

PLAN 1

PLANNING APPLICATION PLN-19-0121

12 COUNTRY FIELD COURT, LONGFORD

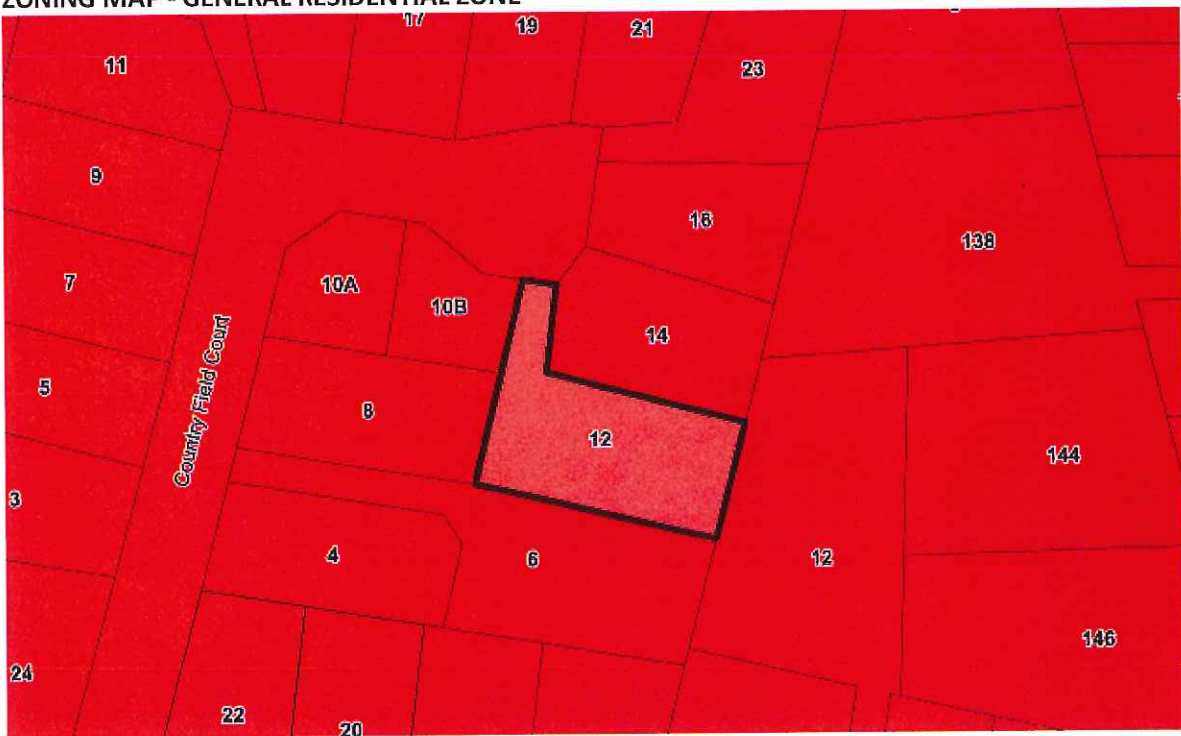
ATTACHMENTS

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

AERIAL PHOTOGRAPH & SERVICES MAP for 12 COUNTRY FIELD COURT, LONGFORD



ZONING MAP - GENERAL RESIDENTIAL ZONE



EXHIBITED

# PLANNING APPLICATION Proposal

Description of proposal:

- TO BUILD A 6m x 6m GARAGE/SHED AT 12 COUNTRY FIELD COURT.  
 - SHED TO COMPRISE COLOURBOND WALL AND ROOF CLADDING IN KIT (PREFRABRICATED) FORM ON A REINFORCED CONCRETE SLAB - ALL DETAIL ATTACHED WITH APPLICATION.  
 - AREA TO BE USED AS STORAGE AND HOME WORKSHOP.  
 (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: 12 Country field crt  
 Longford.

CT no: .....

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 .....

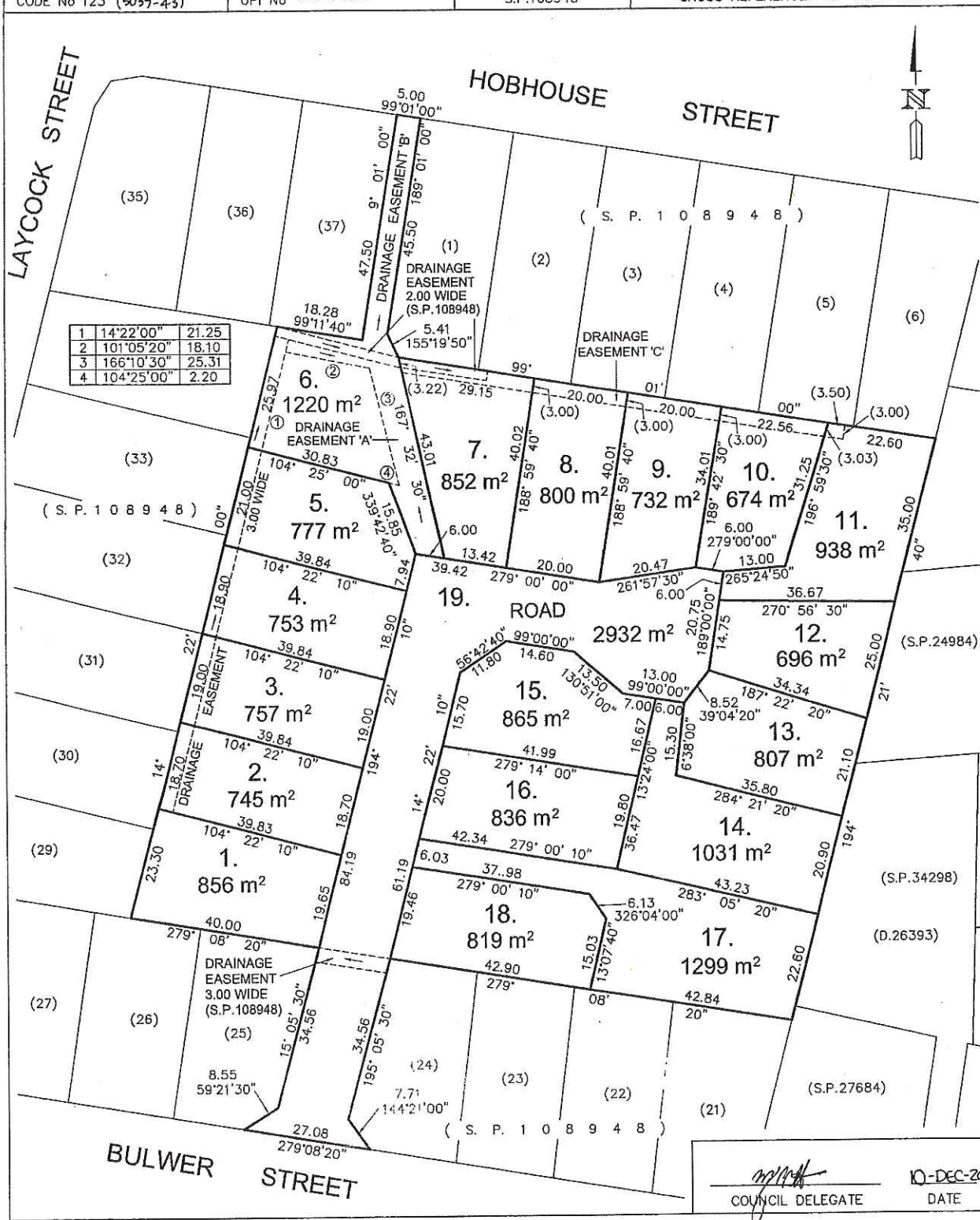
If variation to Planning Scheme provisions requested, justification to be provided:  
 .....  
 .....  
 .....  
 .....  
 .....

(attach additional sheets if necessary)

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

**EXHIBITED**

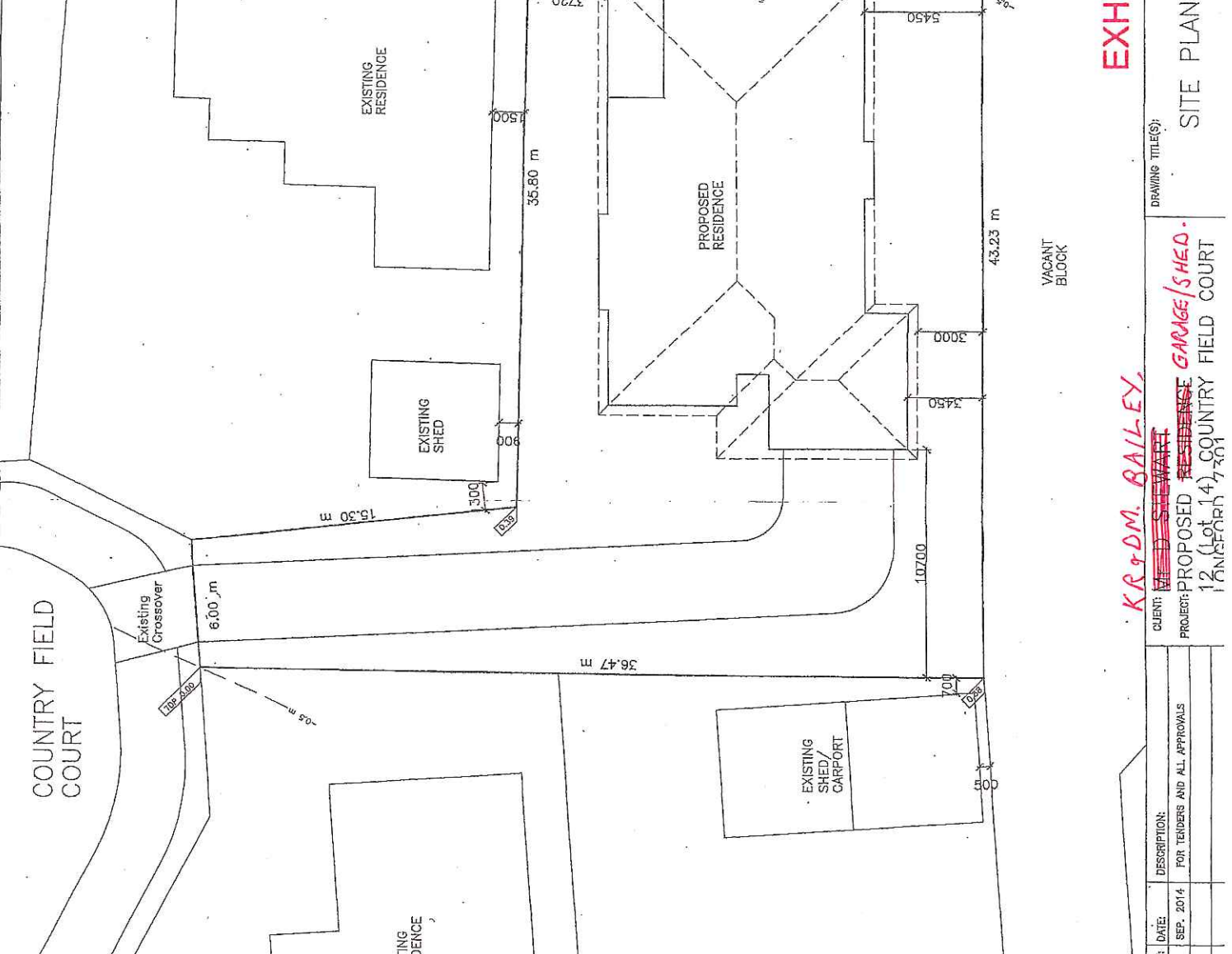
OWNER DR SKIPPER PTY. LTD. DAVID JOHN STEWART.	<b>PLAN OF SURVEY</b>	REGISTERED NUMBER <b>SP152938</b>
FOLIO REFERENCE C.T.108948-103		BY SURVEYOR T.V.TAIT G. J. WALKEM & CO.
GRANTEE PART OF 14 <sup>1</sup> 5 <sup>1</sup> , EDWARD ARCHER PURCHASER.	LOCATION <b>TOWN OF LONGFORD SECTION B11</b>	APPROVED EFFECTIVE FROM 23 JAN 2008
MAPSHEET MUNICIPAL CODE No 123 (5039-43)	LAST UPI No 5604366	LAST PLAN No. S.P.108948
SCALE 1:750		LENGTHS IN METRES
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		



*[Signature]*  
COUNCIL DELEGATE  
10-DEC-2007  
DATE

**EXHIBITED**

THIS PLAN HAS BEEN PREPARED BY THE SURVEYOR IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT REGULATIONS OF LOCAL AUTHORITIES. THE SURVEYOR'S RESPONSIBILITY IS LIMITED TO THE ACCURACY OF THE DIMENSIONS AND THE POSITION OF THE BUILDINGS SHOWN ON THIS PLAN. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER INTERESTS IN THE SITE AND IS NOT RESPONSIBLE FOR ANY CONFLICTS WITH OTHER RIGHTS OR INTERESTS. THE SURVEYOR'S SERVICES ARE PROVIDED ON THE BASIS OF A CONTRACT AND THE SURVEYOR'S LIABILITY IS LIMITED TO THE VALUE OF THE SERVICES PROVIDED. THE SURVEYOR'S OFFICE IS LOCATED AT 20 AMERSON COURT, LINDSEY PARK, SYDNEY, AUSTRALIA.



**NOTES:**  
 ANY NOTED DISCREPANCIES ON ANY OF THESE DRAWINGS OR DOCUMENTS FOR THIS PROJECT SHOULD BE MADE TO THE DESIGNER BEFORE ANY FURTHER WORK COMMENCES.  
 ALL CONSTRUCTION TO COMPLY WITH THE LATEST BUILDING CODE OF AUSTRALIA (BCA) AND AUSTRALIAN STANDARDS.  
 ENGINEERS SPECIFICATIONS TAKE PRECEDENCE OVER DRAWING NOTES.  
 CONFIRM ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF WORKS.  
 PROTECTION MUST BE PROVIDED TO ADJOINING PROPERTIES IN ACCORDANCE WITH BUILDING REGULATIONS.  
 ENSURE FINISHED FLOOR LEVEL IS 150mm MIN. ABOVE FINISHED GROUND LEVEL.

LEVELS	
Temporary Datum Level	0.000
House Floor Level (Stab)	0.400

**SITING WORKS**  
 SITE TO BE PREPARED BY ENGINEERS OR SURVEYORS REPORT IF APPLICABLE.  
**DRAINAGE WORKS**  
 SITE TO BE EXCAVATED OR FILLED TO INDICATED LEVELS BY BCA PART 3.1 AND AS2870.  
**DRAINAGE WORKS**  
 TO BE BY BCA PART 3.1 AND AS/NZS 3500.3.2  
**SURFACE DRAINAGE**  
 FINISHED GROUND TO FALL AWAY FROM BUILDING FOR A MINIMUM DISTANCE OF 1.20 METRE AND TO A POINT WHERE FLOWING TILL NOT OCCUR.

**NORTHERN MIDLANDS COUNCIL**  
 P14-314  
 THIS PLAN/PAGE FORMS PART OF BUILDING PERMIT NO: P14-314

**BUILDING PERMIT DOCUMENT**  
 Permit Authority: Northern Midlands Council  
 This document is one of the documents relevant to the permit issued for building work as identified by date permit issued: 17 November 2014  
 Permit No: P14-314

**LIKELY COMPLIANCE DOCUMENT**  
 This document is one of the documents relevant to the Certificate of Likely Compliance issued for building work authorised by:  
 Rob Hallam (CC No: 968)  
 Date Certificate issued: 13 November 2014

**PLUMBING PERMIT DOCUMENT**  
 Permit Authority: Northern Midlands Council  
 This document is one of the documents relevant to the permit issued for plumbing work as identified by date permit issued: 17 November 2014  
 Permit No: P14-314

**Building Designs & Drafting**  
 20 Amerston Court  
 Lindesay Park NSW 2259  
 Tel: (03) 8543295  
 Mob: 047071452  
 info@buildingdesigns.com.au  
 Accredited No. 0610267  
 AEL 92383038324

**Mark Evans**

**ISSUE DATE:** 17 SEP. 2014  
**DESCRIPTION:** FOR TENDERS AND ALL APPROVALS

**CLIENT:** KR & DM. BAILEY  
**PROJECT:** PROPOSED RESIDENCE GARAGE / SHED  
 12 (Lot 14) COUNTRY FIELD COURT  
 LINDSEY PARK NSW 2259

**DRAWING TITLE(S):** SITE PLAN

**PRINT DATE:** 14 OCT 2014

**SCALE:** 1:200 (A3)  
 Check dimensions. Dimensions in m

**DRAWING NO:** 4DST1

**DRAWN BY:** ME

**SHEET NO.:** 1



**EXHIBITED**

**GENERAL NOTES**

ALL DIMENSIONS ARE IN MILLIMETRES UNO.

THIS BUILDING DESIGN IS SUITABLE FOR A DESIGN CLASS OF 7, 8 OR 10A. THIS BUILDING IS NOT DESIGNED FOR, AND CANNOT BE USED FOR, HUMAN HABITATION (CLASS 1).

THIS SITE SPECIFIC DETAIL REFERS TO THE STRUCTURAL SUITABILITY OF THE STRUCTURAL DESIGN ONLY. THE ENGINEER AND THE SUPPLIER TAKE NO RESPONSIBILITY FOR ANY COMPLIANCE WITH ANY LOCAL GOVERNMENT BY-LAWS, TOWN PLANNING REQUIREMENTS OR INDIVIDUAL SITE CIRCUMSTANCES THAT MAY AFFECT THE SUITABILITY OF THE INSTALLATION OF THE STRUCTURE AT THE ACTUAL SITE.

THESE DESIGNS WHEN CONSTRUCTED IN ACCORDANCE WITH THIS ENGINEERING COMPLIES WITH THE FOLLOWING STANDARDS AND REGULATIONS:-

- AS1170.0 TO AS1170.4-2006; AS3600-2009;
- AS4055-2011, AS4100-1998 & AS4600-2005
- NCC 2018

THE FRAMING MEMBERS, ROOF PURLIN MEMBERS AND CLADDING WITHIN THESE DESIGNS ARE BASED ON THE SECTIONAL DESIGN PROPERTIES OF THE ROLLFORMED PRODUCTS MANUFACTURED BY LYSAGHT BUILDING PRODUCTS.

ALL SCREW/FIX FASTENERS TO COMPLY WITH AS3666. ALL CONNECTION BOLTS TO COMPLY WITH AS1252 IN ACCORDANCE WITH AS4100. ALL FASTENERS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS.

REFER TO PAGE 2 FOR FLOOR PLAN & MEMBER TABLE & WALL CLADDING DETAILS, PAGE 3 FOR SLAB AND FOUNDATION DETAILS, PAGE 4 FOR ROOF PLAN AND ROOF CLADDING DETAILS AND PAGE 5 FOR FRAME AND MEMBER CONNECTION DETAILS.

THIS BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH GOOD PRACTICE. DURING CONSTRUCTION THE STRUCTURE MUST BE MAINTAINED IN A STABLE MANNER AND SUFFICIENTLY BRACED TO PREVENT OVERSTRESSING OF FRAME. THE ENGINEER AND THE SUPPLIER ACCEPT NO RESPONSIBILITY FOR ANY MISTAKES, FROM WHATEVER SOURCE, THROUGH PLEA OF IGNORANCE OF THE OWNER/BUILDER/DIRECTOR.

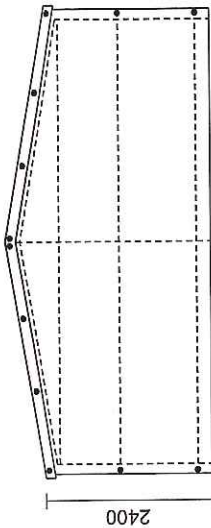
**INCLUSIONS**

- STANDARD STRAMIT 2050H 2711W DOOR TO LH FRT GBL
- STANDARD STRAMIT 2050H 2711W DOOR TO RH FRT GBL

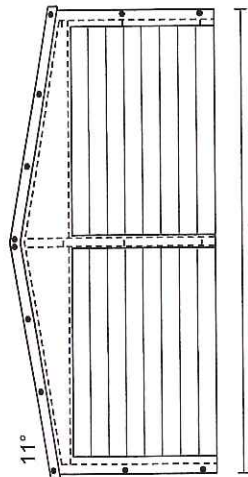
THOMAS MAYNE P/L  
DAVID THOMAS - C.P. ENG  
NER No.218130  
EC32405 (Vic)  
CC53421 (TAS)



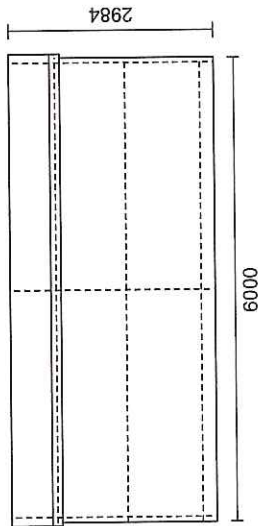
**Furm**  
Garages & Sheds  
23 DALMATIAN CRT LEGANA TAS 7277  
PH / FAX 1800 790 569



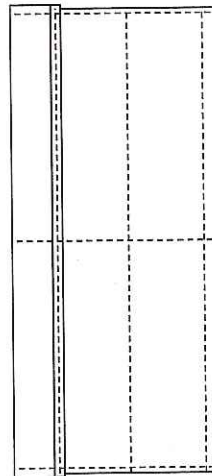
**REAR ELEVATION**



**FRONT ELEVATION**



**RIGHT ELEVATION**

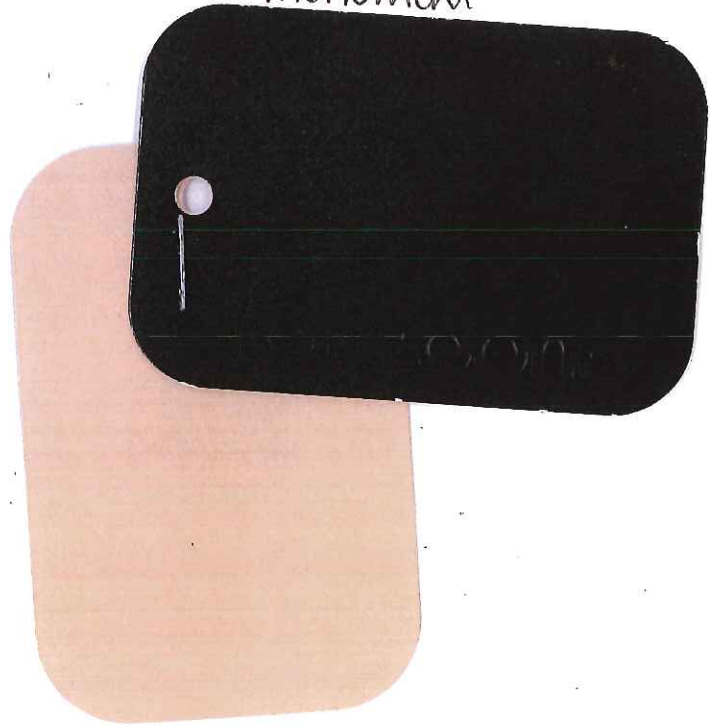


**LEFT ELEVATION**

**EXHIBITED**

Colour Schedule

Monument



Paperbark

P3

EXHIBITED

ATTACHMENT B

Veronica Faint  
6 Country Field Court,  
Longford 7301

2nd July, 2019

The General Manager,  
Northern Midlands Council,  
13 Smith Street,  
Longford 7301

NORTHERN MIDLANDS COUNCIL					
Location					
File No.					
Property					
Attachments					
REC'D 3 JUL 2019					
GM			A		
P&DM			MYR		A
CSM			ICRS		
E&DM			PLAN		
WM			BLD		✓
HR			HIT		

**BUILDING APPLICATION No. PLN-19-0121**

Dear Sir,

An application has been received by Council to vary the rear setback of a proposed Shed at Number 12 Country Field Court, Longford. My residence is Number 6 Country Field Court, and is an internal property as is Number 12.

My residence is surrounded by 6 properties, all have Sheds, and 1 residence is a 2 storey dwelling. The proposed Shed at a setback of 1250 mm from both boundaries of Number 12 would have an impact on the only remaining area where I do not look at a Shed from my family room and outdoor alfresco space. I realise that the applicant has a requirement for a Shed, and have no objection to the Shed's location at the 4 metre setback, that I believe is the Council's current regulation.

I would also like to draw Council's attention to the fact that the footings for this Shed have already been undertaken. It has been of concern to me that such works would be taken before approval was given.

Yours faithfully,



(Mrs) Veronica Faint



**From:** bayles-51 bayles-51 <[bayles-51@bigpond.com](mailto:bayles-51@bigpond.com)>

**Sent:** Friday, 9 August 2019 8:31 AM

**To:** NMC Planning <[planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au)>

**Subject:** Re: Letter to Applicant - Rep Received to planning application PLN19-0121

Good Morning at NMC,

After receiving this notification I made an appointment and met with one of your planning officers on July 15, to discuss this issue.

At the time several points relevant to my application were discussed - I was asked to document these and forward to council to be tabled at a Council meeting on or about August 19 - my recollection of points as discussed is as follows.

- The critical point is that Hedge plants on my side of the fence and various Feature trees on the other side will, in a relatively short period of time, obscure the proposed shed from view.

- Sheds are very much part of the surrounding landscape and there is already a large shed in "line of sight" to the area referred to in documentation received by NMC.

- The proposed shed is in Colourbond Kit form and has been purchased from Shed Corp (Tas) - I found it necessary to commit to purchasing the shed in order to get the required technical information to present to council as part of the planning application.

- The proposed Shed is a relatively small/ standard structure 6m X 6m square with 2.4m walls and an 11 degree pitch making it approximately 2900 mm at the highest (ridge) point, it is manufactured to specification in Colourbond steel to blend with my dwelling and is in a standard Kit form.

- The shed site has been selected for ease of access and practicality.

- The only "Works" carried out to date has been restricted to the spraying off and removal of "Turf " from the proposed site.

Please contact me if you need more information.

Kind Regards

Ken Bailey.