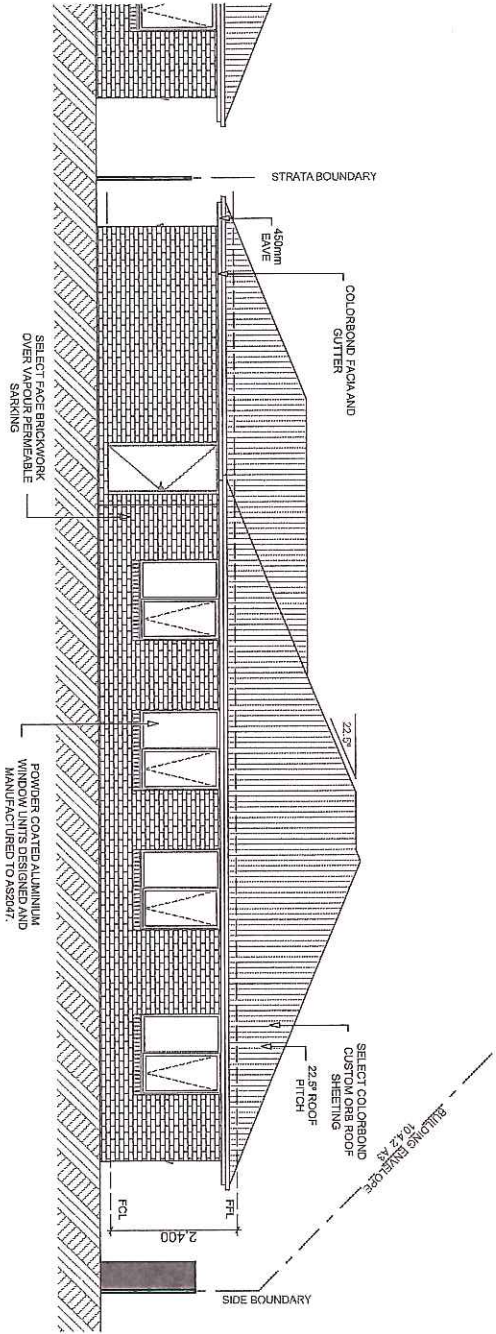
NORTH ELEVATION



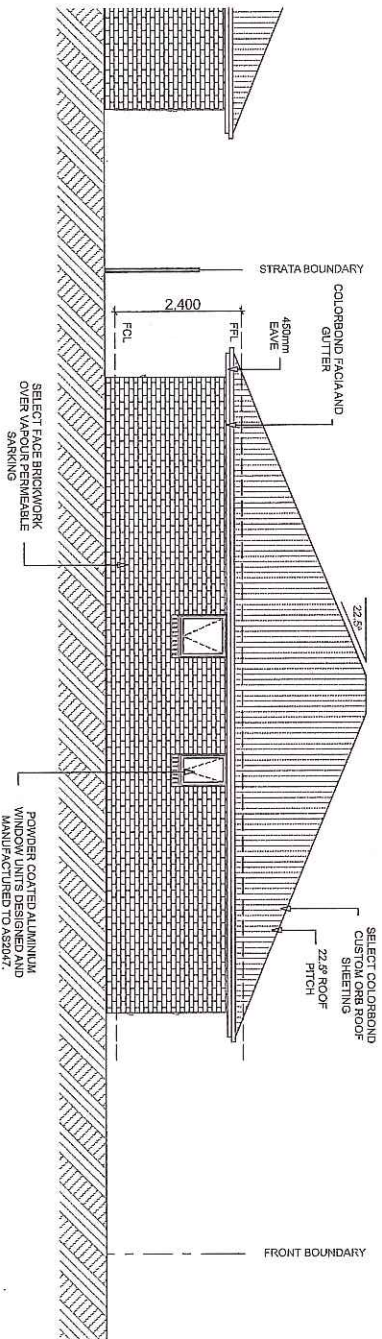
CUT / FILL DETAIL

DOUGLAS DESIGN & DRAFTING PTY LTD PH 0437 00 33 02 App No. CCT092 ABN 56 614 751 521		date@douglasdesignanddrafting.com Project Address Proposed Unit Development Lot 1, Burchley Street, Longford TAS 7301, Montrose Developments		Revision Scale Date Issue 1:100 21/09/2018 PLANNING		Layout A1.2 OF 34 Unit 1 Elevations Drawing No. 180804	
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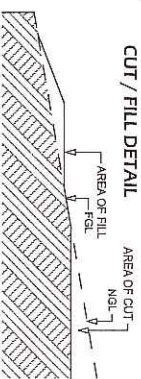
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WEST ELEVATION

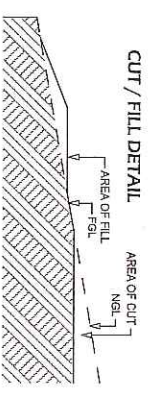
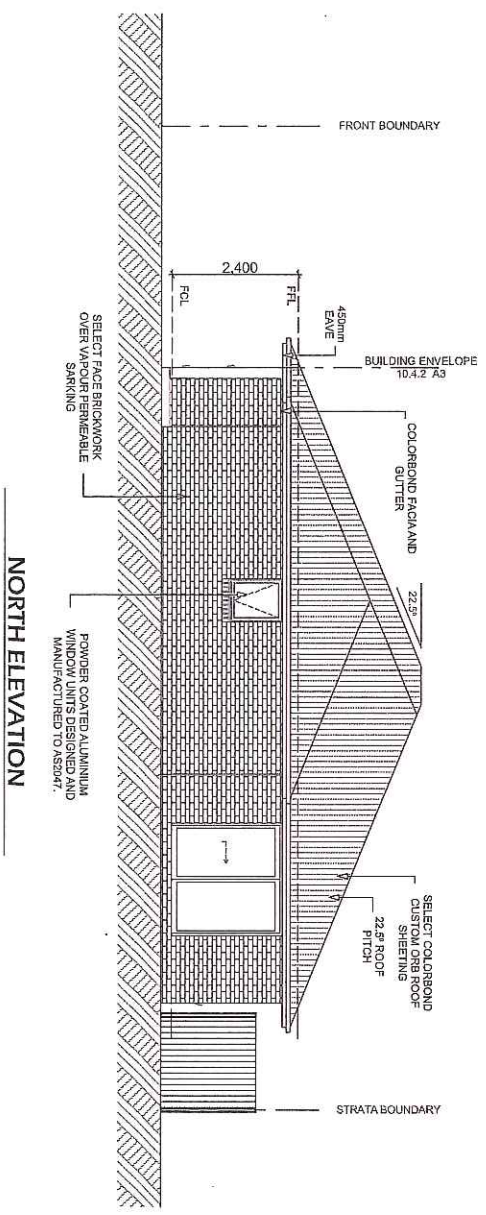
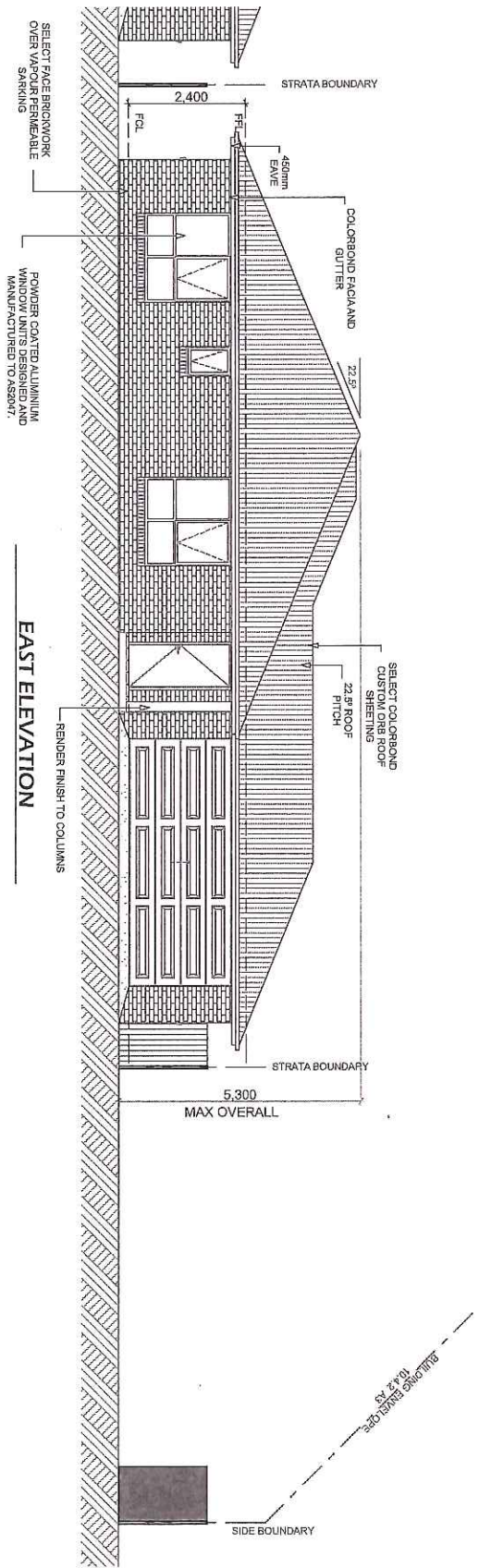


SOUTH ELEVATION



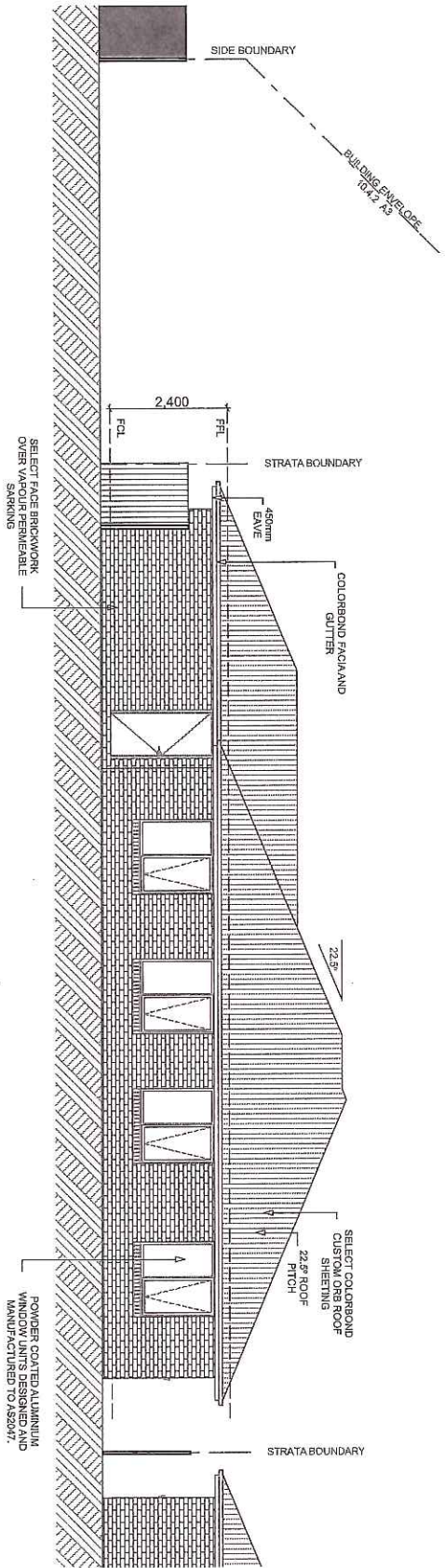
date@douglasdesignanddrafting.com PH 0437 00 33 02 Acc No. CC7092 ABN 56 614 751 521		Revision Project Address Client		Scale Date Issue		Layout A1.3 OF 34 Unit 1 Elevations Drawing No. 180804	
DOUGLAS DESIGN & DRAFTING PTY LTD		Proposed Unit Development Lot 1, Burghley Street, Longford TAS 7301, Montrose Developments		1:100 21/09/2018 PLANNING			

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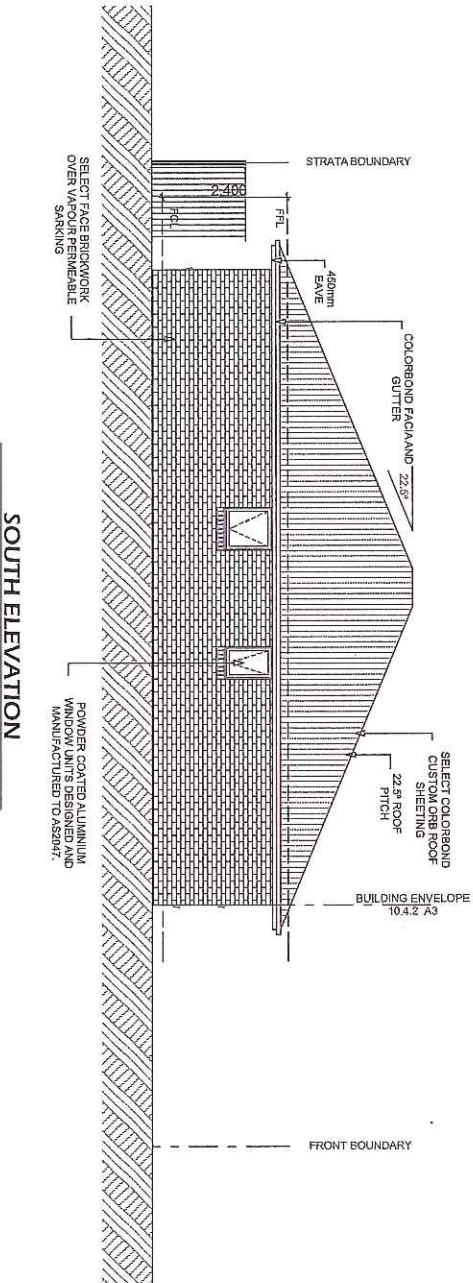


DOUGLAS DESIGN & DRAFTING PTY LTD PH 0437 00 33 02 A/c No. CC7092 ABN 56 614 751 521		Project Address Proposed Unit Development Lot 1, Burghley Street, Longford TAS 7301, Montrose Developments		Scale 1:100		Layout A2.2 OF 34	
Client Montrose Developments		Date 21/09/2018		Issue PLANNING		Drawing No. 180804	

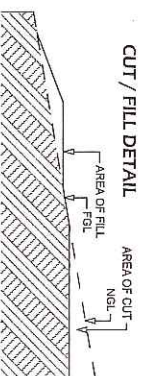
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WEST ELEVATION



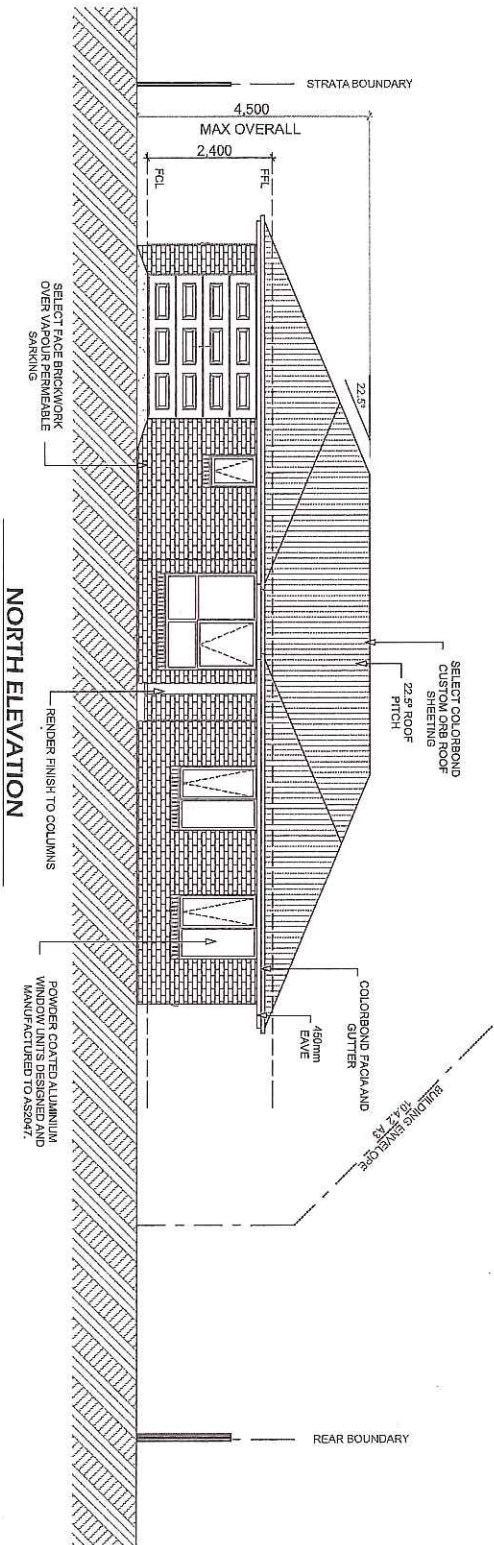
SOUTH ELEVATION



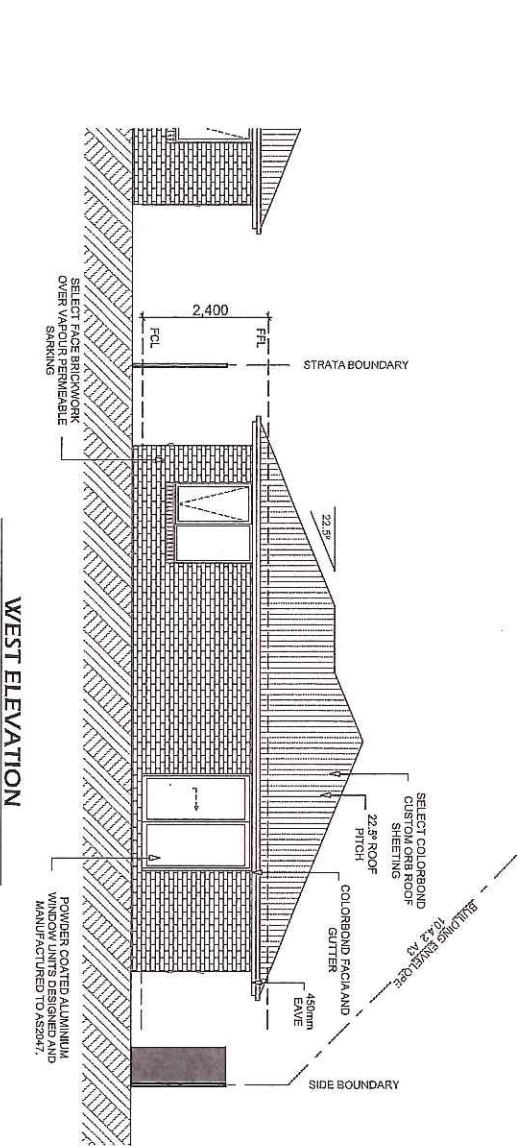
CUT / FILL DETAIL

DOUGLAS DESIGN & DRAFTING PTY LTD PH 0437 00 33 02 Acc No. CC7092 ABN 56 614 751 521		ddd@douglasdesignanddrafting.com Revision: _____ Project Address: _____ Client: _____	
Proposed Unit Development Lot 1, Burghley Street, Longford TAS 7301, Montrose Developments		Scale: 1:100 Date: 21/09/2018 Issue: PLANNING	Layout: A2.3 OF 34 Unit 2 Elevations Drawing No. 180804

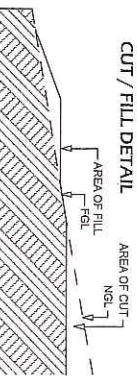
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NORTH ELEVATION



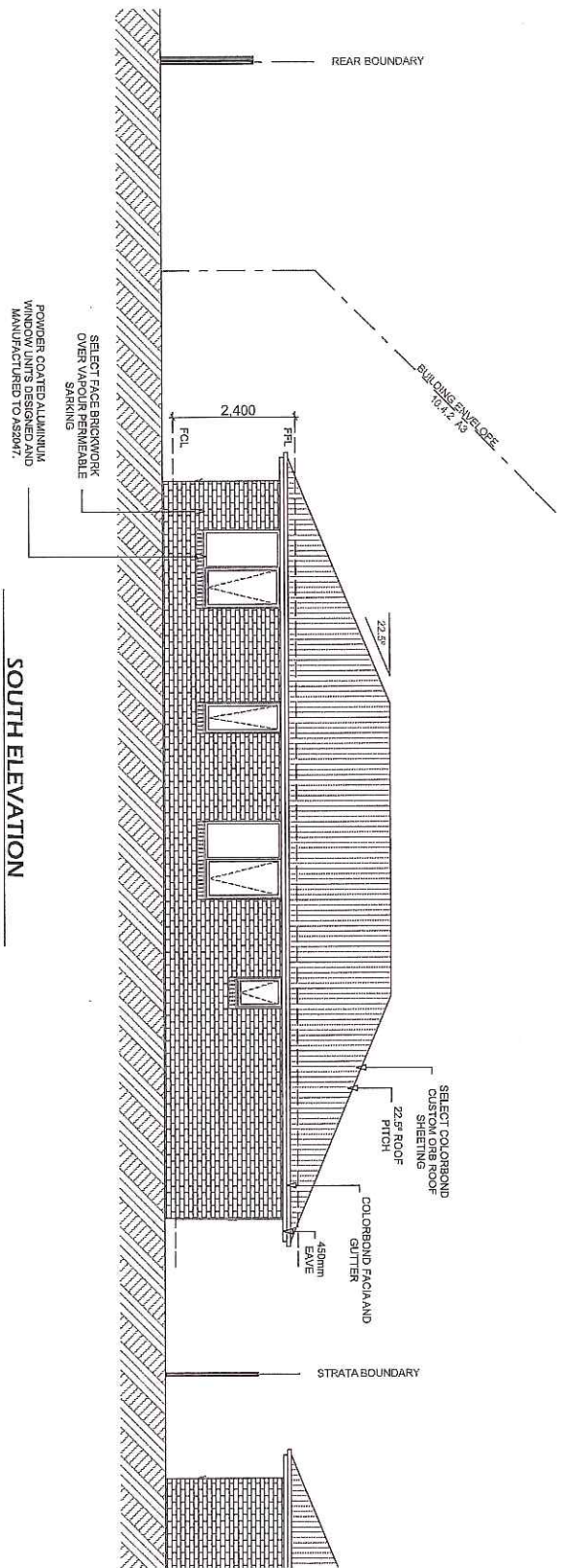
WEST ELEVATION



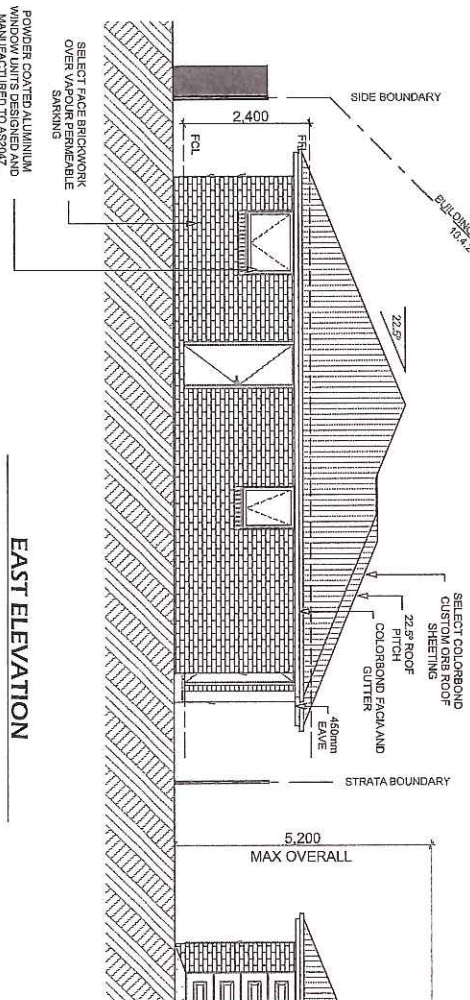
CUT / FILL DETAIL

<p>date@douglasdesignanddrafting.com</p>		<p>Revision</p>		<p>Project</p>		<p>Scale</p>		<p>Layout</p>	
<p>PH 0437 00 33 02</p>		<p>Address</p>		<p>Proposed Unit Development</p>		<p>1:100</p>		<p>A3.2 OF 34</p>	
<p>ABN 56 614 751 521</p>		<p>Client</p>		<p>Lot 1, Burchley Street, Longford TAS 7301, Montrose Developments</p>		<p>Date 21/09/2018</p>		<p>Unit 3 Elevations</p>	
<p>Acc No. CCT092</p>		<p>Client</p>		<p>Montrose Developments</p>		<p>Issue</p>		<p>PLANNING</p>	
<p>PH 0437 00 33 02</p>		<p>Client</p>		<p>Montrose Developments</p>		<p>Issue</p>		<p>PLANNING</p>	
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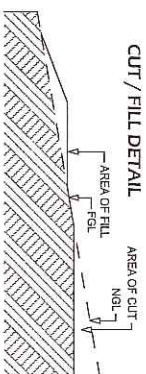
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SOUTH ELEVATION



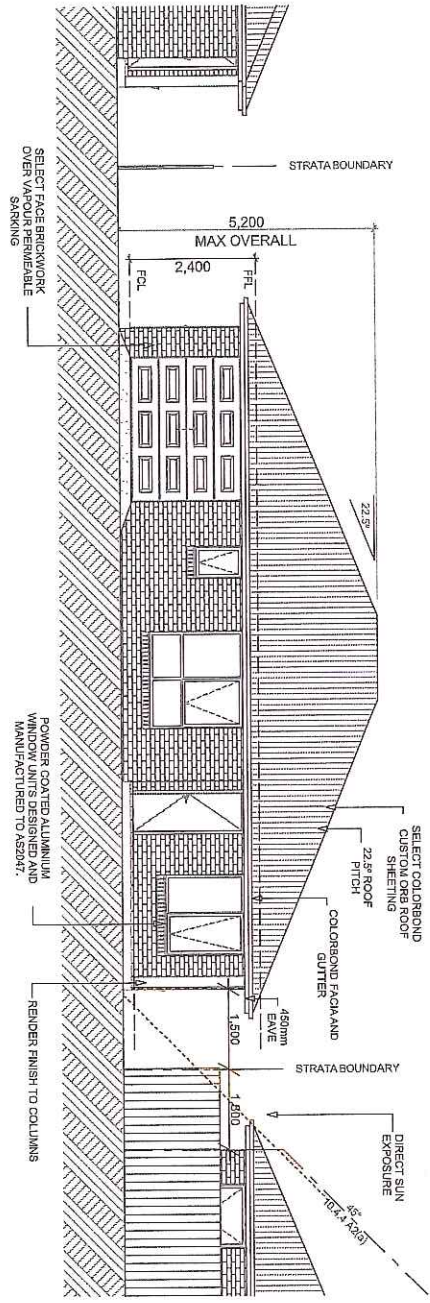
EAST ELEVATION



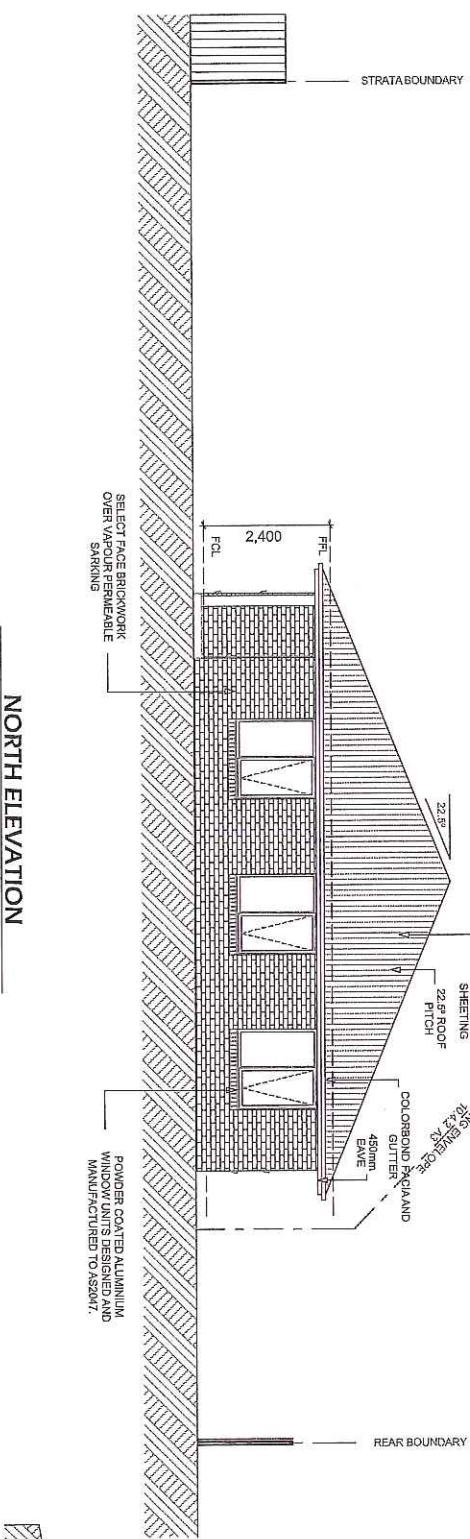
CUT / FILL DETAIL

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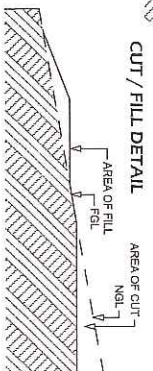
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<p>Project Address: Proposed Unit Development Lot 1, Burghley Street, Longford TAS 7301, Montrose Developments</p>		<p>Scale: 1:100</p>	
<p>Client: _____</p>		<p>Date: 21/09/2018</p>	
<p>Issue: PLANNING</p>		<p>Layout: A3.3 OF 34</p>	
<p>Drawing No: 180904</p>		<p>Unit 3 Elevations</p>	



EAST ELEVATION



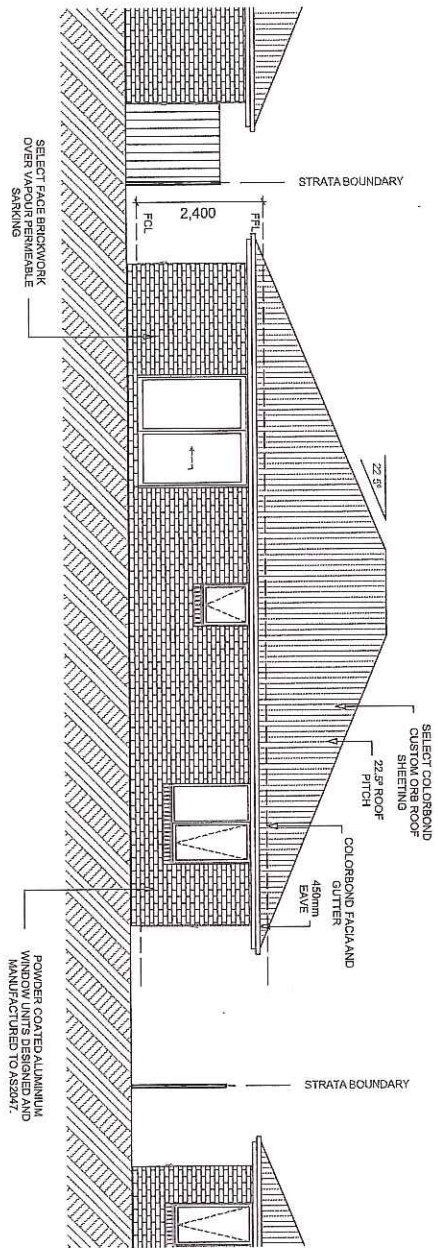
NORTH ELEVATION



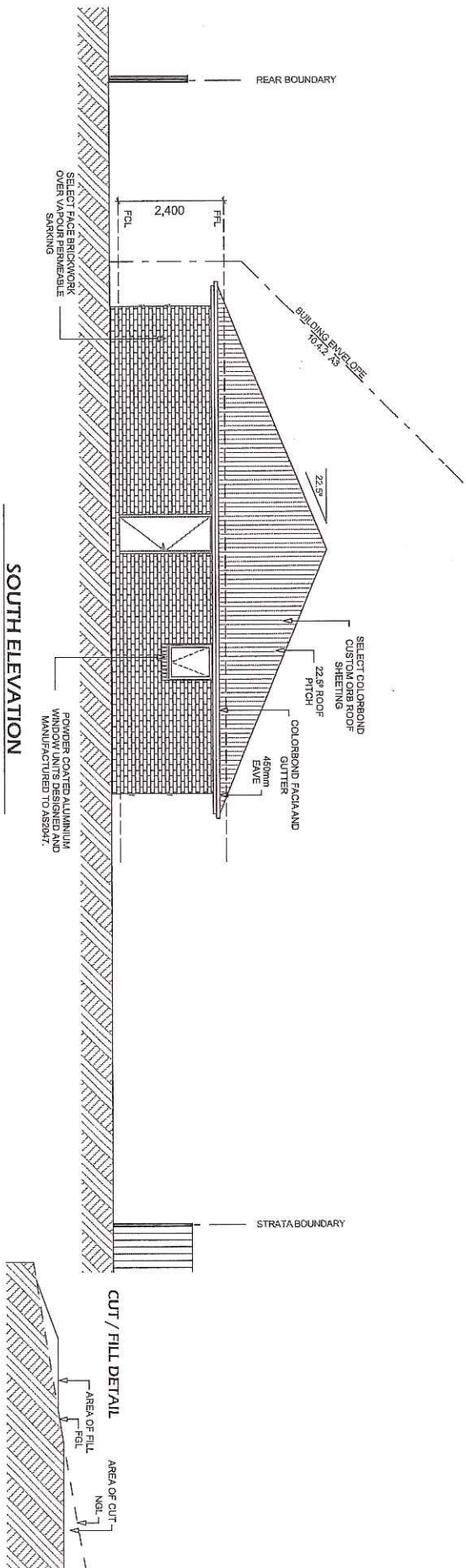
CUT / FILL DETAIL

PH 0437 00 33 02 Acc No. CCT092 ABN 56 614 751 521		Revision Project Address Client		Scale Date Issue		Layout Drawing No.	
PH 0437 00 33 02 Acc No. CCT092 ABN 56 614 751 521		Proposed Unit Development Lot 1, Burchley Street, Longford TAS 7301, Montrose Developments		1:100 21/09/2018 PLANNING		A4.2 OF 34 Unit 4 Elevations 180904	

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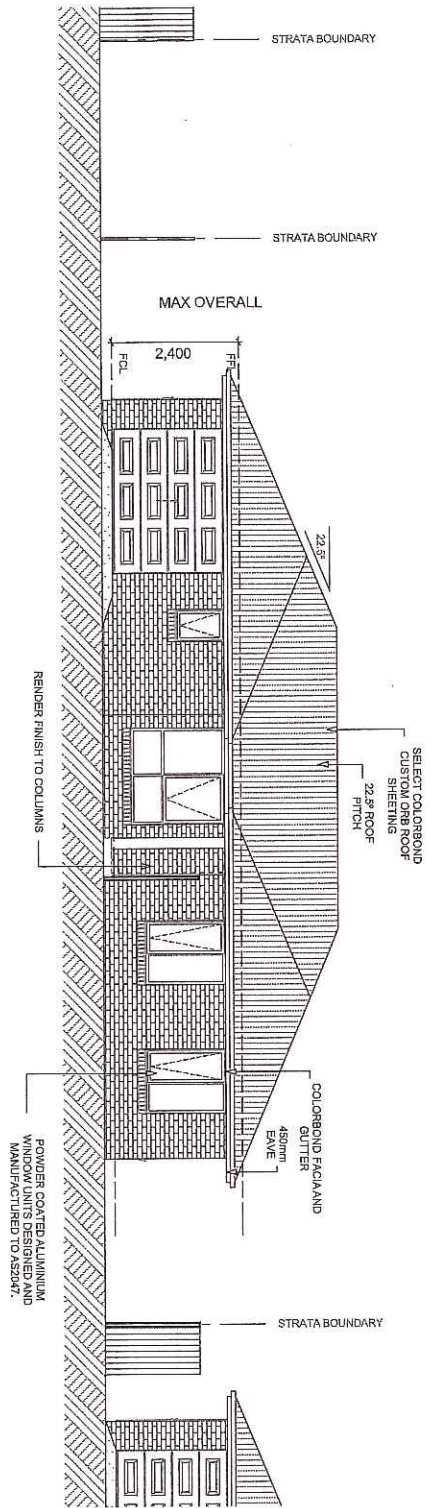
WEST ELEVATION



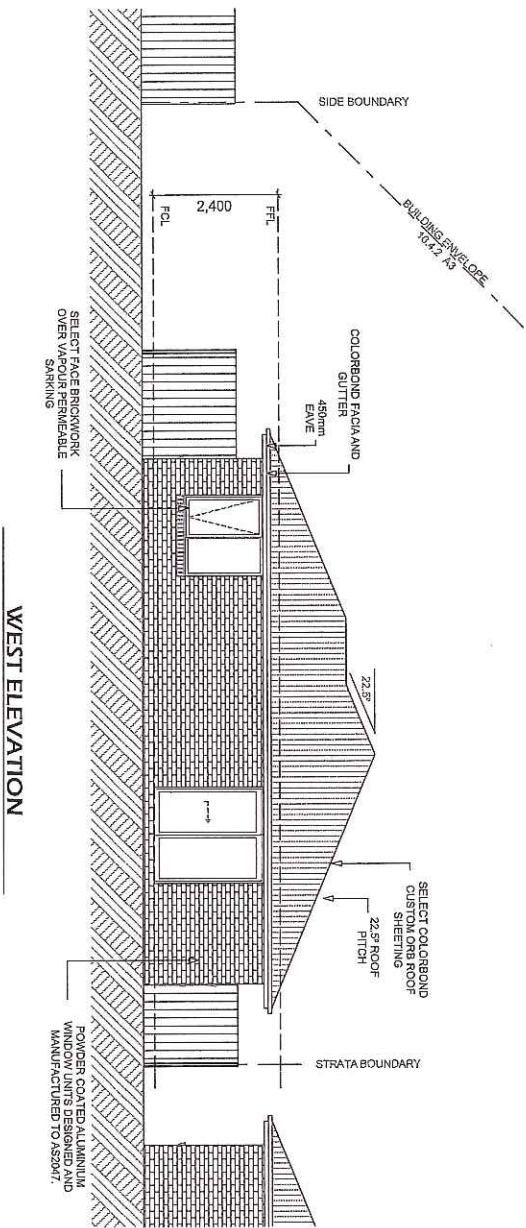
SOUTH ELEVATION

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Project	Address	Client	Revision
Proposed Unit Development	Lot 1, Burghley Street, Longford TAS 7301,	Montrose Developments	
Scale	Date	Issue	Layout
1:100	21/09/2018	PLANNING	A4.3 OF 34
			Unit 4 Elevations
			Drawing No. 180804

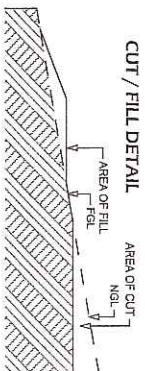
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NORTH ELEVATION



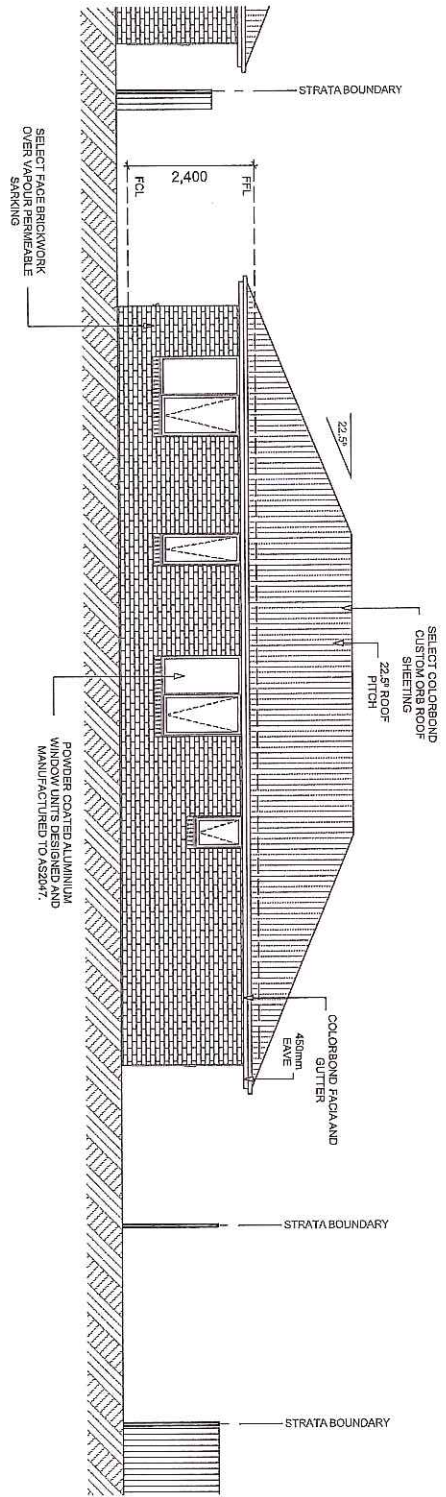
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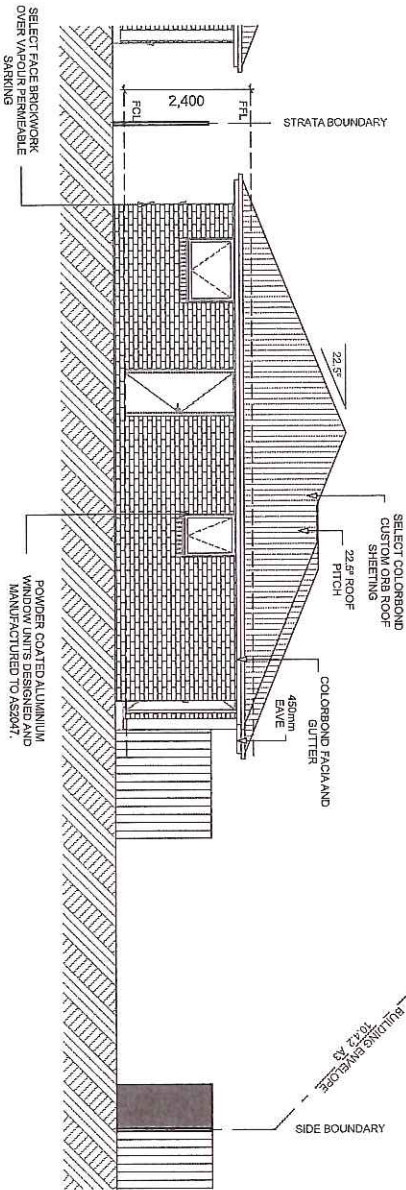
CUT / FILL DETAIL

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<p>Revision PH 0437 00 33 02 Acc No. CC7092 ABN 58 614 751 521</p>		<p>Client Proposed Unit Development Lot 1, Burchley Street, Longford TAS 7301, Montrose Developments</p>		<p>Layout A5.2 OF 34 Unit 5 Elevations Drawing No. 180804</p>	

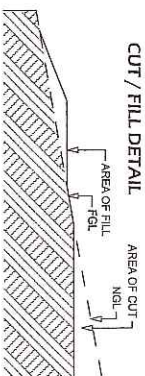
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SOUTH ELEVATION

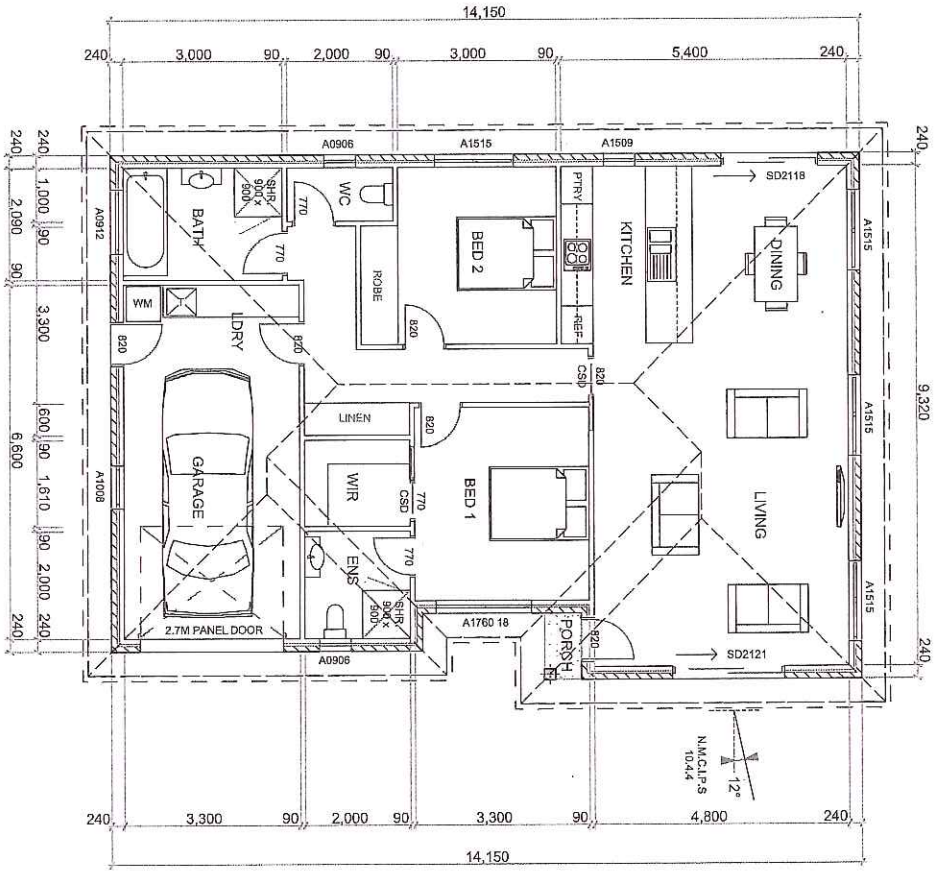


EAST ELEVATION



DRAUGHTING PLY LTD DOUGLAS DESIGN & DRAFTING PLY LTD PH 0437 00 33 02 Ac No. C07092 ABN 56 614 751 521		Project Address Proposed Unit Development Lot 1, Burnhley Street, Longford TAS 7301, Montrose Developments		Scale 1:100		Layout A5.3 OF 34	
Client Montrose Developments		Date 21/09/2018		Issue PLANNING		Drawing No. 180804	

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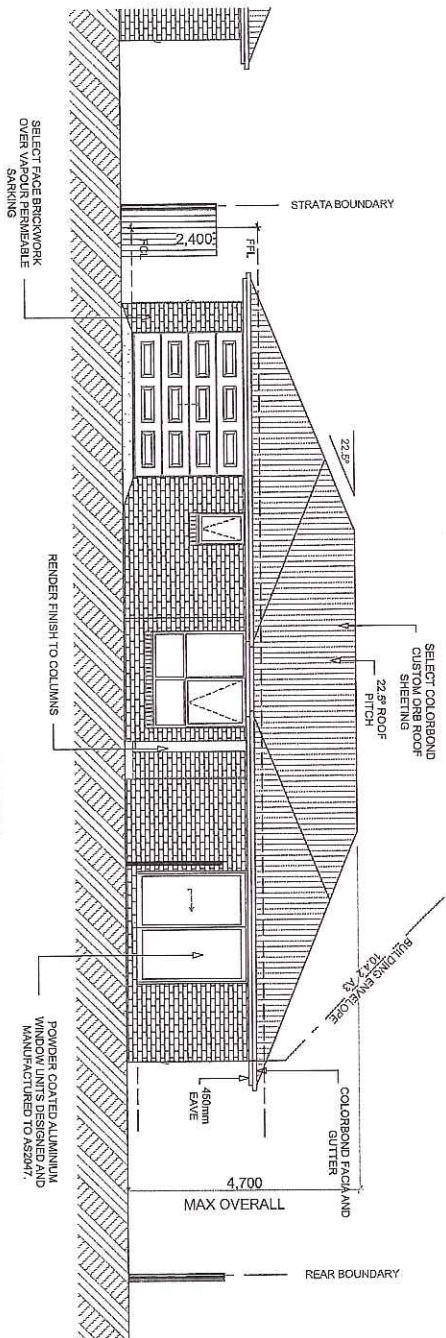
Floor Area 131.78 m2
14.19sq

LEGEND

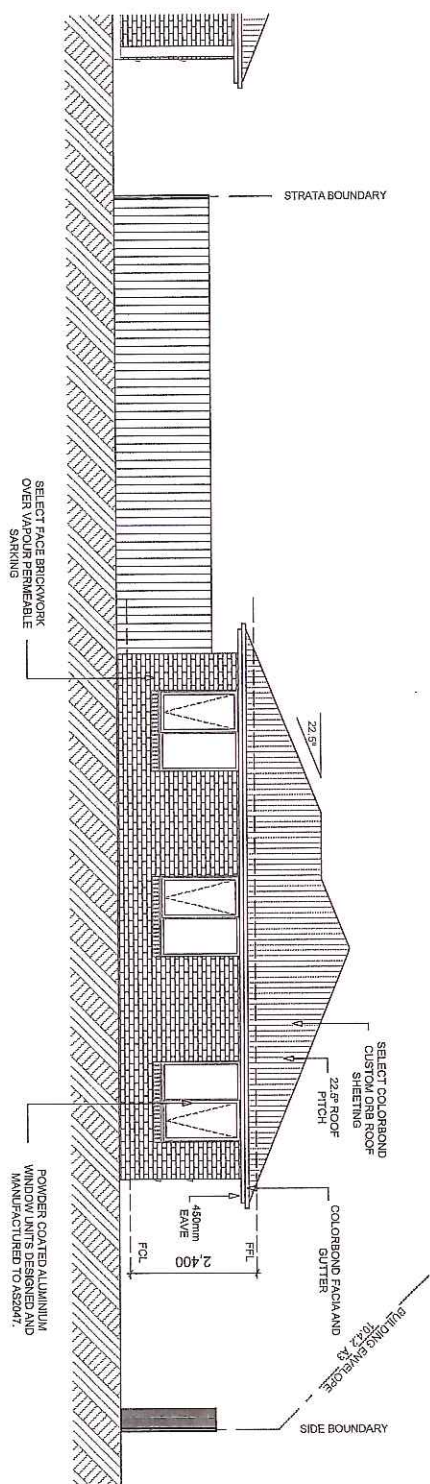
- 240mm BRICK VENEER WALLS
 - 50mm STUD WALLS
 - BATH
 - BATHROOM
 - LDRY
 - LAUNDRY
 - ENS
 - ENSURE
 - KITCHEN
 - WATER CLOSET
 - WARDROBE
 - WARDROBE
 - WIR
 - WALK IN ROBE
 - WIR
 - LINEN CLOSET
 - PANTRY CLIPBOARD
 - PRVY
 - HAND BASIN
 - ST
 - TUB
 - VB
 - VANITY BASIN
 - REF
 - REFRIGERATOR
 - DW
 - DISHWASHER
 - REF
 - REFRIGERATOR
 - ARTICULATION JOINT
 - METER BOX
 - DOWNPIPE
 - FFL
 - FINISHED FLOOR LEVEL
 - FG.L
 - NATURAL GROUND LEVEL
 - FDL
 - FINISHED CEILING LEVEL
 - EXHAUST FAN
 - DUCTED TO OUTSIDE AIR
 - SMOKE ALARM
 - HARD WIRED
 - HEAT PUMP (EXT)
 - HEAT PUMP (INT)
 - HOT WATER SYSTEM
 - HWC
- Smoke Alarm to be AS 3786 compliant, hard wired to mains power & interconnect where more than one unit is required to be fitted. Position and installation to be BCA Part 3.7.2 compliant.
- All exhaust fans specified to be ducted to outside air and fitted with a back draft damper.
- Installation and commission of any gas appliances to be performed by a qualified person.
- In accordance with manufacturers instructions
 - In compliance with all local codes and regulatory authorities
 - In compliance with AS/NZS 3500.4, AS 5601 or AS5501.1 as applicable

DOUGLAS DESIGN & DRAFTING PTY LTD PH 0437 00 33 02 Acc No. CC7092 ABN 56 614 751 521		Project: Proposed Unit Development Address: Lot 1, Burnhley Street, Longford TAS 7301, Montrose Developments Client:	
dale@douglasdesignanddrafting.com PH 0437 00 33 02 Acc No. CC7092 ABN 56 614 751 521		Revision: _____ Address: _____ Client: _____	
Scale	1:100	Layour	A6.1 OF 34
Date	21/09/2018	Unit 6 Floor Plan	
Issue	PLANNING	Drawing No.	180804

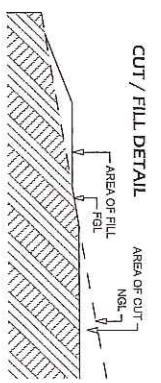
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NORTH ELEVATION



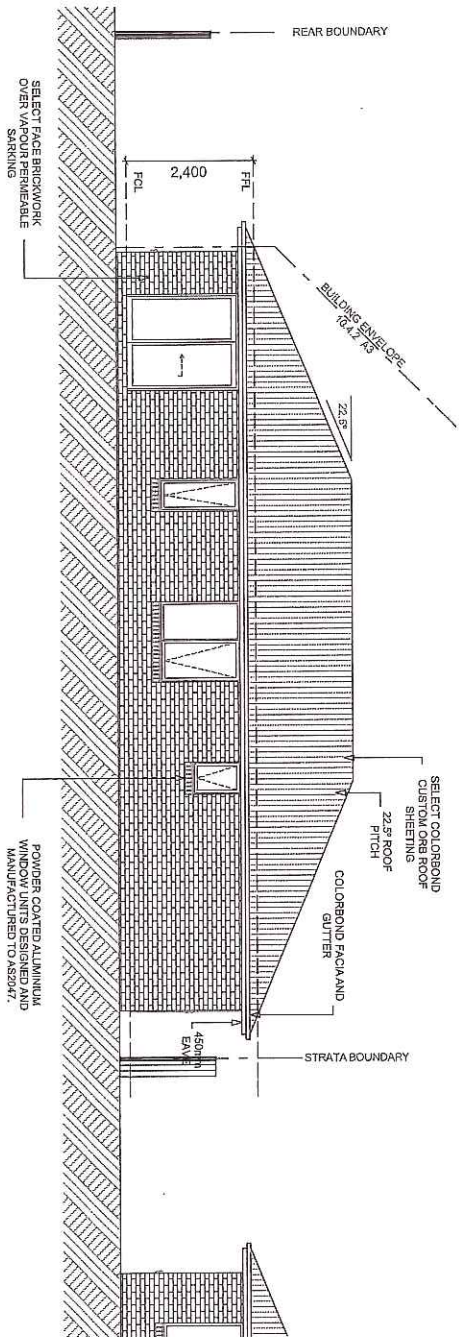
WEST ELEVATION



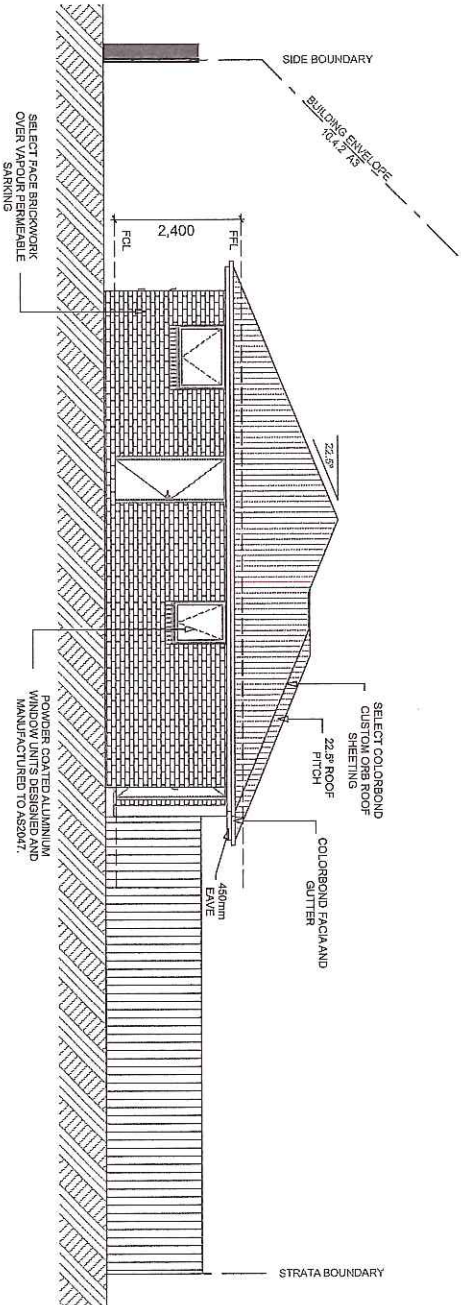
CUT / FILL DETAIL

dale@douglasdesignanddrafting.com PH 0457 00 33 02 Acce No. CC7092 ABN 56 614 751 521	Revision Project Address Client	Proposed Unit Development Lot 1, Burchley Street, Longford TAS 7301, Montrose Developments	Scale Date Issue	Layout Drawing No.
			1:100 21/09/2018 PLANNING	A6.2 OF 34 Unit 6 Elevations 180804

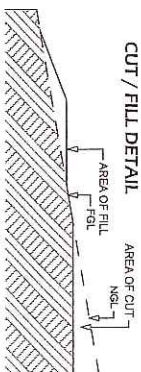
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SOUTH ELEVATION



EAST ELEVATION

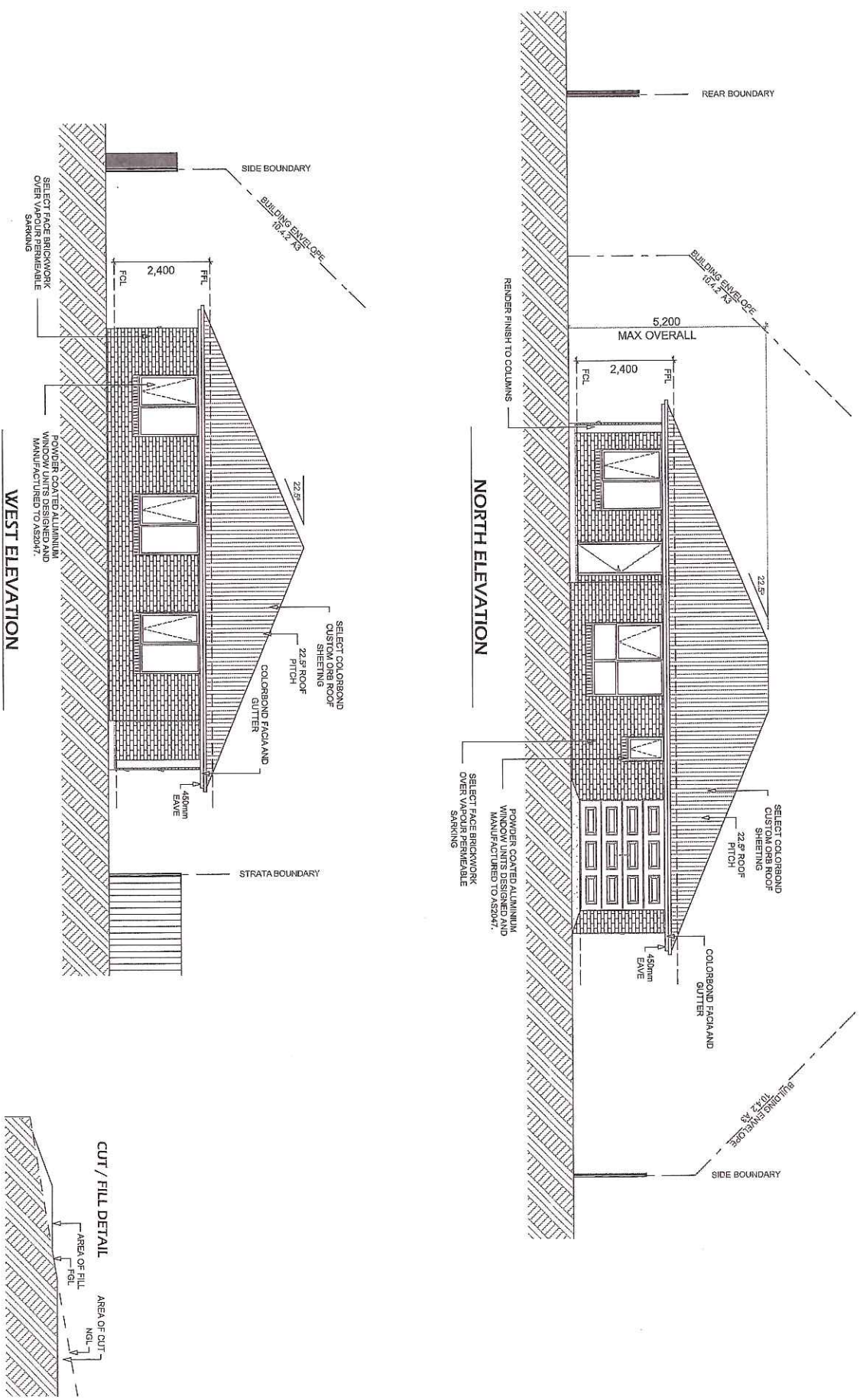


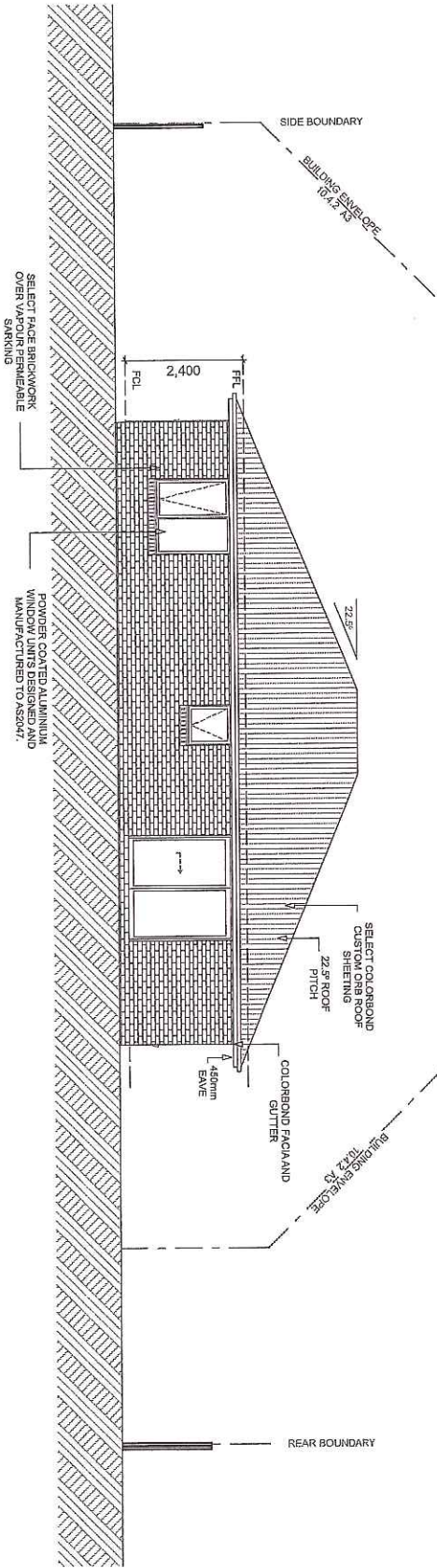
DOUGLAS DESIGN & DRAFTING PTY LTD PH 0437 00 33 02 Acc No. OCT092 ABN 56 614 751 521		Project: Proposed Unit Development Address: Lot 1, Burghley Street, Longford TAS 7301, Montrose Developments Client:		Scale: 1:100 Date: 21/09/2018 Issue: PLANNING		Layout: A6.3 OF 34 Unit: 6 Elevations Drawing No.: 180804	
dale@douglasdesignanddrafting.com PH 0437 00 33 02 Acc No. OCT092 ABN 56 614 751 521		Revision: _____ Address: _____ Client: _____		Scale: 1:100 Date: 21/09/2018 Issue: PLANNING		Layout: A6.3 OF 34 Unit: 6 Elevations Drawing No.: 180804	

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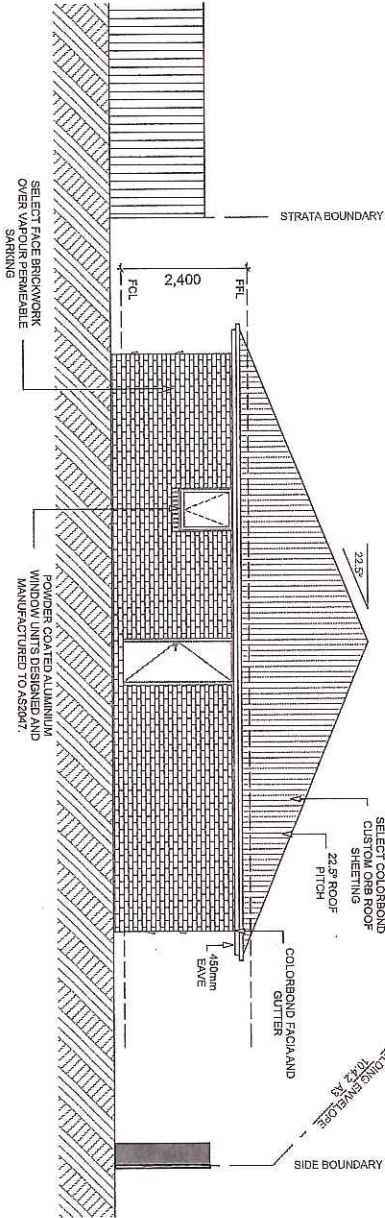
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date@douglasdesignanddrafting.com	Revision	Project	Scale	Layout
PH 0437 00 33 02		Proposed Unit Development	1:100	A7.2 OF 34
Acc No. CCT092		Lot 1, Burghley Street, Longford	Date	Unit 7 Elevations
ABN 56 614 751 521		TAS 7301,	21/09/2018	Drawing No. 180804
		Montrose Developments	Issue	
			PLANNING	

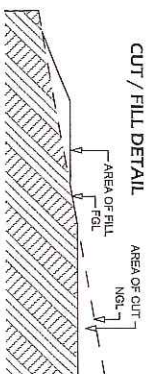




SOUTH ELEVATION



EAST ELEVATION



CUT / FILL DETAIL

date@douglasdesignanddrafting.com DOUGLAS DESIGN & DRAFTING PTY LTD Acc No. CCT092 ABN 56 614 751 521		Project Proposed Unit Development Lot 1, Burghley Street, Longford TAS 7301, Montrose Developments		Scale 1:100		Layout A7.3 OF 34 Unit 7 Elevations	
Revision PH 0437 00 33 02		Address Lot 1, Burghley Street, Longford TAS 7301, Montrose Developments		Date 21/09/2018		Issue PLANNING	
Client		Client		Issue		Drawing No. 180804	

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TRAFFIC IMPACT ASSESSMENT

For Chris Reissig Builders Pty Ltd

**40 Burghley Street
Longford**

Supporting information for Development
Application PLN-18-0224, to Northern
Midlands Council

September 2018



Engineers & Planners
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Issuing Office: 49-51 Elizabeth Street, Launceston					
JMG Project No. J182377CL					
Document Issue Status					
Ver.	Issue Date	Description	Originator	Checked	Approved
1	21-09-2018	Traffic Impact Assessment	GAB	RB	RB

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LIMITATIONS & DISCLAIMERS

- This report is based on a 'walkthrough' visual inspection of the various components of the building. The report does not check original designs or previous contracts. Our inspections do not cover system performance testing, nor destructive testing or intrusive inspections requiring breaking out, opening up or uncovering.
- Compliance with BCA is not part of the scope of this report. The report may include references to BCA as a guide to likely compliance/non-compliance of a particular aspect but should not be taken as definitive nor comprehensive in respect of BCA compliance.
- This report presents information and opinions which are to the best of our knowledge accurate. JMG accepts no responsibility to any purchaser, prospective purchaser, or mortgagee of the property who relies in any way on this report.
- JMG have no pecuniary interests in the property or sale of the property.
- This report presents information provided by others. JMG do not claim to have checked, and accept no responsibility for, the accuracy of such information.
- Asbestos

Due to the nature of building construction it is not physically possible to gain access to/inspect all materials of construction when conducting a non-destructive inspection. Inaccessible areas may include:

- wall cavities/floor cavities/ceiling cavities,
- service shafts,
- certain plant/ducts/pipework/switchboards,
- floor coverings covered by subsequent renovations.

For this reason anyone who reads this report should not presume that the asbestos containing material (ACM) identified in this report is the only ACM in the building, nor should the absence of a mention of ACM be taken as a guarantee that there is no ACM. All occupants/users/contractors in the building should, irrespective of the findings in this report, proceed with due caution and diligence in respect of their activities within the building and in respect of any materials uncovered, discovered, disturbed, and/or likely to be disturbed in the course of their activities.

This report does not purport to be comprehensive nor definitive with respect to the extent or condition of asbestos in the building.

Where services performed by Johnstone McGee & Gandy Pty Ltd (JMG) involves, or is in any way connected with, asbestos (whether or not its existence is known to you or JMG):

- JMG, its employees, subcontractors or agents are not liable for any loss, damage, personal injury or death to any person arising out of or in any way connected with the existence of asbestos;
- You will keep JMG indemnified against any claim, demand, suit or proceeding by any third party arising out of or in any way connected with the existence of asbestos;
- You will release JMG and hold it harmless for any loss, damage, personal injury or death to any person arising out of or in connection with the existence of asbestos.

Professional Indemnity Insurance cover for "claims which would not have arisen but for the existence of asbestos" is not available.

ESTIMATES

- Estimates have been prepared on the basis of information to hand at the time.
- Estimates are order of cost. They are not quotes, nor based on quotes and are not upper limit of cost.
- Estimates are not based on measured quantities or a defined scope of works.
- Estimates are exclusive of GST, engineering fees, market escalation, associated builder's works, builder's margins, design contingency, project contingency.
- As project scope becomes better defined it is strongly recommended that estimates are updated.

EXHIBITED

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1. INTRODUCTION

Chris Reissig Builders Pty Ltd has made application, PLN-18-0224- for Multiple Dwellings at 40 Burghley Street, Longford.



The site consists of some 3000 m². Burghley Street is located on the Periphery of the township of Longford



40 Burghley Street

Council, in a letter dated the 14th September sought additional information to support the Planning Application, and has requested a Traffic Impact Assessment in accordance with Scheme clause E4.5.1 to demonstrate compliance with performance criteria under Clauses E4.7.2 (P1)- additional access.

The Interim planning scheme requires at Clause E4.7.2 states

E4.7.2 Management of Road Accesses and Junctions

Objective

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

Acceptable Solutions	Performance Criteria
A1 For roads with a speed limit of 60km/h or less the development must include only one access providing both entry and exit, or two accesses providing separate entry and exit.	P1 For roads with a speed limit of 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

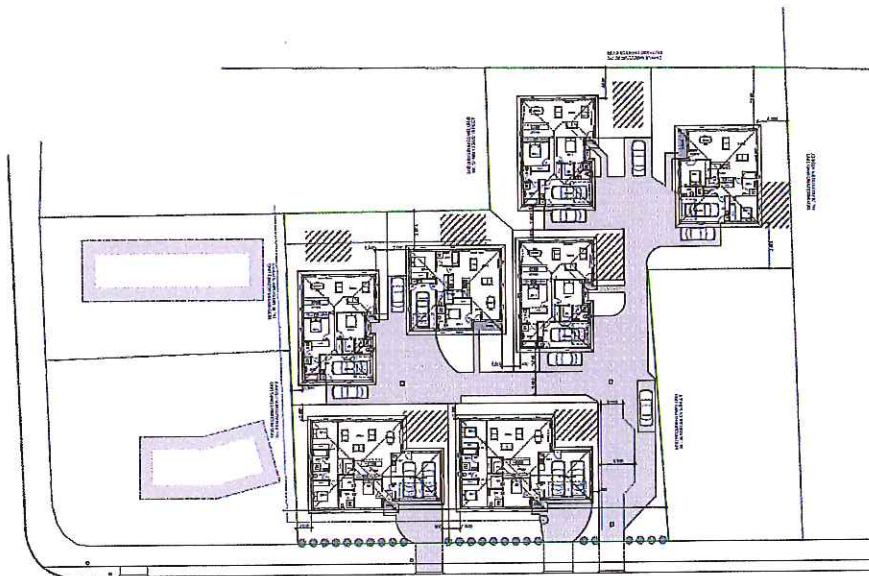
The development proposes three entrances/exits. This is the only factor that requires an assessment against performance criteria.

This report seeks to demonstrate that the Performance criteria has been met.

2. ASSESMENT

2.1 Entrances

The development proposes to utilize three entrances. Two of these are existing single vehicle entrances.



The new entrance and one of the existing entrances each provide access to a double garage of a single unit. In function and form they are no different to an access to a single dwelling on its own lot.

The other existing access serves 5 of the new dwellings. It consists of a single vehicle crossing, but within 6 m of the front boundary the driveway fully widens to 7 m to allow a passing lane so that egress and access from these units can reasonably occur in a forward direction.

The site has a frontage to Burghley Rd of some 50 metres, delivering a single vehicle entrance per 17 metres. Lot widths in an urban residential zone are usually between 15 and 18 metres, making the frequency of access representative of a conventional urban residential subdivision.

2.2 Road Environment

Burghley Street is a local road in the Longford Township. The road reserve extends south and into the rural landscape, however the traffic is not able to follow this reserve and is diverted towards Catherine Street at Bulwer Street.

To the north the road extends all the way into the town center, however at almost all cross-road intersections the alternate road has priority and Burghley Street is the secondary road.

The pavement width between kerbs approaching 9.5m, in excess of the requirements for a minimum pavement width of 8.9m under the IPWEA /LGAT standards for a local road. This width allows 2 x 3.0 m through lanes with intermittent parking on both sides. Intermittent parking will aid in encouraging a low speed environment.

It has a theoretical capacity of 1500 vpd.

Given that Catherine Street is the collector road and through traffic is not encouraged on Burghley Street the likely traffic density in this link of Burghley Street is likely only for some 25 lots representing 200 vpd.

2.3 On Site Parking

The development has provided for a total of 16 vehicle offstreet parking spaces for the 7 units.

2.4 On Site Safety

Internal movements provide good visibility for reversing vehicles and allow for vehicles to be turned to exit the site in a forward direction, safely.

2.5 Burghley Street Sight Distance

Burghley Street is flat and straight in both directions.



Looking South West (Arrow shows frontage)



Looking North West (Arrows shows frontage)

The existing Lot consists of a hedge across the Burghley Street frontage, except where it is broken to accommodate the two existing entrances. The design intends to retain this hedge, except where it is to be removed for the new entrance.

It may be noted that immediately south of this lot there is an existing but much higher hedge. This hedge is tight against the driveway. Hedges across the road are much lower.

Care will need to be exercised so that the retained hedge does not prevent good visibility between drivers exiting the properties and pedestrian's activity on the road or verge. The verge in this vicinity is some 4.5m wide and with the footpath located against the kerb there will be sufficient opportunity for a driver to exit the property and have good visibility along the road before the vehicle crosses the footpath.

None the less it is recommended that the hedge should be maintained so that it is not more than 900mm high within 1200mm of each driveway. This provision will cater for a potential pedestrian or bicyclist activity close to the front fence and not travelling on the footpath.

3. CONCLUSION

The development proposes an orderly provision of driveways and car parking that will not compromise required safety levels.

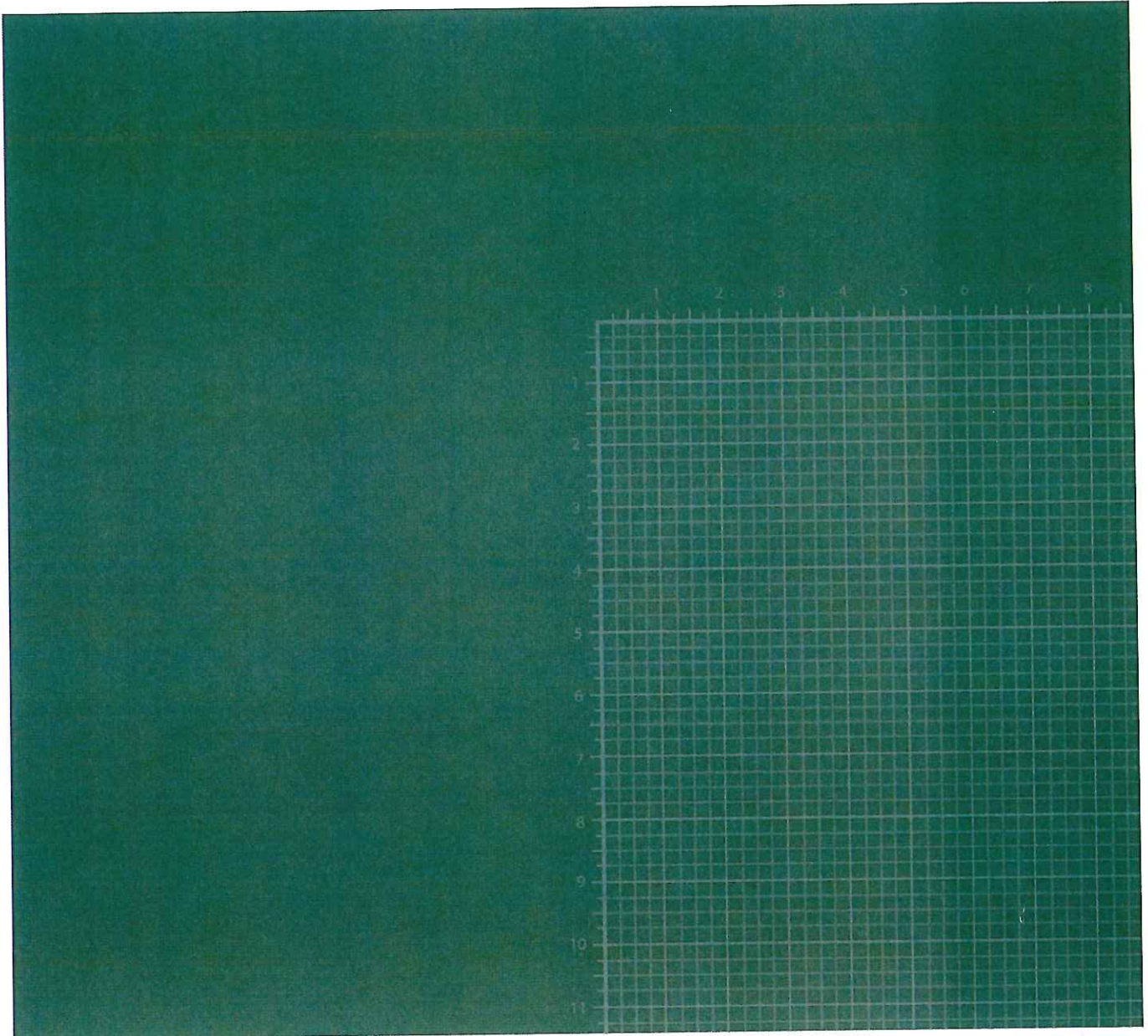
It is worth considering limiting the height of the hedge to 900mm within 1200mm of each driveway.

Other than for this provision it is recommended that Council accept this report as justification that the performance criteria has been met.

The Planning Scheme requires the road authority to provide written advice as to the adequacy of the TIA (Clause E4.5.3). This has not been separately sought, as the planning authority and the road authority are the same agency, and it is considered reasonable for the two authorities to liaise to achieve this requirement.

Signed
JOHNSTONE MCGEE & GANDY

Geoff BRAYFORD
SENIOR CIVIL ENGINEER
Dip. Tech. (Civil Eng), BE (hons), LGE, MBA



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EXHIBITED

Submission to Planning Authority Notice

Council Planning Permit No.	PLN-18-0224	Council notice date	28/09/2018
TasWater details			
TasWater Reference No.	TWDA 2018/01595-NMC	Date of response	2/10/2018
TasWater Contact	David Boyle	Phone No.	6345 6323
Response issued to			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
Development details			
Address	40 BURGHLEY ST, LONGFORD	Property ID (PID)	7142116
Description of development	Multiple dwellings (7 units)		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Douglas Design & Drafting	180804 A0.12		21/09/2018
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
CONNECTIONS, METERING & BACKFLOW			
1. A suitably sized water supply with metered connection/ sewerage system and connection for this unit development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.			
Advice:- this property may have a sewer connection on the southern boundary, plans submitted for a Certificate of Certifiable Works will need to show this.			
2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.			
3. Prior to use of the development, any water connection utilised for construction must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.			
56W CONSENT			
4. Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to section 56W of the <i>Water and Sewerage Industry Act 2008</i> for its consent in respect of that part of the development which is built within a TasWater easement or over or within two metres of TasWater infrastructure.			
The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) must show footings of proposed buildings located over or within 2.0m from TasWater pipes and must be designed by a suitably qualified person to adequately protect the integrity of TasWater's infrastructure, and to TasWater's satisfaction, be in accordance with AS3500 Part 2.2 Section 3.8 to ensure that no loads are transferred to TasWater's pipes. These plans must also include a cross sectional view through the footings which clearly shows;			

- a. Existing pipe depth and proposed finished surface levels over the pipe;
- b. The line of influence from the base of the footing must pass below the invert of the pipe and be clear of the pipe trench and;
- c. A note on the plan indicating how the pipe location and depth were ascertained.

DEVELOPMENT ASSESSMENT FEES

- 5. The applicant or landowner as the case may be, must pay a development assessment fee of \$351,28 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

Note

Private plumbing can not be laid parallel to TasWater’s sewer main, they need to be 1m away if no easement exists

General

For information on TasWater development standards, please visit <http://www.taswater.com.au/Development/Development-Standards>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

Declaration

The drawings/documents and conditions stated above constitute TasWater’s Submission to Planning Authority Notice.

Authorised by



Jason Taylor
Development Assessment Manager

TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

REFERRAL OF DEVELOPMENT APPLICATION PLN-18-0224 TO WORKS & INFRASTRUCTURE DEPARTMENT

Property/Subdivision No: 101800.4
 Date: 28.09.18
 Applicant:
 Proposal: 23426/1
 Location: 40 Burghley Street, Longford

W&I referral PLN-18-0224, 40 Burghley Street, Longford

Planning admin: W&I fees paid.

Jonathan - if you require further information, advise planning section as soon as possible – there are only 14 days from receipt of permitted applications and 21 days from receipt of discretionary applications to stop the clock.

Please inspect the property and advise regarding stormwater/drainage, access, traffic, and any other engineering concerns.

Is there is a house on one of the lots?	No
Is it connected to all Council services?	No
Are any changes / works required to the house lot?	No
Are the discharge points for stormwater, infrastructure that is maintained by Council? (This requires a check to ensure the downstream infrastructure is entirely owned, maintained, operated by Council and have been taken over as Council assets.)	Yes

Stormwater:

Does the physical location of stormwater services match the location shown on the plan? (Requires an on-site inspection)	Yes
Is the property connected to Council's stormwater services?	No
If so, where is the current connection/s?	N/A
Can all lots access stormwater services?	Yes
If so, are any works required?	Yes, as per design plans

Stormwater works required:

Works to be in accordance with Standard Drawing TSD SW-25 and stormwater design plans provided by JMG

Is there kerb and gutter at the front of the property?	Yes
Are any kerb-and-gutter works required?	No

Road Access:

Does the property have access to a made road?	Yes
If so, is the existing access suitable?	Yes
Does the new lot/s have access to a made road?	Yes
If so, are any works required?	Yes, see below
Is off-street parking available/provided?	Yes

Road / access works required:

Works to be in accordance with Standard Drawing 1003 and design plans provided by JMG.

Is an application for vehicular crossing form required?	Yes
Is a footpath required?	No
Extra information required regarding driveway approach and departure angles	No

Are any road works required?	Yes, stormwater main
Are street trees required?	No
Additional Comments:	An Engineer's design is required.

Engineer's comment:

STANDARD CONDITIONS FOR MULTIPLE DWELLINGS

W.1 Stormwater

- a) Each dwelling must be provided with a connection to the Council's stormwater system, constructed in accordance with Council standards and to the satisfaction of Council's Works & Infrastructure Department.
- b) Concentrated stormwater must not be discharged into neighbouring properties
- c) Landscaping and hardstand areas must not interfere with natural stormwater run-off from neighbouring properties.
- d) All driveways and hardstand areas must be designed to allow stormwater run-off to be adequately drained to the Council stormwater system.
- e) If the overland flow path is directed towards the street 10 cu.m of internal stormwater detention must be provided with a peak permissible discharge rate of 26.4 l/sec in the peak storage 20 year ARI storm. If the overland flowpath is to an adjoining property the system is to be designed to cater for the peak storage 100 year ARI event with a peak permissible discharge rate of 26.4 l/sec. Plans and calculations detailing the detention must be provided for approval by Council prior to the commencement of any works on site.
- f) Prior to the issue of a building permit, or the commencement of development authorised by this permit, the applicant must design and provide plans for underground stormwater drainage to collect stormwater from the driveways and roofed area of buildings. The system must connect through properly-jointed pipes to the stormwater main, inter-allotment drainage or other lawful point of discharge to the satisfaction of the Plumbing Inspector.
- g) A plumbing permit is required prior to commencing any plumbing or civil works within the property.

W.2 Access

- a) A concrete driveway crossover and apron must be constructed for each dwelling from the edge of Burghley St to the property boundary in accordance with Council standards.
- b) Access works must not commence until an application for vehicular crossing has been approved by Council.
- c) All works must be done in accordance with Council Standard Drawing TSD-R09 and to the satisfaction of the Works Manager.

W.3 Municipal standards & approvals

Unless otherwise specified within a condition, all works must comply with the Municipal Standards including specifications and standard drawings. All works must be constructed to the satisfaction of Council. Where works are required to be designed prior to construction, such designs and specifications must be approved by Council prior to commencement of any *in situ* works.

W.4 Works in Council road reserve

- a) Works must not be undertaken within the public road reserve, including crossovers, driveways or kerb and guttering, without prior approval for the works by the Works Manager.
- b) Twenty-four (24) hours notice must be given to the Works & Infrastructure Department to inspect works within road reserve, and before placement of concrete

or seal. Failure to do so may result in rejection of the vehicular access or other works and its reconstruction.

- c) A detailed design plan showing the proposed stormwater main in the Council road reserve must be provided to Council prior to the commencement of any works on site.
- d) The stormwater main shall be a minimum of 300mm diameter and a standard 1050mm manhole shall be installed at the end of the line where the property connects to the main.
- e) All external stormwater works must comply with all relevant Council and Australian standards including but not limited to standard drawings TSD GO1 & TSD SW02. Works must be completed to the satisfaction of Council's Works Manager.

W.5 Pollutants

- a) The developer/property owner must ensure that pollutants such as mud, silt or chemicals are not released from the site.
- b) Prior to the commencement of development authorised by this permit the developer/property owner must install all necessary silt fences and cut-off drains to prevent soil, gravel and other debris from escaping the site. Material or debris must not be transported onto the road reserve (including the nature strip, footpath and road pavement). Any material that is deposited on the road reserve must be removed by the developer/property owner. Should Council be required to clean or carry out works on any of their infrastructure as a result of pollutants being released from the site the cost of these works may be charged to the developer/property owner.

W.6 Works bond

- a) Prior to the issue of a building permit, or the commencement of development authorised by this permit, a \$2500 works bond must be provided to Council.
- b) This bond is not taken in place of the Building Department's construction compliance bond.
- c) The bond shall be held for a maintenance period of twelve months and returned at the end of that time if all infrastructure including stormwater in the Council road reserve, drives and naturestrips and in a satisfactory condition.

W.7 Nature strips

Any new nature strips, or areas of nature strip that are disturbed during construction, must be topped with 100mm of good quality topsoil and sown with grass. Grass must be established and free of weeds prior to Council accepting the development.

Jonathan Galbraith (Engineering Officer)

Leigh McCullagh (Works Manager)

Date: 8/11/18

1-97 ATTACHMENT C

NORTHERN MIDLANDS COUNCIL					
Location					
File No.					
Property					
Attachments					
REC'D 12 OCT 2018					
	I	A		I	A
GM			MYR		
P&DM			CRS		
CSM			PLAN		
E&DM			BLD		✓
WM			HLT		
HR					

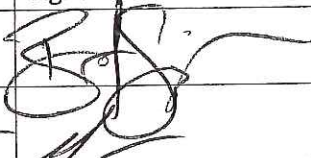
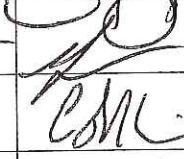

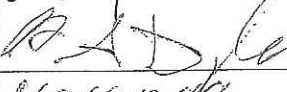

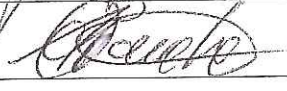
To: Northern Midlands Council

Re: Proposed development of 40 Burghley Street, Longford.

Reference Number: PLN-18-0224

We the undersigned are OPPOSED to the above development for the following reasons:

- The loss of a significant oak tree. Based on its girth size the tree would be around 150 years old. While it does not appear to be on the Significant Tree register, similar sized/ aged trees around Longford are on this register.
- Loss of parts of the existing Hawthorn hedge. While the proposal states that "The design intends to retain this hedge, except where it is to be removed for a new entrance", it also states "Care will need to be exercised so that the retained hedge does not prevent good visibility.." The concern is how much of the hedge will be retained? And if the hedge is to be trimmed to a height of 900mm, there is no guarantee this will not adversely impact the hedge, considering its age.
- The disruption to our quiet neighbourhood with noise, dust, extra traffic during and after construction – IF it goes ahead.
- The loss of buildings which have potential links to convict heritage, including the milking shed and horse stables. Both buildings are in reasonable condition.
- The density of the housing. 7 units is excessive.

Name	Address	Signature	Date
Brent Simpson	56 Malcombe St		8/10/18
CHARLIE JENKINS	36A Burghley St		8/10/18
Codley Jenkins	"	CMJ	8/10/18
David Tyrrell	39 Burghley St	Dtc-Tyrrell	8/10/18
Joss Tyrrell	39 Burghley St		8/10/18
Kerri Tyrrell	39 Burghley St	K Tyrrell	9/10/18
A Cooper	33 Burghley	Cooper	9/10/18
	"	B. DOYLE	9/10/18
Marrinagh CANTREAN	37 Burghley St		4/10/18
DICK WILLIAMS	52 Malcombe	D Williams	9/10/18
Robyn Wright	48 Malcombe St	R Wright	10/10/18
Tong Cauchi	48 Malcombe St		10/10/18

P.T.O.
→

1-99

NORTHERN MIDLANDS COUNCIL					
Location					
File No.					
Property					
Attachments					
REC'D 15 OCT 2018					
GM	I	A	MYR	I	A
P&DM			CRS		
CSM			PLAN		✓
E&DM			BLD		
WM			HLT		
HR					

B.R. & J.M. Williams

1 Burnett Street

LONGFORD 7301

To: **The Northern Midlands Council**

14th October, 2018

Re - **PLANNING APPLICATION - PLN 18-0224**
40 BURGHEY STREET, LONGFORD

Dear Sir/Madam,

No. 3 Unit on the plan adjoins our property at 50 Malcombe St. Longford. I note No. 1 Unit is 2m from the boundary. No. 3 is 1500mm from our boundary and observe the shadowing on the plan which is taken from an elevation of 2400mm but slab foundation could be 300-500mm above existing ground level. This would make a significant difference to the shading. If this boundary distance could be increased to 2m or even 1.8 it would make a big difference to the projected shadowing.

I realise this would affect Units 4+5 which would have to be moved the same distance North. The driveway would still be adequate width for parking or two vehicles to pass.

An alternate suggestion would be to eliminate the overhanging eaves of the south side of No. 3 Unit. I have witnessed this exercise on other local projects.

Hoping you would give this matter some serious consideration.

Yours faithfully,

 (Brian Williams)

B.R. & J.M. WILLIAMS

The General Manager
PO Box 156
LONGFORD TAS 7301

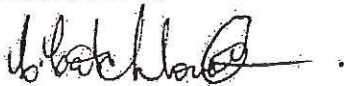
Date: 14 October 2018

We Gary and Caroline Catchlove-Owen wish to make a representation to planning application number:

PLN-18-0224 on the following grounds:

- Surrounding blocks are large with only 1 dwelling
- Excessive number of dwellings proposed for block size not acceptable
- Loss of significant sized/age oak tree (with possible convict links)
- Excessive traffic & on-street parking of potential visitors.
- Negative impact on character of neighbourhood
- side-boundary set-backs.
- 14 wheelie bins out in dense cluster on "bin nights"
- No indication of if its a subdivision or strata-titled.

Yours sincerely



Caroline Catchlove-Owen

Gary Catchlove-Owen.

Email: carocatchyo@gmail.com
Address: 38 Burghley Street Longford
Contact Number: 0417 720 641

5 October 2018

To: Northern Midlands Council

From: The owner/ residents of 38 Burghley Street, Longford

Re: Development proposal at 40 Burghley Street, Longford

Reference Number PLN-18-0224

NORTHERN MIDLANDS COUNCIL	
Location	
File No.	
Property	
Attachments	
REC'D	5 OCT 2018
GM	MYR
P&DM	BSB
CSM	ELB
E&DM	ELB
WM	ELB
HR	ELB

We are strongly opposed to the planned development.

Our objections include:

The loss of a significant oak tree. Based on its girth size the tree would be around 150 years old. While it does not appear to be on the Significant Tree register, similar sized/ aged trees around Longford are on this register.

Loss of parts of the existing Hawthorn hedge. While the proposal states that "The design intends to retain this hedge, except where it is to be removed for a new entrance", it also states "Care will need to be exercised so that the retained hedge does not prevent good visibility.." (page 11 of proposal) The concern is how much of the hedge will be retained? And if the hedge is to be trimmed to a height of 900mm, there is no guarantee this will not adversely impact the hedge, considering its age. The photo's used in this document to show street frontage are old and do not represent the current status of the hedge. The hedges are now significantly taller, equal or taller in height than hedges on surrounding properties. The document claims otherwise.

Longford's logo "Gardens and History Entwined" is, to a lesser extent, represented on this block. It is potentially a convict site with a still-standing milking shed and horse stables, both of which are in reasonable condition. The previous owners of the block had collated the history of the land and its buildings. Their stories add to the appeal of this area. As such, should be preserved in some way, or at least developed in a manner more sympathetic to the history and gardens of Longford.

With regards accuracy of the proposal, on Page 3 there is a question. "Are there any existing buildings on this property?" This has been answered NO. There are 3 buildings on the property and these have been acknowledged on page 18 of the proposal where "Removal of sheds" is indicated. Apart from the potential historical value, we are concerned about potential hazards in the buildings, especially the big shed which was once a general store in Cressy. Have any of the buildings been assessed for asbestos, for which there is no safe removal process proposed? If so, what was the result? If not, why not?

The proposed entrance to the property closest to our boundary will be the busiest as it serves 5 of the 7 proposed units. The concerns with this are that the proposal claims there will be sufficient clearance between driveways. (page 9 of proposal) There is only 5m between ours and the boundary driveway. While this may seem sufficient, if and when visitors park on the road in this 5m section it will hinder our safe view when reversing out of our driveway. Although there are 16 allocated parking spaces on site, from our own experience, visitors prefer to park on the road.

What measures will be in place to prevent dust, dirt, noise and general disruption to our property? Some measures are mentioned on page 16 of the proposal, but they seem insufficient to the predicted disruption to our quiet life! Who will be responsible for cleaning our property of the predicted dust and dirt?

With regards fencing, as referred to on page 17 of the proposal: what guarantees are there that the fencing will never be breached so our dogs cannot escape; and that any fencing that is replaced will be completely dog-proof so that they cannot escape either over or under a fence? We have ensured this with our current fence. Any replacement fence can be no lower than 1.8m. This is to ensure the dogs' safety and our privacy.

Page 24 of proposal indicates rainwater pits. In heavy rain will they be sufficient to prevent run-off into our property? With the current natural ground this isn't an issue but with impervious driveways it could be a problem. Has this been considered?

Page 14 of the document gives no information of any eco-friendly considerations in the construction of the proposed units. Considering the proposed loss of all trees from the property – including those that have not rated a mention on the proposal, but will need to be removed for the plan in its current form – and the use of concrete and brick it will block the prevailing winds onto our property which, in summer, will result in an increased temperature in our yard and house.

Please consider all these points of opposition when discussing this proposal. We bought our property in good faith, that the land would only be developed to one or two houses. It has made us consider moving to a more respectful town, one that values its rate payers.

Your sincerely,

Gary and Caroline Catchlove-Owen



mob. 0403645525.
catchlove.owen@gmail.com.

mob. 0417720641
carocatchyo@gmail.com.

The General Manager
 PO Box 156
 LONGFORD TAS 7301

NORTHERN MIDLANDS COUNCIL	
Location	
File No.	
Property	
Attachments	
REC'D 12 OCT 2018	
GM	
P&DM	MYR
CSM	ICRS
E&DM	PLAN
WM	BLD
HR	HLT

Date: 10 OCT 18

I, DAVID + KERRI TYRRELL wish to make a representation to planning application number:

LN - 18 - 0224 on the following grounds:

- INCREASED TRAFFIC = 16 POTENTIAL CAR MOVEMENTS/DAILY TWICE
- ON STREET PARKING TO CATER FOR 7 RESIDENTIAL HOMES ↓ THEIR VISITORS.
- OLD OAK TREE THAT PROVIDES ECO SYSTEM, SHADE, CHARACTER TO PROPERTY
- OTHER TREES ON PROPERTY
- MILKING SHED - HISTORY
- HAWTHORN HEDGE - RISK OF DYING DUE TO DRAMATIC CUTTING/PRUNING RUINING ~~THE~~ AESTHETICS OF CHARACTER OF LONGFORD

Yours sincerely

DK Tyrrell DK Tyrrell

(PTO.)

Email: dktyrrell@bigpond.com
 Address: 39 Burghley St Longford 7301
 Contact Number: 0407 268 464

✱ Council@nmc.tas.gov.au
 ATT PLANNING

• EMPHASIS ON GREENING THE TOWN OF LONGFORD AND THIS PROPERTY WILL LOSE A SIGNIFICANT OAK TREE & OTHER ESTABLISHED TREES. ALL FOR THE SAKE OF A DEVELOPER THAT DOESN'T RESIDE IN THE NTH MIDLANDS AND HAS NO OTHER INTEREST IN THE COMMUNITY & RESIDENTS OTHER THAN MAKING MONEY!

**Dee Alty
19 Pakenham Street
Longford
Tas 7301**

Planning Department
Northern Midlands Council
13 Smith Street
Longford
Tas 7301

TO WHOM IT MAY CONCERN

I wish to put in a formal objection to the development at 40 Burghley Street, specifically, but also to comment on the rash of unit development being undertaken in Longford.

I believe that if we are grow Longford sensitively there should be developed some objectives and/or principles of development control to ensure that each development fits into the overall 'picture' of why people live in Longford or move to Longford. At a general consultation recently, one of the major issues that came up was the small lot subdivision developments being undertaken in Longford.

It was focused around the dwellings proposed for Burghley Street being the latest of this type of subdivision.

Comments included that they have very little open space; the roading within the property is likely to cause greater run off some of the properties in the winter which would flow onto neighbouring properties; single entrance can cause traffic flow problems, visitors having to park on the street as difficulty in maneuvering, two rubbish bins per property would start invading neighbours' spaces, access for emergency services is constrained; concerns that the planning scheme does not provide protection for "significant trees" or historic outbuildings, such as the old school by the RSL that disappeared overnight.

The historic lot sizes should be observed in the older part of the town and this is not recognized in the planning schemes. Other comments also included that townfolk wanted to see new developments with family amenities - rather than lots of unit style development that not only physically affect adjoining lots but also can attract itinerant residents in some, which leads to insecurity of the others.

On a site inspection, I noted that there were 3 buildings on the site that were not mentioned in the application. They may only be sheds from the outside, but I understand one was the old store from Cressy, one was a milking shed and

another used for stables. Now they might not be listed, but they are part of our heritage and should at least be considered in any development application, even if it is only to have them photographed and recorded.

As part of Longford's overall strategy plan, I understand that history is part of our future attraction and economic base and therefore we must be able to keep a record of such integral parts of it.

Therefore, I feel the assessment of this application is lacking in understanding the desired character of this town and that infill housing should be considerate of surrounding neighbours and thus the reason for the objection.

I am writing as an individual although I am a member of the Longford Local District Committee.

Yours sincerely,

Dee Alty

The General Manager
Northern Midlands Council
PO Box 156
Longford TAS 7301

Date: 09th October, 2018

We are writing in regards to the planning application number: PLN-18-0224, the proposed development at 40 Burghley Street, Longford.

Our objections to this development are, in no particular order, are as follows:

- Density of the development, it appears that Montrose Developments are only concerned with capitalising on the bang for buck in the space available and are showing no regard for the surrounding neighbours to this block of land.
- On page No. 3 of the proposal, it has been stated that there are NO buildings on the property but there are 3 buildings clearly noticeable and set for demolition, listed on page 18. The largest of these buildings, that being the original Cressy Store. It had been relocated to this site, decades ago, surely this is of some significance to the people of the Northern Midlands Council.
- Also the removal of all the trees on the block. One of these being a significantly aged, healthy looking, oak tree, and the other an Acorn Tree. Surely some research should be done on trees of this size and age before any development takes place. The NMC are about preserving Fauna around the area, just because these trees are not on the main road in plain view should not make a difference to their possible significance in our community.
- We are concerned with the Stormwater retention in the development and runoff onto our property which there is no mention of or shown on the plans.
- IE: Retention to slow driveway and concreted areas as it enters the system in the case of large downpours, Agg Drains, the amount of Roof area which will add to the System in the Rain season 11 Liters per sqm.
- A sewage impact statement on the Longford Sewerage system, surely if there are continuous unit developments this is impacting on the system. To my knowledge dwellings have an allowance for 150L per person per day if these dwellings have an average of 2 persons per unit that would be 2100L of water used and deposited into the Longford waste system, more with higher occupation and visitors.
- Increased traffic in Burghley Street, with possibly 2 cars per dwelling plus visitors, this would make the three driveways and the street reasonably busy.
- The Hawthorn hedges on Burghley Street and the boundary of 56 Malcombe Street (that being our property), our question would be, would the Burghley Street hedge survive being cut down to 900mm and in regards to the Hawthorn hedge that boundary No. 40 Burghley Street to our property, 56 Malcombe Street (which appears to be on our property) how do the developers intend to fence this boundary and trim the hedge? Some professional advice might be sort on this matter.

- Unit 6, according to the house measurements on the plans does not fit in the proposed area with the 4m gap from my boundary. I found this after an on site visit. All measurements are to the house brick work and do not include the eaves and spouting which would add another 1050m to each dwelling, do the remaining buildings have the same issue in their allotted space?
- Issues with privacy, car and people noise, seeing that Units 6 & 7's living and entertaining areas are facing our property, we are concerned with the level of noise and lack of privacy that we will be left with seeing our bedrooms are facing that boundary and our house is double story. As stated this area is very quiet, all the time.
- Design: We feel that the density of the development is way too large and congested for this area which is obvious by the different shapes & sized designs on the plan. We feel that a completely different design is in order, more comfortable sized units or houses that would fit into our neighbourhood a lot better and attract a more suitable demographic of people.
- Wildlife in the area, to our knowledge, there are ring-tailed possums and brush-tailed possums living in this direct area, more than likely in the old Oak tree. Also, in the seasons of the year there has been frog activity in the property, we would assume that there would be appropriate studies done to confirm that there are no endangered species of frog or marsupial on the block.

In conclusion, I don't think the Developers would like this to happen next door to themselves. As to why this proposal would even be looked at by Council in this area is a concern. We have stated earlier, there are very minimal units the Paton, Burghley and Malcombe Street block, it's a very quiet area. Having moved to Longford to distance ourselves from over populated areas and to find a quieter rural feeling lifestyle we feel that this development would have a profound impact on our private life and mental health. It would be detrimental to the area and the future house price sales.

Although 14 days is a rather short time frame to research further information on this subject, we thank you for the opportunity to respond to this proposal and will be waiting in anticipation your reply to our concerns.

Yours sincerely,

Brent and Vanessa Simpson

MZSR DEVELOPMENTS

Contact: Chris Reissig
A.B.N. 33 109 862 660
A.C.N. 109 862 660
Master Builders Association – Reg. No. 3629

P.O. Box 27
PROSPECT Tas 7250
chrisreissig@bigpond.com
Ph: 0407 971 852
Fax: 6340 1738

31st October, 2018

Re: 40 Burghley Street Longford

Response On Representations:

- Private open space shown has more than the minimum requirement
- A design to prevent any stormwater run off is to be conditioned (JMG letter attached)
- Traffic is controlled as per (Traffic Report provided) the development has ample off street parking
- Rubbish bin storage is provided, also with plenty of frontage for collection
- Development would suit but not limited to elderly residents
- The street appeal, clearly shows 2 dwellings with drive access off Burghley Street, the other have internal driveway, there is no visual impact or appearance of over-development
- Site area is 2968m², minimum dwellings 325m² "Acceptable" would be 9 dwellings, we have proposed only 7 dwellings therefore proposal is not over-developed
- Existing character is that of a "Hedge" in front of a large empty block. We intend to keep the "Hedge" and maintain this to fit within the Longford surrounds. A small section to be made clear to suit driveway. There are plenty of streets within Longford that show this "Hedge" trimmed and maintained which keeps a beautiful character to the area
- Development brings another 7 rate paying families to Longford and NMC
- Existing trees / outbuildings are not Heritage listed

In summary, we have designed 7 dwellings on a very large empty parcel of land, with an existing "Hedge" that is to remain. The outbuildings (sheds) and trees on the block are not listed as being Heritage listed, and will make way for 7 new families to Longford. The character of these dwellings clearly fit within the existing area, have minimal street appeal therefore don't disturb the existing environment. Having built several other properties in Longford this development will provide new families the same value as others.

Regards

Chris Reissig