

PLAN 1

PLANNING APPLICATION PLN-18-0306

32 NORFOLK STREET, PERTH

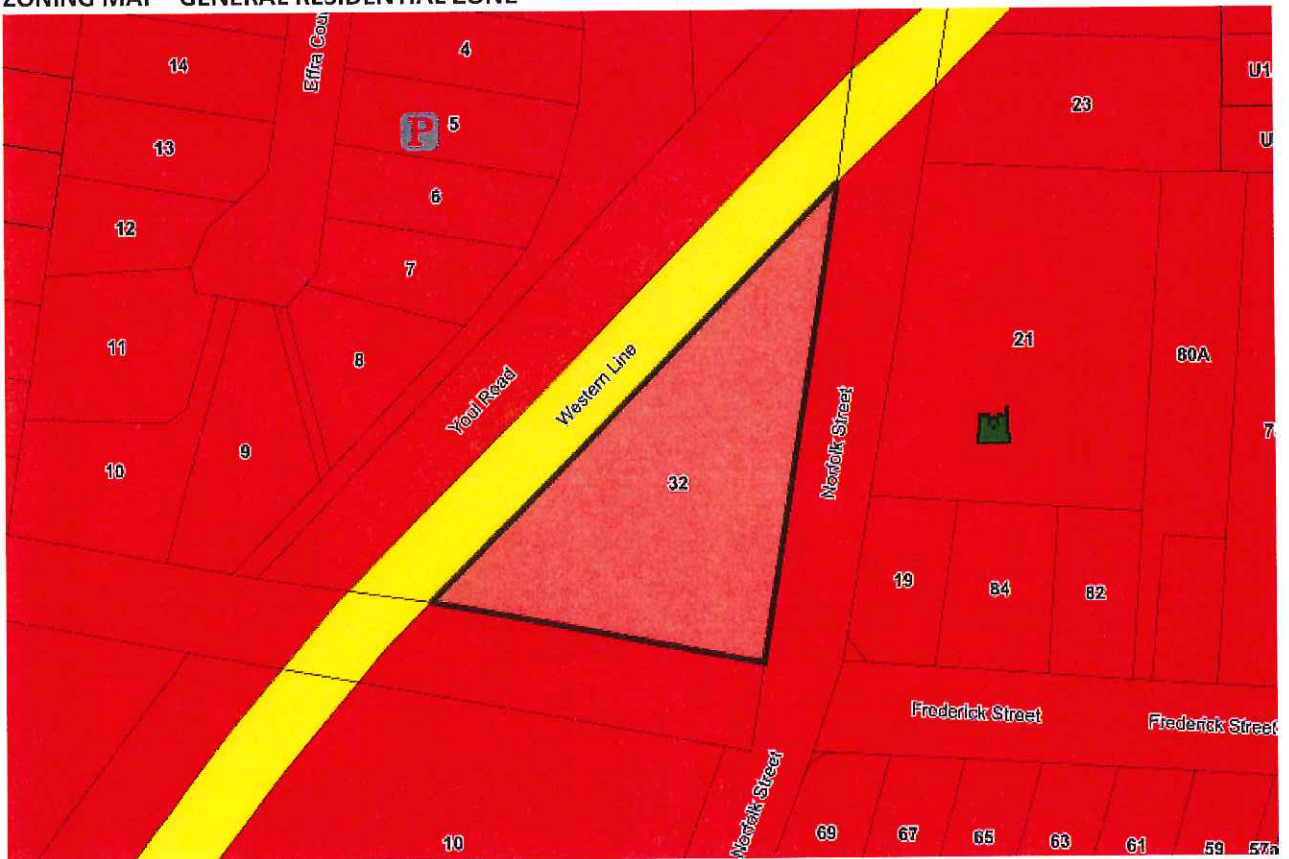
ATTACHMENTS

- A Application & plans
- B Responses from referral agencies
- C Representation

AERIAL PHOTOGRAPH & SERVICES MAP for 32 NORFOLK STREET, PERTH



ZONING MAP - GENERAL RESIDENTIAL ZONE



EXHIBITED

1-172
PLANNING APPLICATION
Proposal

Description of proposal: Removal of Trees and demolition of derelict shed

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

(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: 32 Norfolk Street Perth.....

.....

CT no: 46063/1

Estimated cost of project \$1000 *(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 Dwelling.

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

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

(attach additional sheets if necessary)

Is any signage required? ...No.....

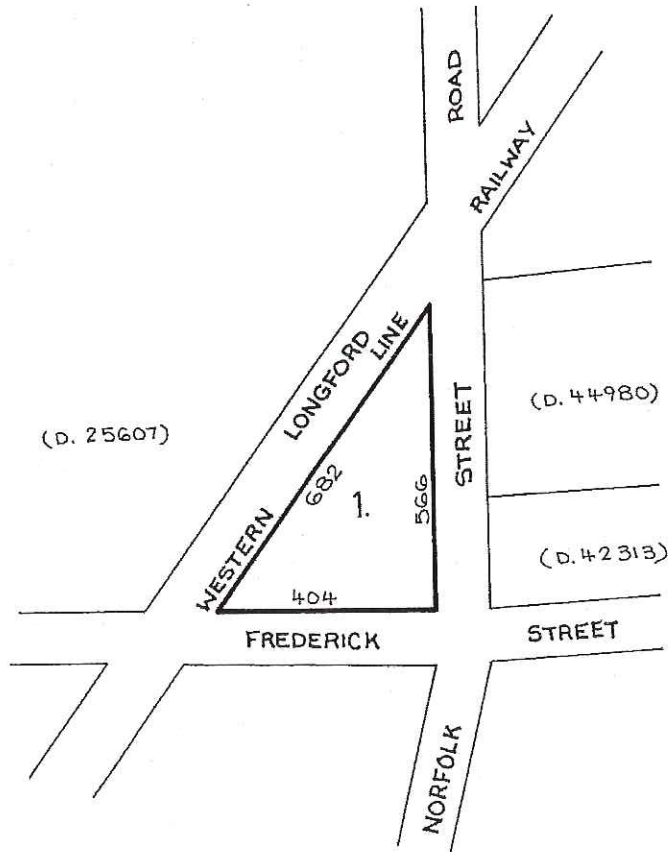
(if yes, provide details)

EXHIBITED

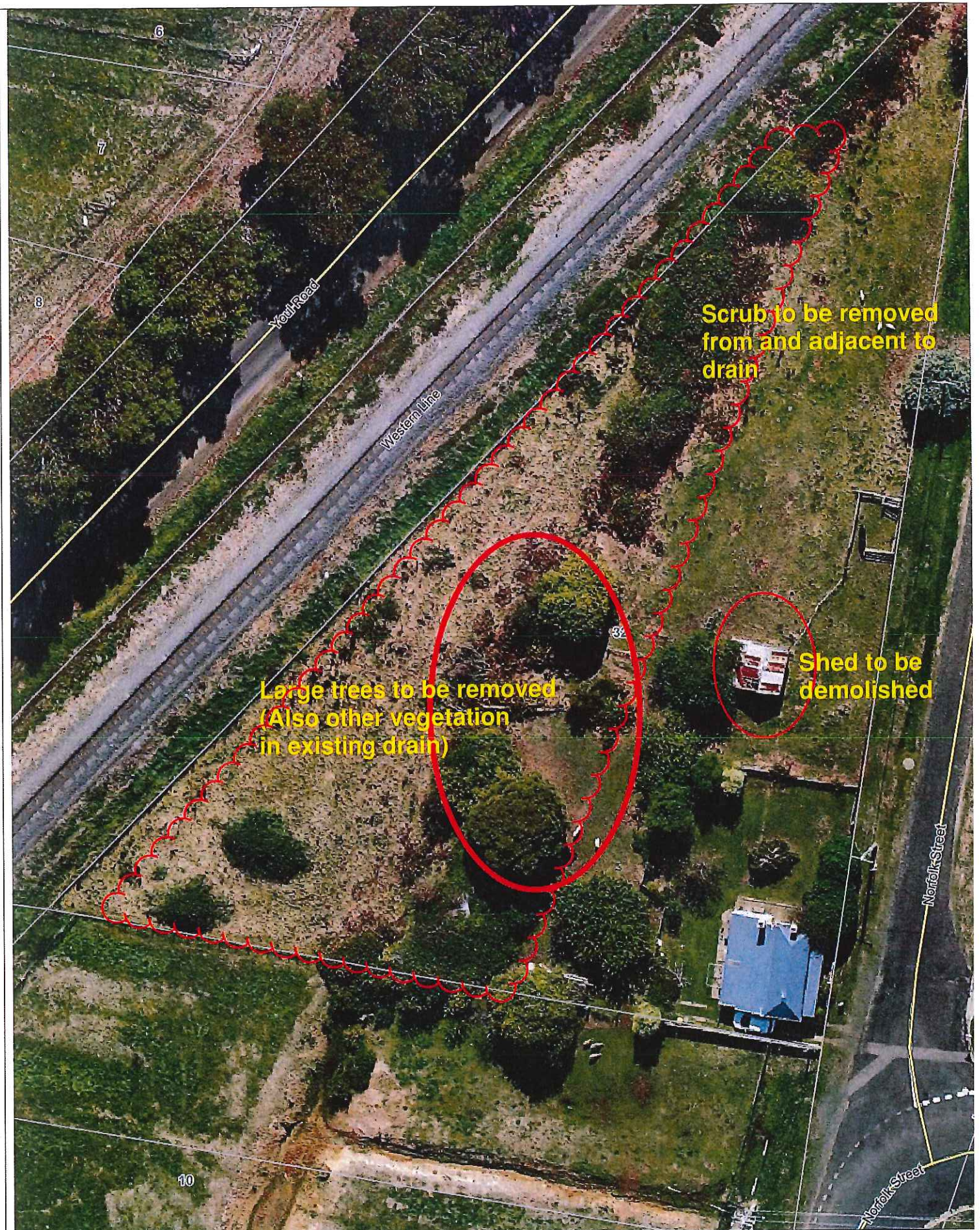
APPROVED..... 9 OCT 1990 <i>Michael Quinn</i> RECORDER OF TITLES	CONVERSION PLAN CONVERTED FROM 65/9586	REGISTERED NUMBER D.46063
FILE NUMBER Y. 12893	GRANTEE: PART OF LOTS 2 & 3, 11-1-4 GTD. TO ADVE DOUGLAS & F. J. HOUGHTON.	DRAWN <i>HA</i> 26/9/90

SKETCH BY WAY OF ILLUSTRATION ONLY

CITY/TOWN OF PERTH (SEC. X)
LAND DISTRICT OF
PARISH OF
LENGTHS ARE IN METRES; NOT TO SCALE.
LENGTHS IN BRACKETS IN LINKS/FEET & INCHES.



EXHIBITED



EXHIBITED

27/11/2018

1:500



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

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





Shed to be demolished

EXHIBITED

Rosemary Jones

From: Jonathan Galbraith
Sent: Tuesday, 27 November 2018 9:02 AM
To: Rosemary Jones
Subject: Demolition of shed and tree removal, 32 Norfolk St

Rosemary,

In my professional opinion the demolition of the shed and the tree removal at 32 Norfolk St will have no impact on the railway line.

Regards,

Jonathan Galbraith



Engineering Officer | Northern Midlands Council
Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301
T: (03) 6397 7303 | M: 0400 935 642 | F: (03) 6397 7331
E: jonathan.galbraith@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

EXHIBITED

Rosemary Jones

From: Jennifer Jarvis <Jennifer.Jarvis@tasrail.com.au>
Sent: Sunday, 16 December 2018 5:29 PM
To: NMC Planning
Subject: RE: Notice to Adjoining Property Owners/Occupiers under Land Use Planning and Approvals Act 1993

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Rosemary, apologies for delay – it’s been a mad couple of months!

TasRail has no issue with the removal of the tree and vegetation and the demolition of the shed.

However, if the plan going forward is that this land is developed for residential development then there may be some issues with relation to the setback area but I guess we can deal with these as they arise.

Kind regards

*Please note that the Property Department will be closed from 5pm on Friday 21 December 2018, re-opening on Monday 7 January 2019.
No Permits will be processed during this time. URGENT Access enquiries should be directed to TasRail's Network Access Manager by emailing garry.cummings@tasrail.com.au or call mobile 0418 131 854.*

Jennifer Jarvis



Manager Group Property & Compliance |
Phone: 03 6335 2603 | Mobile: 0428 139 238
11 Techno Park Drive, Kings Meadows, Tasmania, 7249
Jennifer.Jarvis@tasrail.com.au



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From: NMC Planning [<mailto:planning@nmc.tas.gov.au>]
Sent: Wednesday, 12 December 2018 2:42 PM
To: Jennifer Jarvis
Subject: FW: Notice to Adjoining Property Owners/Occupiers under Land Use Planning and Approvals Act 1993

21 Norfolk St
Perth 7300
Tasmania

The General Manager
Northern Midlands Council
PO BOX 156
Longford 7301
Tasmania

7/12/18

Dear Mr Jennings

I am writing to oppose the proposed application PLN-18-0306 for the removal of shed, trees and vegetation at 32 Norfolk St. Perth.

On the property is a Victorian brick and timber cottage that is enhanced by the trees that surround it. The trees add aesthetic appeal to the cottage, they act as a buffer to the noise of the nearby railway line and busy road and contribute significantly to the amenity I currently enjoy.

Although the trees are situated near the creek that runs through the property, they do not impede the flow of water when the creek is in flood. The trees protect the soil from erosion when the rain is heavy and help block the sun from drying out the soil when the weather is hot and dry. The trees provide shade and shelter, reduce glare and generally strengthen the character of the place. The removal of the trees and vegetation would reduce the amenity of the area.

The old weatherboard shed similarly adds character to the property and although not in great condition it could easily be repaired.

I hope you will take my thoughts into consideration.

Yours sincerely,

Michael McWilliams