

PLAN 1

PLANNING APPLICATION PLN-19-0045

68 SECCOMBE STREET, PERTH

ATTACHMENTS

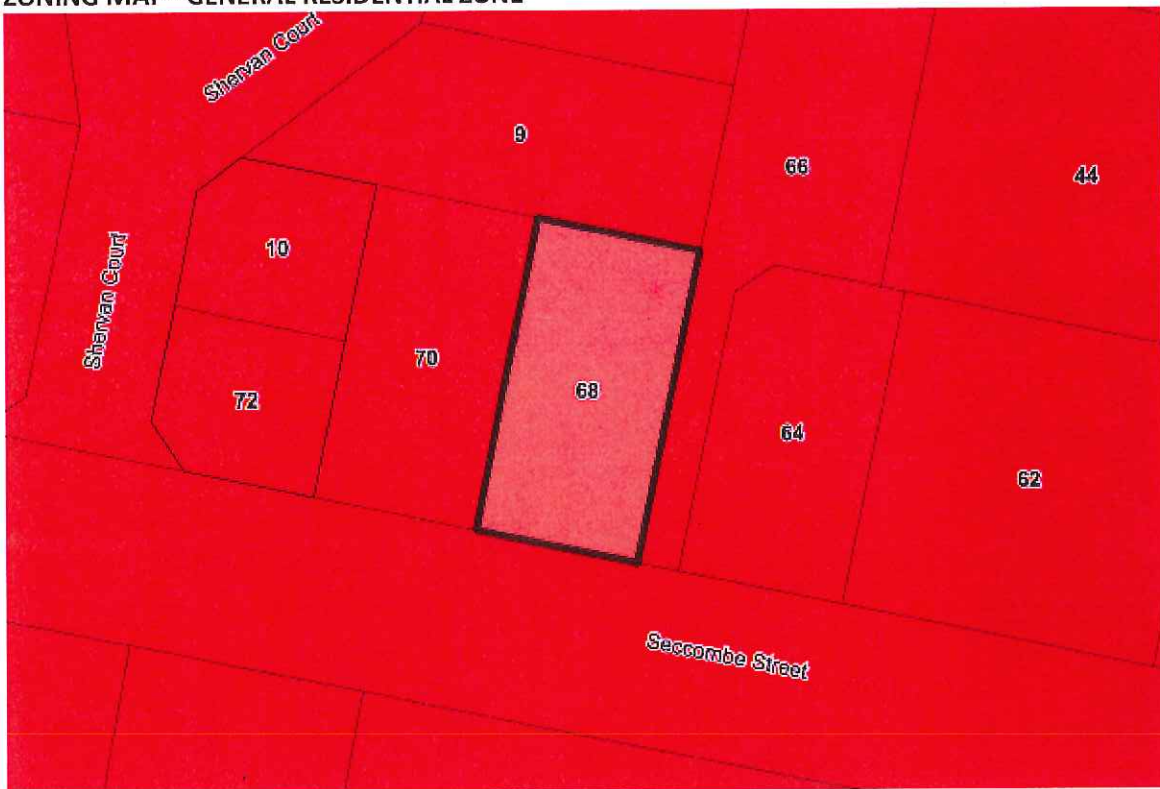
A Application & plans

B Representation

AERIAL PHOTOGRAPH & SERVICES MAP for 68 SECCOMBE STREET, PERTH



ZONING MAP - GENERAL RESIDENTIAL ZONE



EXHIBITED

PLANNING APPLICATION Proposal

Description of proposal: Shed/Carport to House Motorhome
New Crossover

(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: 168622/10

Estimated cost of project \$ 81650 (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 Residential

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

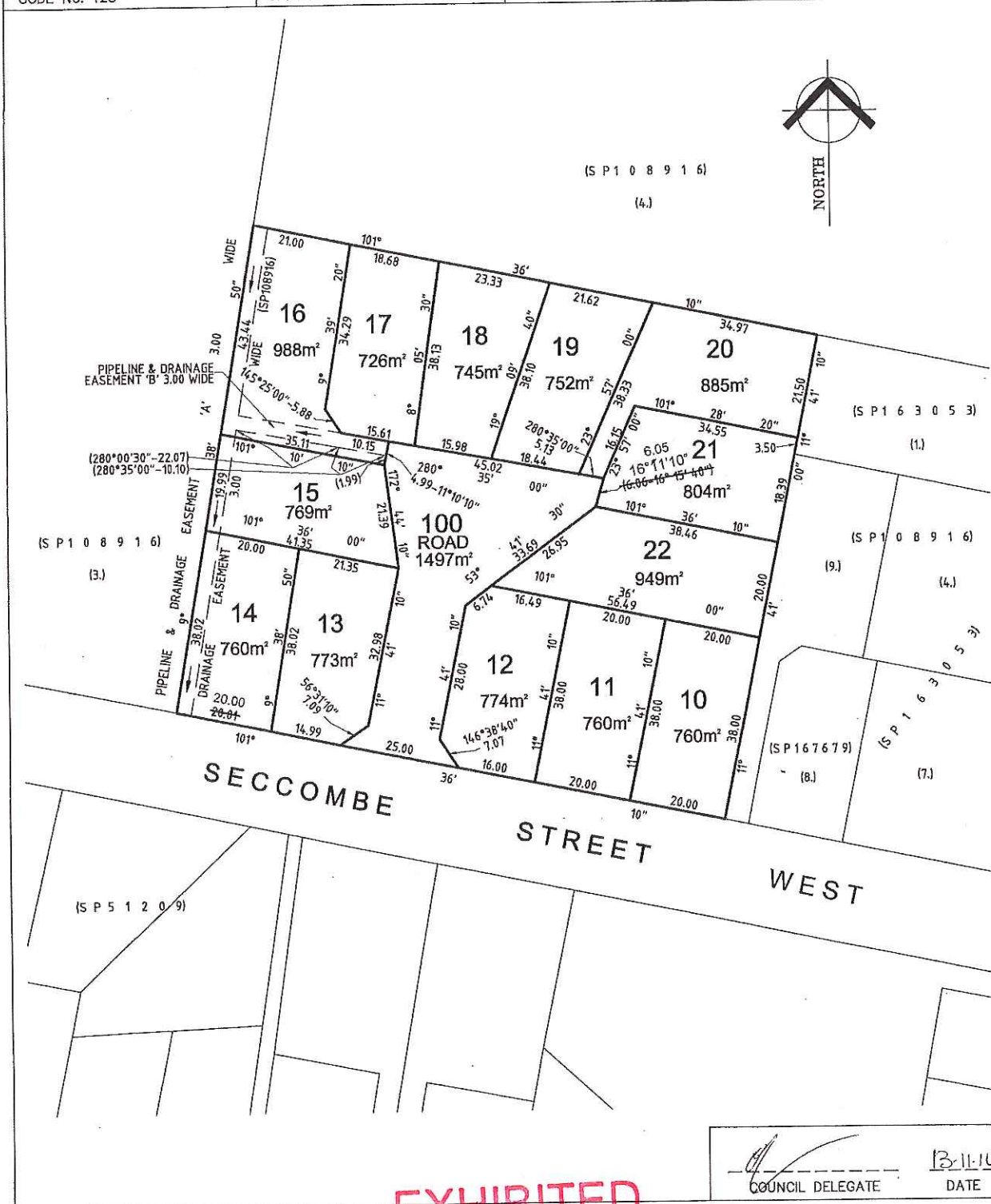
(attach additional sheets if necessary)

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

EXHIBITED

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

COUNCIL DELEGATE 13.11.14
DATE



Theresa. L. Hatton Building Designer Individual Design

P.O. Box 282, Launceston TAS 7250

Telephone: 03 63347144

12/02/19

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 Thwaites at 68 Seccombe Street, Perth. There is currently a dwelling on the site. The clients are looking for shed/carport - undercover car parking for the motorhome.

The client has changed the building from a shed to a carport to have the motorhome undercover and a shed.

This application is for a carport/shed. They have a smaller footprint and we have moved the building which is a carport away from the fence to be within the building envelope and reduced the height of the carport to be the minimum it can be to allow the motor home to get in the building.

The carport is also open above the workshop to allow visibility through the building and sunlight through.

The prospect of digging the building into the ground is cost prohibitive being in the order of \$16000 (Sixteen Thousand Dollars)

We do not want to remove anyone's amenity, as you can see for Picture 1 - No. 66 has a garage and parks his car at the front of the dwelling & has minimal windows, which appears to be only parking area with their private open space to the north of the building. Our building is now a carport and you will be able to see through it from 66

Number 64. as you can see from the pictures yes they have windows at the rear of the dwelling however they also have a screen to their own private open space and as you can see from the shadows the screen at number 64 is creating a larger shadow to the dwelling than the now carport. The shadows of the now carport have no more than 15 minutes affect on the dwelling at 64.

We have tried to keep our building in keeping with those in the local area as you can see from the pictures enclosed.



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We have altered the building to try and make the minimal impact and be able to get a motorhome under cover and trying to be affordable to the clients.



Picture 1 No. 66



Windows at rear of 64



Pic 3 screen at 64



Shed a couple of doors down to be of larger bulk and of similar height.



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Another shed similar height.



Another much larger shed in the local area

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 shed/carport 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

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

The building will not overshadow any adjoining property private open space



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(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.

We have endeavoured to come up with an outcome that minimises the affect to all around and be able to build something suitable. We look forward to hearing the outcome.

Kind regards

Theresa Hatton

Traffic Impact Assessment

Applicant: Theresa L Hatton

Date: 21.02.2019

Site Address: 68 Seccombe Street, Perth

Proposal: 2nd crossover and apron to provide access to rear of property and proposed outbuilding.

Description of site: 68 Seccombe Street, Perth is a 760m² residential lot, containing an existing dwelling. The site has a 20m frontage to Seccombe Street and is surrounded by established residential uses. The road services local traffic only.

Site Photographs:

Figure 1 – Front of subject site

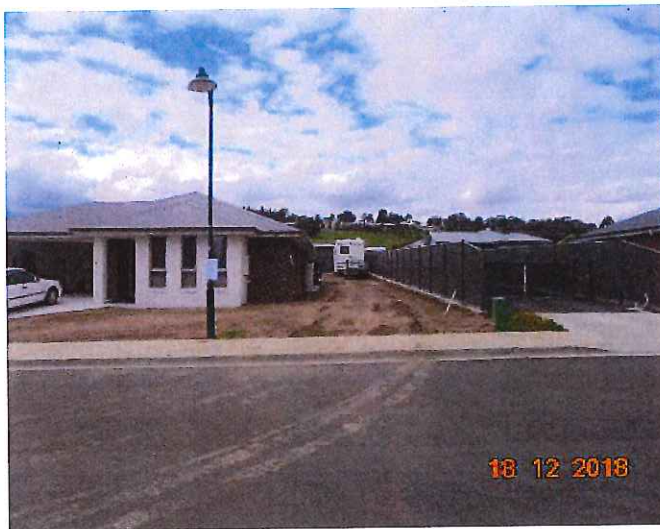


Figure 2 – Site distance available looking east up Seccombe Street (Google Earth)



Figure 3 – Site distance available looking west down Seccombe Street (Google Earth)



Figure 4 – Aerial View of site (LISTMap)



Planning Scheme Consideration:

The relevant clauses are as follows:

E4.7.2 Management of Road Accesses and Junctions

<p>Objective</p> <p>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.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1 For roads with a speed limit of 60km/h or less the development must include only one access providing both entry and exit,</p>	<p>P1 For roads with a speed limit of 60km/h or less, the number, location, layout and design of accesses and junctions must</p>

EXHIBITED

or two accesses providing separate entry and exit.	maintain an acceptable level of safety for all road users, including pedestrians and cyclists.
Comment: The proposal does not meet acceptable solution A1 and relies on performance criteria P1.	Comment: The low speed, residential environment and available site distances ensure acceptable level of safety for all road users, including pedestrians and cyclists.

E4.7.4 Sight Distance at Accesses, Junctions and Level Crossings

<p>Objective</p> <p>To ensure that use and development involving or adjacent to accesses, junctions and level crossings allows sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.</p>	
Acceptable Solutions	Performance Criteria
<p>A1 Sight distances at</p> <p>a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and</p> <p>b) rail level crossings must comply with <i>AS1742.7 Manual of uniform traffic control devices - Railway crossings</i>, Standards Association of Australia; or</p> <p>c) If the access is a temporary access, the written consent of the relevant authority has been obtained.</p>	<p>P1 The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles.</p>
<p>Comment:</p> <p>Meets acceptable solution A1. The site distance of 80m is achieved from the proposed access to the east, while a distance of 200m is achieved to the west, terminating at the intersection with Minerva Drive.</p>	<p>Comment:</p> <p>N/a</p>

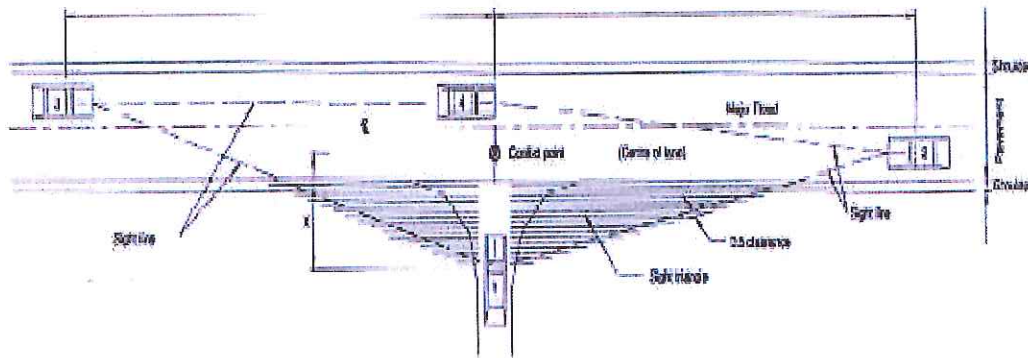


Figure E4.7.4 Sight Lines for Accesses and Junctions

X is the distance of the driver from the conflict point.

For category 1, 2 and 3 roads X = 7m minimum and for other roads X = 5m minimum.

Table E4.7.4 Safe Intersection Sight Distance (SISD)

Vehicle Speed km/h	Safe Intersection Sight Distance (SISD) metres, for speed limit of:	
	60 km/h or less	Greater than 60 km/h
50	80	90
60	105	115
70	130	140
80	165	175
90		210
100		250
110		290

Notes:

- (a) Vehicle speed is the actual or recorded speed of traffic passing along the road and is the speed at or below which 85% of passing vehicles travel.
- (b) For safe intersection sight distance (SISD):
 - (i) All sight lines (driver to object vehicle) are to be between points 1.2 metres above the road and access surface at the respective vehicle positions with a clearance to any sight obstruction of 0.5 metres to the side and below, and 2.0 metres above all sight lines;
 - (ii) These sight line requirements are to be maintained over the full sight triangle for vehicles at any point between positions 1, 2 and 3 in Figure E4.7.4 and the access junction;
 - (iii) A driver at position 1 must have sight lines to see cars at any point between the access and positions 3 and 2 in Figure E4.7.4;
 - (iv) A driver at any point between position 3 and the access must have sight lines to see a car at position 4; and
 - (v) A driver at position 4 must have sight lines to see a car at any point between position 2 and the access.

Confirmation of Traffic Impact Assessment adequacy from road authority (Northern Midlands Council) in accordance with clause E4.5.3:



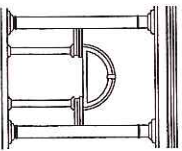
.....
Northern Midlands Council Representative

Leigh McCullagh, Works Manager

EXHIBITED

Proposed Shed/Carport
for G & J Thwaites,
at 68 Seccombe Street
Perth

PLANNING DOCUMENTATION ONLY
Planning Application Set



Theresa L. Hatton
Building Designer

Individual Designs

Accredited Building Practitioner
Accreditation Number CC 299 R

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Telephone 0408 129 202

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ABN 22 654 809 821

Architectural Drawings No. 4903.P-01, 08
Engineering Prefab Buildings by others
12th January 2019

Drawing No. 4903P-01 of 08

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P1

EXHIBITED

Information Page

Project Address:

68 Secombe Street
Perth

Client: G & J Thwaites

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

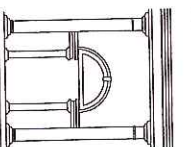
Floor Area: Garage 54.40m²

Wind Speed: N2

Soil Classification: N/A

Climate Zone: 7

Bushfire - Prone Area:



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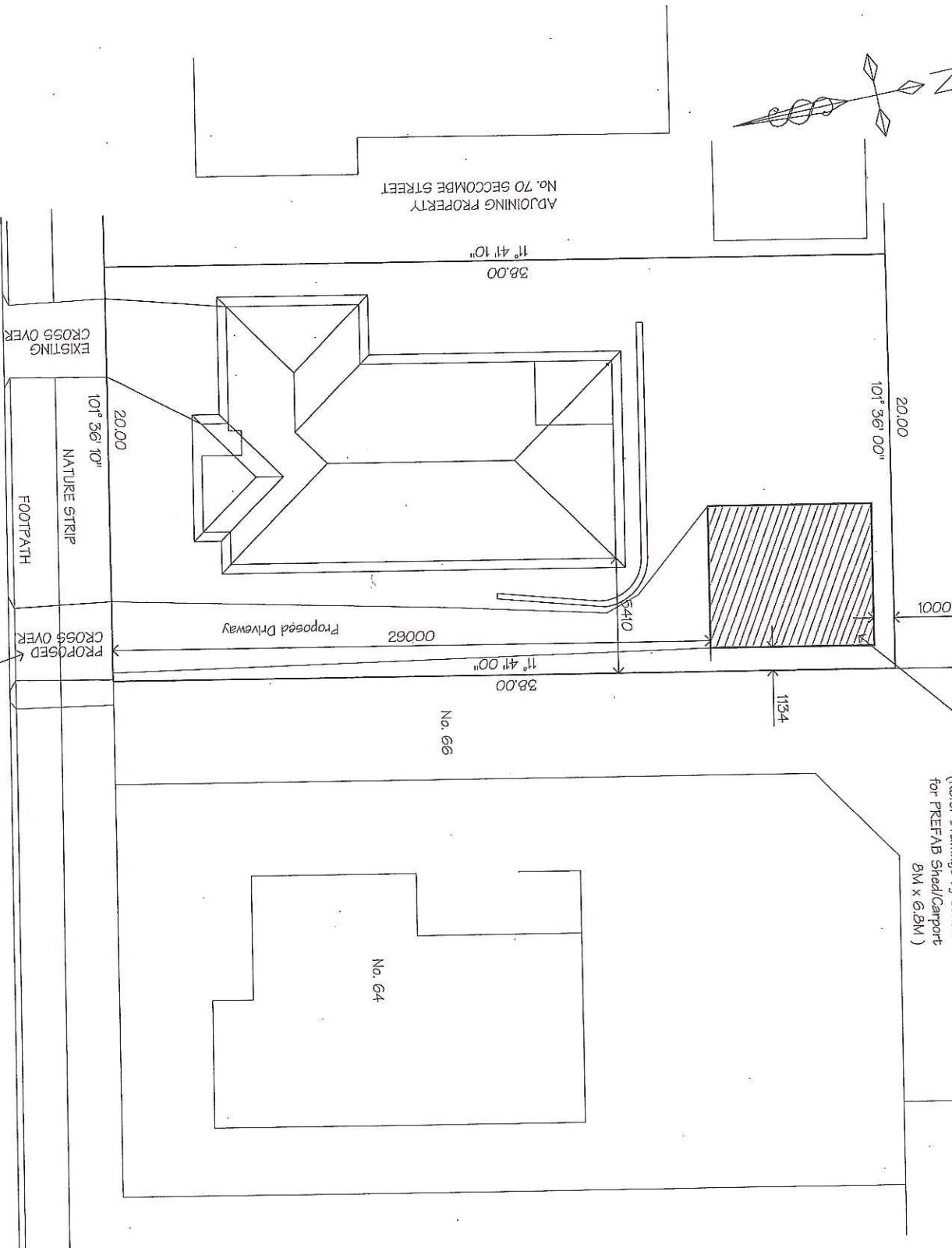
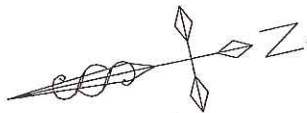
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PLANNING
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Proposed Shed/Carport
at 68 Secombe Street,
Perth,

for G & J Thwaites,
©Theresa L. Hatton 2019
Scale 1:100 U.N.O
12th February 2019

P2 EXHIBITED
Drawing No. 4903P-02 of 08



Proposed Shed
 (Refer Drawings by others
 for PREFAB Shed/Carport
 8M x 6.8M)

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.
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Proposed Shed/Carport
 at 68 Seccombe Street,
 Perth,

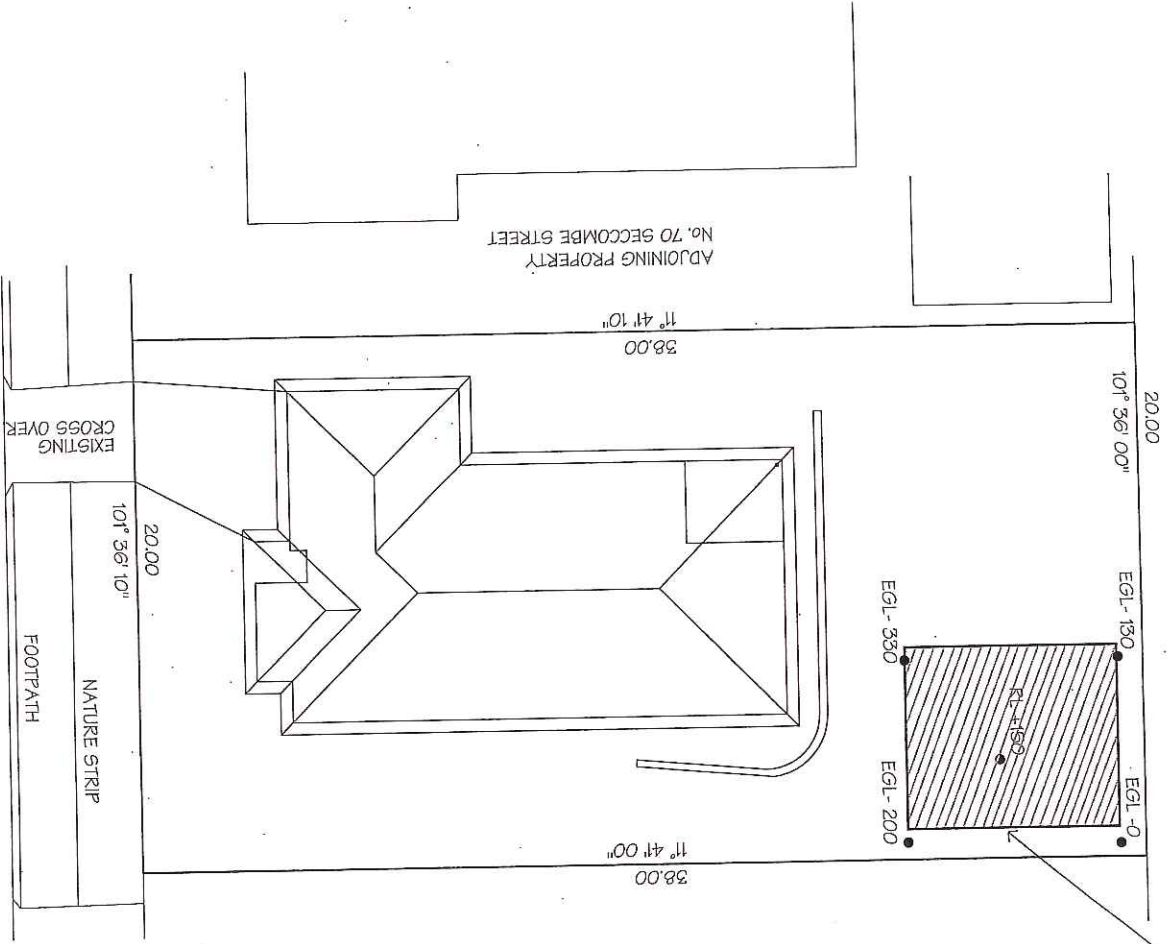
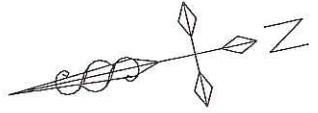
for G & J Thwaites,
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 Scale 1:200 U.N.O
 12th February 2019

03 EXHIBITED

Drawing No. 4903P-03 of 08

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

SECCOMBE STREET
Proposed Site Plan



Proposed Shed
 (Refer Drawings by others
 for PREFAB Shed/Carport
 BM x 6.8M)

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

Proposed Site Levels Plan

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 Building Designer

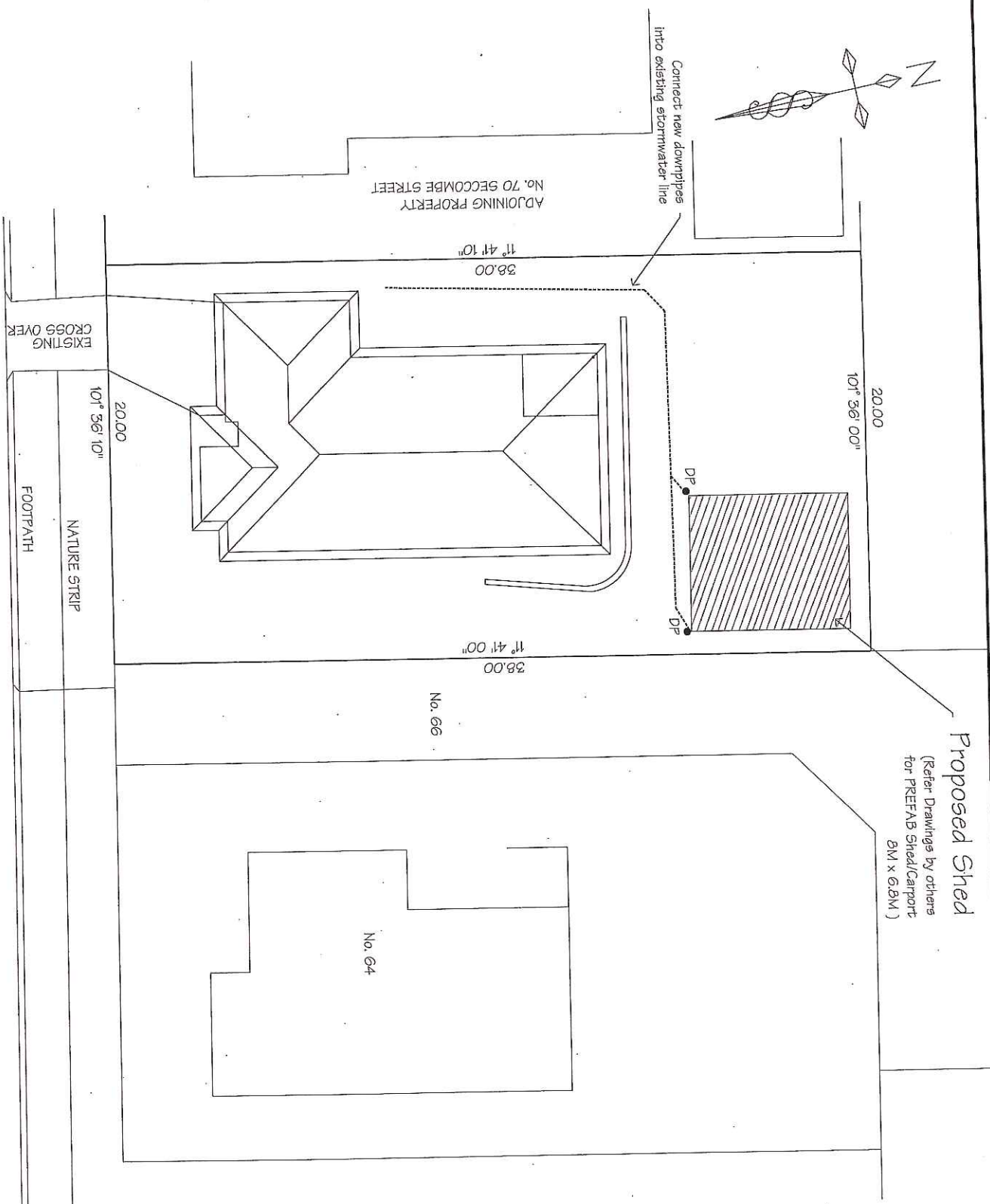
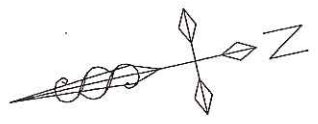
Individual Designs ASN 22 654 809 821
 Telephone (08) 63 347/44 Telephone 0408 129 202
 P.O. Box 292, Laureston 7250

Proposed Shed/Carport
 at 68 Seccombe Street,
 Perth,

for G & J Thwaites,
 Theresa L. Hutton 2019
 Scale 1:200 U.N.O
 12th February 2019

EXHIBITED

Drawing No. 4903P-04 of 08



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

SECSCOMBE STREET

Proposed Drainage Plan

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LEGEND

DP * Downpipe

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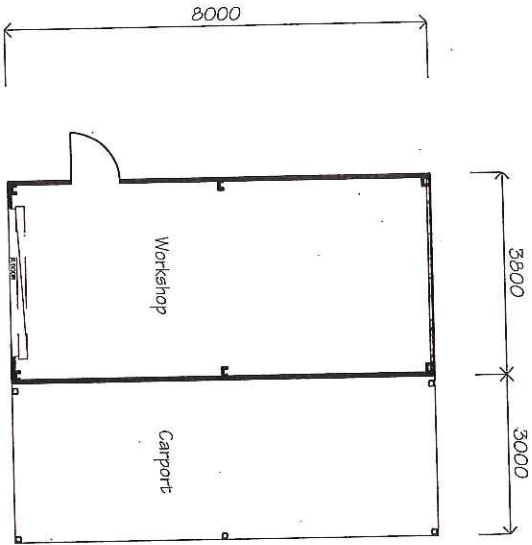
Proposed Shed/Carport
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PS

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Drawing No. 4903P-05 of 08



Shed Floor Plan

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Proposed Shed/Carport
at 68 Seccombe Street,
Perth,

for G & J Thwaites,

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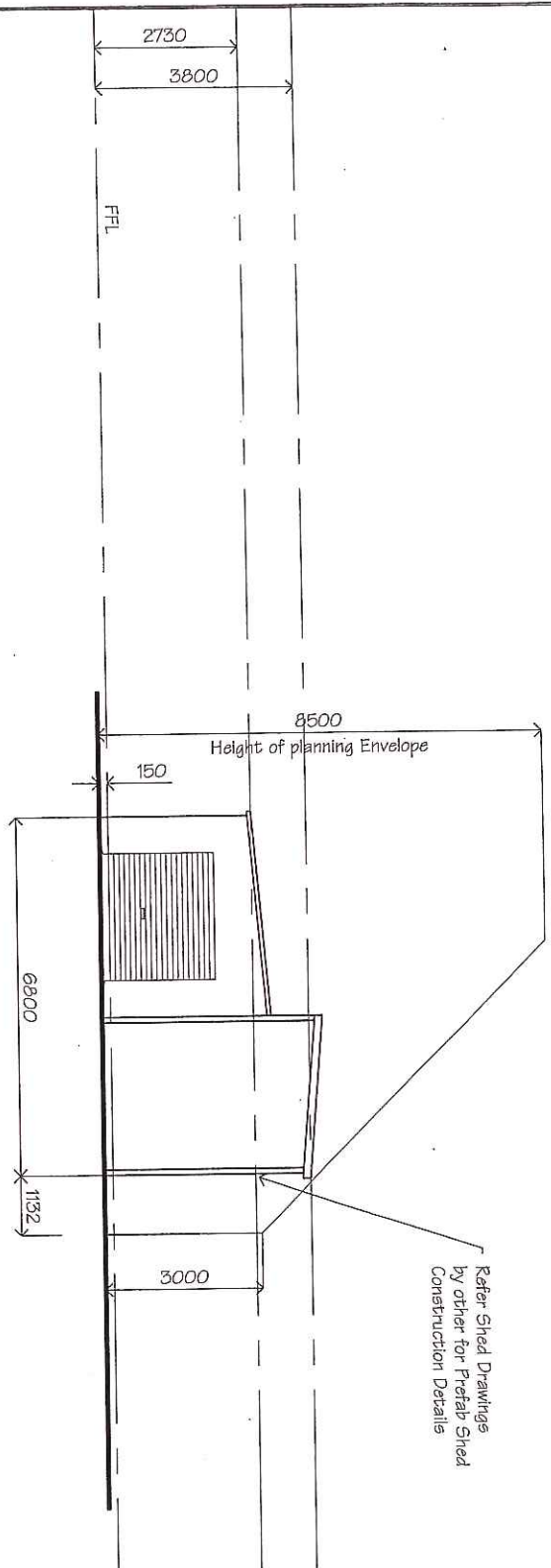
12th February 2019

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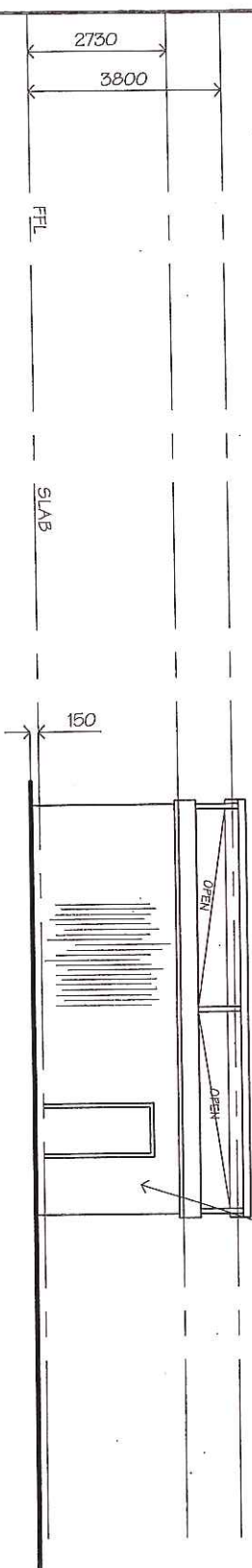
EXHIBIT

Drawing No. 4903P-06 of 08

South West Elevation



North West Elevation



GENERAL NOTES

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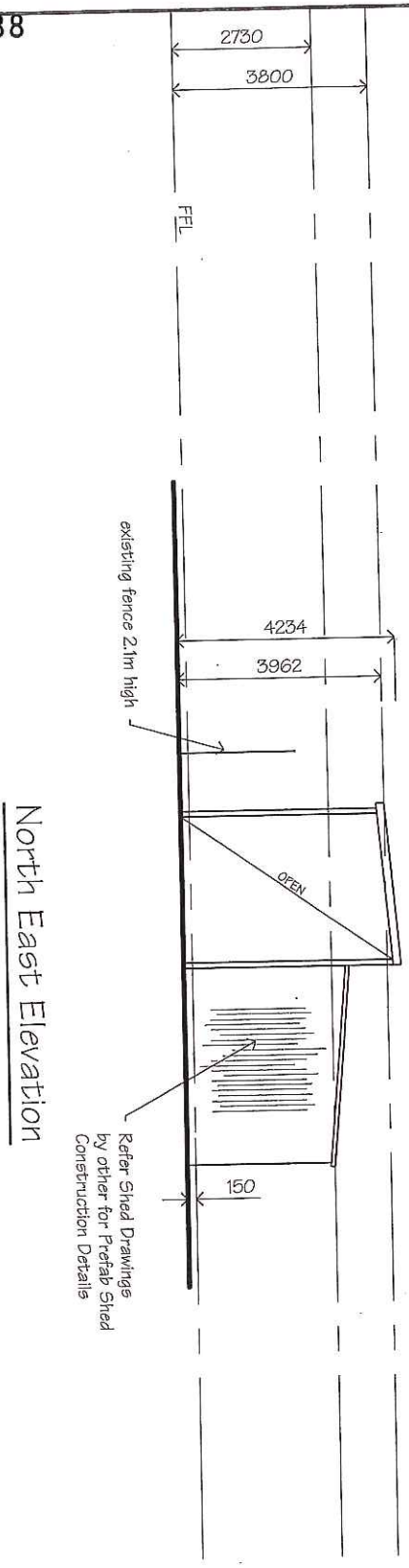
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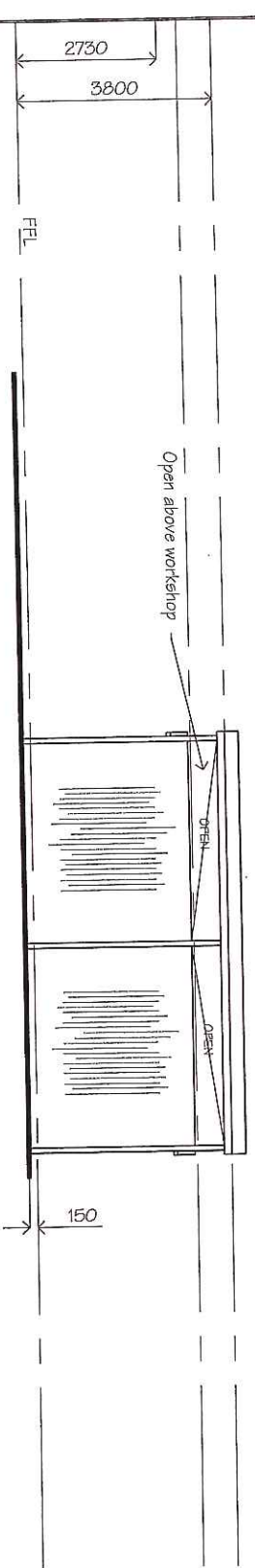
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North East Elevation

1-88



South East Elevation

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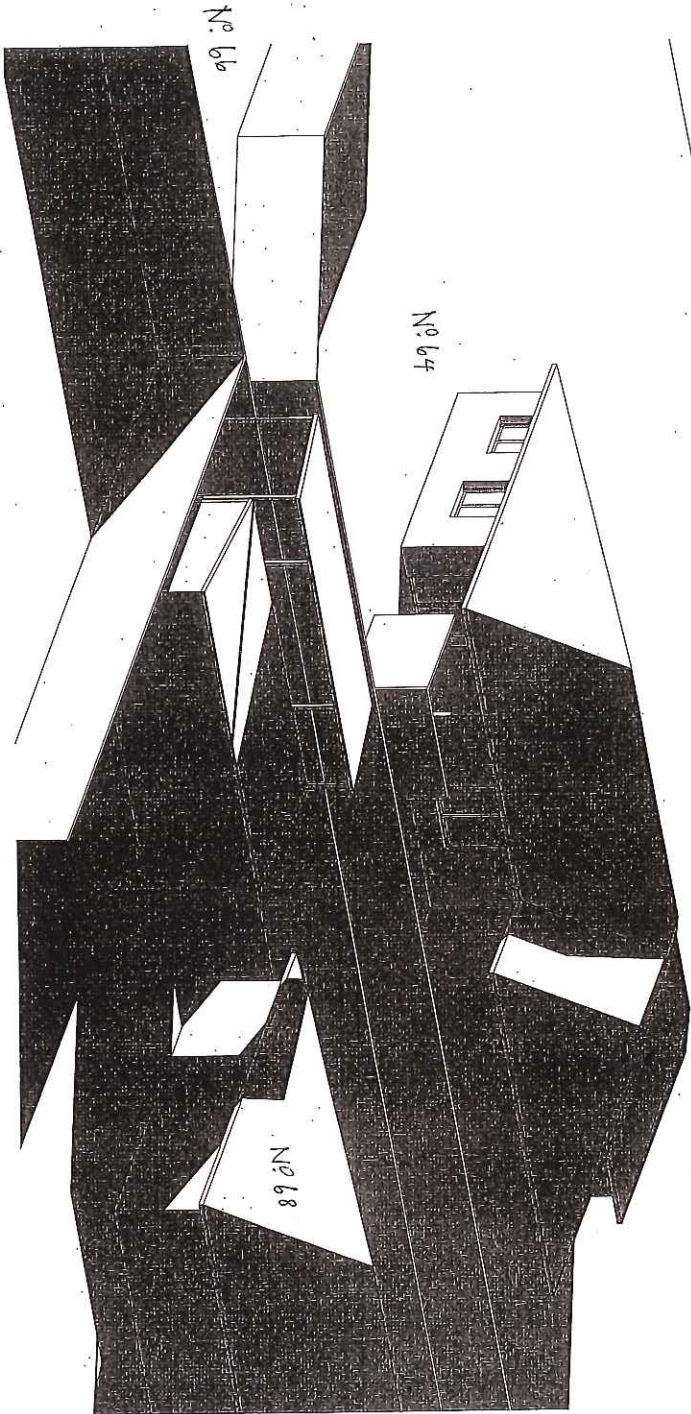
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Proposed Shed/Carport
at 68 Seccombe Street,
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Scale 1:100 U.N.O
12th February 2019

DESIGNATED

Drawing No. 4903P-08 of 08



Shadows June 21 9.00am with Carport

Note
 Title details taken from 100022110
 Title boundaries measurements are in meters

GENERAL NOTES

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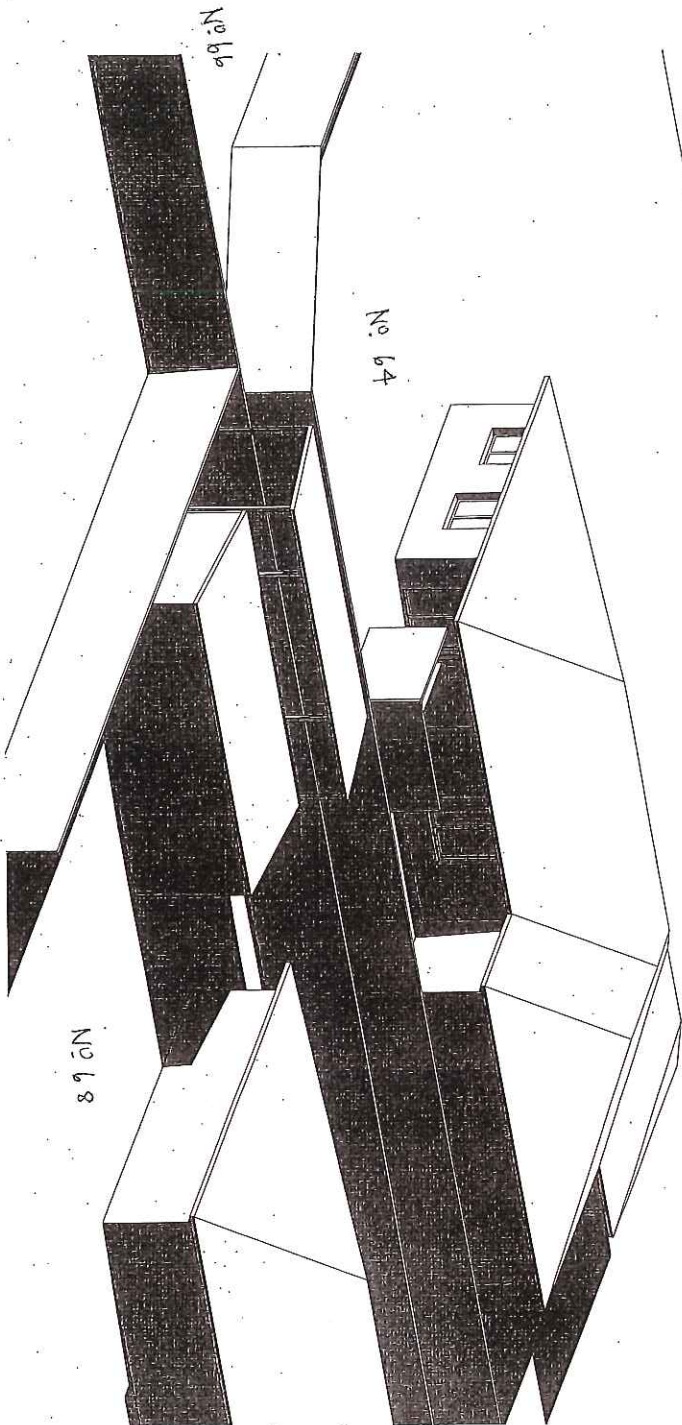
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Proposed Shed/Carport
 at 68 Secombe Street,
 Perth,

for G & J Thwaites,
 Theresa L. Hatton 2019
 Scale 1:100 U.N.O
 12th February 2019

pp **AS/ED**

Drawing No. 4903P- Shadows



Shadows June 21 12:00pm with Carport

GENERAL NOTES

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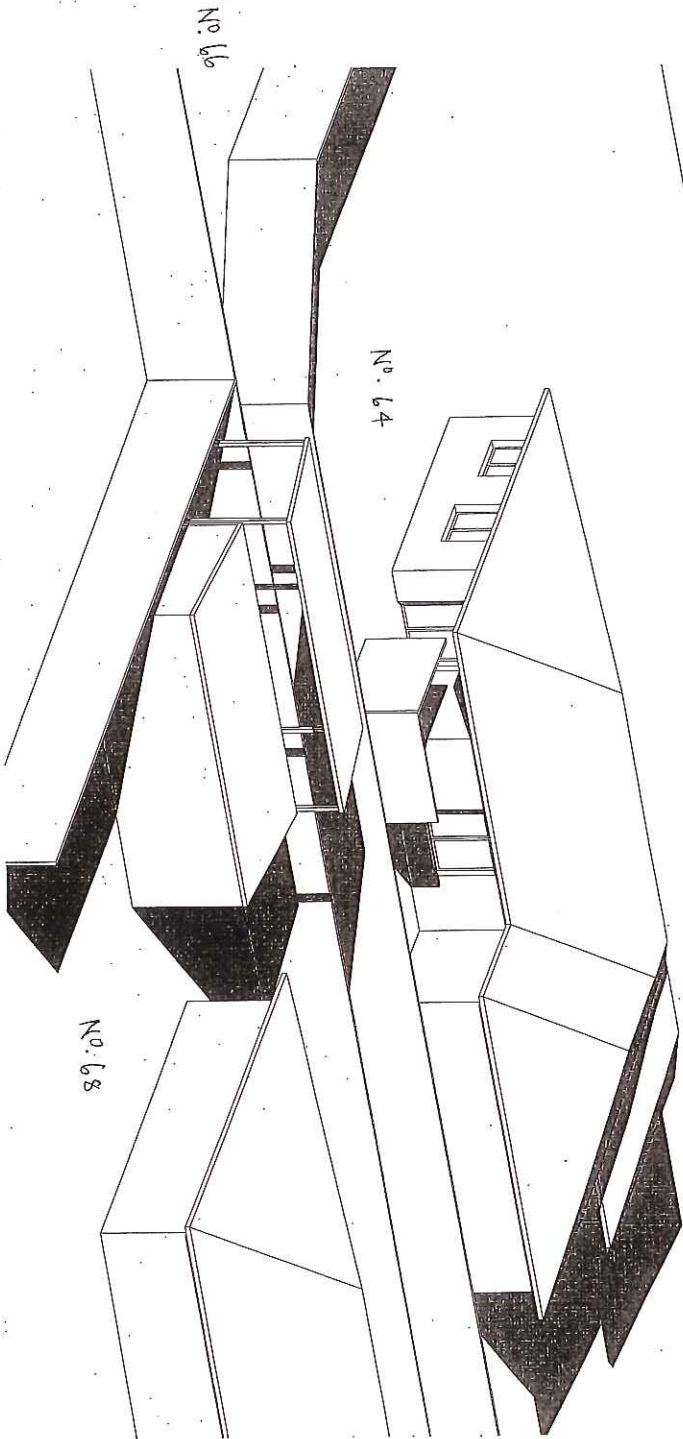
Proposed Shed/Carport
at 68 Secombe Street,
Perth,

for G & J Thwaites,
©Theresa L. Hatton 2019
Scale 1:100 U.N.O
12th February 2019

D10

Drawing No. 4903P- Shadows

Note
Title details taken from T0002210
Title boundaries measurements are in meters



Shadows June 21- 3.00pm with Carport

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

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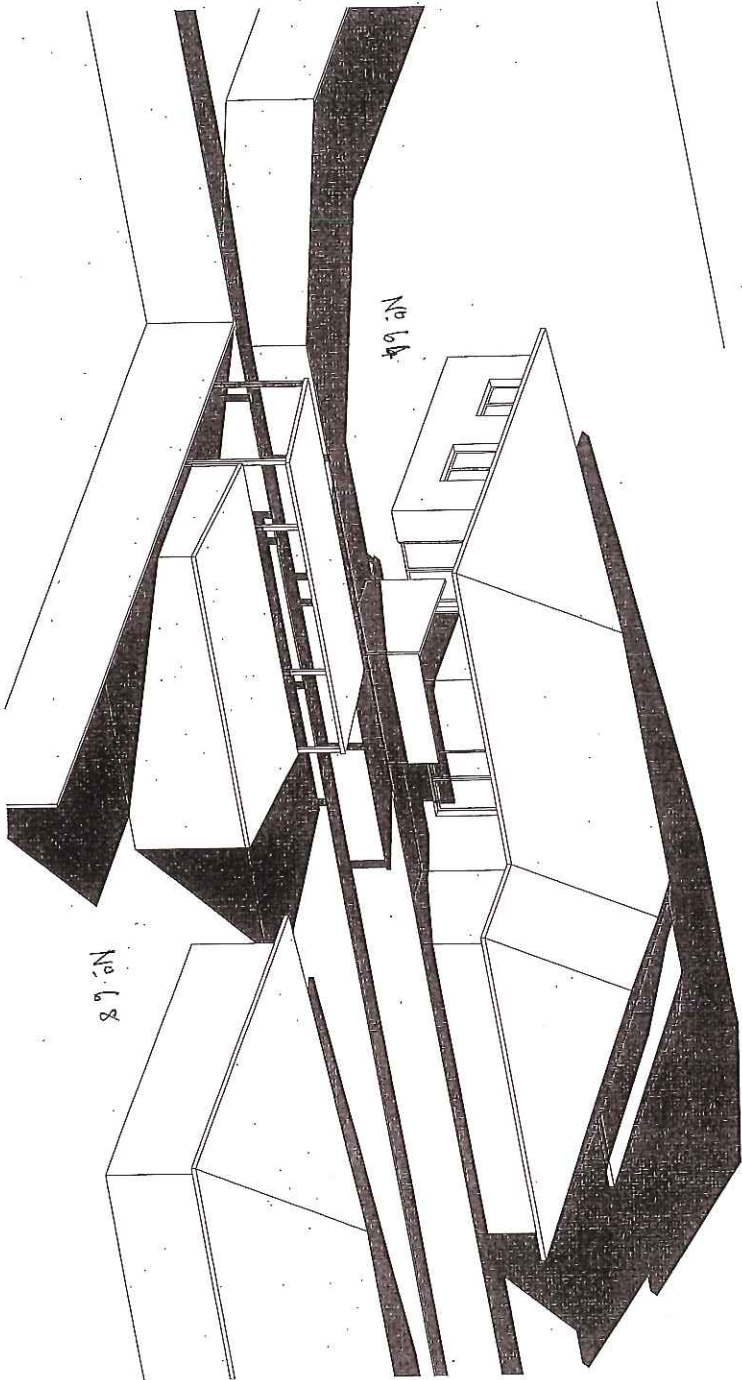
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Proposed Shed/Carport
 at 68 Seccombe Street,
 Perth,

for G & J Thwaites,
 ©Theresa L. Hutton 2019
 Scale 1:100 U.N.O
 12th February 2019

011

Drawing No. 4903P- Shadows



Shadows June 21 3:30pm With Carport

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

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 Permits 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.

PLANNING
 DOCUMENTATION ONLY

 **Theresa L. Hutton**
 Building Designer

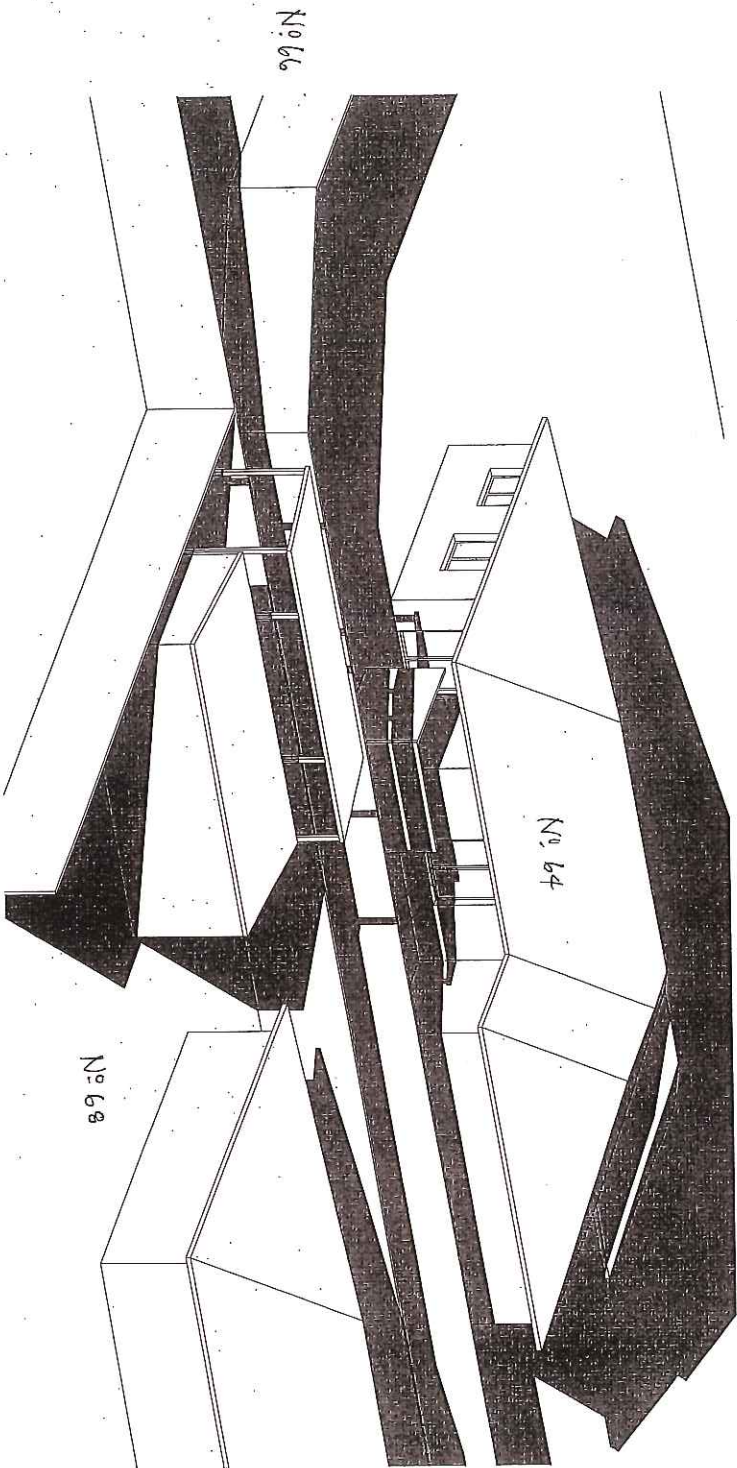
Individual Designs ABN 22 654 809 821
 Telephone (08) 635 547144 Telephone 0408 128 222
 P.O. Box 292, Lamington 7250

Proposed Shed/Carport
 at 68 Seccombe Street,
 Perth,

for G & J Thwaites,
 ©Theresa L. Hutton 2019
 Scale 1:100 U.N.O
 12th February 2019

PT2 EXHIBIT 1

Drawing No. 4909P- Shadows



Shadows June 21 3.45pm with Carport

Note
Title details taken from 10062210
Title boundaries measurements are in meters

GENERAL NOTES

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**PLANNING
DOCUMENTATION ONLY**

Theresa L. Hatton
Building Designer

Individual Designs ABN 22 654 409 821

Telephone (08) 63 547144 Telefax 0408 129 202
P.O. Box 282, Lancaster, 7250

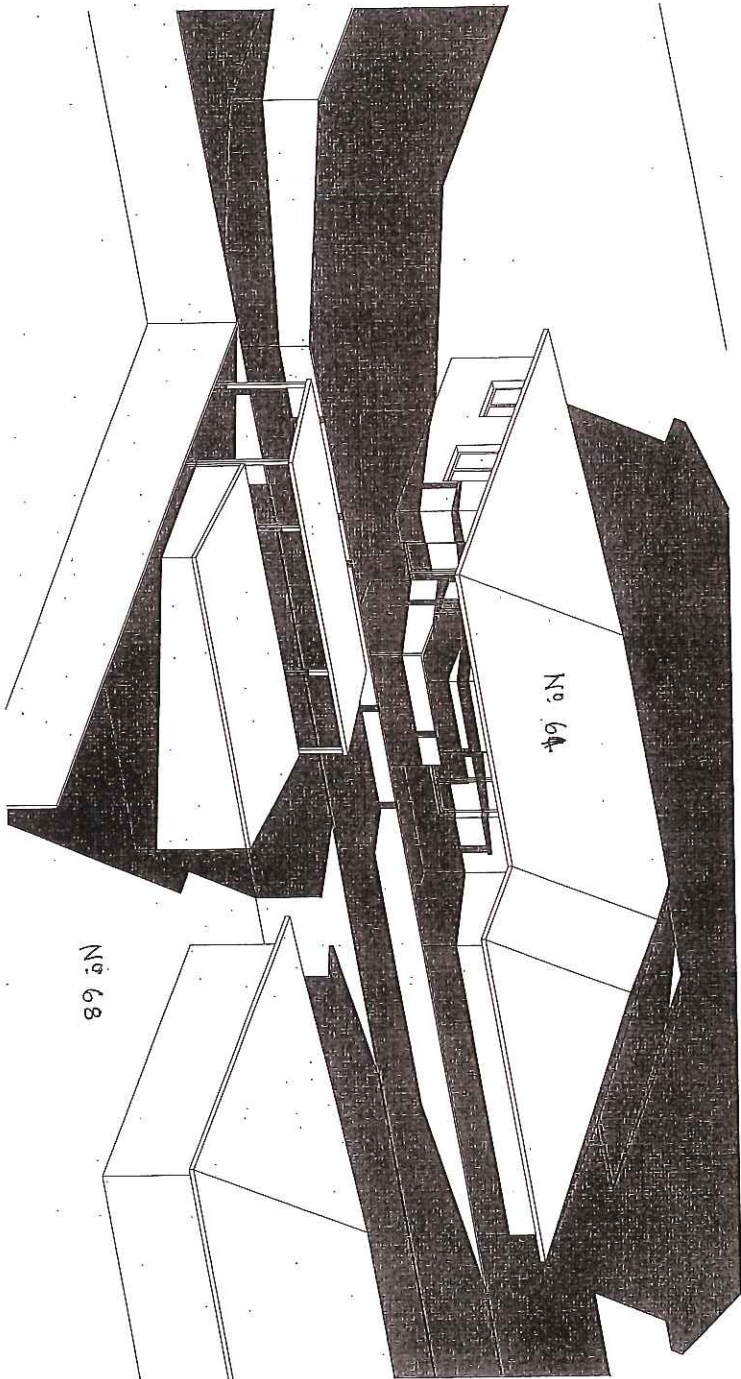
Proposed Shed/Carport
at 68 Seccombe Street,
Perth,

for G & J Thwaites,
©Theresa L. Hatton 2019
Scale 1:100 U.N.O
12th February 2019

PI3 EXHIBITES

Drawing No. 4903P- Shadows

- GENERAL NOTES**
- 1 Check all dimensions and verify levels on site.
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Shadows June 21 4.00pm With Carport

**PLANNING
DOCUMENTATION ONLY**

Theresa L. Hutton
Building Designer

Individual Designers ADV 22 664 609 821
Telephone (08) 63 547144 Telephone 0408 128 202
P.O. Box 292, Linnamission 7250

Proposed Shed/Carport
at 68 Secombe Street,
Perth,

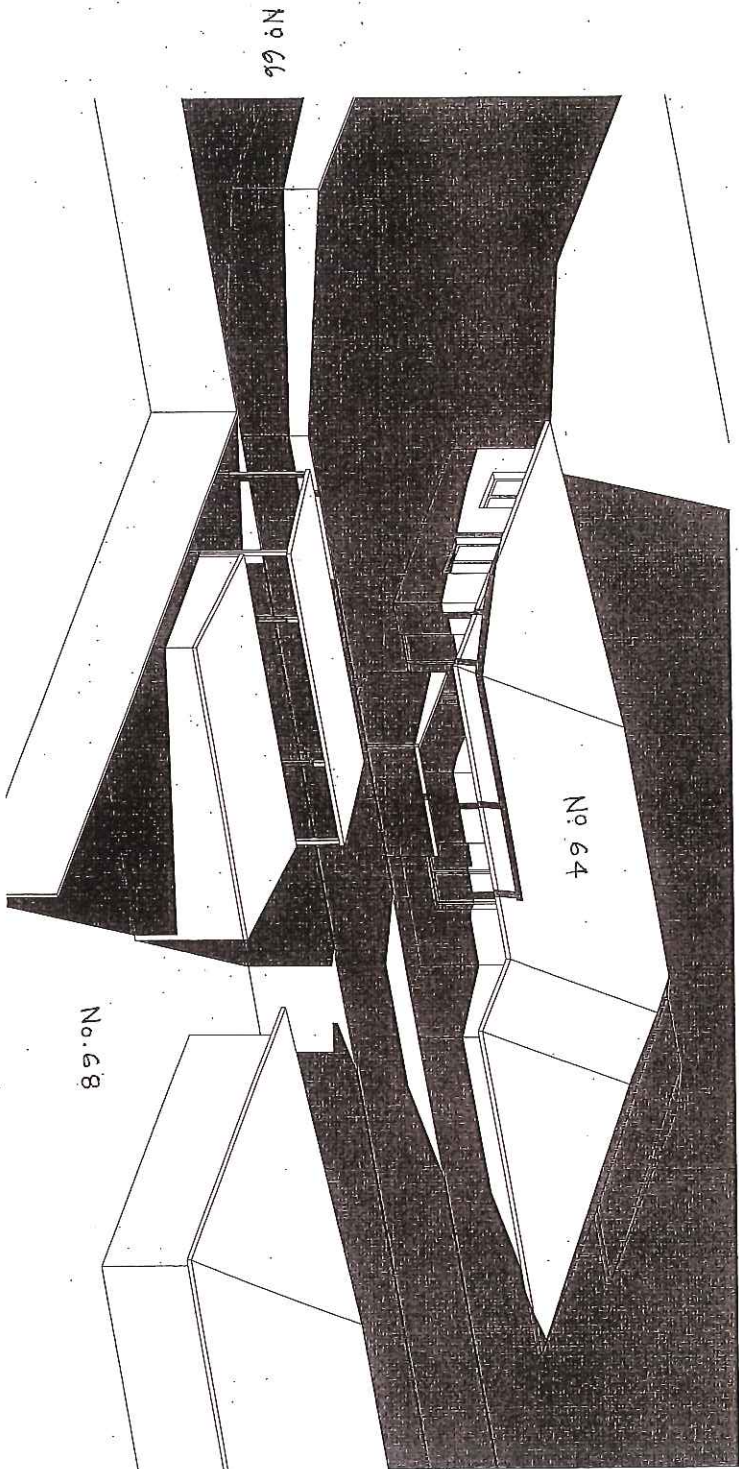
for G & J Thwaites,
©Theresa L. Hutton 2019
Scale 1:100 U.N.O
12th February 2019

p14

EXHIBITED

Drawing No. 4903P- Shadows

Note
Title details taken from 168622110
Title boundaries measurements are in meters



Shadows June 21 4-15pm with Carport

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

GENERAL NOTES

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**PLANNING
DOCUMENTATION ONLY**

Theresa L. Hutton
Building Designer

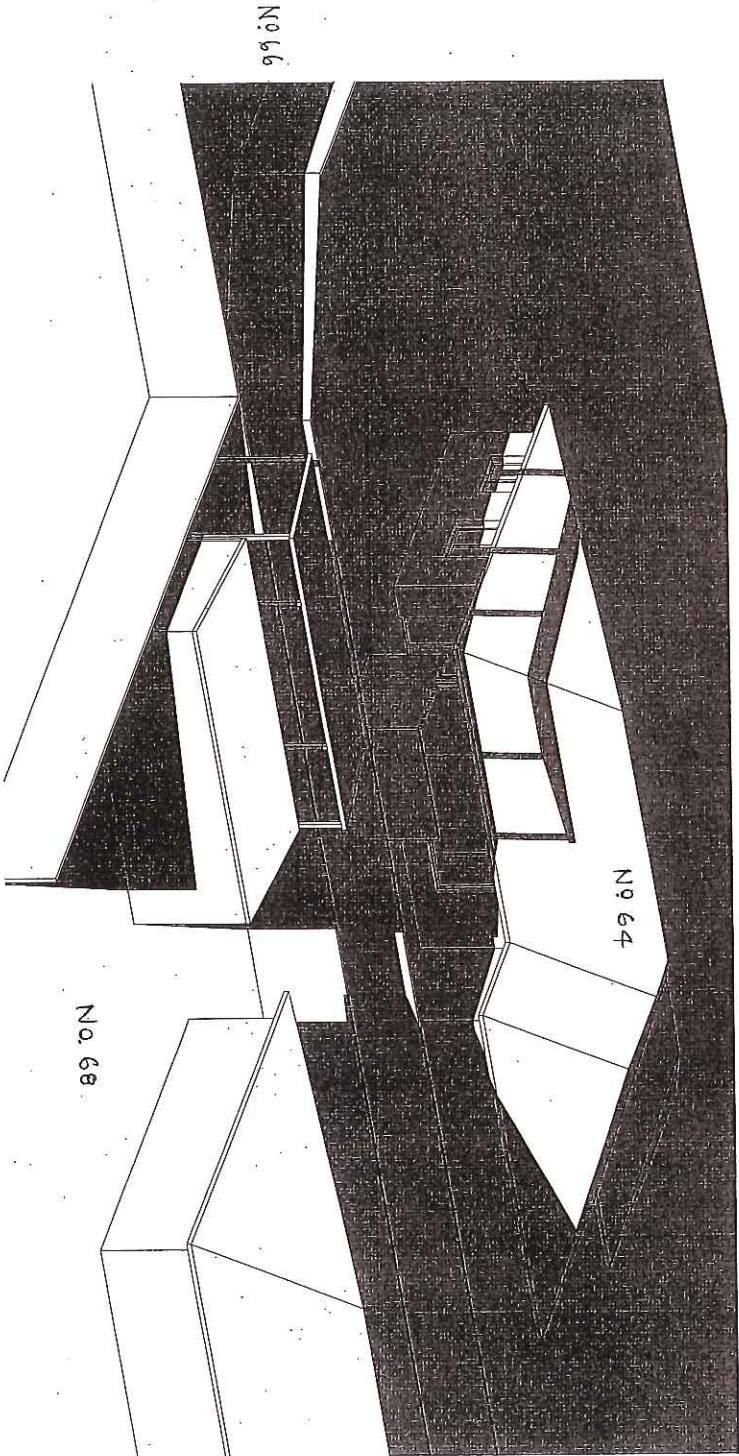
Individual Designs ABN 22 654 809 821
Telephone (03) 65 547144 Telephone 0409 129 202
P.O. Box 252, Lancelton 7250

Proposed Shed/Carport
at 68 Seccombe Street,
Perth,

for G & J Thwaites,
Theresa L. Hutton 2019
Scale 1:100 U.N.O
12th February 2019

NOT EXHIBITED

Drawing No. 4903P- Shadows



Shadows June 21 4:30pm with Carport

Note
 Title details taken from 108622/10
 Title boundaries measurements are in meters

GENERAL NOTES

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- 3 All workmanship and materials to comply with all relevant S.A.A. Codes and the B.C.A.
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**PLANNING
 DOCUMENTATION ONLY**

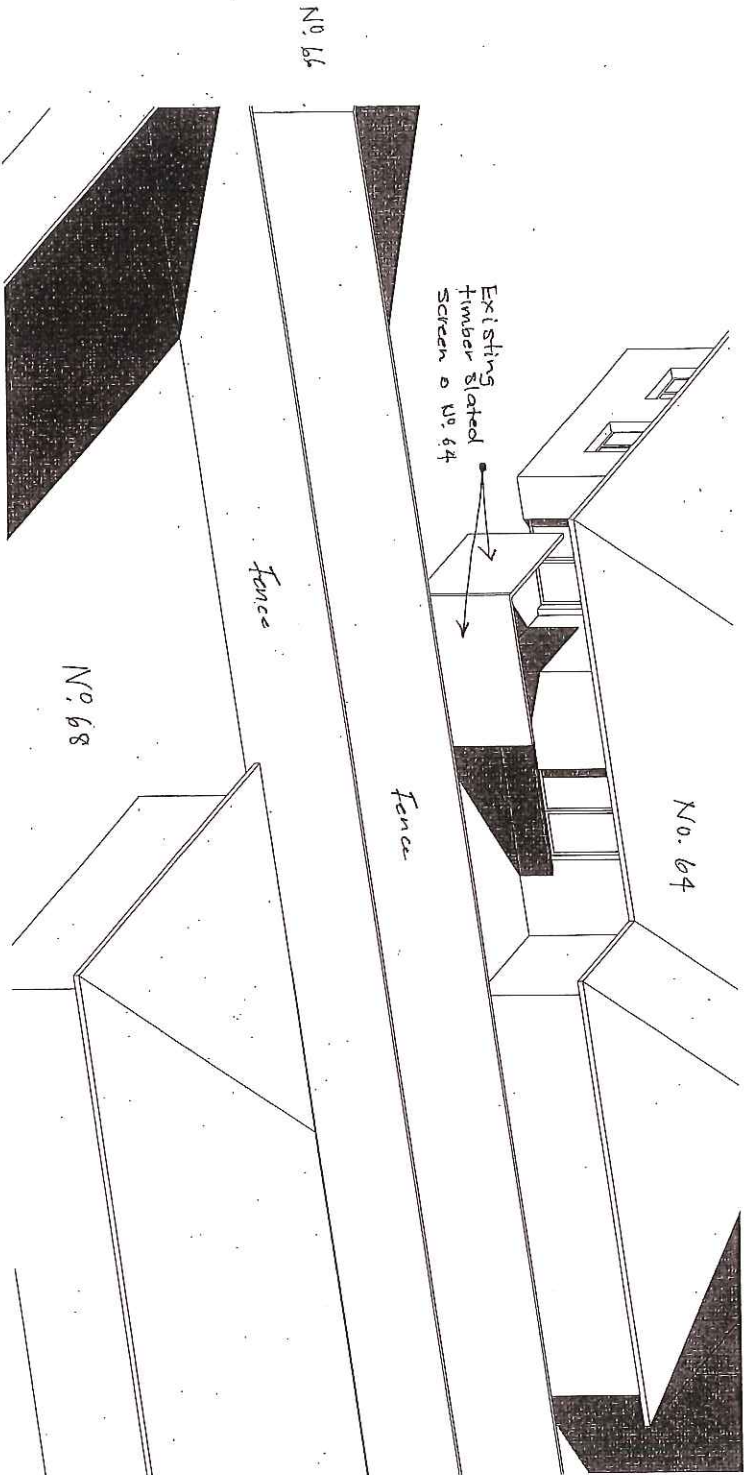
Theresa L. Hatton
 Building Designer

Individual Designs AN 22 654 609 821
 Telephone (08) 655 547144 Telephone 0403 128 202
 P.O. Box 292, Lancelton 7250
Proposed Shed/Carport
 at 68 Seccombe Street,
 Perth,

for G & J Thwaites,
 Theresa L. Hatton 2019
 Scale 1:100 U.N.O
 12th February 2019

plb **EXHIBITED**

Drawing No. 4903P- Shadows



Shadows June 21 3.00pm No Buildings

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

GENERAL NOTES

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**PLANNING
 DOCUMENTATION ONLY**

Theresa L. Hatton
 Building Designer

Individual Designer ABN 22 654 409 821

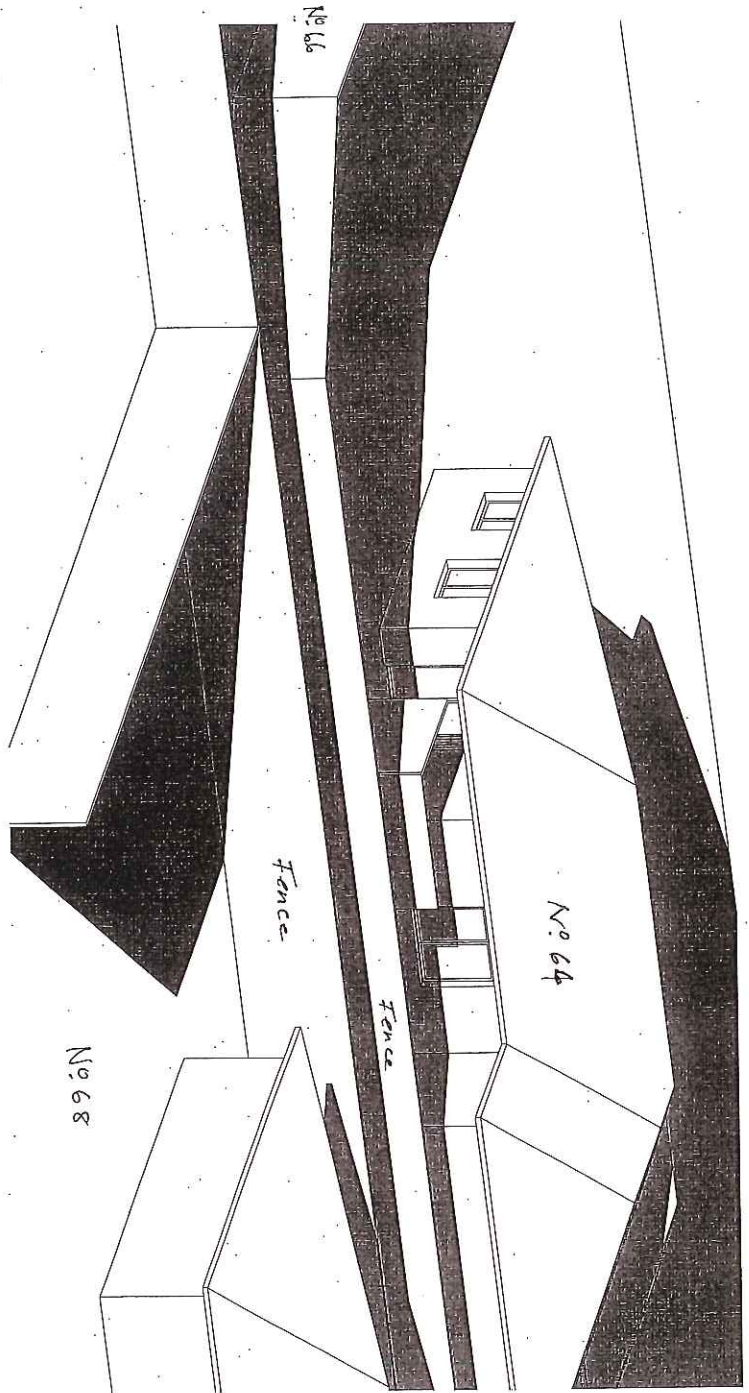
Telephone (08) 63 54744 Telephone 0408 09 202
 P.O. Box 282, Lancelton 7250

Proposed Shed/Carport
 at 68 Seccombe Street,
 Perth,

for G & J Thwaites,
 ©Theresa L. Hatton 2019
 Scale 1:100 U.N.O
 12th February 2019

P17 EXHIBIT

Drawing No. 4903P- Shadows



Shadows June 21 - 4.00pm No Buildings.

Note
 Title details taken from 1688622/10
 Title boundaries measurements are in meters

GENERAL NOTES

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- 5 Confirm all project details with the owner prior to the purchase of materials, commencement of work and construction.

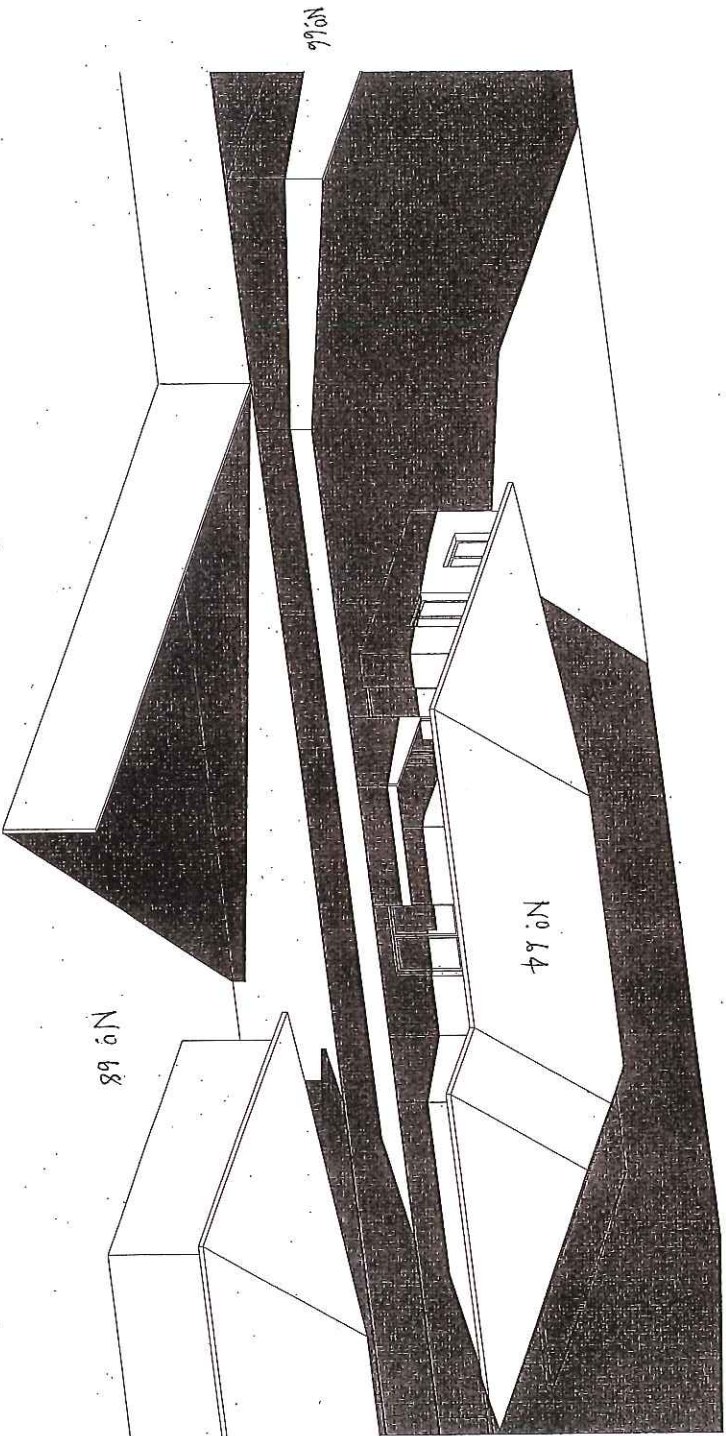
PLANNING DOCUMENTATION ONLY

Theresa L. Hutton
 Building Designer

Individual Designs A/EK 22 654 800 821
 Telephone (08) 635 347144 Telephone 0408 129 202
 P.O. Box 282, Lancelton 7250
Proposed Shed/Carport
 at 68 Seccombe Street,
 Perth,

for G & J Thwaites,
 ©Theresa L. Hutton 2019
 Scale 1:100 U.N.O
 12th February 2019

PK
 Drawing No. 4903P- Shadows



Shadows - June 21 4.15pm No Buildings

GENERAL NOTES

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**PLANNING
DOCUMENTATION ONLY**

Theresa L. Hatton
Building Designer

Individual Designs ABN 22 654 609 821
Telephone (08) 65 547144 Telephone 0408 729 202
P.O. Box 282, Lancelton 7250

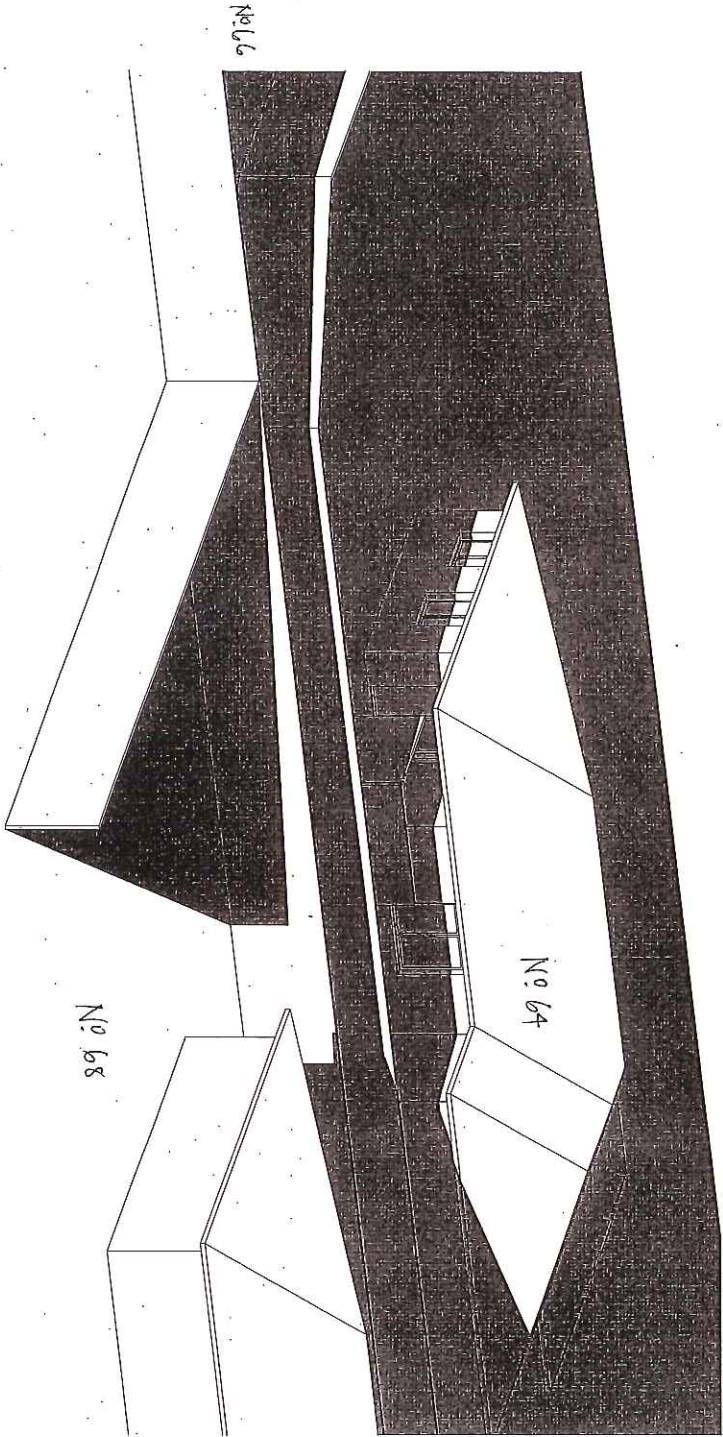
Proposed Shed/Carport
at 68 Seccombe Street,
Perth,

for G & J Thwaites,
©Theresa L. Hatton 2019
Scale 1:100 U.N.O
12th February 2019

PL1

Drawing No. 4903P- Shadows

Note
Title details taken from 1030622/10
Title boundaries measurements are in meters



Shadows June 21 - 4:30pm No Buildings

GENERAL NOTES

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- 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.
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PLANNING DOCUMENTATION ONLY

Theresa L. Hatton
Building Designer

Individual Designs ABN 22 654 809 821
Telephone (08) 63 347144 Telephone 0408 123 202
P.O. Box 282, Linneston 7250

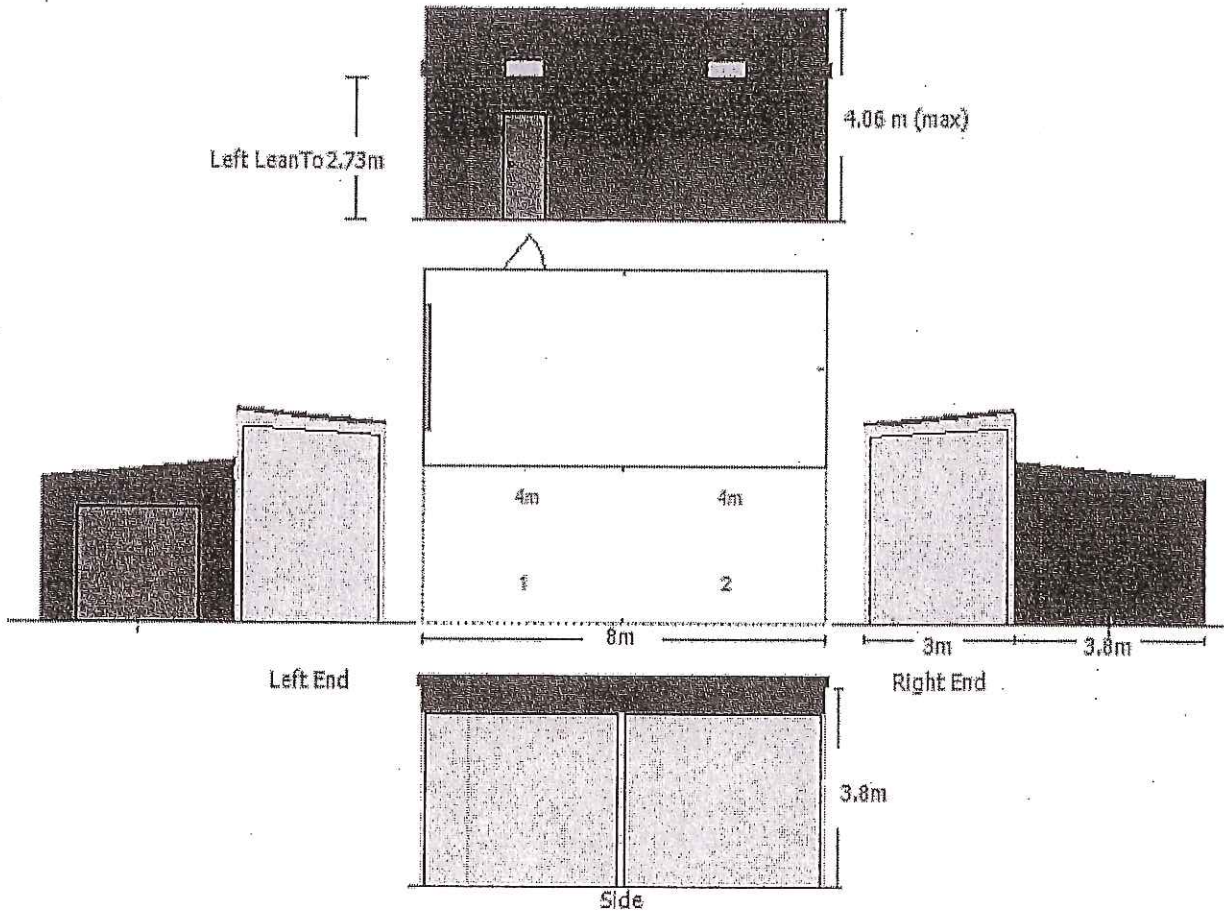
Proposed Shed/Carport
at 68 Secombe Street,
Perth,

for G & J Thwaites,
Theresa L. Hatton 2019
Scale 1:100 U.N.O
12th February 2019

PLD

Drawing No. 4903P- Shadows

Note
Title details taken from 168822/10
Title boundaries measurements are in meters



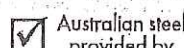
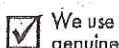
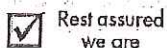
BUILDING DETAILS

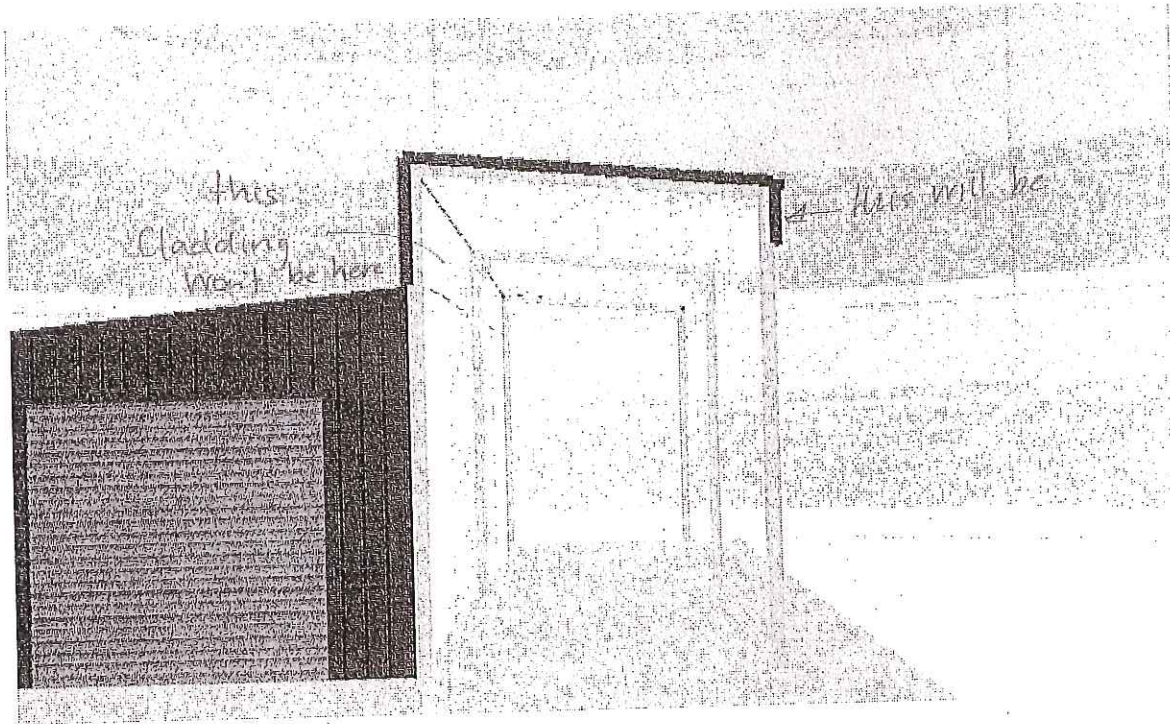
Walls	COLORBOND® IRONSTONE Monoclad TCT 0.47, CB
Roof	COLORBOND® IRONSTONE Corrugated TCT 0.47, CB - 5Deg
Gutter	COLORBOND® IRONSTONE Quad 115 Plain Gutter CB
Downpipe	COLORBOND® IRONSTONE
Barge	COLORBOND® IRONSTONE
Corner Flashings	COLORBOND® IRONSTONE
Door Flashings	COLORBOND® IRONSTONE
Roller Door	COLORBOND® BASALT
PA Door	COLORBOND® BASALT
Commercial Sliding Door	
Glass Sliding Door	
Windows	

OPTIONAL EXTRAS

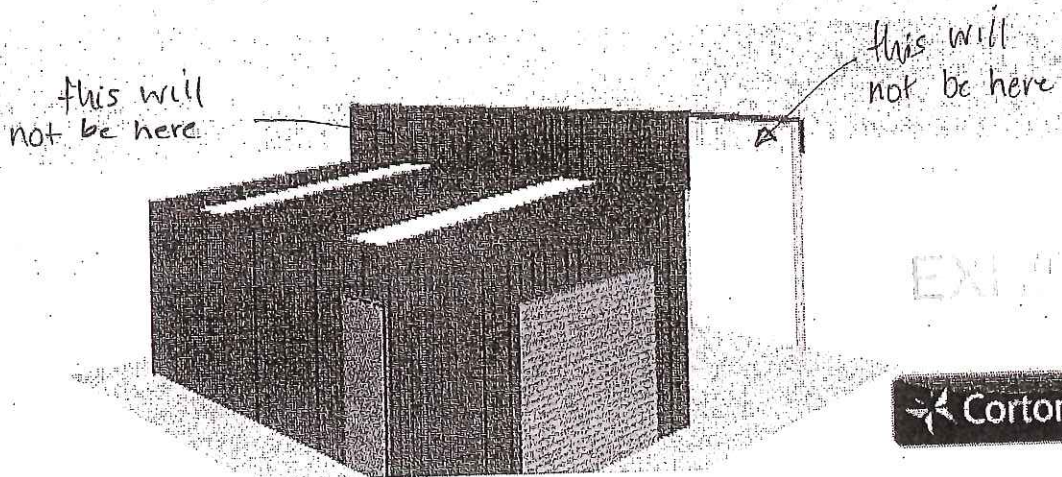
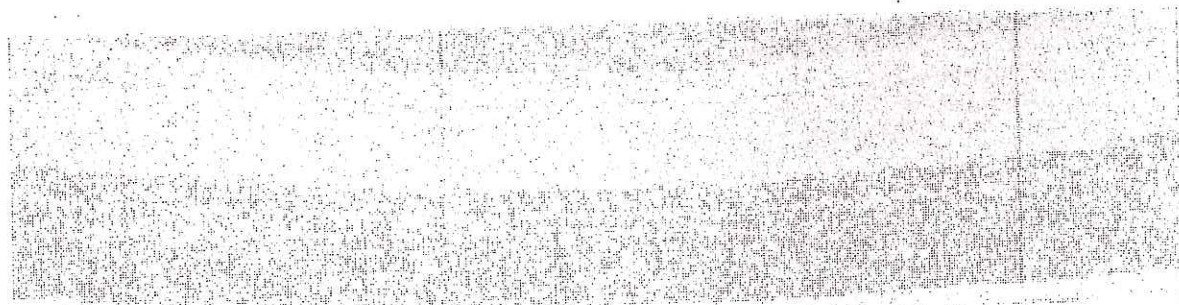
Skylights	2 x Skylights of Polycarb Corrugated Opal 4.2m
Roller Doors	1 x 2,20h X 2.44 CB *Series A #

99-101 Forster Street, Invermay, Launceston
P: 6334 6535 E: sheds@skylineroofing.com.au
www.skylineroofing.com.au





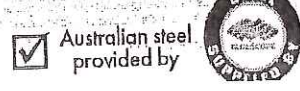
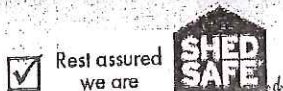
Cortona3D



Cortona3D

P22

99-101 Forster Street, Invermay, Launceston
 P: 8344 5636 E: shade@skylineroofing.com.au
 www.skylineroofing.com.au



From: Darren Hilder <>
Sent: Tuesday, 12 March 2019 11:16 AM
To: NMC Planning
Subject: Re:68 seccombe street, PLN-19-0045

To whom it may concern, my name Darren Hilder and live at 64 Seccombe Street Perth, and still have major concerns over the proposed shed development at 68 Seccombe Street. Even though they have amended the building plans which I can appreciate, the height of the shed is still at a height that will overshadow into my private living area of my dwelling. Even though they have removed some of the cladding on the western side to allow some sun through, when they park the motor home there the sun will be removed. The photo that someone unknowingly took of my screen, which is only 1.7 meters high is a wind break, and doesn't shadow in to my living area. What they didn't show in the photo is that I have a 2.5 meter long by 1.7 meter high window that allows afternoon sun though when the sun is at lowest solstice of the year. I also feel that the height of the shed will result in a loss of visual amenity to my property and the surrounding properties. My proposal to the applicant was to dig down to the foundation level of his property to try and avoid some of these issues. I understand and appreciate that this is a cost to the applicant, but I also believe and feel that the proposed shed development will also reduce my property value and therefore is a cost to me and surrounding neighboring properties. The surrounding sheds they have taken photos of are all of at foundation height as I am aware and there was no photo of the shed at 70 Seccombe which is at foundation height I believe. I am understanding that they need shed to place their motor home in cover and not fully opposed to the idea. It is the visual bulk above the fence line which is the issue. I hope you can understand and appreciate my concerns. Please feel free to contact me on any further developments on this application.

Kind regards
Darren Hilder.