

PLAN 3

PLANNING APPLICATION PLN-19-0007

25 POWER STREET, CAMPBELL TOWN

ATTACHMENTS

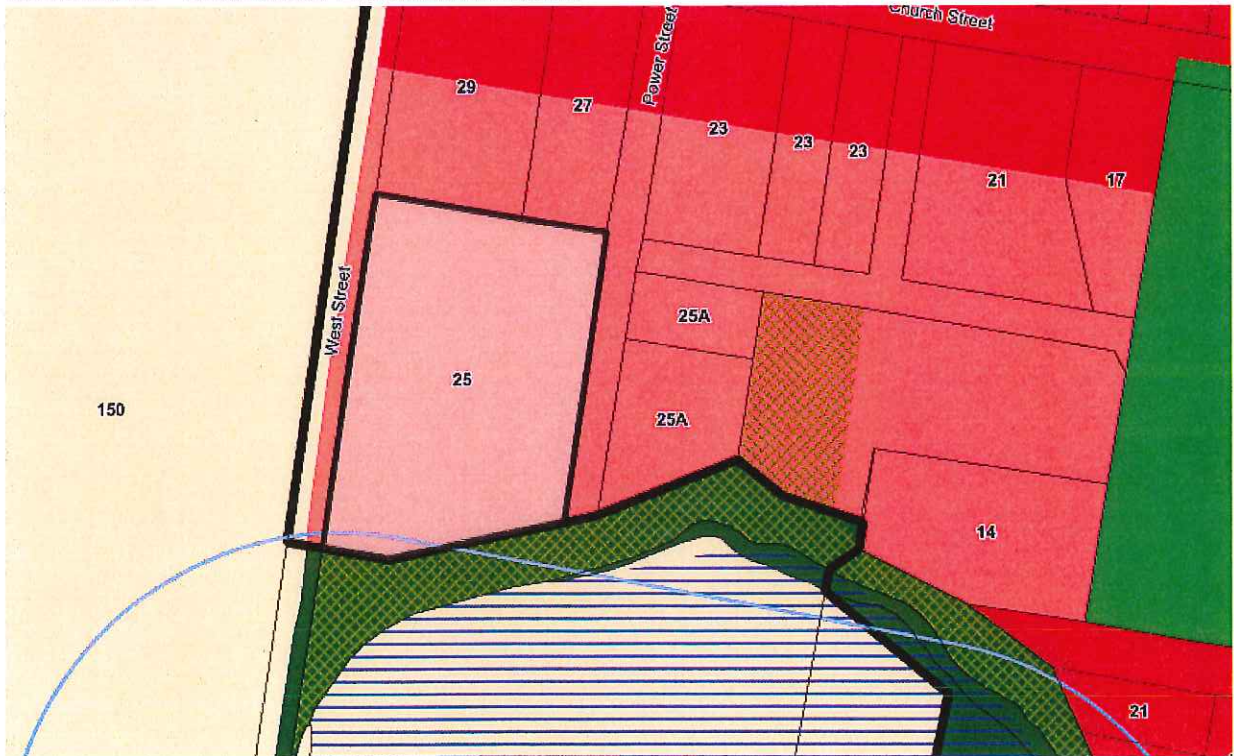
- A Application & plans
- B Responses from referral agencies
- C Representation

PLN-19-0007

AERIAL PHOTOGRAPH & SERVICES MAP for 25 POWER STREET, CAMPBELL TOWN

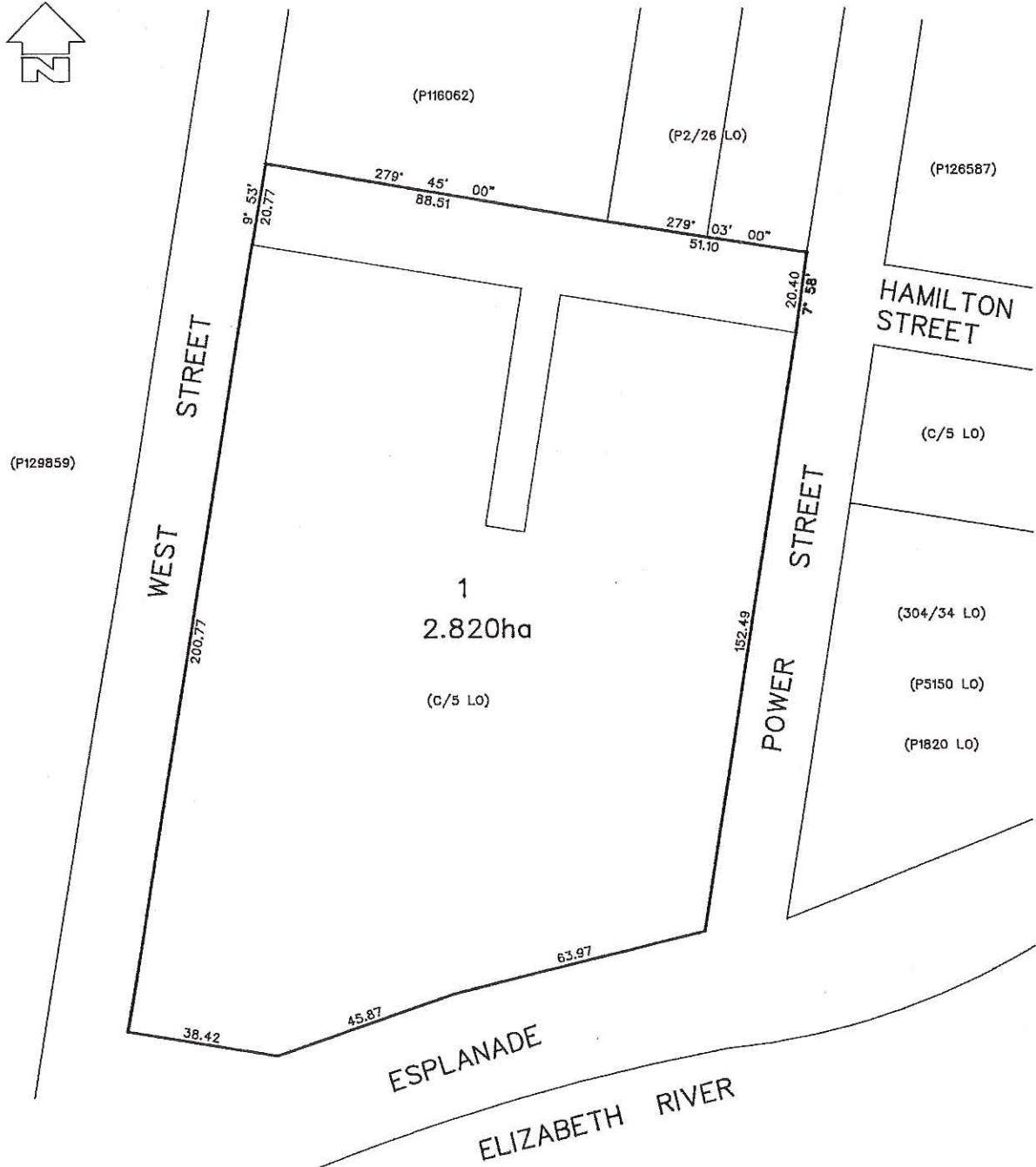


ZONING MAP - LOW DENSITY RESIDENTIAL ZONE



OWNER THE CROWN BRIAN ROBERT MANZONEY & PATRICIA MARY MANZONEY FOLIO REFERENCE F/R 230779-1 27A C581462		PLAN OF SURVEY BY SURVEYOR DALLAS McCULLOCH D.J.McCULLOCH & Associates Riverside, Tasmania		REGISTERED NUMBER 5P142197
GRANTEE Whole of 3460 m ² THE CROWN Whole of Lot 1 0a-2r-12p, Lot 2 0a-1r-32p, Lot 3 0a-3r-24p, Lot 4 0a-2r-12p, Lot 5 0a-2r-18p, Lot 6 0a-3r-24p, Lot 7 0a-3r-2p, Lot 8 0a-2r-29p & Lot 9 0a-2r-27p Section Y gtd. to Violetta Teresa Mc M ^c ORMOND		LOCATION TOWN OF CAMPBELL TOWN SECTION Y		APPROVED 23 SEP 2004 EFFECTIVE FROM <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 123 (5235-15)	LAST UPI No. FWD27	LAST PLAN No. P230779	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

Lot 1 is compiled from F/R 230779-1 & this survey



PLANNING APPLICATION Proposal

Description of proposal: NEW DWELLING HOUSE AND
GARAGE (TO BUILT AT A LATER STAGE). +
~~ADDITIONAL COLORADO 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: 25 POWER STREET
CAMPBELL TOWN TAS.

CT no:

Estimated cost of project

300,000 46,000
\$400,000 approx (include cost of landscaping, car parks etc for commercial/industrial uses)

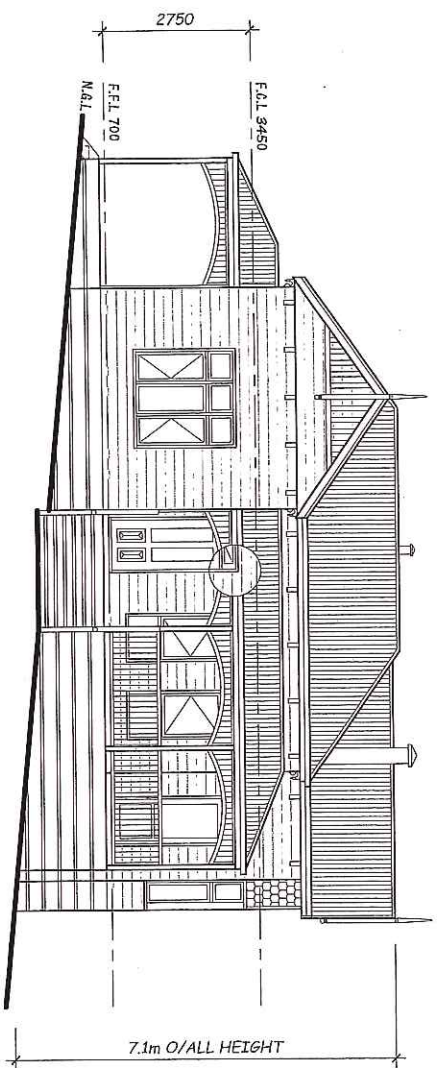
Are there any existing buildings on this property? Yes / No
If yes - main building is used as

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

(attach additional sheets if necessary)

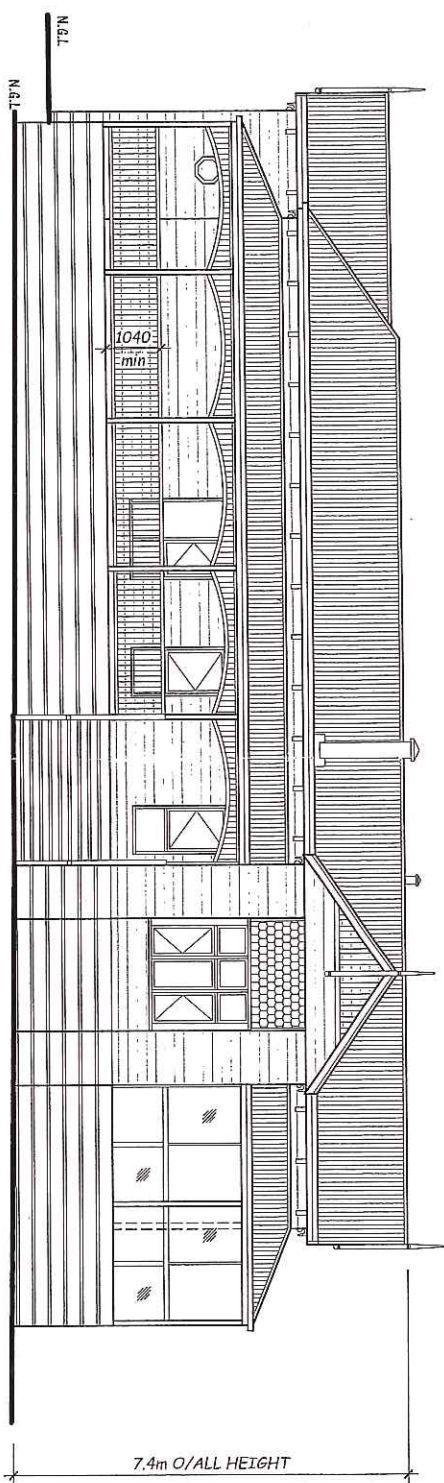
Is any signage required? NO
(if yes, provide details)

IT IS THE RESPONSIBILITY OF THE CLIENT TO
 CONFIRM ALL DIMENSIONS AND LEVELS PRIOR
 TO COMMENCING ANY WORK.



NORTH WEST ELEVATION
 SCALE 1 : 100

1-271



SOUTH WEST ELEVATION
 SCALE 1 : 100



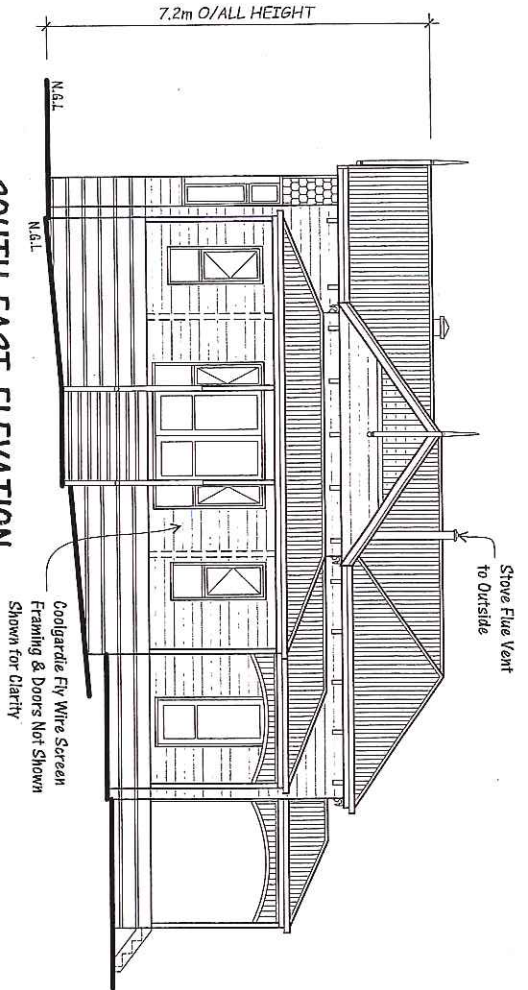
Harkaway Homes Pty Ltd
 Registration: CDB-1149296
 ABN 88 128 943 231
 ACN 128 943 231
 57 National Avenue
 Parkenham Victoria 3810
 Telephone (03) 5943 2388

ALL PLANS, DESIGNS, DRAWINGS, ELEVATIONS AND SPECIFICATIONS SUPPLIED
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PROPOSED WEATHERBOARD RESIDENCE
FOR MR J. MATSON & MRS M. TANTEMSAPYA
AT LOT 1 (NO. 25) POWER STREET, CAMPBELL TOWN, TAS

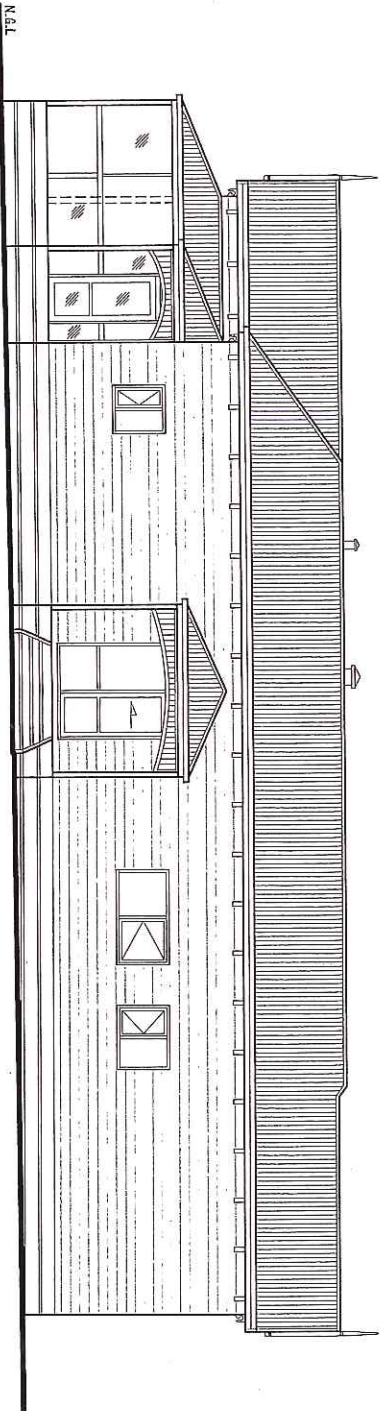
DRAWN BY: J. UNG | JOB No 445 | DWELLING 173.45m2 | PLOT DATE: 7 Dec 2018 | SHEET : 1 of 5

Exhibitor



SOUTH EAST ELEVATION

SCALE 1:100



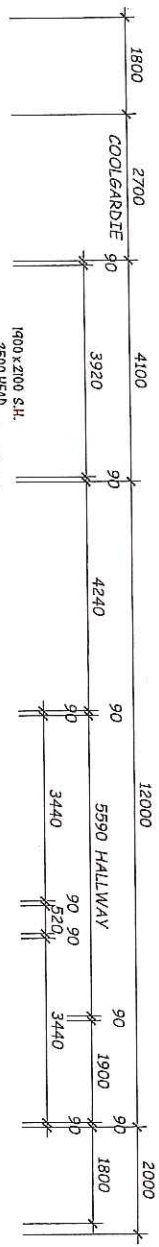
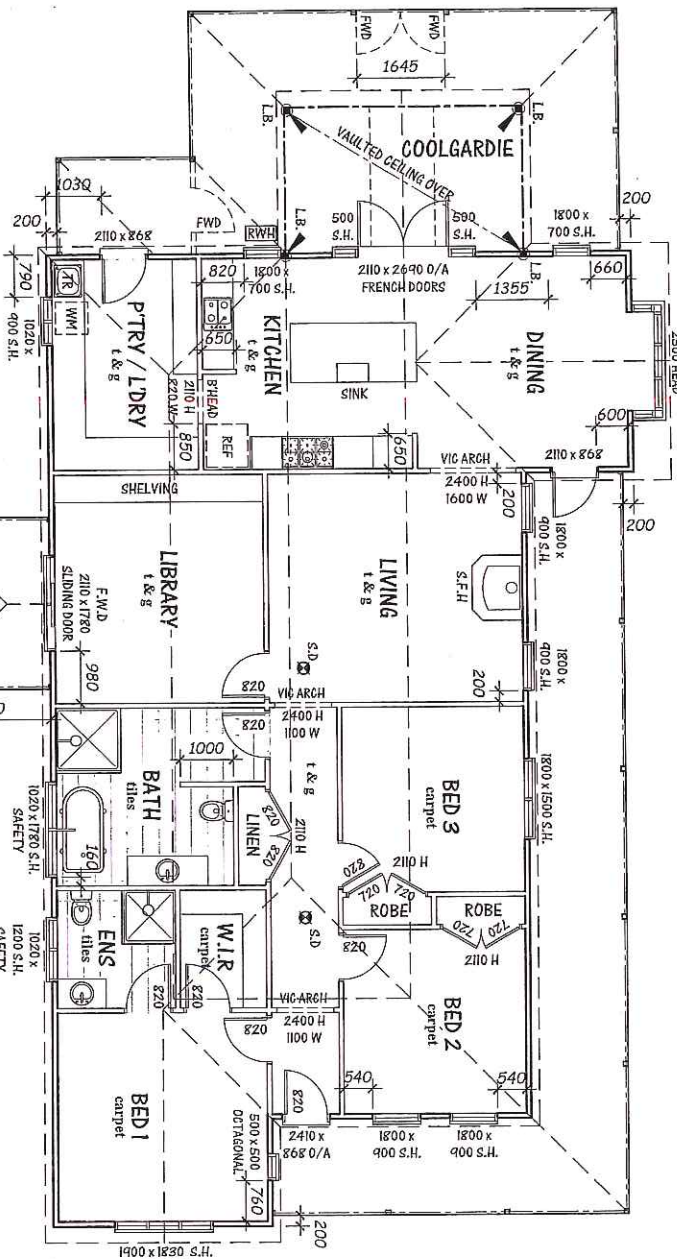
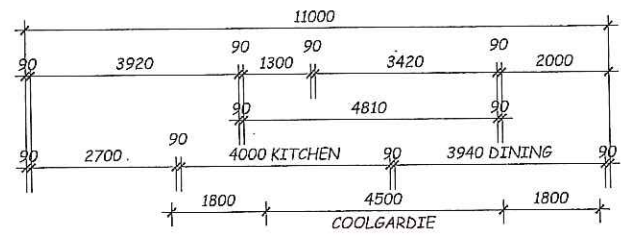
NORTH EAST ELEVATION

SCALE 1:100

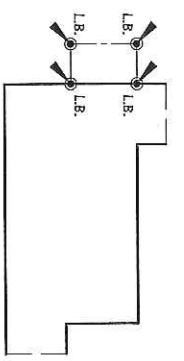
Exhibited

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1-273

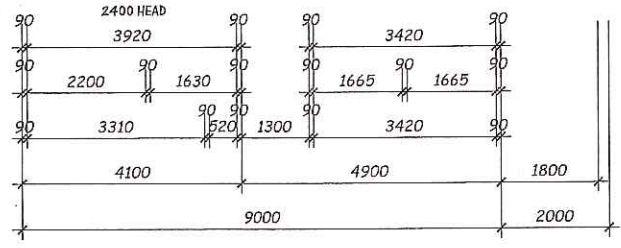


Printed



LOADBEARING WALL LAYOUT
 NOT TO SCALE

NOTE: T. & G. STRIP FLOORING TO BE INSTALLED ON TOP OF PARTICLEBOARD SHEET FLOORING



- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED
 - DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE
 - S.D. - DENOTES SMOKE DETECTORS
 - M.E. - DENOTES MECHANICAL VENTILATION (EXHAUST FAN) SWITCHED WITH LIGHT
 - L.O.H. - DENOTES LIFT OFF HINGES

FLOOR PLAN

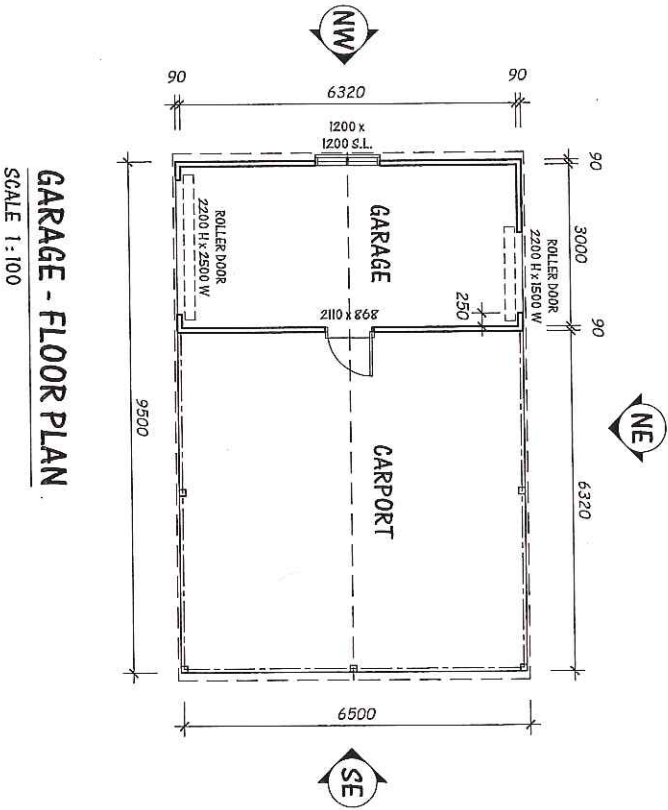
SCALE 1:100 @ A3



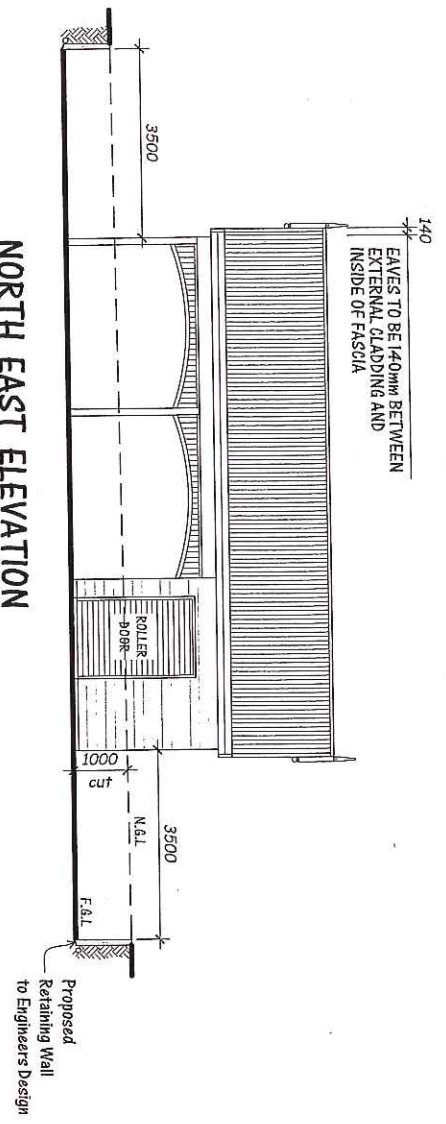
TANTEM SAPYA - MATSON

SHEET : 3 of 5

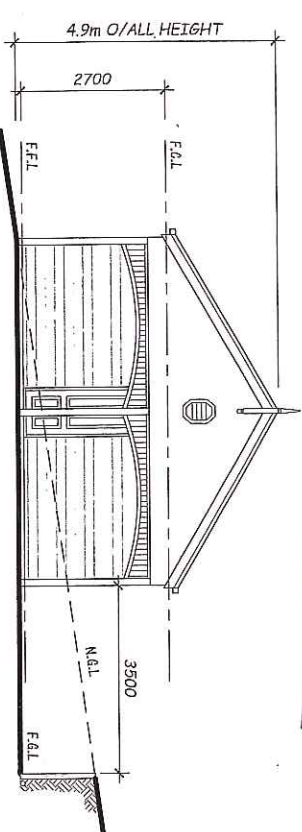
1-274



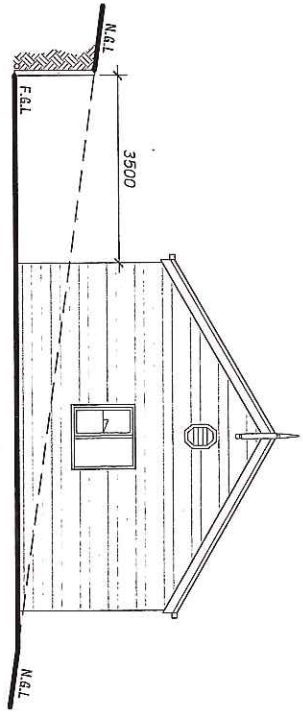
NORTH EAST ELEVATION
SCALE 1:100



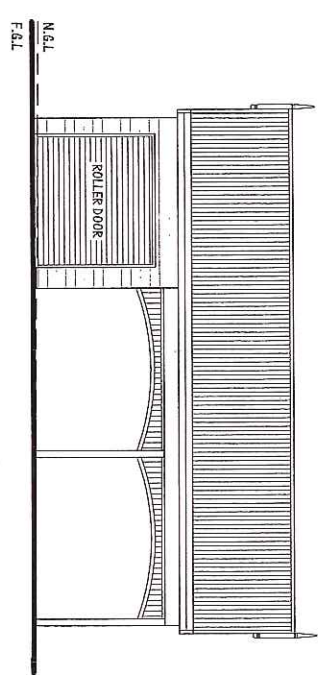
SOUTH EAST ELEVATION
SCALE 1:100



NORTH WEST ELEVATION
SCALE 1:100



SOUTH WEST ELEVATION
SCALE 1:100



Exhibited

TANTEM SAPYA - MATSON

1-275

(P129859)

WEST STREET

9° 53'

(200.77m)

9° 53'

(20.77m)

279° 45' 00"

(88.51m)

279° 03' 00"

(51.10m)

7° 58'

(20.40m)

7° 58'

(152.49m)

POWER STREET

(38.42m)

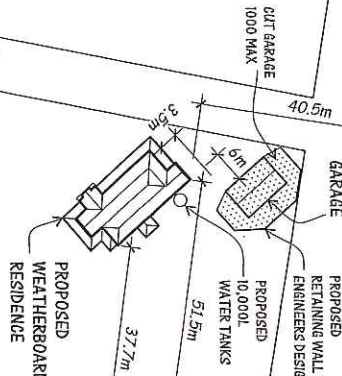
(45.87m)

ESPLANADE

(63.97m)

LOT 1 (No. 25)
28200m²

(C/5 LO)



(P116062)

(P2/26 LO)

(P3126587)

Exhibited

HAMILTON STREET

(C/5 LO)

(304/34 LO)

(P5150 LO)

(P1820 LO)

SITE PLAN

SCALE 1:1000

ELIZABETH RIVER

SCHEDULE OF COLOURS AND MATERIALS											
COMPONENT	DESCRIPTION										
EXTERIOR WALLS											
ROOF	<table border="1"> <tr> <td>Map:</td> <td></td> </tr> <tr> <td>Verandah:</td> <td></td> </tr> <tr> <td>Window Frames:</td> <td></td> </tr> <tr> <td>Eave Brackets:</td> <td></td> </tr> <tr> <td>Posts and Fascias:</td> <td></td> </tr> </table>	Map:		Verandah:		Window Frames:		Eave Brackets:		Posts and Fascias:	
Map:											
Verandah:											
Window Frames:											
Eave Brackets:											
Posts and Fascias:											
TRIM											

DEVELOPMENT SUMMARY BOX	
SITE AREA	28200 m ²
HOUSE & VERANDAH	243.59 m ²
GARAGE	61.75 m ²
TOTAL IMPERVIOUS AREA	305.34 m ²
PERMEABILITY INDEX	98.92 %
SITE COVERAGE	1.08 %

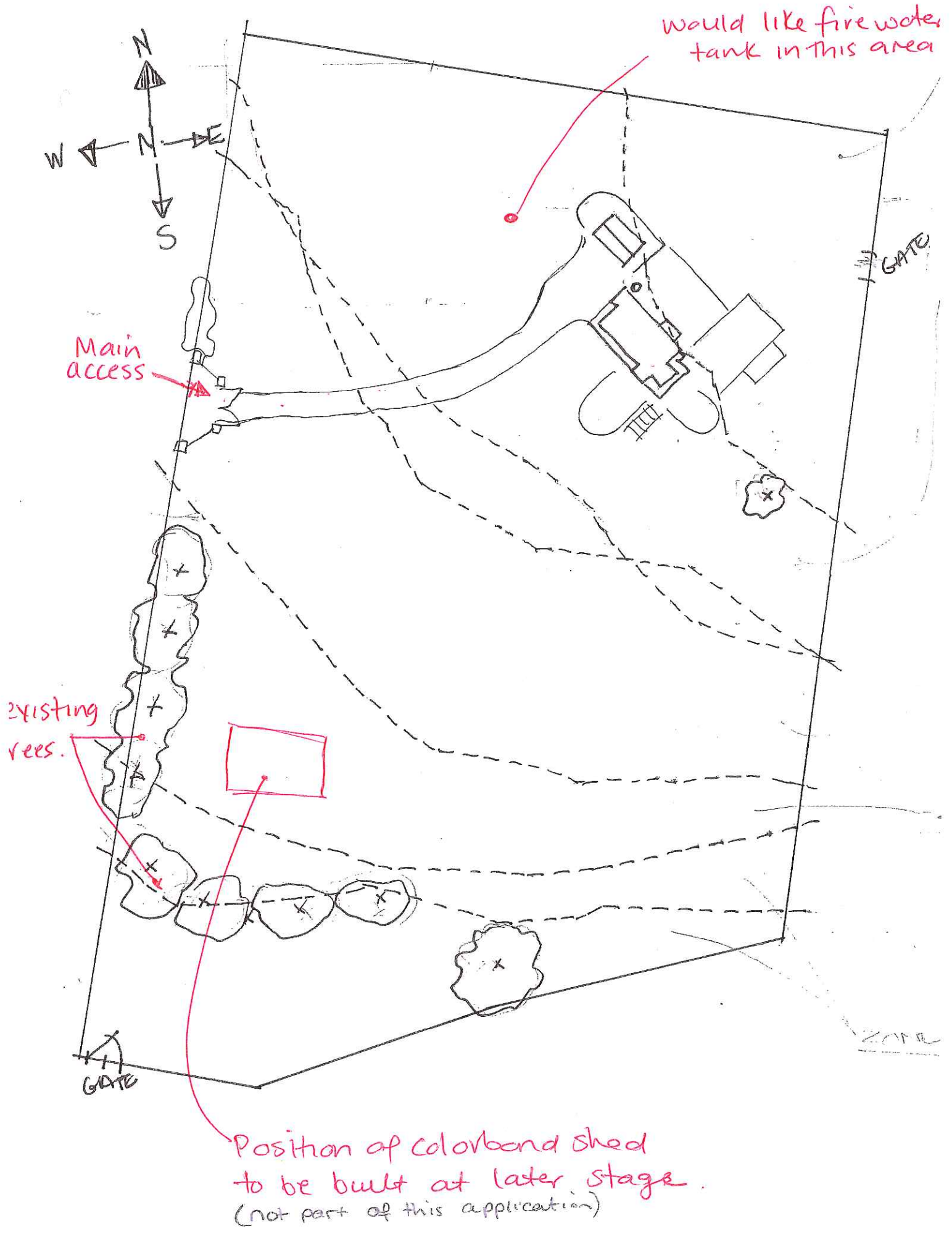


TANTEM SAPYA - MATSON

SHEET - 5 of 5

Rough landscape plan. 1-276

Exhibited



1-277

Erin Boer

From: Jonathan Galbraith
Sent: Friday, 8 February 2019 10:50 AM
To: NMC Planning
Cc: Erin Boer
Subject: RE: PLN 19-007 - 25 Power Street, Campbell Town - Referral - Works & Infrastructure

Follow Up Flag: Follow up
Flag Status: Flagged

Erin,

Here's a suggested condition.

A driveway access constructed from suitable road building gravel shall be provided from the edge of West St to the property boundary, in accordance with Council Standard TSD R03.

A driveway crossover application must be submitted to Council and approved prior to the commencement of any works in the Council road reserve.

Regards,

Jonathan Galbraith

NORTHERN
MIDLANDS
COUNCIL

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

From: NMC Planning <planning@nmc.tas.gov.au>
Sent: Thursday, 7 February 2019 11:29 AM
To: Jonathan Galbraith <jonathan.galbraith@nmc.tas.gov.au>; Leigh McCullagh <leigh.mccullagh@nmc.tas.gov.au>
Cc: NMC Planning <planning@nmc.tas.gov.au>
Subject: PLN 19-007 - 25 Power Street, Campbell Town - Referral - Works & Infrastructure

Hi Jonathan

Further to your referral that notes: "No W&I comment as Power St is not a Council road" – the proposed access is to West Street, not Power St. No access to the property will be made available via Power St.

Given this, do you wish to revise your referral to include access conditions?

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

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:

1-278

Erin Boer

From: Fairlie Smith
Sent: Monday, 4 February 2019 2:50 PM
To: NMC Planning
Subject: Objection to PLN-19-0007

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon,

I hope this email finds you well.

I am writing to object to the discretionary planning application referenced PLN-19-0007.

The nature of my objection relates to the accessibility of the property. I reside at 25 A Church Street, Campbell Town. I access my residence (an internal block) via a privately maintained road that cost in excess of \$20,000 to install (paid for by my family) and has significant ongoing annual maintenance costs including mowing, slashing and filling in the pot holes caused by both authorised and unauthorised vehicles.

This street was formally recognised by Northern Midlands Council (NMC) as 'Power Street' some six or so years back, however NMC later withdrew the recognition of this street and with it all the maintenance services that go along with it. As such all associated maintenance costs detailed above have been born by my family and my neighbour.

The planning application in question details that access to the property is via West Street, however this is noted as main access only. Since their purchasing of the property, the current owners have only accessed the property via our internal driveway, as have stakeholders associated in their building/planning process. I can only assume, based on their past behaviour, that all trades associated with their proposed build will access the property via this drive also. This heavy traffic will cause further damage to the unsealed road to which they will have no accountability over to remedy the damage they have caused.

I believe that there are two possible solutions to the issue raised, and they are detailed as follows –

- NMC reinstate Power Street and recognise it as that on an ongoing basis; and with this provide all of the services associated with a street including maintenance of pot holes, repairs to the unsealed road, mow and maintain the grass and shrubbery. Whilst wheely bin collection would also be nice, I do not believe there would be sufficient room for the trucks to turn around. This would take the total number of dwelling accessing the street to four (4) which I am sure warrants the recognition of the street by NMC; OR
- The owners of the property access their property entirely via West Street and do not use Church Street at any time.

I do not in anyway which to be unreasonable; however my tolerance for bearing the cost of maintaining a road accessed and damaged by unauthorised vehicles has expired and the application of this planning permit makes for a timely conversation between residences on the street and NMC for formal recognition and reinstatement of Power Street.

I look forward to hearing from you in response to this objection.

Thank you and kind regards,