

PLAN 1

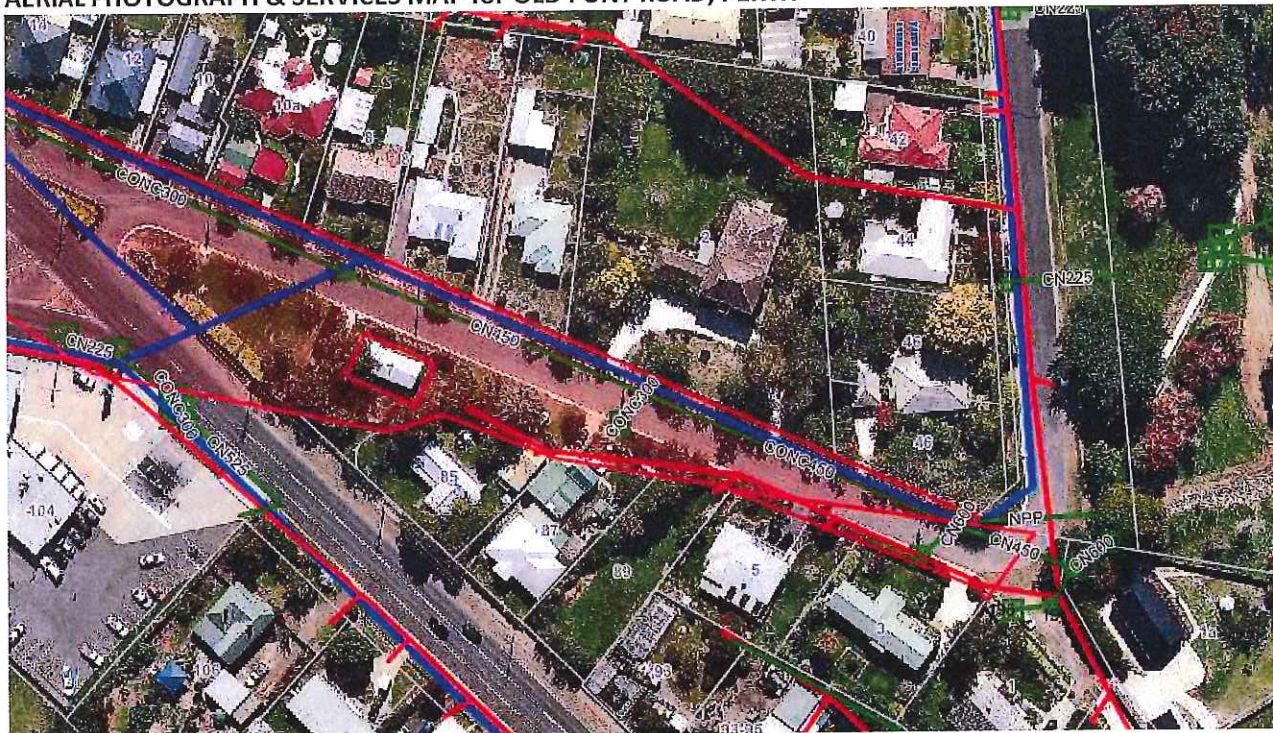
PLANNING APPLICATION PLN-19-0040

OLD PUNT ROAD, PERTH

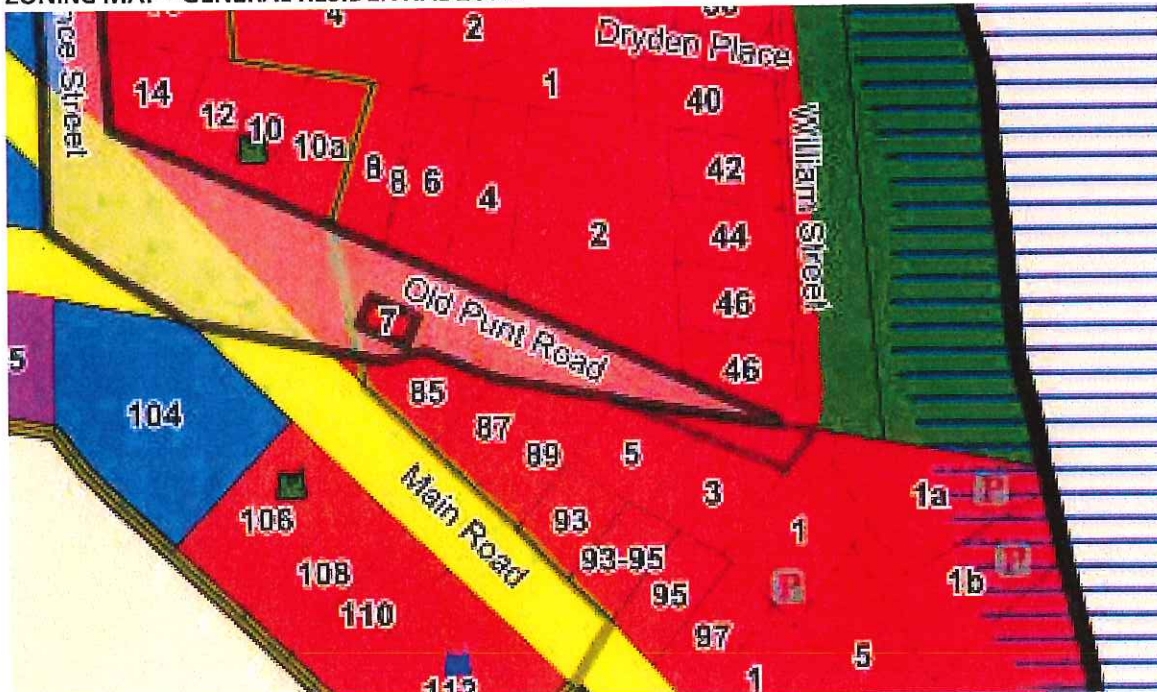
**ATTACHMENTS**

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

AERIAL PHOTOGRAPH & SERVICES MAP for OLD PUNT ROAD, PERTH



ZONING MAP - GENERAL RESIDENTIAL ZONE





# PLANNING APPLICATION

## Proposal

Description of proposal: CONSTRUCT FOOTPATH IN OLD PUNT RD,  
PERTH AND REMOVE TREE AT 5 OLD PUNT RD

(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: OLD PUNT RD, PERTH

CT no: 62196/31 + 140580/1 + Road.

Estimated cost of project \$180,000..... (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)

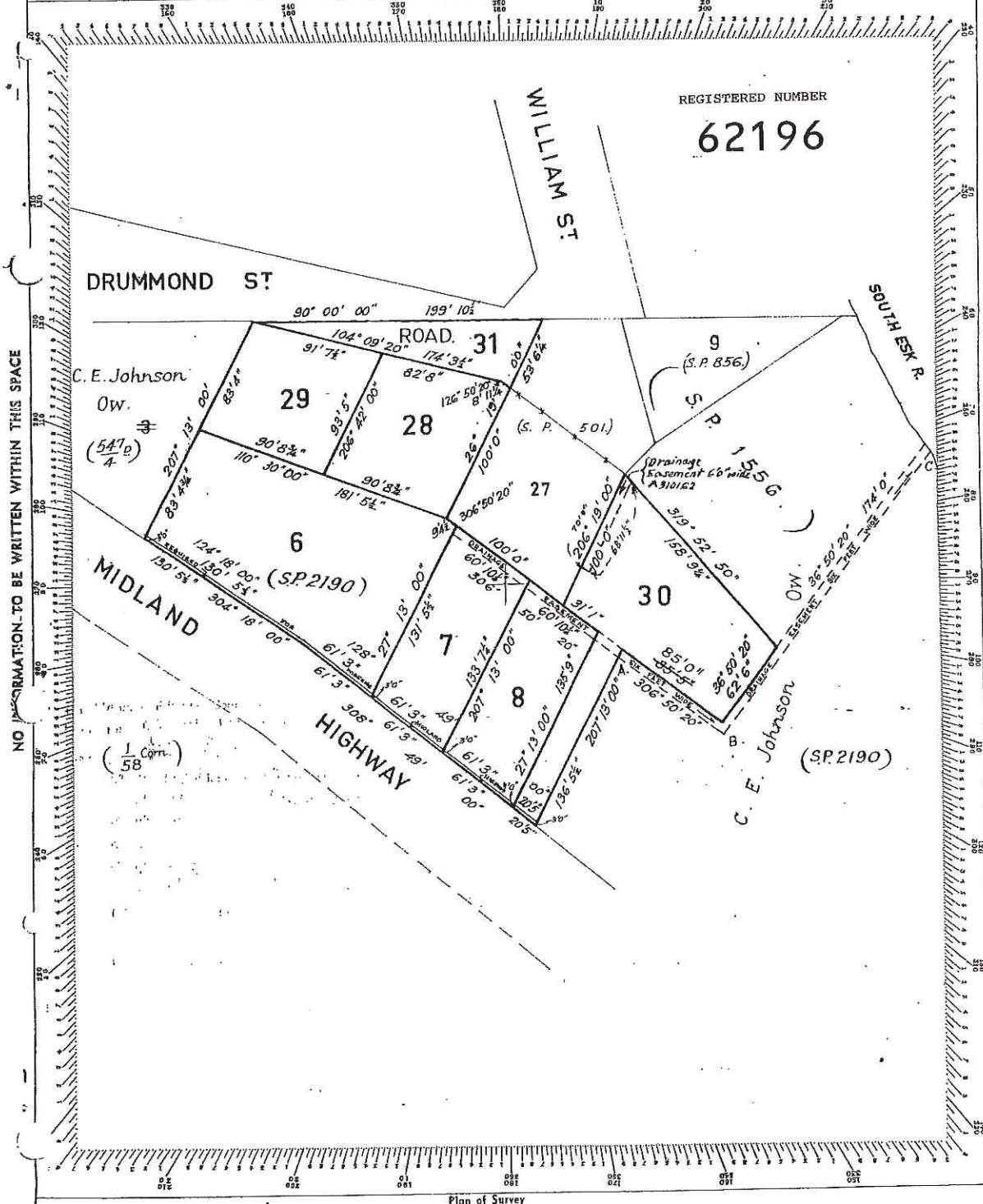
Is any signage required? NO  
(if yes, provide details)

Owner: <u>Clarence Edward Johnson</u>		Registered Number	
Title Reference C.T. Vol. 2134 fol. 44 2203 - 80		<b>S.P. 1299</b>	
Areas of Parcels		Filed by: <u>Council Clerk</u>	
Lot Number	Area	Lot Number	Area
6	0 <sup>o</sup> . 1 <sup>o</sup> . 34 <sup>o</sup> / <sub>10</sub> <sup>o</sup>	27	0 <sup>o</sup> . 0 <sup>o</sup> . 10 <sup>o</sup> / <sub>10</sub> <sup>o</sup>
7	0 <sup>o</sup> . 0 <sup>o</sup> . 29 <sup>o</sup> / <sub>10</sub> <sup>o</sup>	28	0 <sup>o</sup> . 0 <sup>o</sup> . 29 <sup>o</sup> / <sub>10</sub> <sup>o</sup>
8	0 <sup>o</sup> . 0 <sup>o</sup> . 29 <sup>o</sup> / <sub>10</sub> <sup>o</sup>	29	0 <sup>o</sup> . 0 <sup>o</sup> . 29 <sup>o</sup> / <sub>10</sub> <sup>o</sup>
28	0 <sup>o</sup> . 0 <sup>o</sup> . 32 <sup>o</sup> / <sub>10</sub> <sup>o</sup>	30	0 <sup>o</sup> . 1 <sup>o</sup> . 12 <sup>o</sup> / <sub>10</sub> <sup>o</sup>
29	0 <sup>o</sup> . 0 <sup>o</sup> . 29 <sup>o</sup> / <sub>10</sub> <sup>o</sup>	31	0 <sup>o</sup> . 0 <sup>o</sup> . 16 <sup>o</sup> / <sub>10</sub> <sup>o</sup>
30	0 <sup>o</sup> . 1 <sup>o</sup> . 12 <sup>o</sup> / <sub>10</sub> <sup>o</sup>		
31	0 <sup>o</sup> . 0 <sup>o</sup> . 16 <sup>o</sup> / <sub>10</sub> <sup>o</sup>		
Total	1 <sup>o</sup> . 2 <sup>o</sup> . 23 <sup>o</sup> / <sub>10</sub> <sup>o</sup>	Total	

Scale 60 feet to an inch

Grantee: Part of 523 acres. Granted to F. A. Duroz.

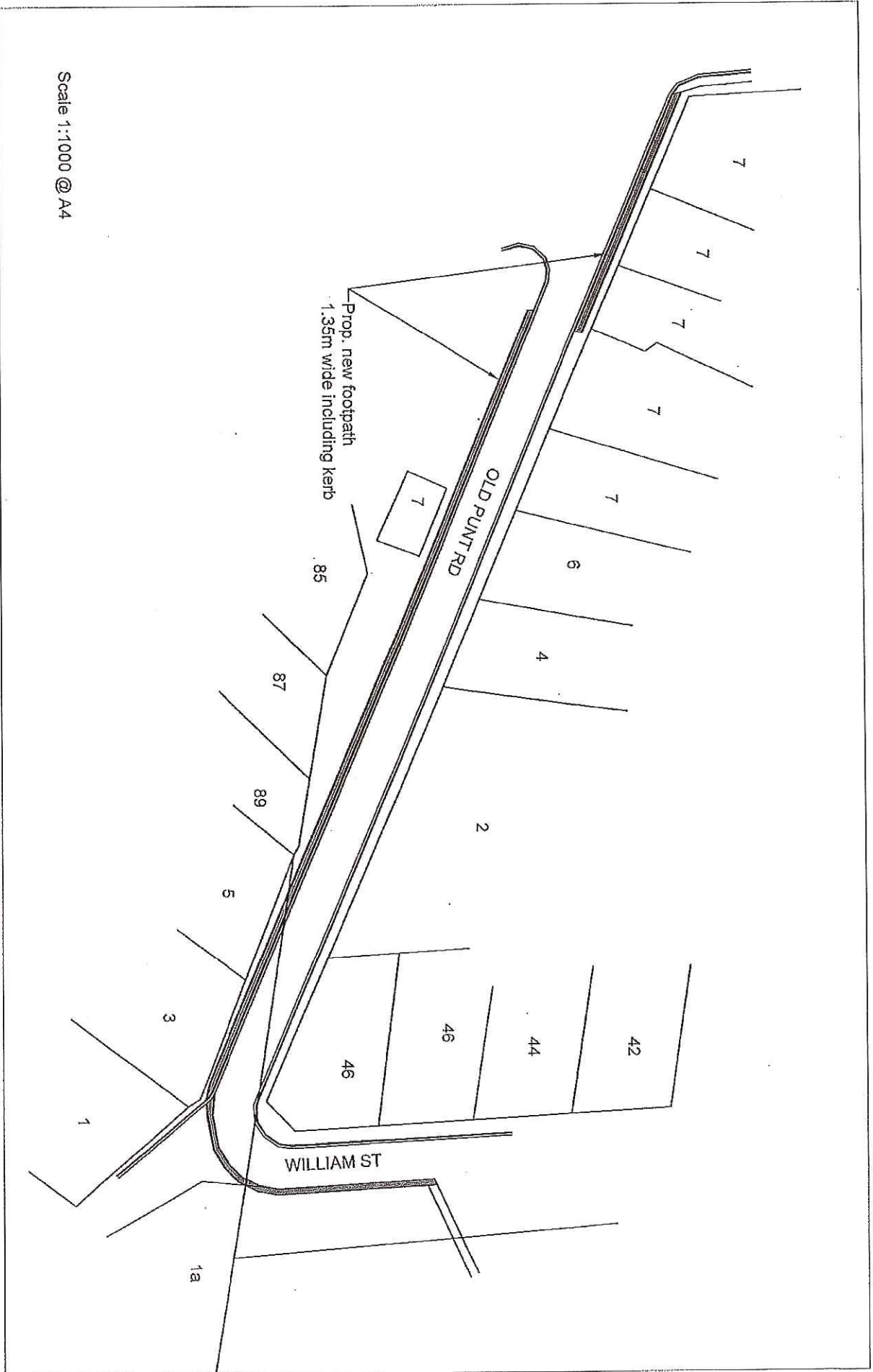
ACTING Registrar of Titles







PROPOSED FOOTPATH OLD PUNT RD, PERTH



Scale 1:1000 @ A4

P1





PO Box 156  
 13 Smith Street  
 Longford TAS 7301  
 Email: council@nmc.tas.gov.au  
 Web: www.northernmidlands.tas.gov.au

PH: 03 6397 7303  
 FAX: 03 6397 7331

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

**LOCATION OF TREE  
 TO BE REMOVED  
 5 OLD PUNT RD**

1/02/2019  
 1:500



P2



## NORTHERN MIDLANDS COUNCIL

REPORT FROM: HERITAGE ADVISER, DAVID DENMAN  
DATE: 01.03.19  
REF NO: PLN-19-0040;  
SITE: Old Punt Road, Perth  
PROPOSAL: Footpath works & tree removal (partially within Heritage Precinct)  
APPLICANT: NMC  
REASON FOR REFERRAL: HERITAGE PRECINCT  
*Local Historic Heritage Code*  
*Heritage Precincts Specific Area Plan*

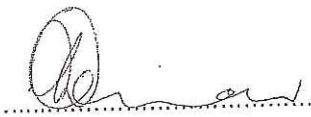
Do you have any objections to the proposal: No

Do you have any other comments on this application?

It is recommended that the tree to be removed is replaced with a similar tree that is sympathetic with the existing tree trees.

The finish and colour of the new footpath to be discussed with council's heritage adviser prior to commencing work.

Email referral as word document to David Denman – [david@denman.studio](mailto:david@denman.studio)  
Attach public exhibition documents  
Subject line: Heritage referral PLN19-0040 – Old Punt Road Perth



David Denman (Heritage Adviser)

Date: 20/3/2019



**Rosemary Jones**

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**From:** TasWater - Development <Development@taswater.com.au>  
**Sent:** Tuesday, 5 March 2019 5:23 PM  
**To:** NMC Planning  
**Subject:** TasWater Advice RE: Planning Authority Notice, TWDA 2019/00282-NMC, for Council permit PLN-19-0040; Old Punt Road, Perth

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

Dear Sir/Madam

Pursuant to the Water and Sewerage Industry Act 2008 (TAS) Section 56P(1) TasWater has assessed the application for the above mentioned permit and has determined that the proposed development does not require a submission from TasWater.

***Advice:** Footpaths are deemed minor structures under the Water and Sewerage Industry (General) regulations 2009 and as such do not require TasWater consent to construct. Extreme care should be exercised when excavating tree stumps/roots in the vicinity of TasWater's infrastructure to ensure no damage occurs. Tree roots which may have infiltrated TasWater pipes must be cut prior to removal and not pulled using excavators or other machinery. Any damage to TasWater's assets must be promptly reported to TasWater and shall be repaired by TasWater at the developer's cost.*

If you have any queries, please contact me.

Regards

Phil Papps  
 Senior Assessment Officer



D (03) 6237 8246  
 F 1300 862 066  
 A GPO Box 1393, Hobart TAS 7001  
 169 Main Road, Moonah, TAS 7009  
 E [phil.papps@taswater.com.au](mailto:phil.papps@taswater.com.au)  
 W <http://www.taswater.com.au/>

Have I been helpful? Please provide feedback by clicking [here](#).



**THANKS  
 IS ENOUGH**



TasWater is often keen to say thanks to our employees for a job well done. Instead of a gift, we'd prefer that you send us a simple card, a letter or an email. We'd appreciate it!

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**From:** NMC Planning [mailto:planning@nmc.tas.gov.au]  
**Sent:** Friday, 1 March 2019 9:51 AM  
**To:** TasWater - Development  
**Subject:** Referral to TasWater – NORTH - PLN-19-0040; Old Punt Road, Perth.pdf

**REFERRAL OF DEVELOPMENT APPLICATION PLN-19-0040 TO WORKS & INFRASTRUCTURE  
DEPARTMENT**

**Property/Subdivision No:** Na  
**Date:** 01.03.19  
**Applicant:** NMC  
**Proposal:** 62196/31  
**Location:** Old Punt Road, Perth

W&I referral PLN-19-0040, Old Punt Road, Perth

No W&I comment

*Jonathan Galbraith (Engineering Officer)*  
*Date: 1/3/19*



Mr. D. Jennings, ATTACHMENT C  
General Manager,  
Northern Midlands Council,  
13 Smith St,  
Longford

1-90

"Cottage Green"  
Old Punt Rd,  
Perth. 7300

NORTHERN MIDLANDS COUNCIL	
Location	
File No.	
Property	
Attachments	
REC'D	15 MAR 2019
GM	✓
P&DM	
CSM	
E&DM	
WM	
HR	

13.3.19

Re: MN-19-0040 Old Punt Rd, Perth  
(Footpath works + tree removal partially  
within Heritage precinct)

Dear Mr. Jennings,

As a resident of Old Punt Road for 36 years, I wish to raise three points in relation to the above proposal.

1. Old Punt Road remains a relatively quiet street with low volumes of car and pedestrian traffic. Is this footpath really necessary? Are there more urgent or important projects that council \$ could be spent on?
2. The malus ionensis trees in Old Punt Road were planted as a result of the initiative of the late Mrs. Sheelah Wood in conjunction with council. Mrs. Wood was passionate about the greening of our streetscape and worked hard to garner support for this project. These trees are her legacy and a beautiful feature, particularly in Spring when the avenue is in full bloom. I believe from viewing plans that only one is to be removed. I am however, concerned about



potential damage to the ~~the~~<sup>the</sup> roots of these trees (despite the fact that they are quite hardy), that may occur as a consequence of soil disturbance. What are your views on this please? Will any damaged trees be replaced?

3. If despite concerns of residents, this project goes ahead, please could I request further information about the surface of the footpath? To keep continuity of the urban aesthetic in this partially heritage precinct is it possible to lay the same semi fixed gravel as that laid down along the northern end of the esplanade (William St)?

Thank you so much for considering my concerns.

Yours faithfully,  
Mrs. Suzanne Greese.