

**PLAN 2**

**PLANNING APPLICATION PLN-18-0324**

**68 SECCOMBE STREET, PERTH**

**ATTACHMENTS**

- A Application & plans
- B Representations & applicant's response

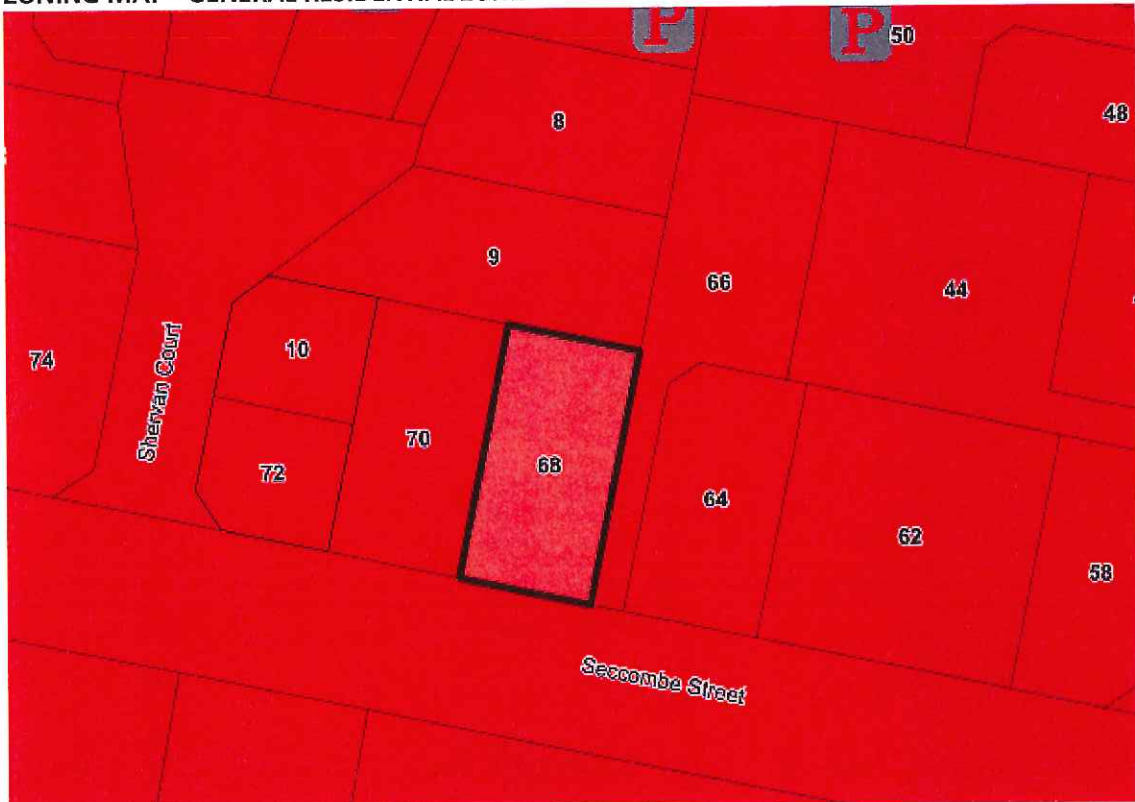
# ATTACHMENT A

PLN-18-0324

AERIAL PHOTOGRAPH & SERVICES MAP for 68 SECCOMBE STREET, PERTH



ZONING MAP - GENERAL RESIDENTIAL ZONE



EXHIBITED

# PLANNING APPLICATION Proposal

Description of proposal: 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: 68 Seacombe St  
Perth.  
.....  
.....

CT no: 167680/100

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

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


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

Rear boundary setback  
.....  
.....  
.....  
.....  
.....  
.....  
.....

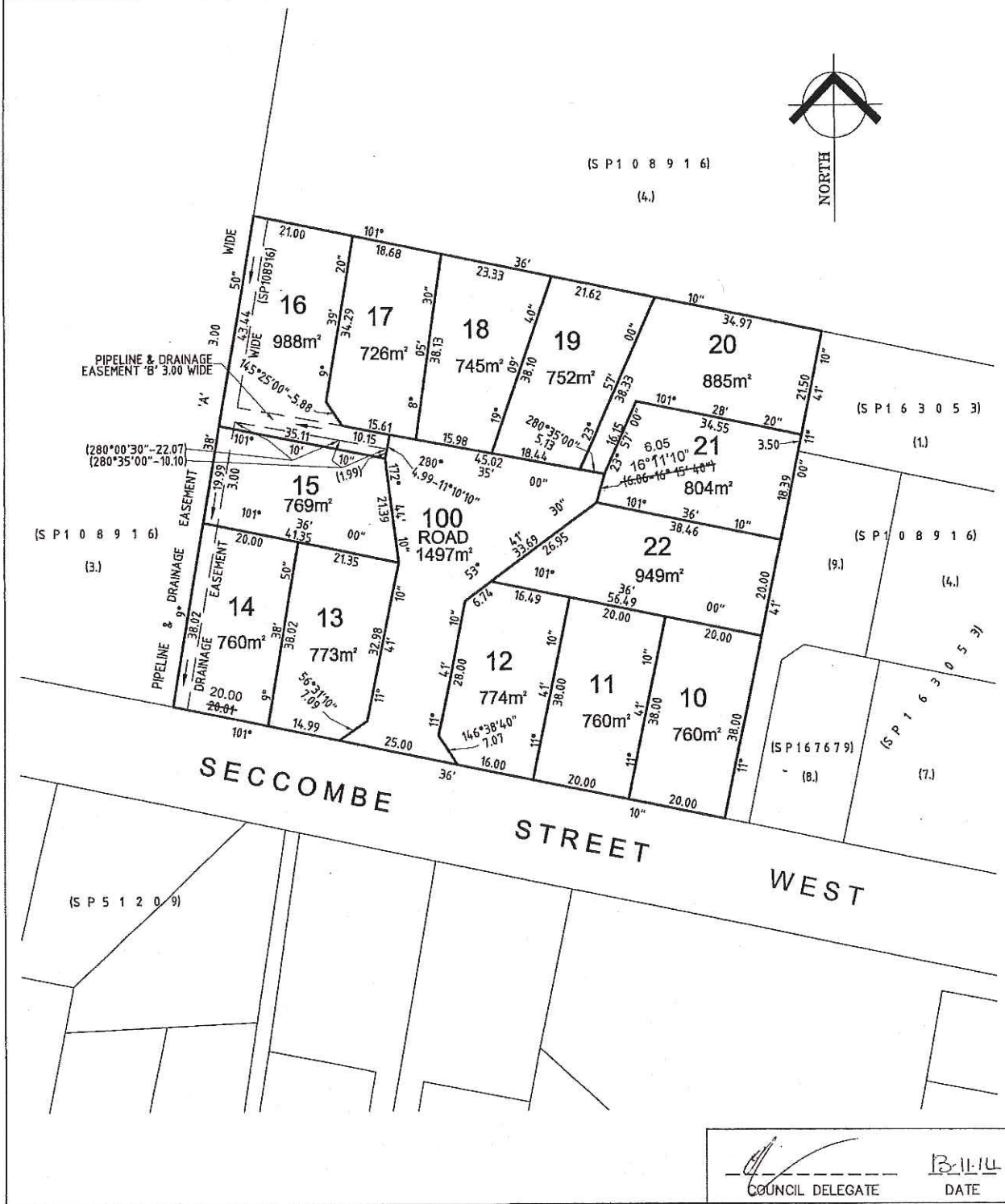
*(attach additional sheets if necessary)*

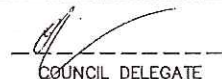
Is any signage required? NO  
*(if yes, provide details)*

**EXHIBITED**

OWNER SHERVAN DEVELOPMENTS PTY LTD	<b>PLAN OF SURVEY</b>	REGISTERED NUMBER
FOLIO REFERENCE: C.T.167680-100		<b>SP168622</b>
GRANTEE PART OF 29° 0' 11" GRANTED TO JOSEPH BIRD	BY SURVEYOR R. M. PECK <b>LAND DISTRICT OF CORNWALL</b> LOCATION <b>PARISH OF PERTH</b> (SECTION II) 	APPROVED EFFECTIVE FROM - 3 DEC 2014 <i>Alice Kawa</i> Recorder of Titles
SCALE 1:750      LENGTHS IN METRES		

MAPSHEET MUNICIPAL CODE No. 123	LAST UPI No.	LAST PLAN No. SP 167680	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
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 DATE 13-11-14

**EXHIBITED**



**Theresa. L. Hatton**

Building Designer

Individual Design

P.O. Box 282, Launceston TAS 7250

Telephone: 03 63347144

10/12/18

Northern Midlands Council,  
Att: Planning Officer,  
P.O. Box 156,  
Longford, TAS 7301

Re 68 Seccombe Street, Perth

Dear Planning Officer,

The Client is G & J Thwaite at 68 Seccombe Street, Perth, There is currently a dwelling on the site. The clients are looking for workshop and undercover car parking for the caravan.

10 General Residential

10.4.1.2

Site Coverage & Rear Setback

Site coverage complies

Rear Setback is 4m

10.4.2

Setbacks and building envelope for all buildings

A1 N/A

A2 N/A

A3 P3 -

The siting and scale of a dwelling must:

- a) Not cause unreasonable loss of amenity by:-
  - (i) Reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot: or

The workshop/garage will not reduce sunlight to a habitable room on an adjoining lot, the adjoining lot is an internal lot and the shadow will be over the driveway



**Theresa L. Hatton** Building Designer Individual Design  
P.O. Box 282, Launceston TAS 7250  
Telephone: 03 63347144

- (ii) Overshadowing the private open space of a dwelling of an adjoining lot; or

The workshop will not overshadow any adjoining property private open space

- (iii) Overshadowing of an adjoining vacant lot; or

The adjoining lots have been built on.

- (iv) Visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and

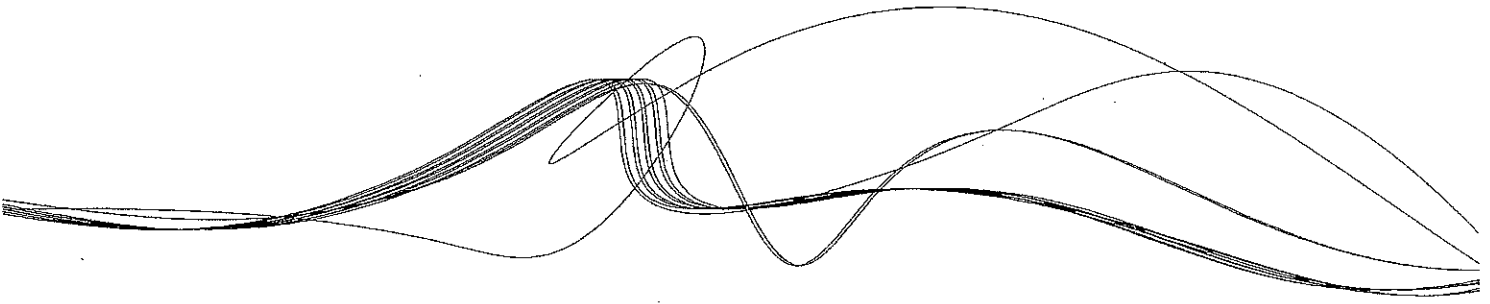
The slope of the surround land which slopes to Seccombe Street the adjoining lot looks over the roof of other houses, the adjoining lot will see the wall above the existing colorbond fence.

- b) Provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area

The adjoining lot has an internal driveway and the surrounding properties have buildings of similar scale and much large bulk.

Kind regards

  
Theresa Hatton



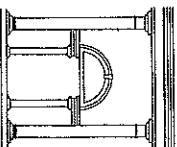
Proposed Shed  
for G & J Thwaite,  
at 68 Secombe Street  
Perth

PLANNING DOCUMENTATION ONLY  
Planning Application Set

Architectural Drawings No. 4893P-01, 11  
Engineering Prefab Buildings by others  
10th December 2018

Drawing No. 4893P-01 of 11  
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Individual Designs



**Theresa L. Hatton**  
Building Designer

Accredited Building Practitioner  
Accreditation Number CC 299 R

Telephone (08) 6334 7144  
Telephone 0408 129 202

P.O. Box 282, Launceston 7250  
ABN 22 654 809 821

EXHIBITED

# Information Page

Project Address:

68 Seccombe Street  
Perth

Client: G & J Thwaite

Designer: Theresa . L Hatton

Accreditation No. : CC298R

Title: 168622/10

Index of Drawings:

Architectural

- 1- Cover Page
- 2- Information Sheet
- 3- Site Plan
- 4- Site Levels Plan
- 5- Drainage Plan
- 6- Floor Plan
- 7- Elevations
- 8- Elevations
- 9- Shadows
- 10- Shadows
- 11- Shadows

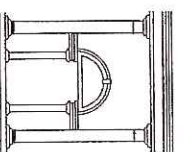
Floor Area: Garage 56m<sup>2</sup>

Wind Speed: N2

Soil Classification: N/A

Climate Zone: 7

Bushfire - Prone Area:



Individual Designs

**Theresa L. Hatton**

Building Designer

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Accreditation Number CC 298 R

Telephone (08) 6354 744

[theresa.hatton@bigpond.com](mailto:theresa.hatton@bigpond.com)

[www.theresahattonbuildingdesign.com.au](http://www.theresahattonbuildingdesign.com.au)

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ABN 22 654 809 821

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PLANNING  
DOCUMENTATION ONLY

Proposed Garage/Workshop  
at 68 Seccombe Street,  
Perth,

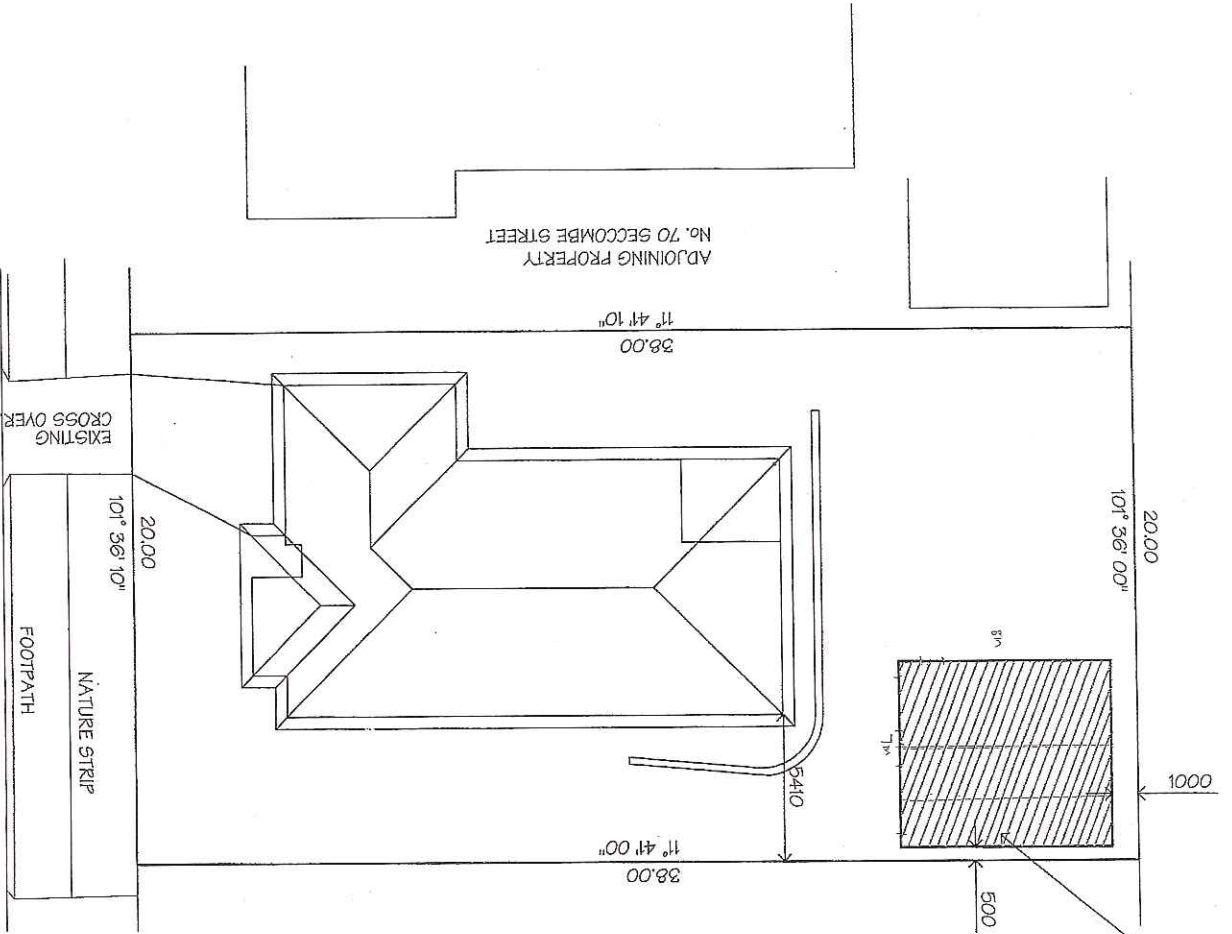
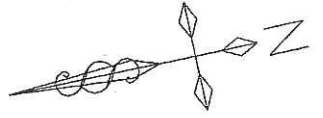
for G & J Thwaite,  
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Scale 1:100 U.N.O  
10th December 2018

**EXHIBITED**

Drawing No. 4893P-02 of 11

P2





**Proposed Shed**  
 (Refer Drawings by others for FREEAB Garage 8M x 7M)

- GENERAL NOTES**
- 1 Check all dimensions and verify levels on site.
  - 2 Do Not Scale from this drawing - if in doubt ask
  - 3 All workmanship and materials to comply with all relevant S.A.A. Codes and the B.C.A.
  - 4 These drawings have been prepared for application of Planning permit from the Local Council only. Not all details for the entering into a contract or tender are covered in these documents. They are to be used as a guide only for the building works.
  - 5 Confirm all project details with the owner prior to the purchase of materials, commencement of work and construction.

**LEGEND**  
 DP \* Downpipe

**PLANNING DOCUMENTATION ONLY**

**Theresa L. Hutton**  
 Building Designer

Individual Designs ABN 22 654 009 921  
 Telephone (08) 653 547144 Telephone 0408 128 202  
 P.O. Box 282, Linnecross 7250  
**Proposed Garage/Workshop**  
 at 68 Seccombe Street,  
 Perth,

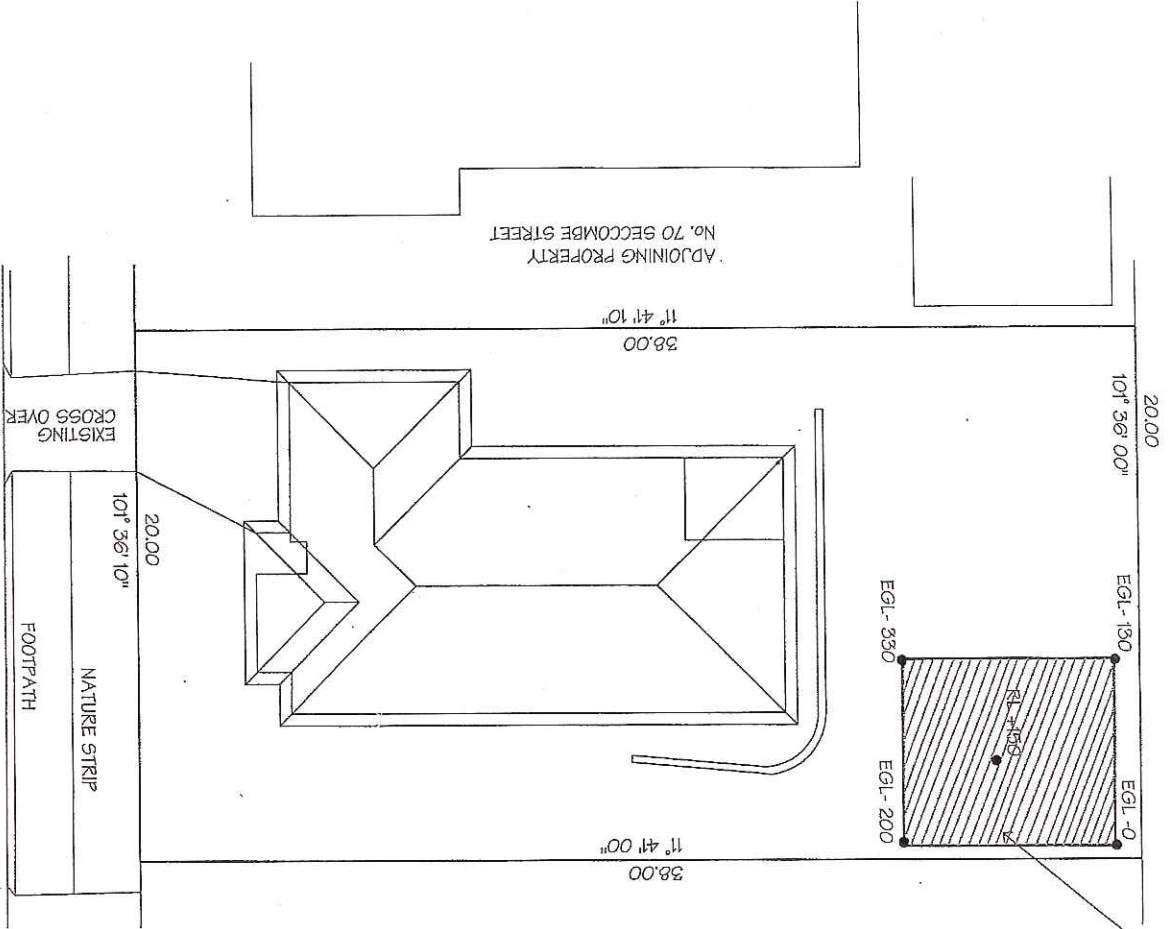
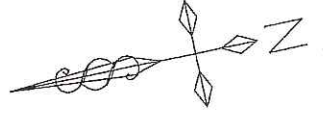
for G & J Thwaite,  
 Theresa L. Hutton 2018  
 Scale 1:200 U.N.O  
 10th December 2018  
**EXHIBITED**

Drawing No. 4893P-03 of 11

Proposed Site Plan

**Note**  
 Title details taken from 168622/10  
 Title boundaries measurements are in meters

P3



**Proposed Shed**  
 (Refer Drawings by others  
 for PREFAB Garage  
 8M x 7M )

Note  
 Title details taken from 168622/10  
 Title boundaries measurements are in meters

Proposed Site Levels Plan

GENERAL NOTES

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LEGEND

DP \* Downpipe

**PLANNING  
 DOCUMENTATION ONLY**

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 Building Designer

Individual Designs AN 22 654 509 621  
 Telephone (08) 63 347144 Telephone 0403 129 202  
 P.O. Box 282, Launceston 7250

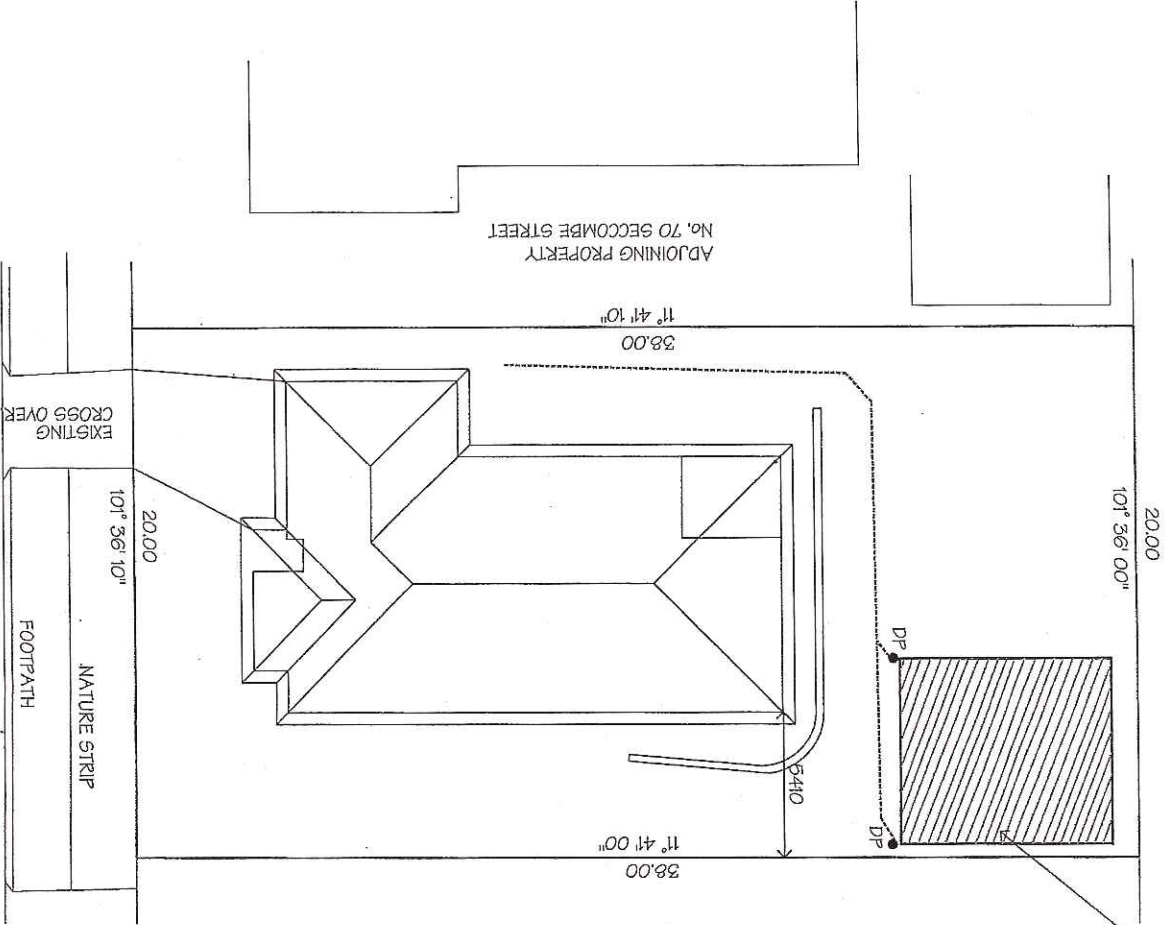
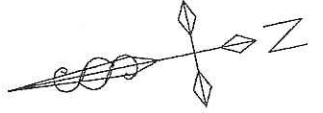
**Proposed Garage/Workshop**  
 at 68 Seccombe Street,  
 Perth,

for G & J Thwaiter,  
 Theresa L. Hatton 2018  
 Scale 1:200 U.N.O  
 10th December 2018

**EXHIBITED**

Drawing No. 4893P-04 of 11

pl



**Proposed Shed**  
 (Refer Drawings by others for PREFAB Garage 8M x 7M )

**GENERAL NOTES**

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**PLANNING DOCUMENTATION ONLY**

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 P.O. Box 282, Linnacott 7250

**Proposed Garage/Workshop**  
 at 68 Seccombe Street,  
 Perth,

for G & J Thwaites,  
 Theresa L. Hatton 2018  
 Scale 1:200 U.N.O  
 10th December 2018

**EXHIBITED**

Drawing No. 4893P-05 of 11

**Proposed Site Plan**

Note  
 Title details taken from 168622/NO  
 Title boundaries measurements are in meters

PS

GENERAL NOTES

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Shed Floor Plan

**PLANNING  
DOCUMENTATION ONLY**

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Telephone (08) 63 547144 Telephone 0402 129 202  
P.O. Box 252, Launceston 7250

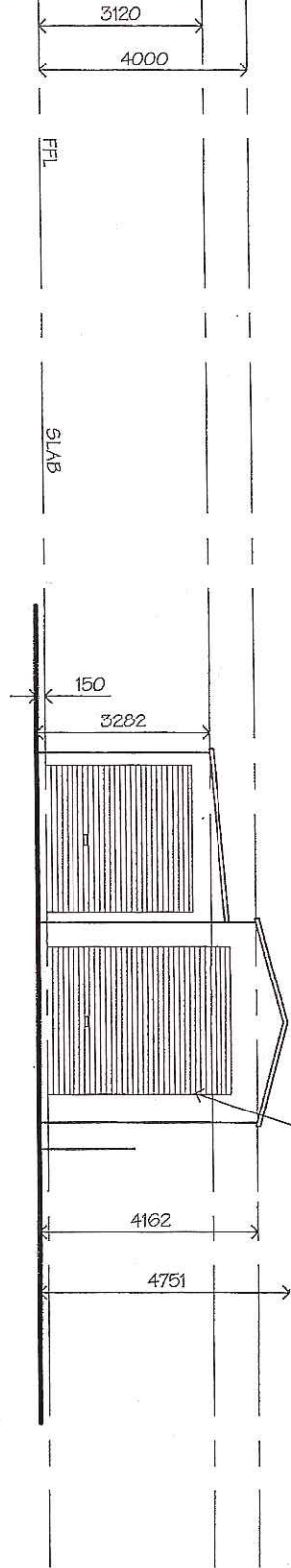
**Proposed Garage/Workshop**  
at 68 Seccombe Street,  
Perth,

for G & J Thwaitie,  
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Scale 1:100 U.N.O  
10th December 2018

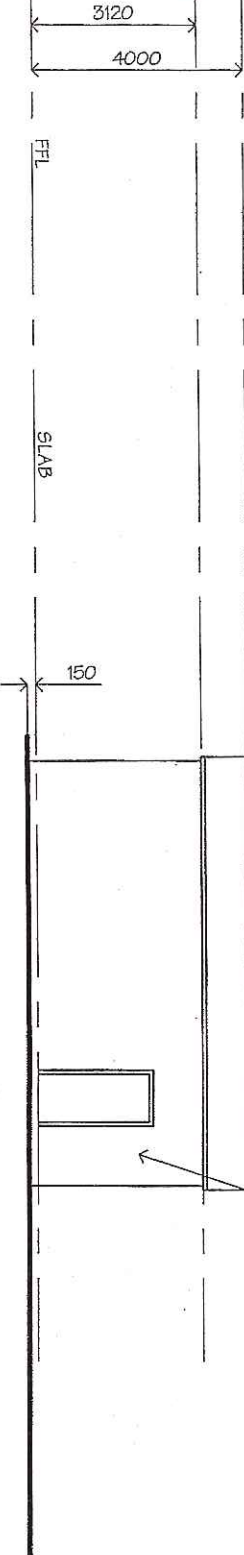
**EXHIBITED**

Drawing No. 4893P-06 of 11

P6



Shed South West Elevation



Shed North West Elevation

GENERAL NOTES

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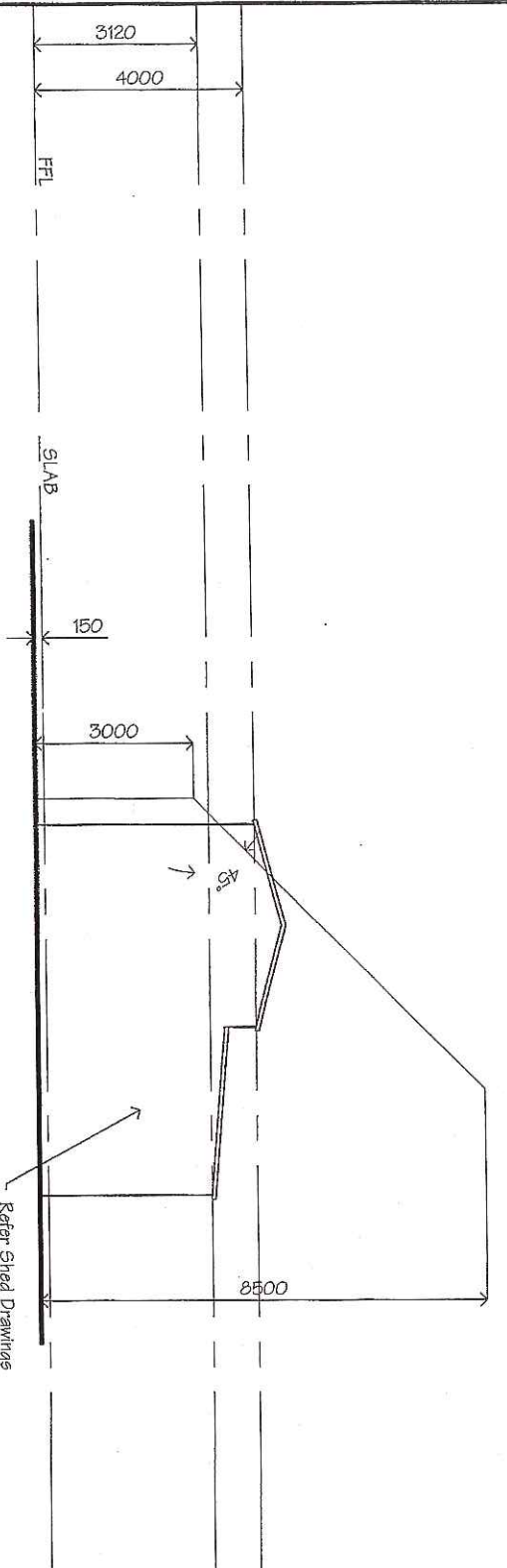
**Proposed Garage/Workshop**  
at 68 Seccombe Street,  
Perth,

for G & J Thwaitie,  
Theresa L. Hatton 2018  
Scale 1:100 U.N.O  
10th December 2018

**EXHIBITED**

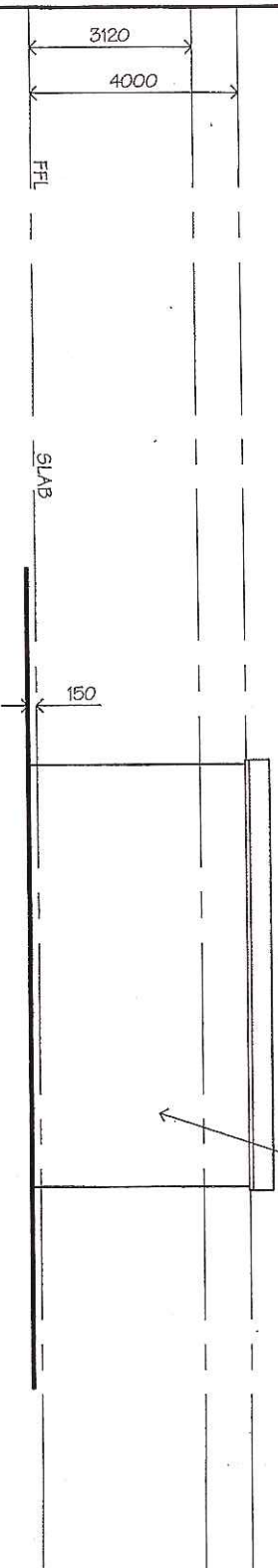
Drawing No. 4893P-07 of 11

P7



Shed North East Elevation

Refer Shed Drawings by other for- Prefab Shed Construction Details



Shed South East Elevation

Refer Shed Drawings by other for- Prefab Shed Construction Details

- GENERAL NOTES**
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**PLANNING DOCUMENTATION ONLY**

**Theresa L. Hatton**  
Building Designer

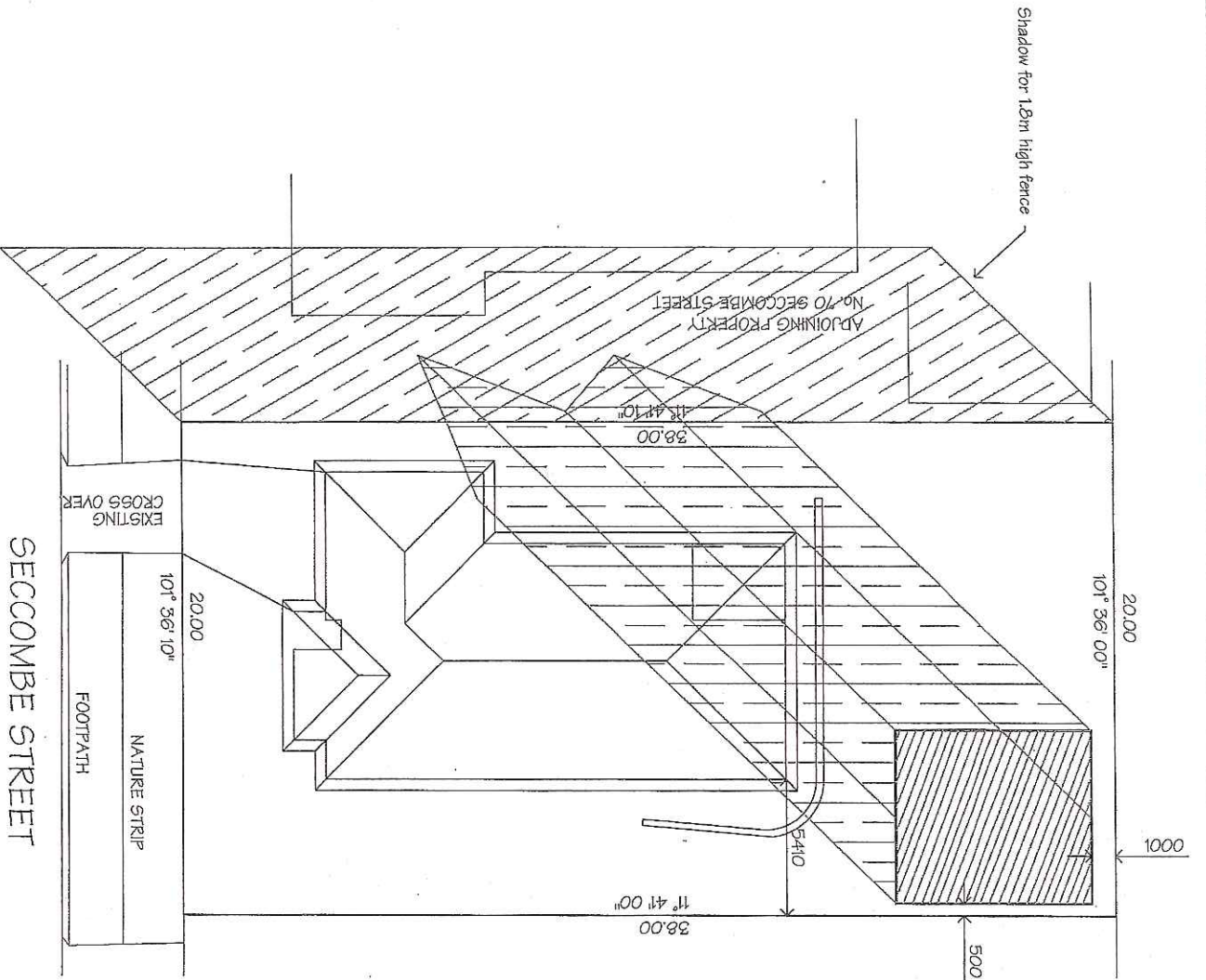
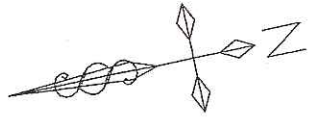
Individual Designs AS/NZS 22:694:2009 B21  
Telephone (08) 633 5471/4 Telephone 0408 129 202  
P.O. Box 288, Linnemoss 7250  
**Proposed Garage/Workshop**  
at 68 Secombe Street,  
Perth,

for G & J Thwaitie,  
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Scale 1:100 U.N.O  
10th December 2018

**EXHIBITED**

Drawing No. 4893P-08 of 11

P8



Note  
 Title details taken from 100622/10  
 Title boundaries measurements are in meters

Proposed Shadows 9am - June Plan

pa

**GENERAL NOTES**

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**PLANNING DOCUMENTATION ONLY**

**Theresa L. Hatton**  
 Building Designer

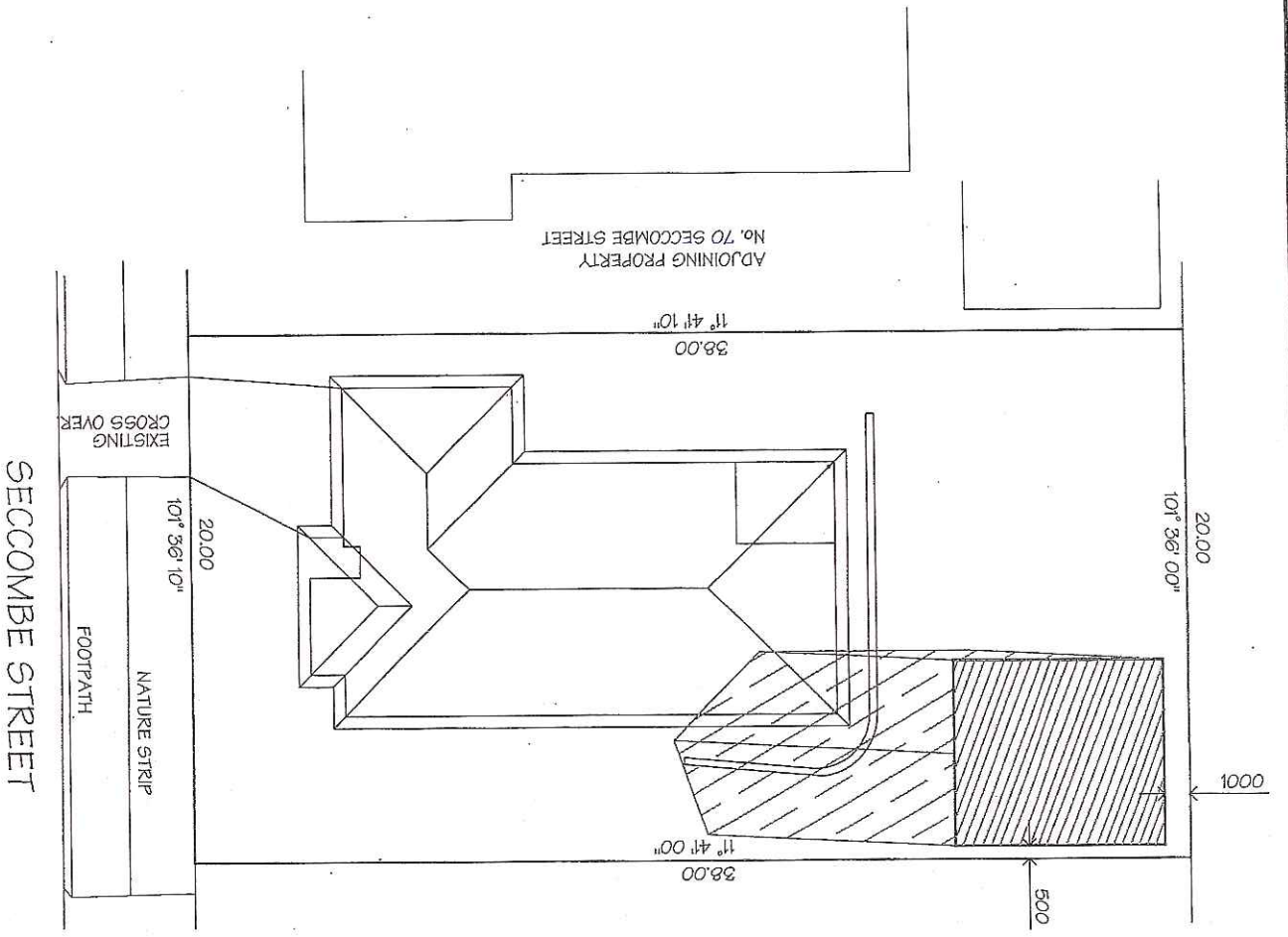
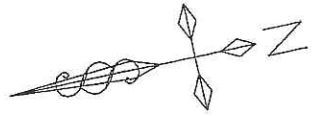
Individual Designs AEN 22 654 809 821  
 Telephone (08) 65 347144 Telephone 0408 129 202  
 P.O. Box 282, Linneston 7250

**Proposed Garage/Workshop**  
 at 68 Seccombe Street,  
 Perth,

for G & J Thwaite,  
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 Scale 1:200 U.N.O  
 10th December 2018

**EXHIBITED**

Drawing No. 4893P-09 of 11



Note  
 Title details taken from 168622/10  
 Title boundaries measurements are in meters

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 at 68 Seccombe Street,  
 Perth,

for G & J Thwaite,  
 Theresa L. Hatton 2018  
 Scale 1:200 U.N.O  
 10th December 2018

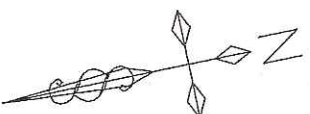
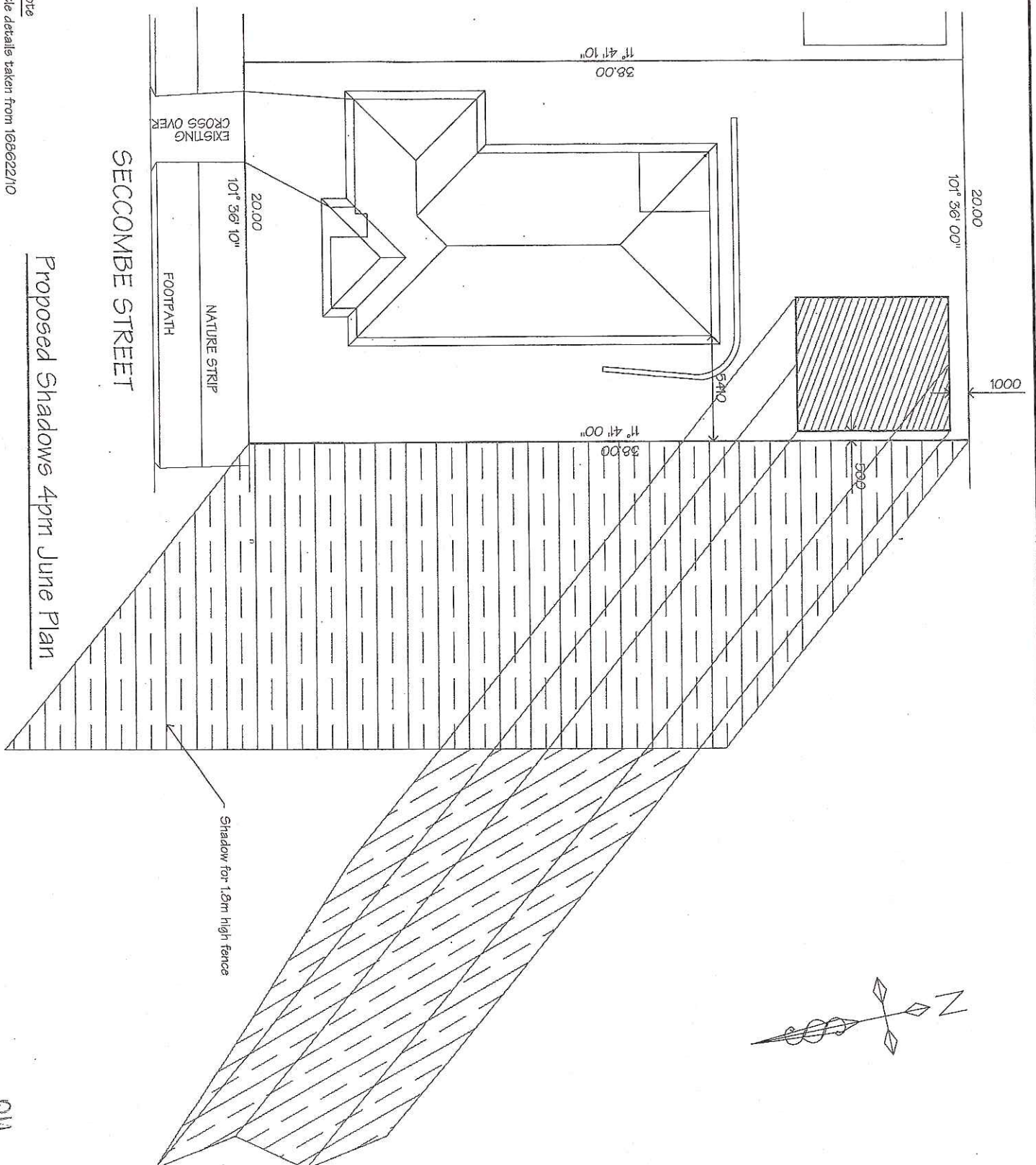
**EXHIBITED**

Drawing No. 4893P-10 of 11

Proposed Shadows 12pm June Plan

plc





- GENERAL NOTES**
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**Proposed Garage/Workshop**  
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 Perth,

for G & J Thwaitte,  
 Theresa L. Hatton 2018  
 Scale 1:200 U.N.O  
 10th December 2018

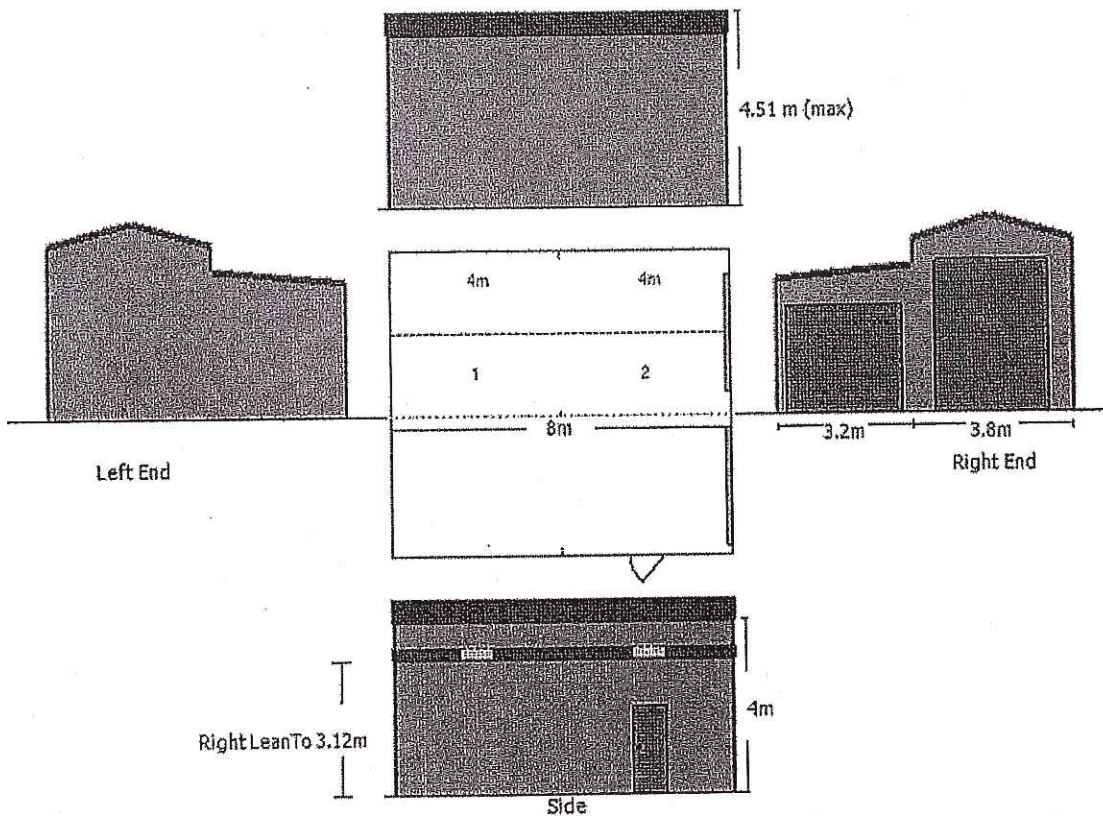
**EXHIBITED**

Drawing No. 4893P-11 of 11

**Note**  
 Title details taken from 168622/10  
 Title boundaries measurements are in meters

Proposed Shadows 4pm June Plan

PM



BUILDING DETAILS	
Walls	COLORBOND® WINDSPRAY Monoclad TCT 0.47, CB
Roof	COLORBOND® IRONSTONE Corrugated TCT 0.47, CB, 15Deg
Gutter	COLORBOND® IRONSTONE Quad 115 Plain Gutter CB
Downpipe	COLORBOND® IRONSTONE
Barge	COLORBOND® IRONSTONE
Corner Flashings	COLORBOND® IRONSTONE
Door Flashings	COLORBOND® IRONSTONE
Roller Door	COLORBOND® BASALT
PA Door	COLORBOND® BASALT
Commercial Sliding Door	
Glass Sliding Door	
Windows	

99-101 Forster Street, Invermay, Launceston  
 P: 6334 5535 E: sheds@skylineroofing.com.au  
 www.skylineroofing.com.au

Rest assured we are



We use genuine



Australian steel provided by



P12

EXHIBITED

Rosemary Jones

---

**From:** darrenhilder >  
**Sent:** Friday, 28 December 2018 12:36 AM  
**To:** NMC Planning  
**Subject:** Re:objecting to a proposed planning application

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Sent to ECM

Reference number PLN-18-0324

Proposed development shed:  
site 68 seccombe street perth

To who it my concern,my name is Darren Hilder and live at number 64 seccombe street perth.I believe that the proposed development of the shed at 68 seccombe street is going to have an adverse effect on my residential property by overshadowing in to my private living area of my dwelling.Even though Theresa I Hatton building designer has started in her proposal that the shed will not cause unreasonable reduction in sunlight or overshadowing to a habitable room of a dewelling of an adjoining lot,I believe that is totally untrue.Being that the proposed size of the shed is 4751 high to the ridge cap,and also being 8000 in length.As you can see in drawing number 48939-11of 11 the proposed shadows 4pm june plan,the extended overshadowing cast is straight into my living area of my dewelling.

The proposed development of the shed is also an over development of the site being that it will cause the loss of existing views from neighbouring properties would adversely affect the residential amenity of neighboring owners.

The internal driveway between my dewelling and 68 seccombe street is not enough separation of adjoining properties for overshadowing to be avoided being that the shed is only 500 of the eastern side of the boundary line and the proposed hight.I sincerely hope that you can appreciate my concern and other neighbouring owners of the proposed development.I sincerely hope we can resolve any issues

Please feel free to contact me via

Or phone

Kind regards Darren Hilder.

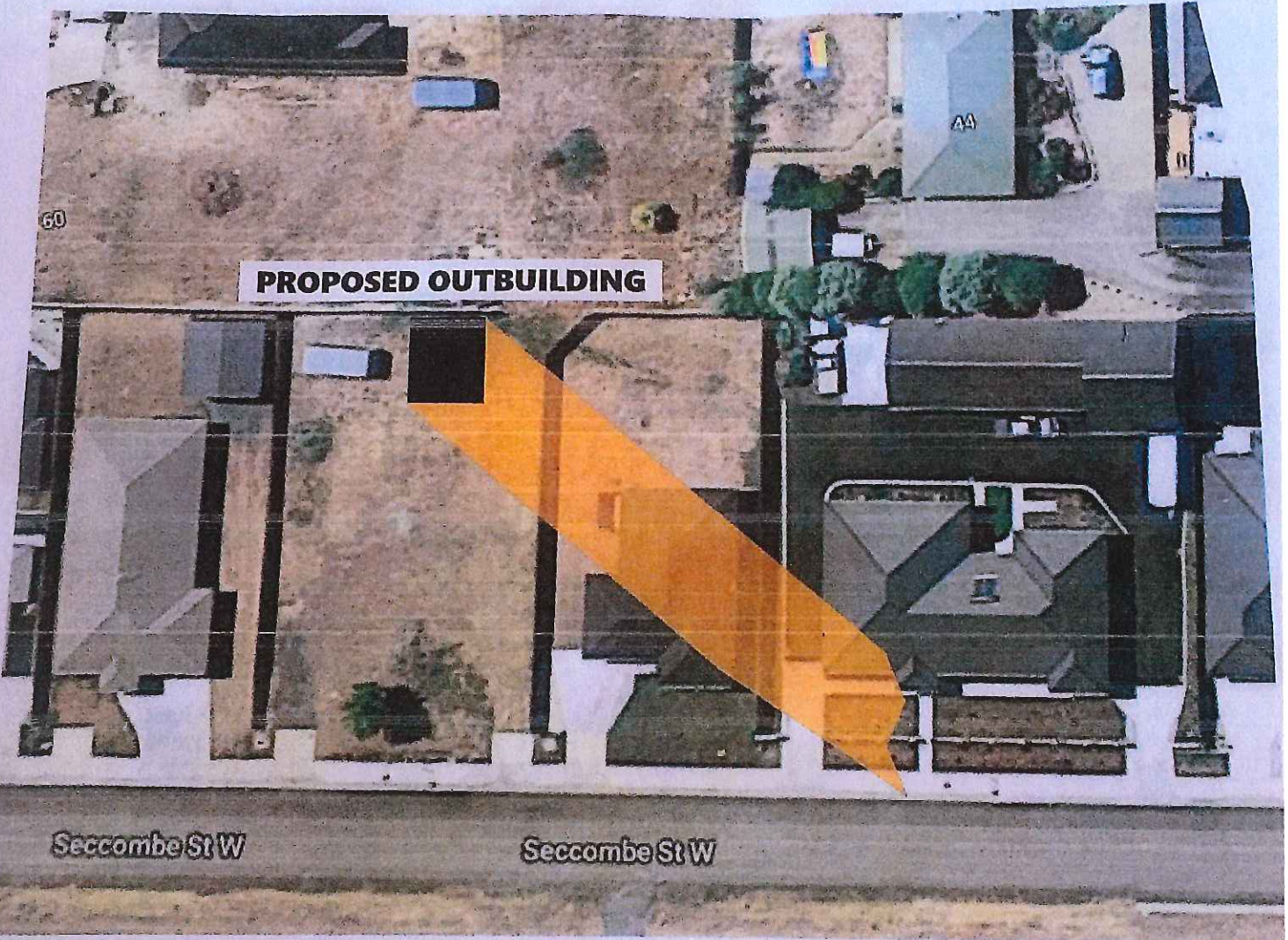
Erin Boer

---

**From:** planning@nmc.tas.gov.au  
**Subject:** FW: Re:objections 68 seccombe st Perth

**From:** Darren Hilder <>  
**Sent:** Wednesday, 9 January 2019 9:08 AM  
**To:** NMC Planning <planning@nmc.tas.gov.au>  
**Subject:** Re:objections 68 seccombe st Perth

This is the shadows casting from when the sun is at the lowest point of the year from jakes architect,as you can see the cast is straight in to my private living area of my dwelling.kind regards Darren Hilder



1:500

**REPRESENTATION- 66 SECCOMBE STREET**

PLN-18-0324 - 68 Seccombe Street, Perth: (CT 168622/10)

Shed (vary rear setback & building envelope)

We have concerns with the visual impact caused by the scale and bulk above the existing fence line when viewed from our property and request further documentation to better interpret the proposal and possible impacts as follows:

- Natural ground level lines & existing fence outlines shown on all elevations as the proposed will be 2.56- 3.15m above the fence line and be build extremely close to the boundary. This is rather high considering there is a maximum fence height of 2.1m in place and it is essentially a visual extension of the fence when built within 500mm of it.
- All adjacent dwellings shown on the Site and Shadow Analysis plans
- Location of the stated adjacent precedent outbuildings that have similar scale and bulk.
- The proposed states that a caravan will be parked in the proposed shed. Our query is why a gutter height of 4m if required to accommodate this? and also why there is no access driveway included in the design or additional crossover proposal for this?

We would like to request that the colour of the proposed outbuilding match the existing fence colour to reduce the visual impacts.

We understand the desire to build a large outbuilding in this location but believe better design can reduce the majority of the visual bulk and overshadowing. Options are limited due the house and outbuilding having no consideration for each other as they have been designed in different stages, but by removing the retention around the eastern side of the house, excavating the corner of the site & incorporating retention into the outbuilding design this could help reduce the height above natural ground level substantially.



**Theresa. L. Hatton**

Building Designer

Individual Design

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11/01/19

Northern Midlands Council,  
Att: Planning Officer,  
P.O. Box 156,  
Longford, TAS 7301

Re 68 Seccombe Street, Perth

Dear Planning Officer,

Thank you for the opportunity to respond to the representations made regarding the proposed workshop at 68 Seccombe Street, Perth, to house the clients motor home.

The clients have recently moved into the property after downsizing.

With respect to Representation 1. The overshadowing to the property. We can only assume this is property 64 Seccombe Street, Perth. We did explore changing the roof pitch to see if this would bring the shadow down however it created a larger shadow. We have looked at other options for the workshop and it creates more problems to other neighbours, this location creates the least impact on those around the clients. Enclosed are picture showing the shadows created from the existing fence in January and from 4pm. The shadows in the planning application are for June and the fence will create a shadow that would shadow the same area as the proposed workshop as demonstrated in drawing attached.

With respect to Representation 2. The bulk and scale of the workshop. The clients are happy to make the workshop walls the same colour of the fence. We have looked at lowering the workshop down the 300mm as put forward by this representor. The builder has had a look at the way it could be done. We would need to excavate the backyard, this would undermine 3 existing fences, and this would need to be addressed. We would need to then retain 40 linear metres of fence line with a block retaining wall. We would then at the back of the block be 1m under the existing fence. Then there is the water runoff from surrounding properties that will need to be dealt with. It has been estimated the cost of this work will be \$16000. The cost of the shed alone is only \$12500



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Perth  
Today 4:17 pm

Edit



Shadow in January at 4.17pm which would be longer in June at 4pm as shown on the drawings



Perth  
Today 6:15 pm

Edit



Shadow in January at 6.15pm which would be longer in June as shown on the drawings





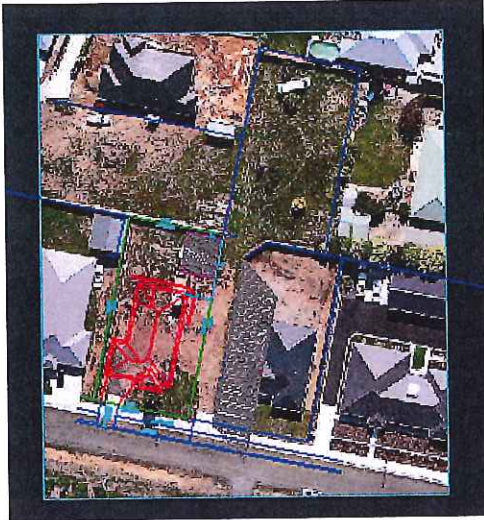
**Theresa. L. Hatton**

Building Designer

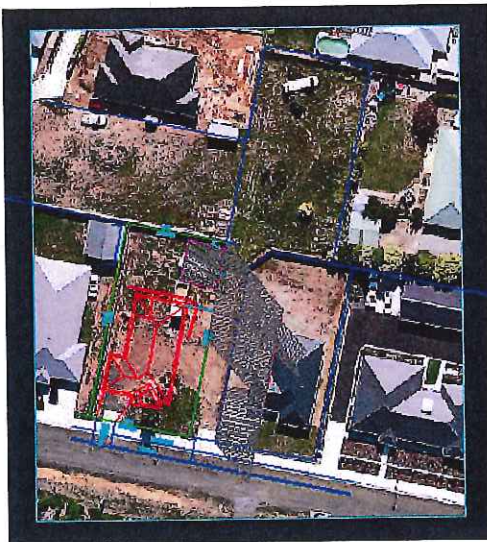
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*The fence creates a shadow on 64 Seccombe St*



*This shows the shadows of the shed would not create any more that the existing fence would.*



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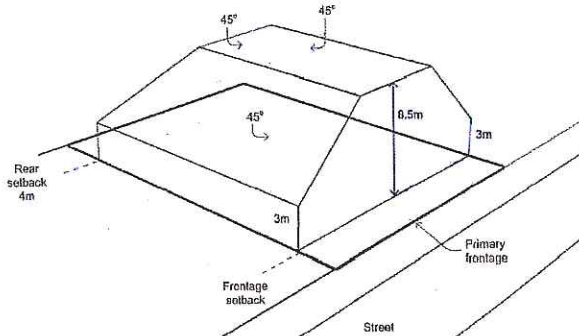
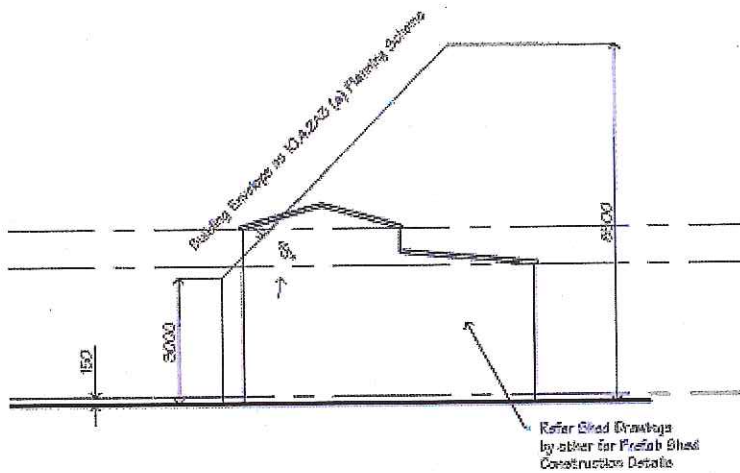


Diagram 10.4.2A. Building envelope as required by subclause 10.4.2A3(a).

The fence height is different to the allowed wall height. As shown in the planning scheme the wall height can be 3m if the building complies with the building envelope above. Our building protrudes through the side of the building envelope 725mm.



Shed North East Elevation

This workshop is for the client's motor home and it is quite high. The application for a cross over is being submitted.



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There are other out buildings that are in close proximity to the proposed workshop which have a similar bulk and are larger in size.

We understand the issues and have explored trying to address them however they are cost prohibitive for the clients. We look forward to hearing from you.

Kind regards

A handwritten signature in cursive script that reads "Theresa Hatton". The signature is fluid and elegant, with a long horizontal flourish extending from the end.

Theresa Hatton