

PLAN 1

PLANNING APPLICATION PLN-18-0251

22 MUIRTON WAY, PERTH

ATTACHMENTS

- A Application & plans, correspondence with applicant
- B Representations & applicant's response

ATTACHMENT A

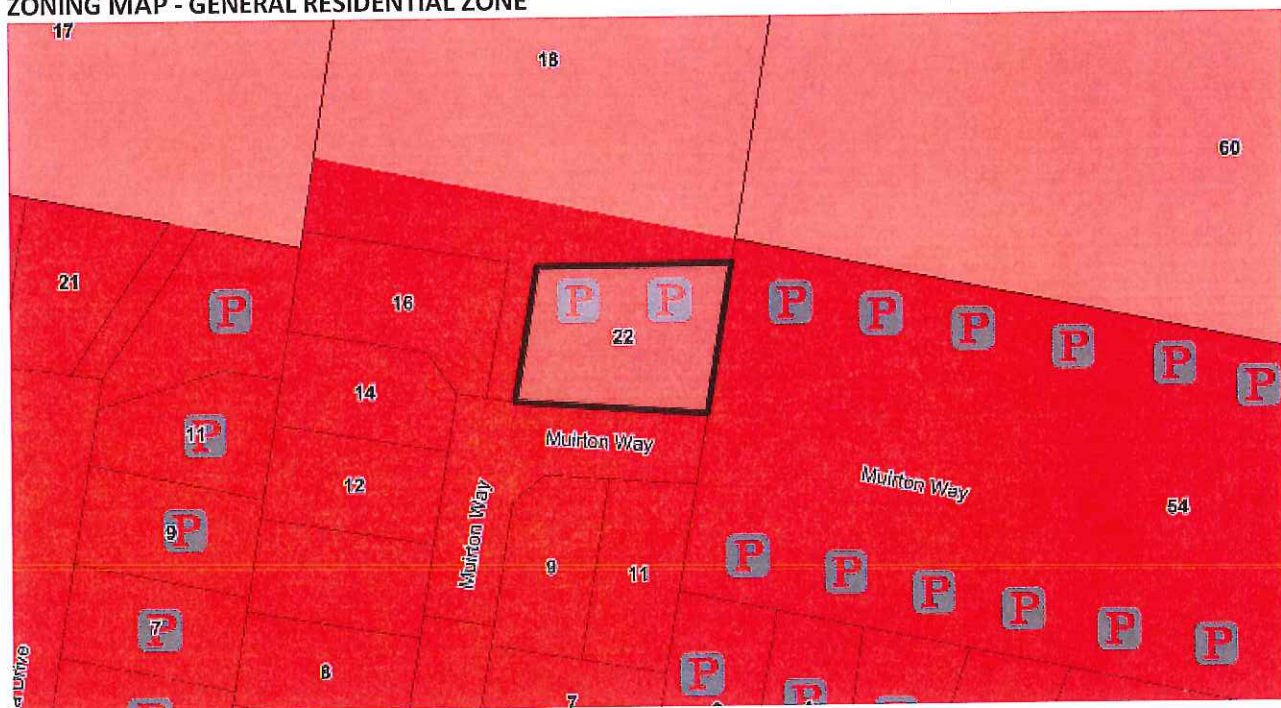
Exhibitor

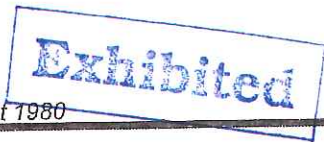
PLN-18-0251

AERIAL PHOTOGRAPH & SERVICES MAP for 22 MUIRTON WAY, PERTH



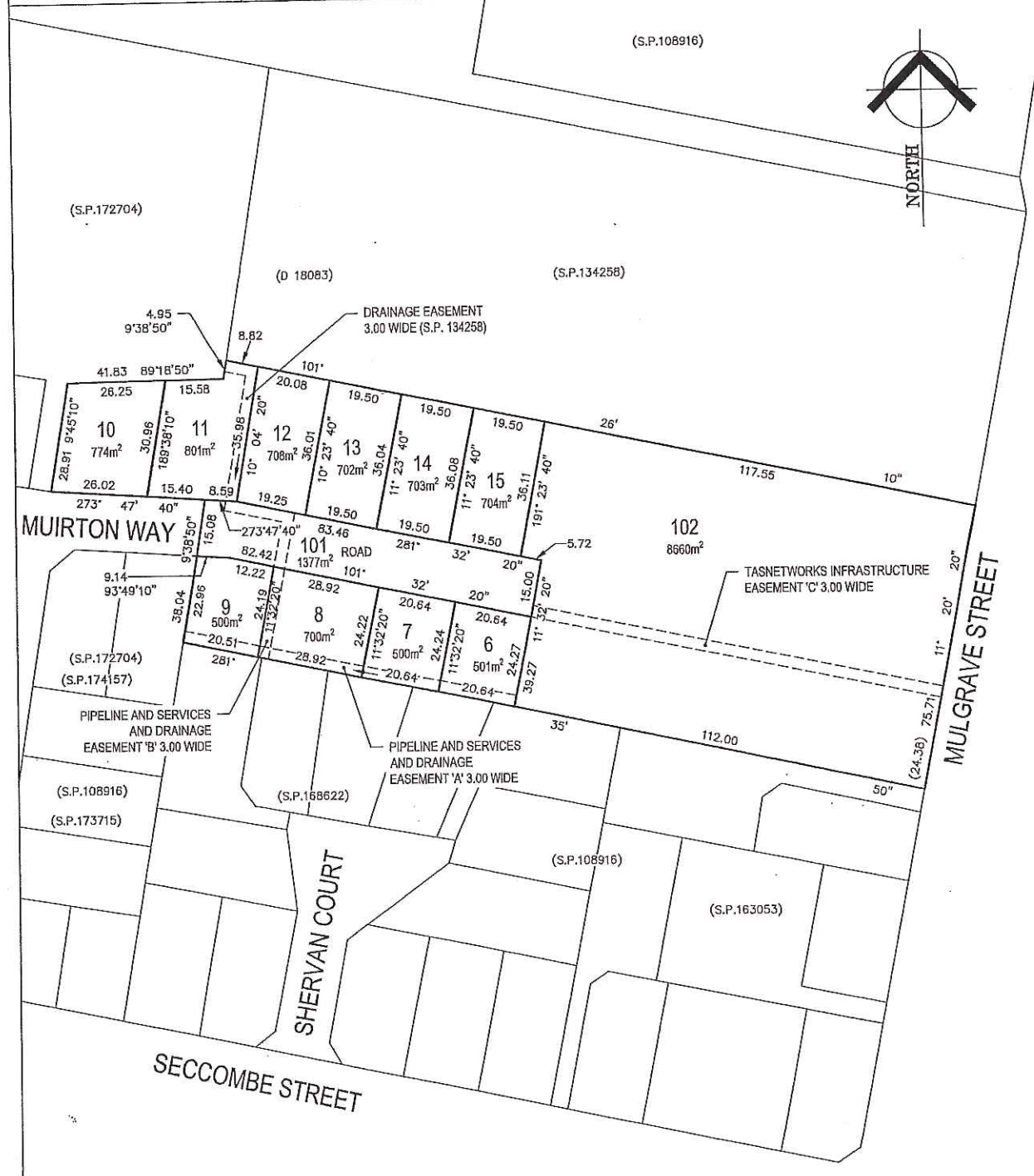
ZONING MAP - GENERAL RESIDENTIAL ZONE





OWNER SHERVAN DEVELOPMENTS P/L	NEW PLAN OF SURVEY	Registered Number SP 175207
FOLIO REFERENCE C.T. 174157/10 C.T. 134258/1	BY SURVEYOR R.M. PECK.	APPROVED EFFECTIVE FROM 10 JUL 2018
GRANTEE PART OF 29 ^A 0 ^R 11 ^P GRANTED TO JOSEPH BIRD	LOCATION LAND DISTRICT OF CORNWALL PARISH OF PERTH (SEC. II)	<i>Alice Kawa</i> Recorder of Titles
	SCALE 1:1000	LENGTHS IN METRES

MAPSHEET MUNICIPAL CODE No 123	LAST UPI No	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
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SEE PLAN RELATED DOCUMENTS

COUNCIL DELEGATE _____ DATE _____

1-227
PLANNING APPLICATION
Proposal

Exhibited

Description of proposal: New 3-bedroom & 6m x 6m shed with attached 2m carport

.....
.....
.....
.....
.....
(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: Lot 10 Muirton Way, Perth 7300 (# 22)



CT no: 175207/10



Estimated cost of project \$..... 250,138.00 *(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:
..... See planning submission submitted with this application
.....
.....
.....
(attach additional sheets if necessary)

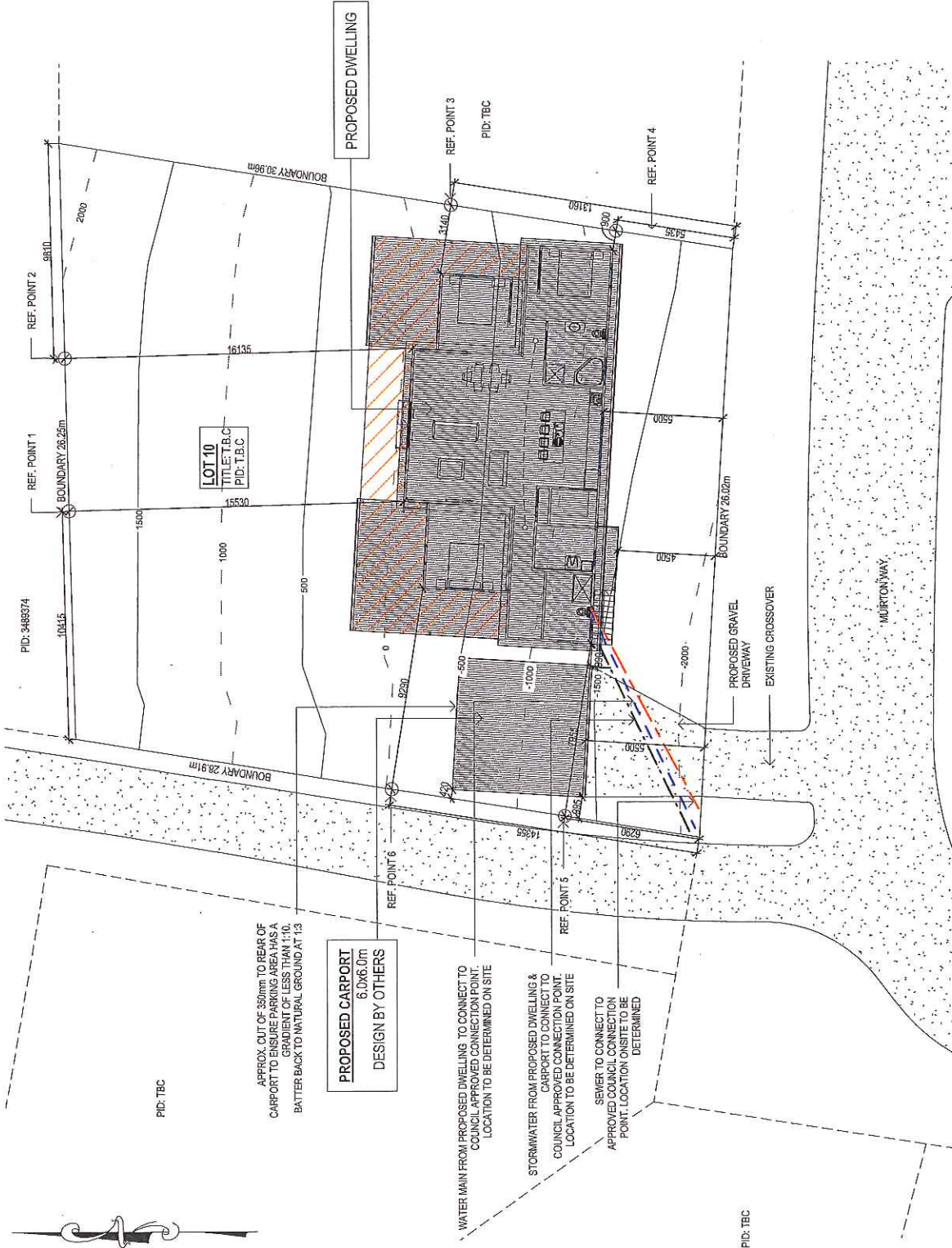
Is any signage required? No *(if yes, provide details)*

	PRIVATE OPEN SPACES 62m ² (7.63%)
	IMPERVIOUS SURFACES 256m ² 31.48%

LEGEND	
	SEWER
	WATER
	STORMWATER

NOTE
SEWER & STORMWATER FROM PROPOSED DWELLING TO BE DIRECTED INTO EXISTING SEWER & STORMWATER SYSTEM TO LOCAL COUNCIL REQUIREMENTS & A33300

DRAINAGE
ALL WORK SHOWN IS PROVISIONAL AND SUBJECT TO AMENDMENTS TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF NATIONAL PLUMBING AND DRAINAGE CODE AS1950 AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.



ISSUED FOR APPROVAL

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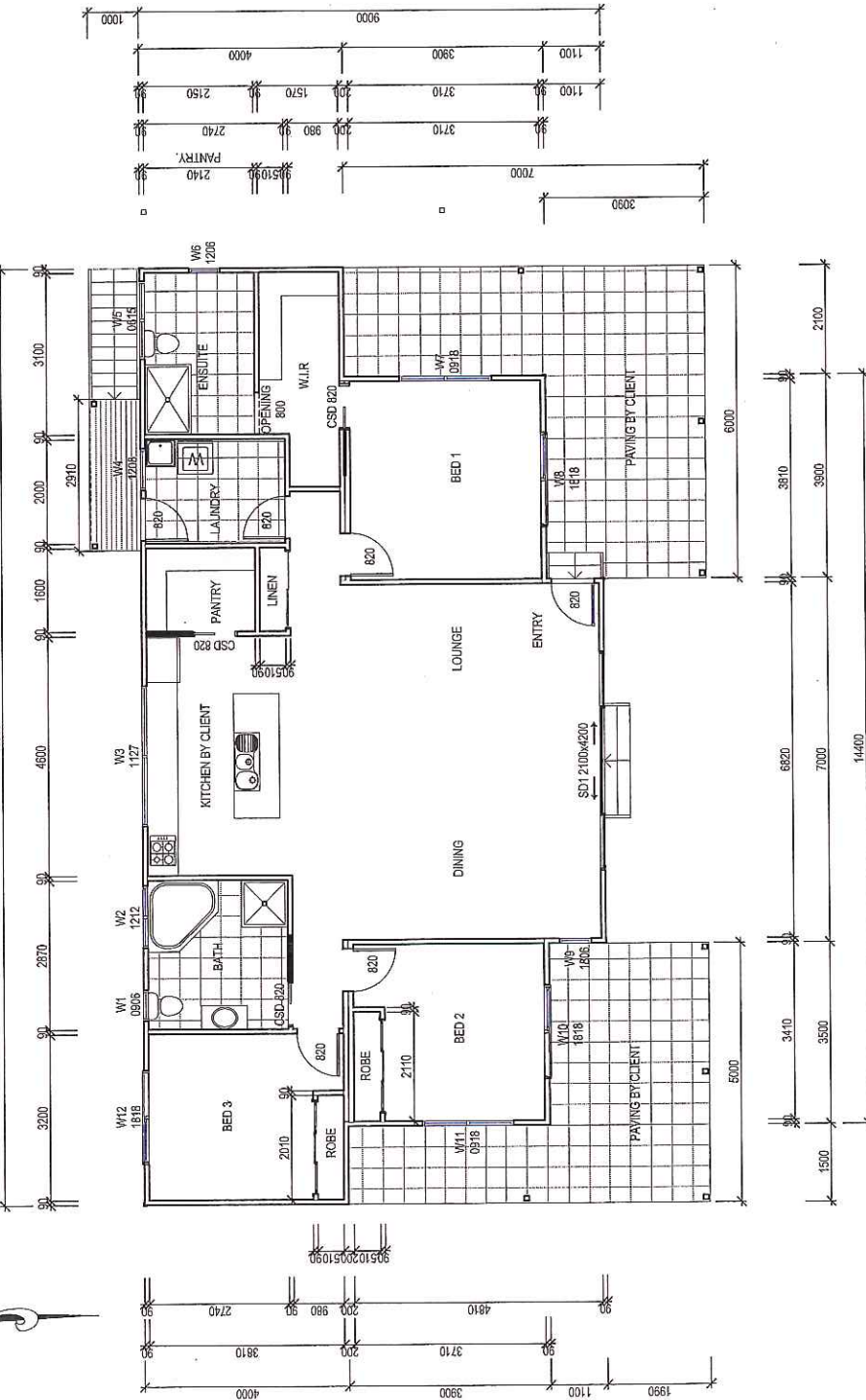
Client: S. XANTOPOL
Project: PROPOSED DWELLING
Address: LOT 10 MURTON WAY,
PERTH

165 0417 362 783 or 0457 545 815
info@engineeringplus.com.au
www.engineeringplus.com.au

Drawing No: 1652017
Rev A

Date Drawn: 07.03.18	Drawn: D. McDonald
Checked: C. Parry	Approved: J. Pfeiffer
Scale: As Shown @ A3	Accredited Building Designer
Designer Name: J. Pfeiffer	Accreditation No: 0002117
ISSUED FOR APPROVAL	07.03.18 D.M

SITE PLAN
SCALE 1:200



WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	U-VALUE	SHGC
W1	900	600	DG	4.3	.55
W2	1200	1200	DG	4.3	.55
W3	1130	2700	DG	4.3	.55
W4	900	800	DG	4.3	.55
W5	600	1500	DG	4.3	.55
W6	1200	600	DG	4.3	.55
W7	900	1800	DG	4.3	.55
W8	1800	1800	DG	4.3	.55
W9	1800	600	DG	4.3	.55
W10	1800	1800	DG	4.3	.55
W11	900	1800	DG	4.3	.55
W12	1800	1800	DG	4.3	.55
W13	REFER DETAIL	DG	DG	4.3	.55
*W14	850	4177	DG	4.3	.55
W15	REFER DETAIL	DG	DG	4.3	.55
SD1	2100	4200	DG	4.0	.61

*REFER ELEVATIONS FOR HIGHLIGHT WINDOW

Area Schedule (Gross Building)

Name	Area	Area (sq)
DWELLING	135.82 m ²	14.62
	135.82 m ²	14.62

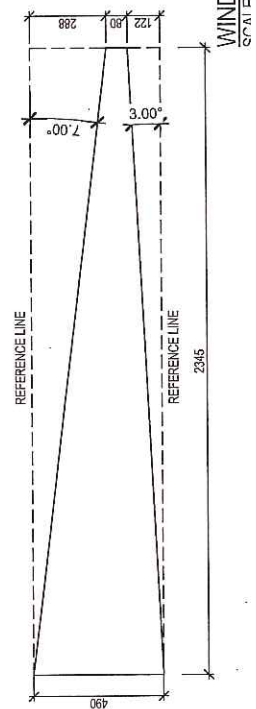
ISSUED FOR APPROVAL

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Client: S. XANTOPOLO
 Project: PROPOSED DWELLING
 Address: LOT 10 MUIRTON WAY,
 PERTH
 08 947 362 783 or 08 947 565 813
 info@tasbuilthomes.com.au
 tas@tasbuilthomes.com.au
ENGINEERING PLUS
REGISTERED DESIGNER
 PROJECT MANAGEMENT
 CONTRACT ADMINISTRATION
 Drawing No: 1652017
 Rev: A03
 A

CONSTRUCTION PLAN
 SCALE 1:100

Date Drawn: 07.03.18	Drawn: D. McDonald	Checked: C. Parry	Approved: J. Pfeiffer	Scale: As Shown @ A3
Accredited Building Designer	Designer Name: J. Pfeiffer	Accreditation No: 1702117		
ISSUED FOR APPROVAL	07.03.18	D.M		
A				



1-230

FLOOR COVERINGS	
	CARPET
	CONCRETE
	TIMBER DECKING
	TILE
	VINYL TIMBER FLOORING

SMOKE ALARMS
 PROVIDE AND INSTALL SMOKE ALARMS & HARD WIRE
 TO BUILDING POWER SUPPLY TO AS 3786.
 CEILING MOUNTED WITH 9VDC
 ALKALINE BATTERY BACKUP
 TO LOCATIONS INDICATED ON PLAN AND IN ACCORDANCE
 WITH NCC PART 3.7.2

Ⓢ - DENOTES INTERCONNECTED SMOKE DETECTORS

Area Schedule (Gross Building)		
Name	Area	Area (sq)
DWELLING	135.82 m ²	14.62
		14.62

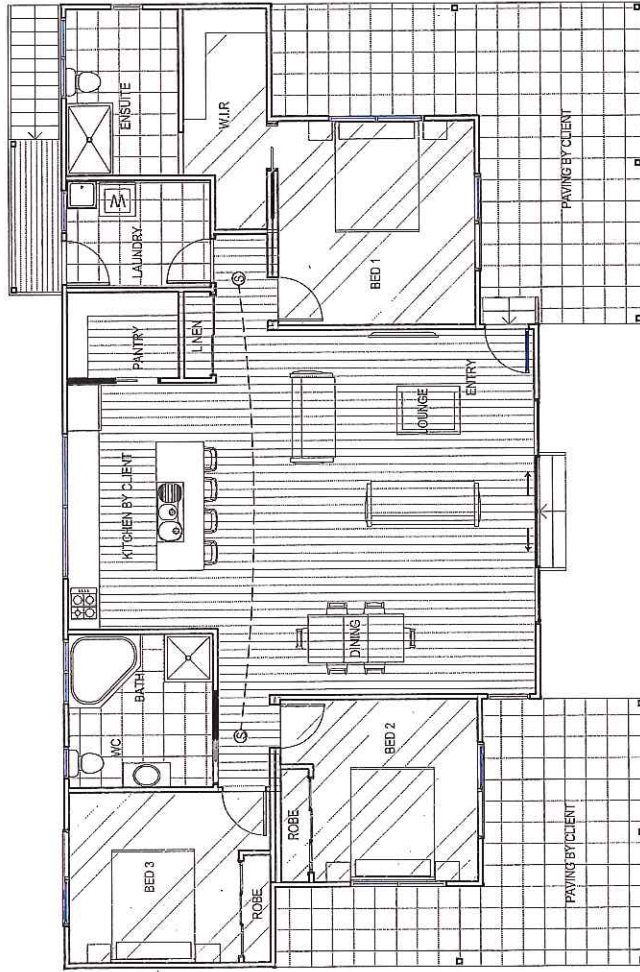
ISSUED FOR APPROVAL

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Client: S. XANTOPOL
 Project: PROPOSED DWELLING
 Address: LOT 10 MUJRTON WAY,
 PERTH
 Mob: 0817 352 725 or 0817 545 615
 Email: info@engineeringplus.com.au
ENGINEERING PLUS
REGISTERED PROFESSIONAL ENGINEER

Drawing No: 1652017
 Rev A

P3

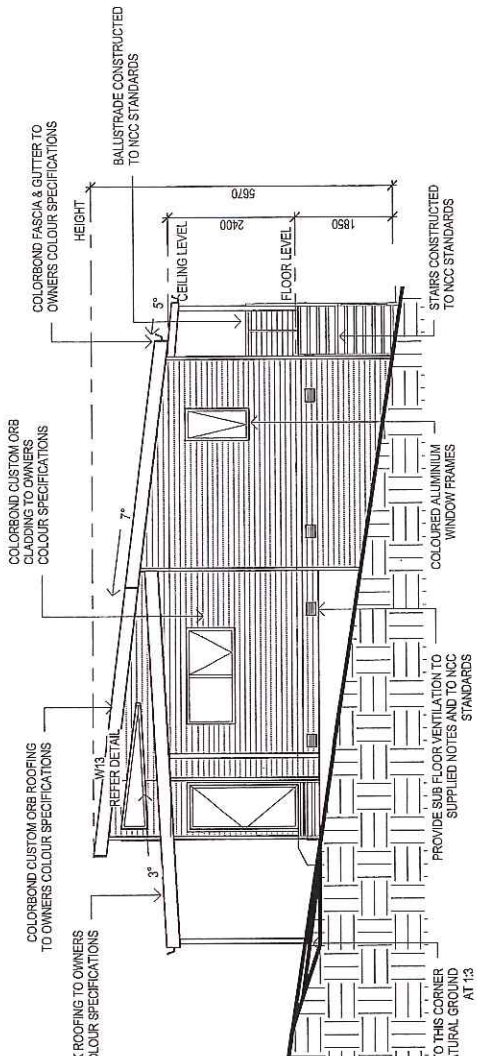


FLOOR PLAN
 SCALE 1:100

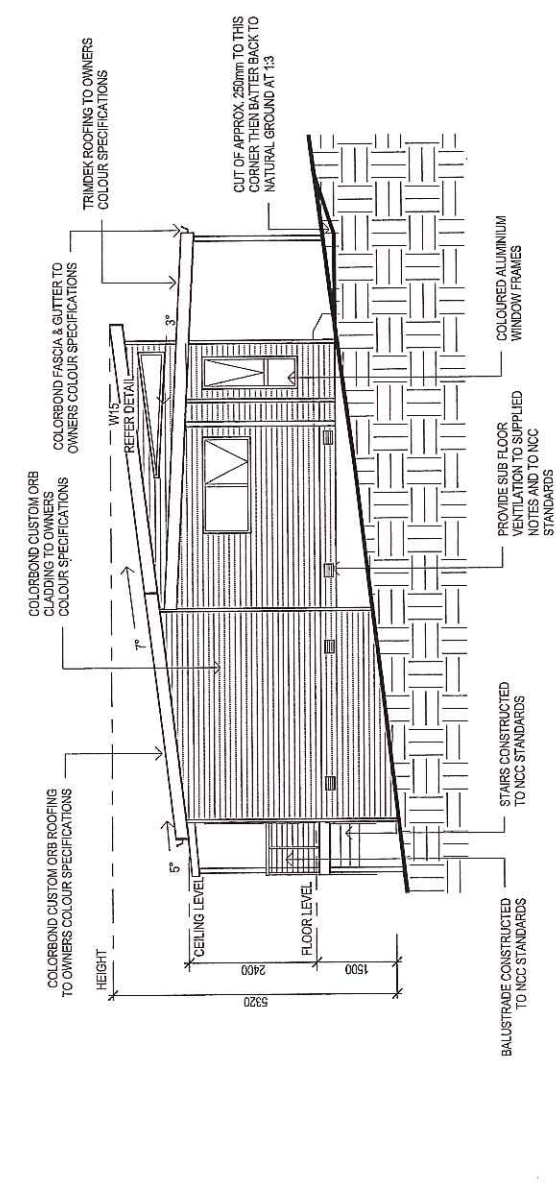
Date Drawn: 07.03.18	Drawn: D. McDonald	Checked: C. Parry	Approved: J. Pfeiffer	Scale: AS Shown @ A3	Accredited Building Designer
					Designer Name: J. Pfeiffer
					Accreditation No. 070111
A	ISSUED FOR APPROVAL	07.03.18	DJM		

SUB FLOOR VENTILATION. BCA VOLUME 2 PART 3.4.1.
 • A MINIMUM OF 150 MM OF SUB FLOOR CLEARANCE IS TO BE PROVIDED BETWEEN FINISHED SURFACE LEVEL & THE UNDERSIDE OF THE FLOOR BEARER.
 • A MINIMUM OF 6000 MM² PER METRE OF SUB FLOOR VENTILATION IS TO BE UNIFORMLY DISTRIBUTED AROUND THE EXTERNAL AND INTERNAL WALLS OF THE BUILDING.
 • VENTS TO BE LOCATED NO GREATER THAN 600 MM FROM AN INTERNAL OR EXTERNAL CORNER.

PRYDA 230X75 - 52 HOLE VENT MAXIMUM SPACING 1050 MM ALONG WALL OR
 PRYDA 230X165 - 117 HOLE VENT MAXIMUM SPACING 2350 MM ALONG WALL
 ADDITIONAL VENTILATION PROVISIONS TO BE INSTALLED WHERE OBSTRUCTIONS SUCH AS
 CONCRETE VERANDAH'S, DECKS, PATIOS AND PAVING ARE INSTALLED & OBSTRUCT VENTILATION.



WEST ELEVATION
 SCALE 1:100



EAST ELEVATION
 SCALE 1:100

1-231

- STAIR CONSTRUCTION. BCA VOLUME 2 PART 3.9
- TREADS: 250 MM
 - RISERS: 180 MM
 - TREATED PINE TIMBER STAIR MATERIAL TO AS1684
 - TREATMENT LEVELS H4 FOR INGROUND USE & H3 FOR ABOVE GROUND USE.
 - ALL FIXINGS FITTING BRACKETS AND CONNECTORS TO BE GALVANISED.
 - STRINGER: 300X50 F5 TREATED PINE
 - TREADS: 250X45 F5 TREATED PINE MAXIMUM TREAD SPAN 1000

ISSUED FOR APPROVAL

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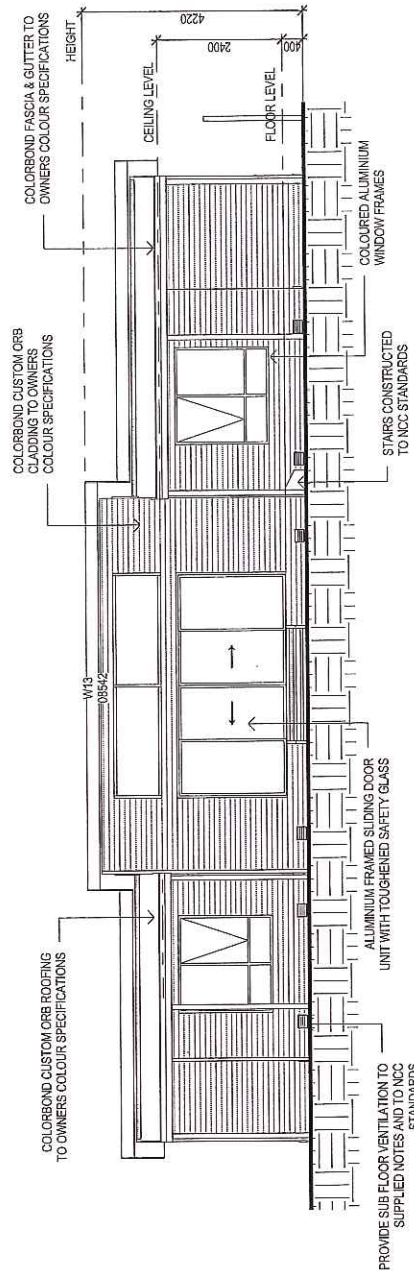
Client: S. XANTOPOLO
 Project: PROPOSED DWELLING
 Address: LOT 10 MURTRON WAY,
 PERTH
 945 0437 953 785 or 0417 545 813
 info@engineeringplus.com.au
 tring@engineeringplus.com.au
ENGINEERING PLUS
REGISTERED ARCHITECT
REGISTERED ENGINEER
REGISTERED PLUMBER
REGISTERED ELECTRICIAN

Date Drawn: 07.03.18	Drawn: D. McDonald
Checked: C. Parry	Approved: J. Pfeiffer
Scale: As Shown @ A3	Accredited Building Designer
Designer Name: J. Pfeiffer	Accreditation No: C72117
ISSUED FOR APPROVAL	07.03.18 D.M
A	Rev
	A06
	1652017
	A

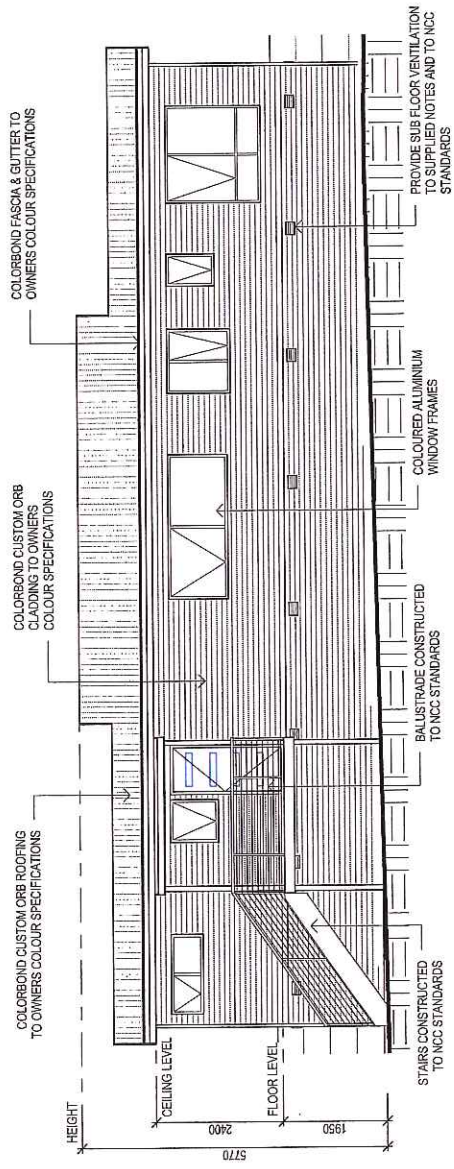
EAVE & SOFFIT CONSTRUCTION BCA VOLUME 2 PART 3.5.3.5
 DESIGN WIND SPEED N3
 EAVE WIDTH - 300MM

SOFFIT / EAVE LINED WITH 'HARDIFLEX' CEMENT SHEETING

- TRIMMERS LOCATED WITHIN 1200 MM OF EXTERNAL CORNERS TO BE SPACED @ 500 MM CENTERS, REMAINDER OF SHEET - 700 MM CENTERS
- FASTENER / FIXINGS WITHIN 1200 MM OF EXTERNAL CORNERS @ 200 MM CENTERS, REMAINDER OF SHEET - 300 MM CENTERS



NORTH ELEVATION
 SCALE 1:100



SOUTH ELEVATION
 SCALE 1:100

1-232

3.6
 SELECTED ALUMINIUM FRAMED WINDOWS - BCA VOLUME 2 PART NOTED.
 POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED.
 TASMANIAN OAK REVEALS AND TRIMS. ALL FLASHING AND FIXINGS TO MANUFACTURERS SPECIFICATIONS.

GLAZING & FRAME CONSTRUCTION TO AS 2047 & AS 1288
 ALL FIXINGS AND FLASHINGS TO MANUFACTURERS REQUIREMENTS

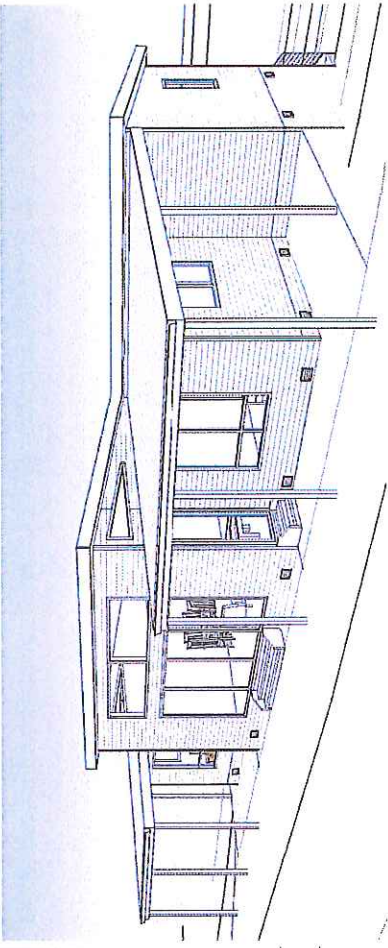
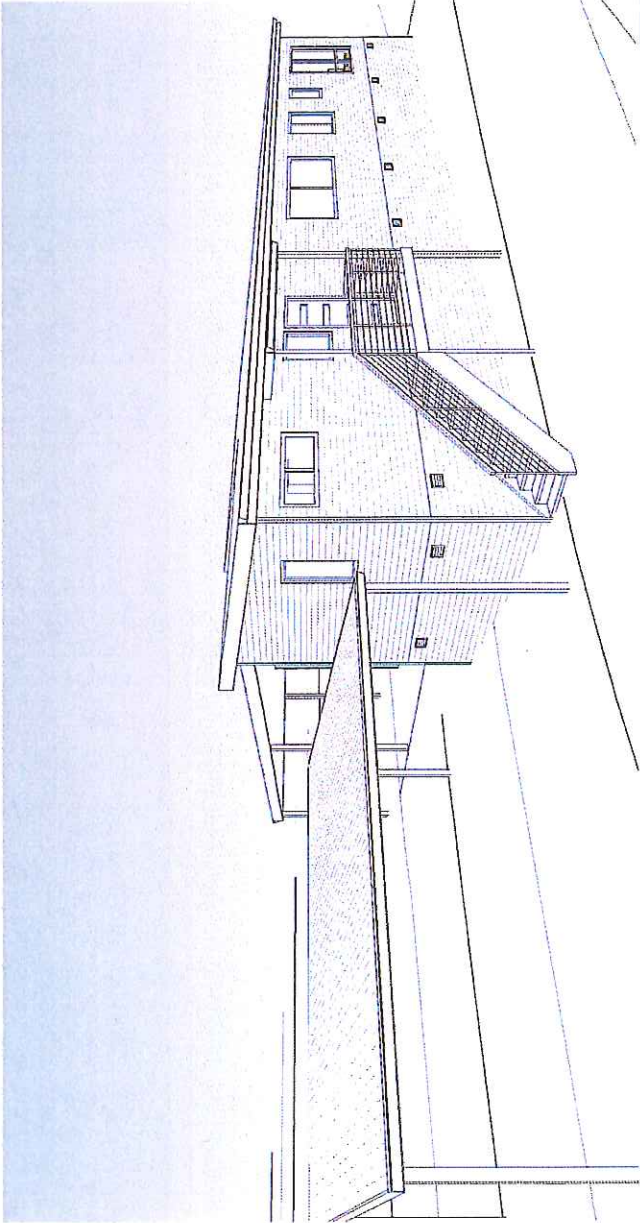
- WIND CLASSIFICATION AS14055 WIND DESIGN: N3 41M/S
- TERRAIN CATEGORY: T2 (NO SHIELDING)
- SERVICEABILITY DESIGN & WIND PRESSURE: 1000
- WATER RESISTANCE: 150

ISSUED FOR APPROVAL

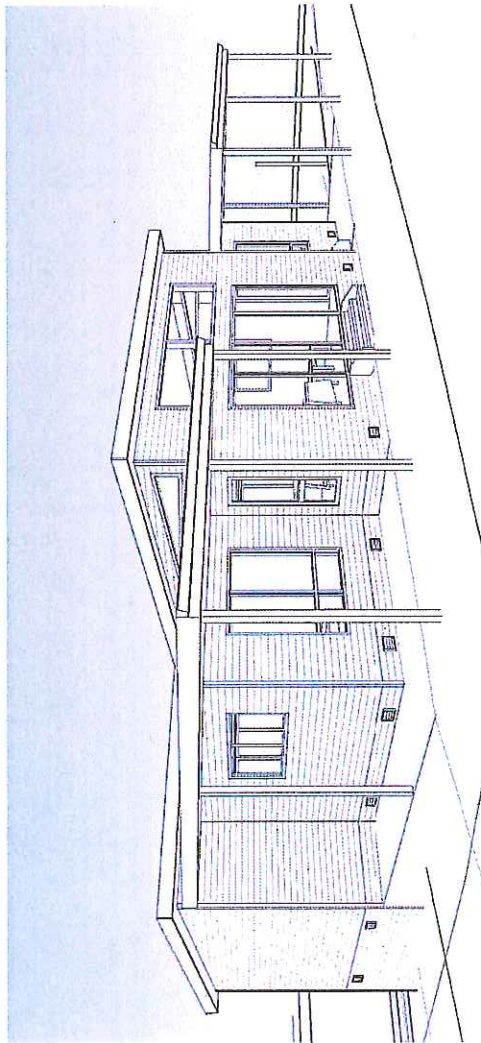
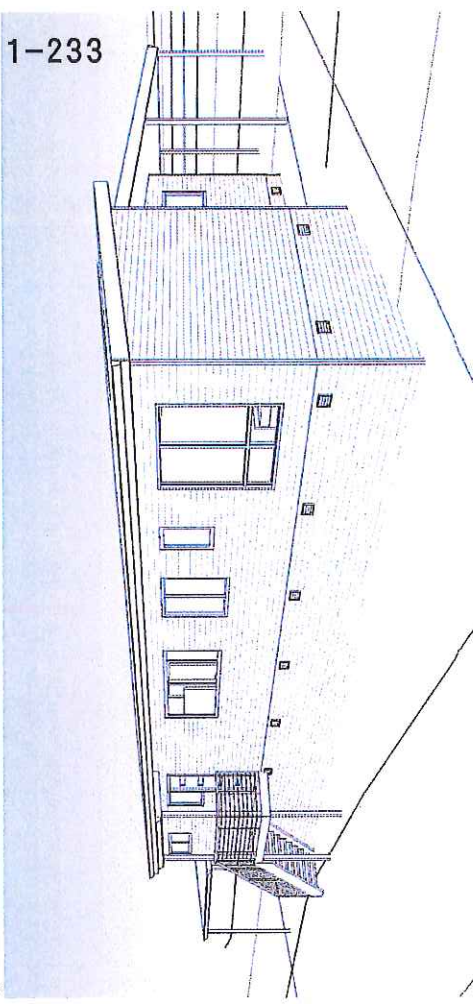
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Client: S. XANTOPOLO
 Project: PROPOSED DWELLING
 Address: LOT 10 MUJRTON WAY,
 PERTH
 H: 08 947 865 793 or 0417 545 815
 P: 08 947 865 793
 E: info@engineeringplus.com.au
 T: 08 947 865 793
 F: 08 947 865 793
 W: www.engineeringplus.com.au

Date Drawn: 07.03.18	Drawn: D. McDonald
Checked: C. Parry	Approved: J. Pfeiffer
Scale: As Shown @ A3	Accredited Building Designer
Designer Name: J. Pfeiffer	Accreditation No. 170111
ISSUED FOR APPROVAL	07.03.18 D.M
A	



1-233



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Client: S. XANTOPOUL
 Project: PROPOSED DWELLING
 Address: LOT 10 MUIRTON WAY,
 PERTH

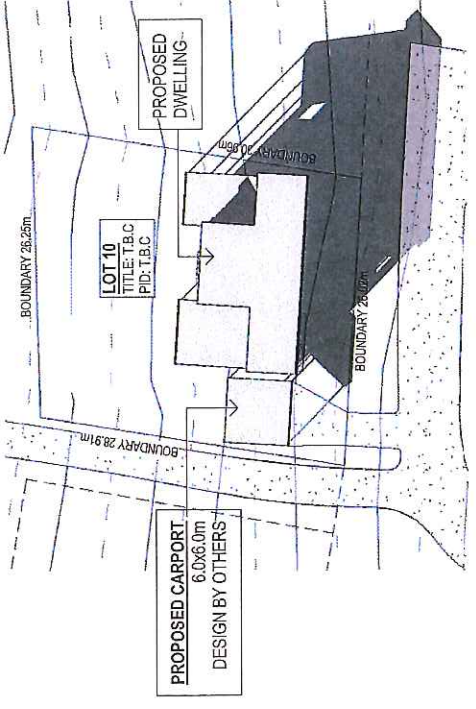
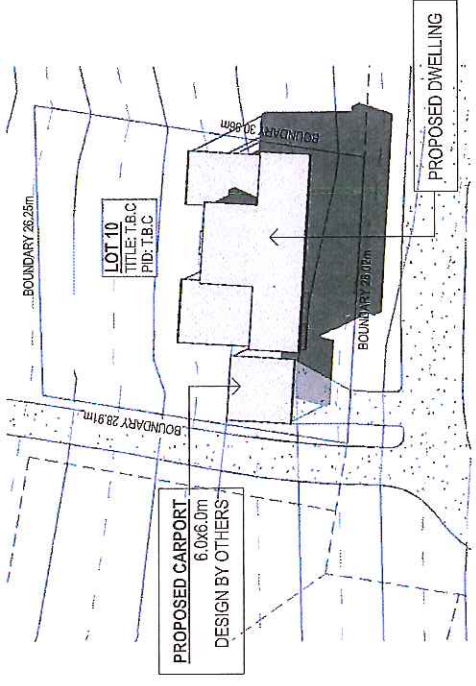
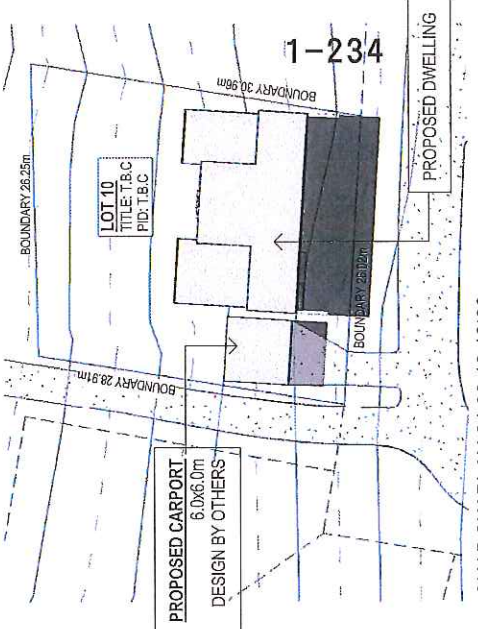
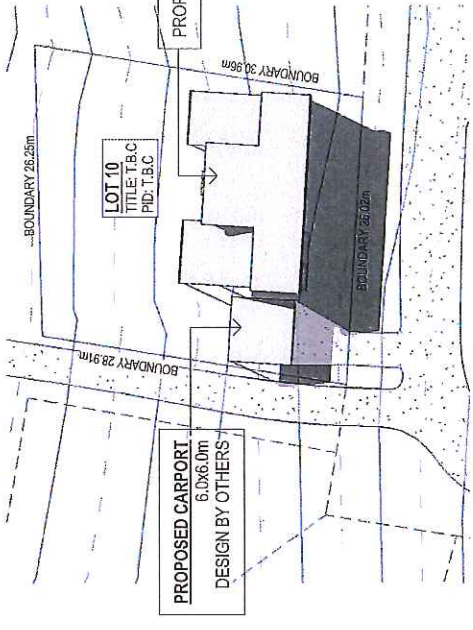
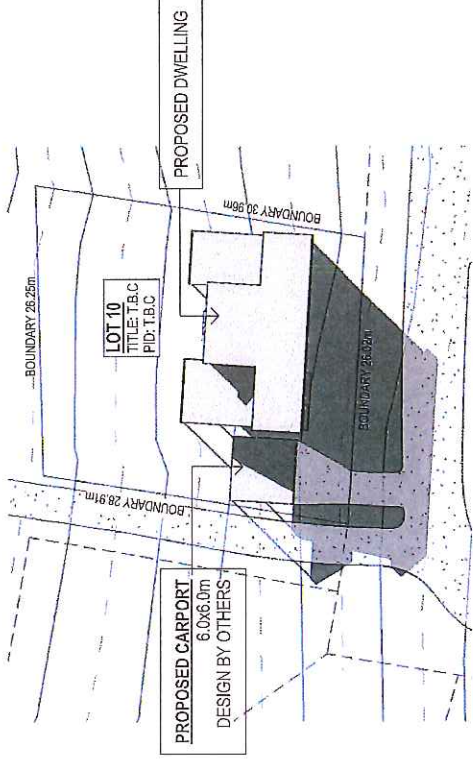
Mob 0417 362 783 or 0417 545 813
 jace@engineeringplus.com.au
 info@engineeringplus.com.au

PC

Date Drawn: 07.03.18
 Drawn: D. McDonald
 Checked: C. Parry
 Approved: J. Pfeiffer
 Scale: As Shown @ A3

Accredited Building Designer
 Designer Name: J. Pfeiffer

A	ISSUED FOR APPROVAL	07.03.18	D.M



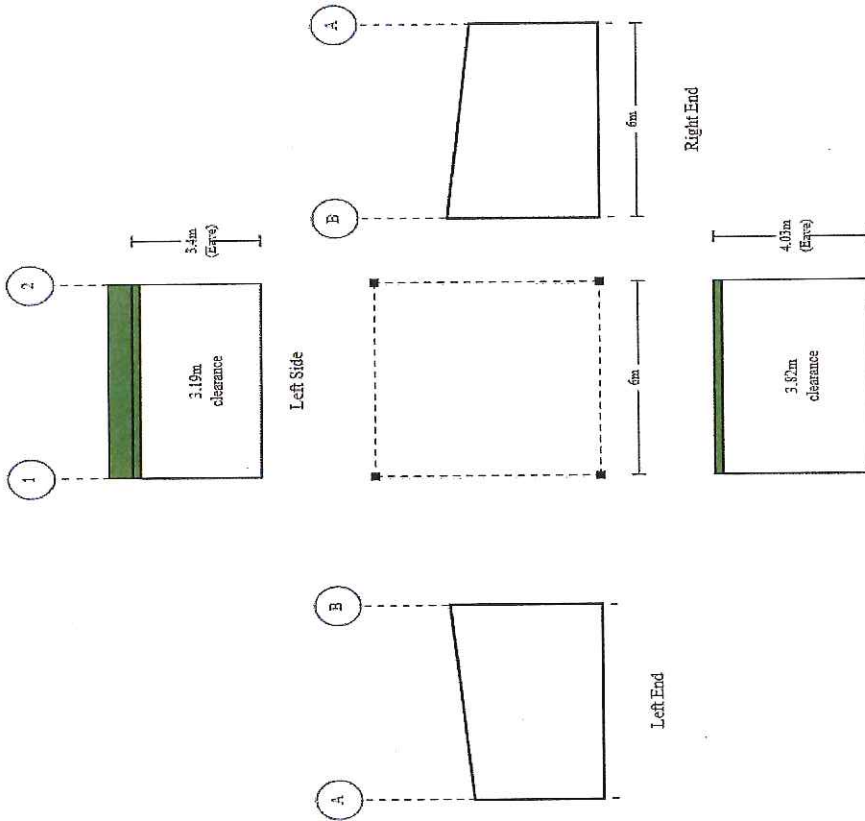
ISSUED FOR APPROVAL

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Client: S. XANTOPOLO
 Project: PROPOSED DWELLING
 Address: LOT 10 MUIRTON WAY,
 PERTH
 Rev A
 Drawing No: 1652017
 A12

PA

Date Drawn: 07.03.18	D.M
Drawn: D. McDonald	
Checked: C. Parry	
Approved: J. Pfeiffer	
Scale: As Shown @ A3	
Accredited Building Designer	
Designer Name: J. Pfeiffer	
Accreditation No. 1652017	
ISSUED FOR APPROVAL	



PS



Seller: Sheds n Homes Laureston
 Name: Rebecca Thomson
 Phone: 0437120410
 Fax:
 Email: rebecca.thomson@shedsnhomes.com.au

Building Layout
 Ref: rshd1810042

Purchaser Name: Sebastian & Cristina Xantopoi
 Site Address:
 Ref # rshd1810042
 Print Date: 16/10/18



Erin Boer

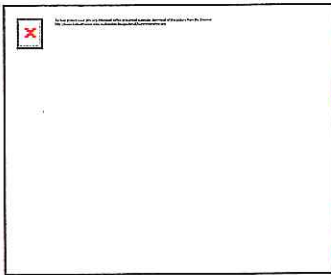
From: Laura Trimmer <laurat@tasbuilthomes.com.au>
Sent: Wednesday, 24 October 2018 6:40 AM
To: Erin Boer
Subject: RE: Email to applicant – Planning review P18-008 , Dwelling & Shed, 22 Muirton Way, Perth – Discretionary planning approval required
Attachments: rebtl1810042.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning Erin,

Please see attached carport plans.

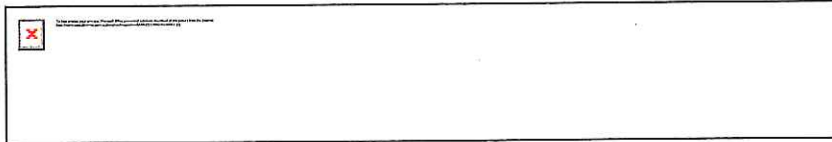
Ok sorry, I'm not sure where I got vertical height from. The larger deck alone is greater than 24m2, is accessible from the living areas and is north facing. Does this suffice?

Kind Regards,

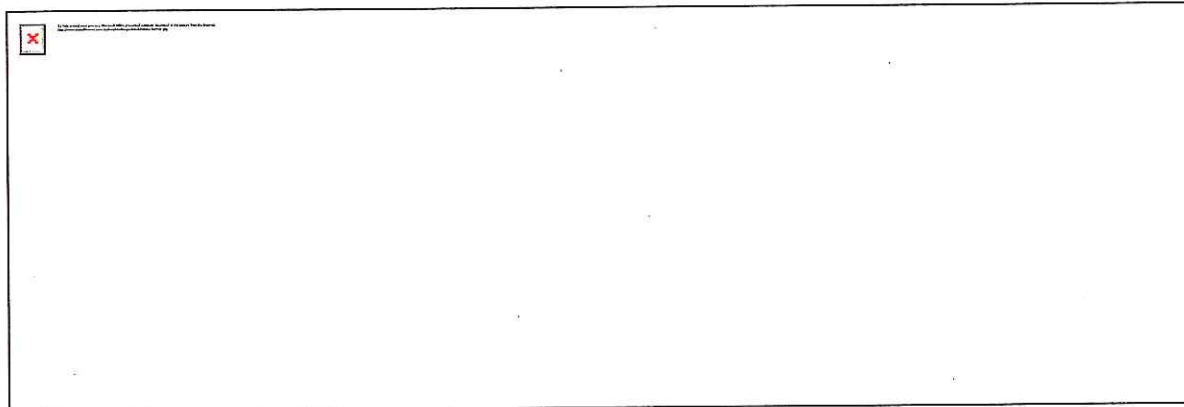


Laura Trimmer
COUNCIL LIAISON MANAGER

T: (03) 6393 1013
E: laurat@tasbuilthomes.com.au



Ok sor



From: Erin Boer <erin.boer@nmc.tas.gov.au>
Sent: Tuesday, 23 October 2018 5:57 PM
To: Laura Trimmer <laurat@tasbuilthomes.com.au>
Subject: RE: Email to applicant – Planning review P18-008 , Dwelling & Shed, 22 Muirton Way, Perth – Discretionary planning approval required

Further to my previous email, can you please also provide dimensioned elevations of the carport?

Kind Regards



Erin Boer

Urban & Regional Planner | Northern Midlands Council
 Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301
 T: (03) 6397 7303 | F: (03) 6397 7331
 E: erin.boer@nmc.tas.gov.au | W: 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

Please note that due to the high volume of enquiries received, officers will be available for phone and face to face appointments to discuss building and planning matters at the following times:

- Monday – between 9:00am and 12:00pm
- Wednesday – between 2:00pm and 5:00pm
- Friday – between 9:00am and 12:00pm

For general enquiries please refer to the Fact Sheet located on our website at <http://northernmidlands.tas.gov.au>
 Meetings can be arranged at other times by appointment.

From: Laura Trimmer <laurat@tasbuilthomes.com.au>
Sent: Tuesday, 23 October 2018 7:26 AM
To: Erin Boer <erin.boer@nmc.tas.gov.au>
Cc: James T <jamest@tasbuilthomes.com.au>; Jessica T <jessicat@tasbuilthomes.com.au>
Subject: RE: Email to applicant – Planning review P18-008 , Dwelling & Shed, 22 Muirton Way, Perth – Discretionary planning approval required

Good Morning Erin,

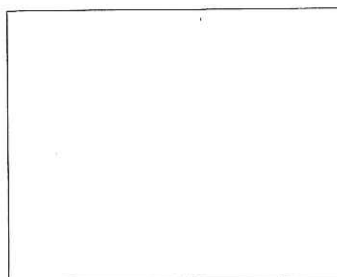
Please see the attached amended plans for this job.

The dwelling has been moved back to meet the 4.5m setback, and the owner has removed the shed and replaced it with a carport.

In regards to the private open space, we can't get 24m2 with a height of 4m. There is 62m2 and approx. 13m2 of it has a vertical height greater than 4m.

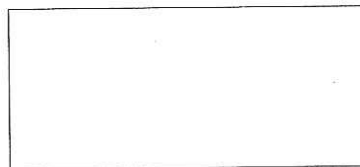
Please go ahead and proceed with processing the application.

Kind Regards,



Laura Trimmer
COUNCIL LIAISON MANAGER

T: (03) 6393 1013
E: laurat@tasbuilthomes.com.au



--	--	--

From: Erin Boer <erin.boer@nmc.tas.gov.au>
Sent: Thursday, 11 October 2018 3:48 PM
To: Laura Trimmer <laurat@tasbuilthomes.com.au>
Subject: RE: Email to applicant – Planning review P18-008 , Dwelling & Shed, 22 Muirton Way, Perth – Discretionary planning approval required

Hi Laura

The changes do help to soften the front façade a little, but I don't believe it meets the performance criteria as follows, particularly with the setback down to 3m for the portico:

10.4.2 P1

A dwelling must:

- (a) have a setback from a frontage that is compatible with the existing dwellings in the street, taking into account any topographical constraints.

The availability of private open space is still an issue also. 24m² with a minimum horizontal dimension of 4m and gradient of less than 1:10 is required.

Please advise how you would like to proceed.

Kind Regards



**NORTHERN
MIDLANDS
COUNCIL**

Erin Boer

Urban & Regional Planner | Northern Midlands Council
 Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301
 T: (03) 6397 7303 | F: (03) 6397 7331
 E: erin.boer@nmc.tas.gov.au | W: 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

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- Wednesday – between 2:00pm and 5:00pm
- Friday – between 9:00am and 12:00pm

For general enquiries please refer to the Fact Sheet located on our website at <http://northernmidlands.tas.gov.au>
 Meetings can be arranged at other times by appointment.

From: Laura Trimmer <laurat@tasbuilthomes.com.au>
Sent: Thursday, 11 October 2018 12:55 PM
To: Erin Boer <erin.boer@nmc.tas.gov.au>

Subject: RE: Email to applicant – Planning review P18-008 , Dwelling & Shed, 22 Muirton Way, Perth – Discretionary planning approval required

Good Afternoon Erin,

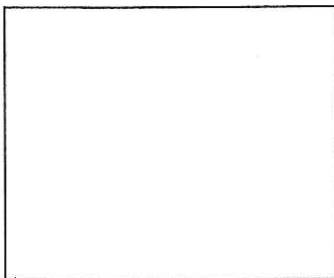
Sorry to take so long to get back to you.

Please see attached plans that have been updated. As discussed earlier, the owner has made a couple of changes to the front of the dwelling to try soften the view from the street.

Can you please advise if you think these changes will be sufficient?

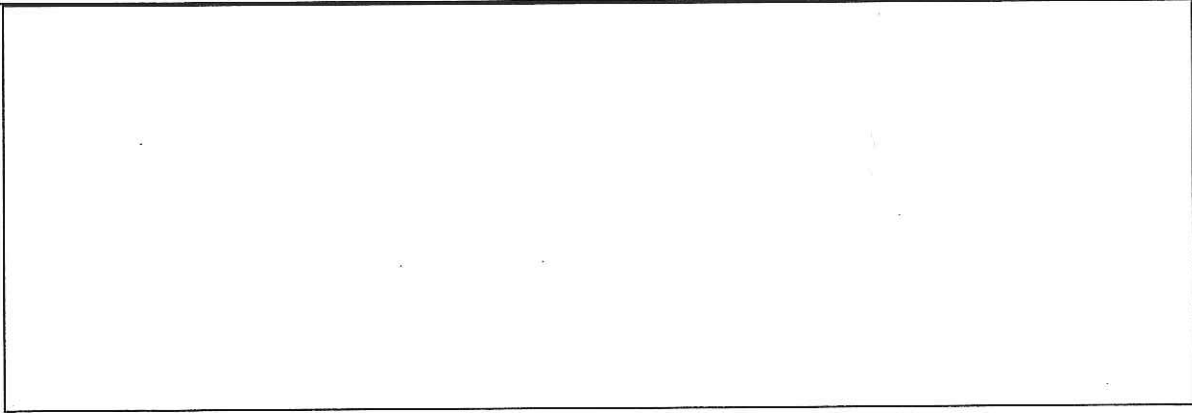
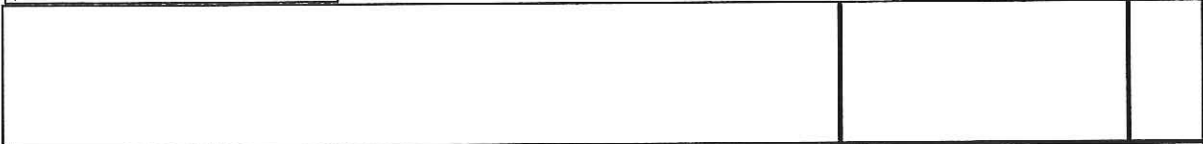
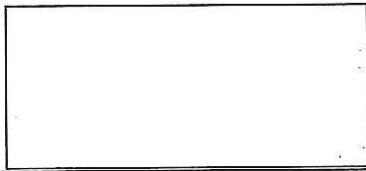
If so, we're happy with you to go ahead and get the job advertised.

Kind Regards,



Laura Trimmer
COUNCIL LIAISON MANAGER

T: (03) 6393 1013
E: laurat@tasbuilthomes.com.au



From: Erin Boer <erin.boer@nmc.tas.gov.au>
Sent: Tuesday, 2 October 2018 3:08 PM
To: Laura Trimmer <laurat@tasbuilthomes.com.au>
Subject: FW: Email to applicant – Planning review P18-008 , Dwelling & Shed, 22 Muirton Way, Perth – Discretionary planning approval required

Hi Laura

Thanks for the revised plans.

Based on the current design, Council's Planners are likely to recommend refusal on this proposal. Can you please confirm that you wish the application to progress to public exhibition?

With regard to the shed elevations, there is also an error in the left side elevations (opening on the wrong side and I'm not sure why the clearance widths are different?).

Kind Regards

1-240



**NORTHERN
MIDLANDS
COUNCIL**

Erin Boer

Urban & Regional Planner | Northern Midlands Council

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

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

E: erin.boer@nmc.tas.gov.au | W: 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

Please note that due to the high volume of enquiries received, officers will be available for phone and face to face appointments to discuss building and planning matters at the following times:

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From: Laura Trimmer <laurat@tasbuilthomes.com.au>

Sent: Monday, 1 October 2018 11:01 AM

To: Erin Boer <erin.boer@nmc.tas.gov.au>

Cc: sebastian.xantopol@yahoo.com; Jessica T <jessicat@tasbuilthomes.com.au>; James T <jamest@tasbuilthomes.com.au>

Subject: RE: Email to applicant – Planning review P18-008 , Dwelling & Shed, 22 Muirton Way, Perth – Discretionary planning approval required

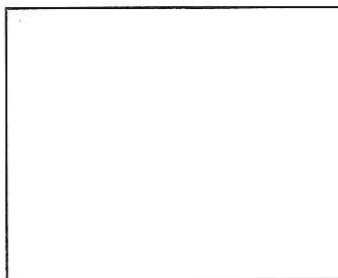
Hello Erin,

The original plans submitted with this application had a couple of errors with the boundary measurements.

The plans attached have been updated in accord with the Title plan, please use these plans when processing the application.

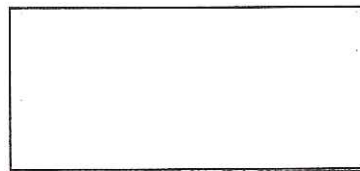
The fees have been forwarded to our accounts department for payment today.

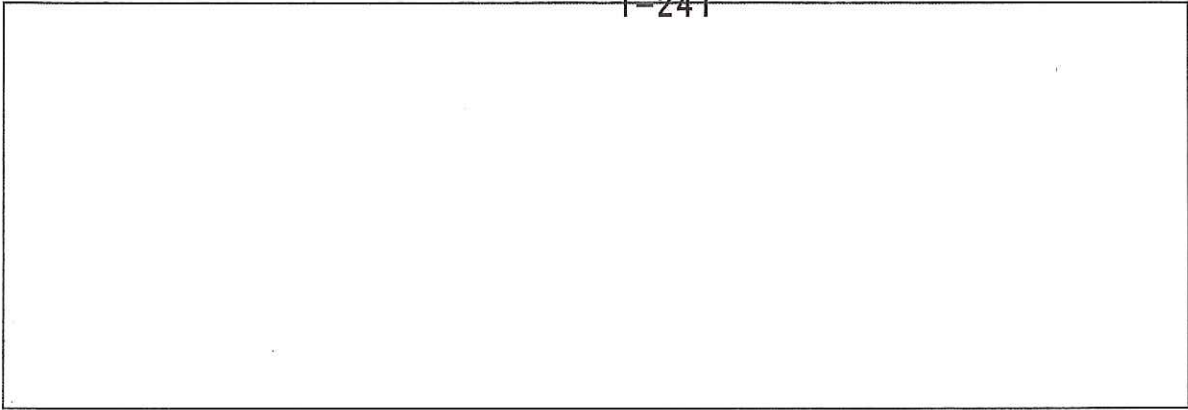
Kind Regards,



Laura Trimmer
COUNCIL LIAISON MANAGER

T: (03) 6393 1013
E: laurat@tasbuilthomes.com.au





From: Laura Trimmer
Sent: Thursday, 27 September 2018 12:11 PM
To: 'Erin Boer' <erin.boer@nmc.tas.gov.au>
Cc: sebastian.xantopol@yahoo.com; Jessica T <jessicat@tasbuilthomes.com.au>; James T <jamest@tasbuilthomes.com.au>
Subject: RE: Email to applicant – Planning review P18-008 , Dwelling & Shed, 22 Muirton Way, Perth – Discretionary planning approval required

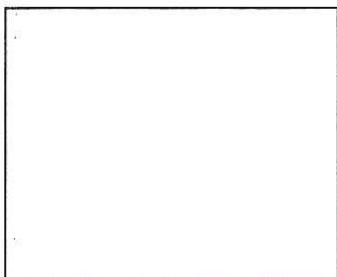
Hello Erin,

As requested, please see attached the following documents for the job at the above address:

- Completed planning application form
- Title Documents
- Shed Plans
- Signed agreement from the owners for Tasbuilt to lodge applications on their behalf
- Updated site plan showing compliant parking and shed retaining wall/batter details
- In regards to the private open space, the larger deck at the rear of the dwelling is greater than 24m2 and is accessible from the living areas and flows onto the yard.

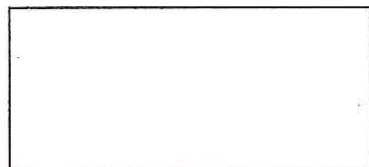
Let me know if you require any additional information and if you can forward me the fees I'll arrange for payment as soon as possible.

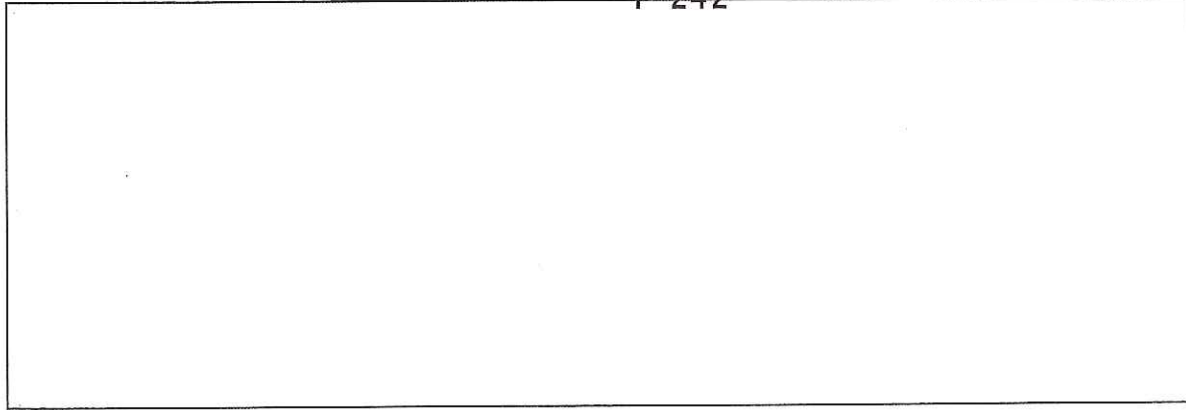
Kind Regards,



Laura Trimmer
 COUNCIL LIAISON MANAGER

T: (03) 6393 1013
E: laurat@tasbuilthomes.com.au





From: Erin Boer <erin.boer@nmc.tas.gov.au>

Sent: Tuesday, 18 September 2018 6:59 PM

To: Laura Trimmer <laurat@tasbuilthomes.com.au>

Cc: sebastian.xantopol@yahoo.com

Subject: Email to applicant – Planning review P18-008 , Dwelling & Shed, 22 Muirton Way, Perth – Discretionary planning approval required

Hi Laura,

Council's Planning Section has reviewed the plans for a dwelling and shed at 22 Muirton Way, Perth, and it has been determined that discretionary planning approval will be required. I have attached a planning application form for your use.

The proposal currently does not meet the acceptable solutions of the following clauses:

- 10.4.2 A1 (a) – please note, compliance with the corresponding performance criteria will be difficult as compatibility with the streetscape will need to be demonstrated. You may also wish to give further consideration to elevation facing the street.
- 10.4.2 A3 – rear setback for shed.
- 10.4.6 A2 (a) – Privacy.
- E6.7.2 A1.2 – Turning within front setback.

The following information will also be required to submit a planning application:

- Demonstrate compliance with 10.4.3 A2 (f) - POS (24m² directly accessible from living area) is less than 1:10 gradient.
- Retaining wall or cut/fill details at rear of shed
- Shed elevations
- Location of compliant parking spaces

Please let me know if you have any further queries.

Kind Regards



**NORTHERN
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Erin Boer

Urban & Regional Planner | Northern Midlands Council

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

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

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ATTACHMENT B

The General Manager
 PO Box 156
 LONGFORD TAS 7301

FRASIER MIDLANDS COUNCIL					
Location					
File No.					
Property					
Attachments					
REC'D 9 NOV 2018					
	I	A		I	A
GM			MYR		
P&DM			CFS		
CSM			PLAN		✓
EDM			BLD		
WZ			RLT		
TH					

Date: 8-11-18

Shane Holmberg + Deanne Burns wish to make a representation to planning application number:

PHN-18-0251 on the following grounds:

Street Appeal: The initial street view and visual look of the plan/house as you drive up Hurton Way from Seacomb Street West will not be very appealing due to the fact that you will be looking at a large expanse of custom orb approximately 4.4mtrs high, by 18mtrs wide from ground level to eaves with a minimum amount of windows to break the wall expanse and not allowing the view and the sunlight.

Visual Appeal: The visual appeal of the plan/house will not compliment or respect the neighbourhood character and will not be visually compatible with the surrounding developments and buildings in the area. This may downgrade the properties in the area, and may affect the sale and valuation of adjacent buildings and dwellings in the area. The visual impact of the plan/house compares with the rear of any other dwelling which will not enhance the streetscape and respect the new developing area.

Yours sincerely

Shane Holmberg + Deanne Burns

Email:

Address: 6 Seacomb Street Perth, Tasmania 7300

Contact Number: 6

Erin Boer

From: Rosemary Jones
Sent: Monday, 26 November 2018 10:32 AM
To: Erin Boer
Subject: FW: Email to Applicant, Representation received to PLN18-0251
Attachments: Signed Extension of time request - 22 Muirton Way.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Rosemary Jones



Administration Officer - Community & Development | Northern Midlands Council
 Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301
 T: (03) 6397 7303 | F: (03) 6397 7331
 E: rosemary.jones@nmc.tas.gov.au | W: 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

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Meetings can be arranged at other times by appointment.

From: Laura Trimmer <laurat@tasbuilthomes.com.au>
Sent: Thursday, 22 November 2018 12:52 PM
To: NMC Planning <planning@nmc.tas.gov.au>
Cc: James T <jamest@tasbuilthomes.com.au>
Subject: RE: Email to Applicant, Representation received to PLN18-0251

Good Afternoon,

Please see attached signed extension of time request.

We have discussed the representation with the owner and he has advised that he isn't keen to make any changes to the current plans and is happy to wait for the application to be decided at the council meeting on the 10th of December.

Kind Regards,



Laura Trimmer
 COUNCIL LIAISON MANAGER

T: (03) 6393 1013
 E: laurat@tasbuilthomes.com.au

